

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
0001	South-East of Coquet High School	Amble	Amble-by-the-Sea	Amble	South East	426096	603394	21.36	Greenfield	permitted (not started)	23/02116/REM, 16/04305/OUT	suitable	available	achievable	0-5 years	500	Planning permission approved - deliverable.
0002	Adjacent Southmead, Coquet Industrial Estate - Site A	Amble	Amble-by-the-Sea	Amble	South East	426950	603708	0.59	Greenfield	full (pending)	23/01780/FUL, 22/02003/FUL, 20/00806/FUL	suitable	available	achievable	6-10 years	13	Area of vacant land adjacent to an industrial estate. Not allocated for employment purposes but does relate to land utilised for commercial purposes. However, there is existing housing adjacent to north, and this parcel could successfully integrate with that. Sewage works in relatively close proximity, which may require a buffer to ensure residential amenity. Access will need to be improved but shouldn't be prohibitive to a small development. Lower yield reflects highway constraints and retention of a buffer to the sewage works. Small-scale housing development considered suitable on overcoming constraints.
0003	Adjacent Southmead, Coquet Industrial Estate - Site B	Amble	Amble-by-the-Sea	Amble	South East	426860	603819	0.45	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Vacant greenfield land within designated employment land. Situated between operational commercial/business premises. Physical shape of site may be restrictive. There is no appropriate highway frontage to provide access. Retention for employment uses preferred. Setting, constraints, and allocation mean site is not suitable for residential development.
0007	Adj E entrance, Coquet Industrial Estate - Site A	Amble	Amble-by-the-Sea	Amble	South East	426810	603601	0.34	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site located within allocated employment land. It is not considered that residential amenity can be assured in this location. Development for the allocated use is preferred. Allocated use and setting mean the site is not suitable for residential development.
0008	Adj E entrance, Coquet Industrial Estate - Site B	Amble	Amble-by-the-Sea	Amble	South East	426880	603578	0.41	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land within allocated employment land. Does not relate to existing housing and is surrounded by business/commercial properties. Employment related uses preferred. Not suitable for housing due to setting and allocated use.
0009	Field roundabout to sewage works Coquet Ind.Est.	Amble	Amble-by-the-Sea	Amble	South East	426826	603348	2.24	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land to southern edge of Amble. Site feels peripheral and detached from the settlement. Allocated as employment land in the Local Plan. Located directly adjacent to a sewage works, which have an adverse impact on residential amenity. Provision of safe access could be difficult from Percy Drive and may be prohibitive. Location, allocated use, and identified constraints mean the site is not suitable.
0011	Opposite Marks Bridge, Coquet Industrial Estate	Amble	Amble-by-the-Sea	Amble	South East	426454	603854	0.54	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Vacant undeveloped land embedded within an industrial estate. Allocated as employment land in the Local Plan. Setting is not conducive to a residential scheme. Highway and access matters could be constraining. The site falls within an archaeological site, which will require further assessment. The range of constraints, setting, and allocated use mean the site is not considered suitable for housing.
0012	Rear 1-40 Lindsfarne Road, Coquet Ind.Est.	Amble	Amble-by-the-Sea	Amble	South East	426453	604010	1.39	Greenfield	-	17/01095/FUL	not suitable	available	not achievable	discounted	0	Relatively large area of greenfield land to western edge of existing industrial estate. Allocated as employment land in the Local Plan. Situated next to existing commercial/business premises, which would impact on residential amenity. Range of factors, notably employment land allocation and setting within the industrial estate, makes the site unsuitable for housing.
0013	Land at Gloster Hill Farm (southern parcel)	Amble	Warkworth	Amble	South East	425814	604366	1.45	Greenfield	permitted (under-construction)	15/04033/FUL, 14/04029/FUL	suitable	available	achievable	0-5 years	10	Planning permission approved - deliverable.
0014	Land at Gloster Hill Farm (northern parcel)	Amble	Warkworth	Amble	South East	425751	604463	0.87	Greenfield	permitted (under-construction)	15/04033/FUL, 14/04029/FUL, A/2007/0101, A/2006/0249, A/2005/0017	suitable	available	achievable	0-5 years	see 0014	Planning permission approved - deliverable.
0015	Field East of former bypass proposal	Amble	Warkworth	North - rest of delivery area	North	425494	604234	20.98	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant area of agricultural land adjacent to Amble but outwith the defined settlement boundary. Development of the entire site, or even a proportion of it, is likely to have significant impact on the character of the area and wider setting. Highway access is a key constraint as Gloster Hill has limited capacity to accommodate additional housing and access from south not possible. Access from the north may be possible. The impact on the environment and ecology will require further consideration as a number of important habitats are in close proximity. Scale of setting, impact on setting, and the range of factors identified mean that housing would not be suitable.
0017	Land West of Barresdale	Alnwick	Alnwick	Alnwick	North	417658	613304	5.04	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of undeveloped land in a prominent location to western extreme of Alnwick. Located adjacent to town, but outwith the defined settlement boundary. Designated as Local Green Space (LGS) in the 'made' neighbourhood plan. Topography may be limiting, with a slope evident across the site. The current access point from adjacent residential area would not support a residential development. Stoney Peth Quarry (disused) is also located to north of site. Peripheral setting and LGS designation mean that any residential development is not suitable.
0018	Land South West of Swanfield Park	Not in a Settlement	Alnwick	Alnwick	North	417865	612021	1.02	Mixed 50:50	-	15/02778/FUL	suitable in part	available	achievable	6-10 years	5	Site in the open countryside but some of the land is brownfield. Part occupied by builders yard and range of other structures, with remainder vacant. Clearance of the buildings will be required. Possible contamination from previous use may need assessment and remediation. Access and highway capacity will need upgraded to support a residential scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the brownfield part of the site, adjacent to existing housing. (in part).
0021a	Land North of Alnwick Castle Way - Site A	Alnwick	Alnwick	Alnwick	North	418103	612696	1.27	Greenfield	-	A/2006/0322	not suitable	unknown	not achievable	discounted	0	Greenfield site at periphery of Alnwick, located adjacent to the town but outwith the defined settlement boundary. Impact of development would be significant and would adversely affect the character and setting of the surroundings. Current access would not be suitable to support a residential scheme. Not considered suitable.
0022a	Land NW of Hauxley Moorhouse Farm - Site A	Amble	Amble-by-the-Sea	Amble	South East	426572	603255	7.99	Greenfield	permitted (not started)	22/03760/REM, 22/01155/REM, 17/01675/OUT	suitable	available	achievable	0-5 years	166	Planning permission approved - deliverable.
0022b	Land north west of Hauxley Moorhouse Farm (eastern parcel)	Amble	Amble-by-the-Sea	Amble	South East	426697	603088	2.97	Greenfield	-	-	suitable	available	achievable	16+ years	67	Agricultural land to south west of Amble. Situated outwith the defined settlement boundary. Development will impact on the character of the local area and extend the settlement into the countryside. Biodiversity and habitat impacts will need assessment. Access will need to be improved, although this is unlikely to be prohibitive. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0023	North-East of Alnmouth Boys Club	Alnmouth	Alnmouth	North - rest of delivery area	North	424521	610919	2.28	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land situated adjacent to Alnmouth but outwith the defined settlement boundary. Development of a site of this scale would have a significant impact on local character and setting. There is a steep slope on the site which would limit the developable area. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. There is also no suitable means of access and limited scope for providing this. Considered that any housing scheme would have significant adverse impacts on local character and would potentially adversely affect the natural environment. Due to range of identified constraints, the site is not suitable for development.
0025a	South of Shilbottle A	Shilbottle	Shilbottle	North - rest of delivery area	North	419781	608563	2.54	Greenfield	permitted (under-construction)	22/00741/FUL, 12/02093/FUL, 14/01246/FUL	suitable	available	achievable	0-5 years	54	Planning permission approved - deliverable.
0025b	South of Shilbottle - Site B	Shilbottle	Shilbottle	North - rest of delivery area	North	419829	608452	11.10	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of undeveloped farmland to south of village, located outwith the defined settlement boundary. Site is substantial in size and would be disproportionate to Shilbottle if it were developed in full, impacting on the character and setting. Topography could be limiting, with variations in levels evident and a slope to the east. Potential impact on ecology and wildlife habitats will need further assessment. Several potential access points are available, although this would need further analysis. Not considered suitable due to the range of issues identified, particularly the scale of the site and the impact on the local setting.
0026	North of Knocklaw Cottage	Rothbury	Rothbury	Rothbury	North	406456	601997	2.34	Greenfield	permitted (under-construction)	23/03886/FUL, 12/03191/FUL	suitable	available	achievable	0-5 years	55	Planning permission approved - deliverable.
0031	Rothbury County First School	Rothbury	Rothbury	Rothbury	North	405766	601920	0.93	Greenfield	-	A/2004/0265	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land adjacent to Rothbury First School. Existing development on three sides but outwith the defined settlement boundary. Steeply sloping topography could limit or even prohibit housing development. A burn runs to the western edge of the site and there may be need to carry out further investigations of habitats/species to determine suitability. The existing access point from the adjacent highway would not be suitable to support a housing scheme. Not suitable for residential development.
0034	Land West to the Kennels	Alnwick	Alnwick	Alnwick	North	418216	613964	0.55	Greenfield	-	-	suitable in part	available	achievable	11-15 years	8	Undeveloped land to north west edge of Alnwick. Located outwith the defined settlement boundary, but the site does relate relatively well with the town. A Historic Parks and Gardens designation covers the northern part of site. Part of land also subject to flood risk (zone 2), so it would not be suitable for development. Highways improvement would be required to support a housing scheme of any scale. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant, as it is located outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0035	Land NW of St Michael's Church	Alnwick	Alnwick	Alnwick	North	418218	613841	1.42	Greenfield	-	-	suitable in part	available	achievable	16+ years	20	Prominent elevated parcel of greenfield land adjacent to Alnwick. Located outwith the defined settlement boundary, but the site does relate relatively well with the town. Site falls within an archaeological site, further assessment necessary. Small area of the site is susceptible to flood risk (zone 2). Highways improvement would be required, with capacity of adjacent road needing assessment. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant, as it is located outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0036	Land SE of St John's First School	Alnwick	Alnwick	Alnwick	North	418511	612699	4.70	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Large greenfield site, located adjacent to Alnwick. Vast majority of site is outwith the defined settlement boundary. Remainder of the site is designated as protected open space. Development of the entire site would have a notable impact on the setting. There are occupied allotments located on eastern part of site, retention or relocation would be required. Topography may also be limiting as there is a steep slope to the east. Significant highway constraints evident. There is not an existing access point and significant improvement to infrastructure would be necessary to support housing. There is a small watercourse to west of site, environmental assessment likely to be required. Scale of site, impacts, and constraints mean the site is not suitable. Not available nor achievable. Retention in current use preferred for the foreseeable future.
0036b	Land North East Of Windy Edge, Alnmouth Road, Alnwick (phase-2)	Alnwick	Alnwick	Alnwick	North	420085	613094	7.61	Greenfield	permitted (under-construction)	21/02062/REM, 17/04143/FUL	suitable	available	achievable	0-5 years	84	Planning permission approved - deliverable.
0036c	Land North East Of Windy Edge, Alnmouth Road, Alnwick (phase-3)	Alnwick	Alnwick	Alnwick	North	419951	613293	2.80	Greenfield	permitted (under-construction)	21/04204/REM, 17/04143/FUL	suitable	available	achievable	0-5 years	60	Planning permission approved - deliverable.
0040	Land South of Rugby Ground	Alnwick	Alnwick	Alnwick	North	418960	611791	9.13	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Large site to south of town, most of which falls within the defined settlement boundary. Previously provided recreation space and car parking, but now utilised as part of the development of the new Duchess High School. All of site is designated as protected open space. Not suitable for residential development due to location and constraints. Not available nor achievable. Retention in current use preferred for the foreseeable future.
0042	NE of the Cemetery	Felton	Felton	North - rest of delivery area	North	418786	600992	3.59	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land adjacent to village but outwith the defined settlement boundary. Relatively large and development would have an adverse impact on local character and the setting. An existing track crosses the site which provides access to Mouldshaugh Farm and would require retention/diversion. Significant improvement necessary to highway infrastructure to enable access. Additional land may be required to improve highway frontage. The impact on biodiversity and ecology may need further assessment. Range of constraints and location mean that the site is not considered suitable.
0045	West of Dukes Ryde	Lesbury	Lesbury	North - rest of delivery area	North	423463	611911	7.31	Greenfield	-	18/04527/OUT	not suitable	available	not achievable	discounted	0	Large greenfield site located adjacent to north of the village but outwith the defined settlement boundary. Disproportionate to size of existing settlement. A small area of the site is subject to flood risk (zone 3) and there is a watercourse flowing southwards that would reduce the developable area. There is no direct access to the highway for this parcel in isolation. The impacts on the environment, ecology and habitats would need further assessment, and mitigation as necessary. Scale of site, location, and constraints mean that development would not be suitable.
0046	NW of Hipsburn County First school	Hipsburn	Lesbury	North - rest of delivery area	North	423544	611319	8.70	Greenfield	-	-	suitable in part	available	achievable	11-15 years	25	Large parcel of agricultural land to north of Hipsburn. Located outwith the defined settlement boundary. Size of parcel is vast and disproportionate to size of existing settlement, and development of the entire site would have a significant impact on the setting. There is limited highway frontage and providing a junction may be difficult. Site falls within an archaeological site, assessment likely to be needed. River Alnwick is just to the north and possible impact on biodiversity and habitats will need to be assessment. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it lies outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0048	NW of the Old School	Rennington	Rennington	North - rest of delivery area	North	421055	618573	3.14	Greenfield	-	-	suitable in part	available	achievable	11-15 years	15	Agricultural land adjacent to village but outwith the defined settlement boundary. Initial scale of site is disproportionate to the size of existing settlement, and development of whole area would have a notable impact on the setting and local character. Highway capacity and access will need improvement but unlikely to be completely prohibitive. Site falls within an archaeological site, further assessment likely to be required. Assessment of watercourse to determine impact of development on species/habitat also likely. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the south eastern part of the site, adjacent to existing housing. Theoretical yield based on a much reduced developable area and a low-density reflective of the historic village. Offers potential for residential development, although it would not be LP compliant due to being outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0049a	NE of St James's Church (west)	South Charlton	Eglingham	North - rest of delivery area	North	416563	620270	0.50	Greenfield	permitted (not started)	20/01422/FUL	suitable	available	achievable	0-5 years	7	Planning permission approved - deliverable.
0049b	NE of St James's Church (east)	South Charlton	Eglingham	North - rest of delivery area	North	416609	620313	0.78	Greenfield	-	-	suitable	available	achievable	16+ years	12	Greenfield site to east of Eglingham village, outwith the defined settlement boundary. Development would impact on the setting and extend the village into the countryside. Access will need improved. No other notable constraints to development. A low-density scheme could be appropriate. Site Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0052a	East of Hermitage Farm (north)	Warkworth	Warkworth	North - rest of delivery area	North	424536	606436	1.45	Greenfield	permitted (under-construction)	20/04440/CLEXIS, 16/01498/REM, 14/03312/OUT	suitable	available	achievable	0-5 years	3	Planning permission approved - deliverable.
0052b	East of Hermitage Farm (south)	Warkworth	Warkworth	North - rest of delivery area	North	424681	606532	4.56	Greenfield	-	-	suitable in part	available	achievable	16+ years	12	Large area of agricultural land, adjacent to the village but located outwith the defined settlement boundary. Due to the scale of the site, development of this whole parcel would be out of keeping with the settlement, and would adversely affect the character of Warkworth. Current access would need improvement in order to support residential development. Identified as an archaeological site, which will require further assessment. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant due to it lying outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.

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0053b	South of Old Bams (phase 2)	Warkworth	Warkworth	North - rest of delivery area	North	424200	605112	8.94	Greenfield	-	-	suitable in part	available	achievable	16+ years	20	Very large greenfield site located adjacent to Warkworth. Outwith the defined settlement boundary. Development of the whole parcel would be inappropriate as the scale of the site is disproportionate to the size of existing settlement. Highway capacity and access will need further investigation and access will be limiting. The impact on a SSSI, located nearby to the south west, will also need further assessment. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the north eastern part of the site, adjacent to existing housing. Offers potential for development, although it would not be LP compliant as it lies outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0054	South of Ravensmunt	Alnwick	Alnwick	Alnwick	North	420056	612473	4.50	Greenfield	neighbourhood plan allocation (made)	-	suitable	available	achievable	11-15 years	70	Neighbourhood Plan housing allocation - developable.
0055	North of Station House	Christon Bank	Embleton	North - rest of delivery area	North	421278	623288	1.38	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Long, linear site adjacent to East Coast Main Line and the former Christon Bank station. Adjacent to the village, but the vast majority of the site is outwith the defined settlement boundary. The small remainder of the parcel within the settlement is allocated for community uses. Currently utilised as a caravan site. Access may also be very difficult to provide due to the physical shape of the site, and there is little scope for improving the existing junction with the highway to increase capacity. There may be need for remediation to deal with any legacy of contamination arising from former railway uses. Mitigation due to the adjacent ECML may also be needed to ensure residential amenity. The range of factors identified mean that the site is not suitable.
0058	West of Craster Methodist Church	Craster	Craster	North - rest of delivery area	North	425561	620073	2.43	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of undeveloped land which is adjacent to the village but outwith the defined settlement boundary. The northern part of the site falls within a SSSI, and development would not be suitable as it would have a significant negative impact on ecology and habitats. The scale of the site is disproportionate to the existing village, and impact on local character would be significant. There is currently no access to the site, and it is not considered that it would not be possible to provide a link to the highway. Not suitable for residential development of any scale.
0060	South of Annbry House	Dunstan	Craster	North - rest of delivery area	North	424979	619819	1.23	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site adjacent to south of the settlement but located outwith the defined settlement boundary. It is likely development will have a substantive impact on the character and setting of the village. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Also falls within an archaeological site which will need investigation. Considered that suitable access to the site would be difficult to provide. This could potentially prohibit a residential scheme. Due to the impact that development would have, and the identified constraints, housing development is not considered suitable.
0063	Buildings at Cockhall	Not in a Settlement	Eglingham	North - rest of delivery area	North	410075	619790	0.62	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Farmstead located out with a settlement in the open countryside. Comprises a range of agricultural buildings that could potentially offer an opportunity for conversion. Access would need to be upgraded to support a housing development. Not considered suitable at this time due to isolated location.
0065	West of Walkmill	Eglingham	Eglingham	North - rest of delivery area	North	410616	619615	0.20	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site in Eglingham. Around half of the site lies within the defined settlement boundary, the remainder being out with. No means of direct access to the site. Located within the conservation area and any proposed development would have to be sensitive to this designation. Site slopes to the east, which may impact on developable area. Situated between existing housing and a wooded area and Eglingham Burn to the north, and an impact assessment is likely to be required to determine adverse effects on ecology and habitats. Constraints and impact of development mean housing is not suitable.
0066	East of the Church of St. Maurice	Eglingham	Eglingham	North - rest of delivery area	North	410716	619446	0.20	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small parcel of undeveloped land to rear of the main street in Eglingham. Adjacent to settlement but outwith the defined boundary. There is no direct access available to the site. Within the conservation area and immediately adjacent to the Church of St Maurice, and development could have a notable impact on local character and the setting. Range of constraints and potential impacts mean that development would not be suitable.
0067	South of War Memorial	Eglingham	Eglingham	North - rest of delivery area	North	410872	619420	0.74	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site located adjacent to the village, but outwith the defined settlement boundary. Located in a conservation area, so any development would need to be sensitive to this. Eglingham Burn runs through the middle of the site and approximately half of the site lies within a functional floodplain (zone 3b). Site also falls within an archaeological site. Assessment of these matters will be required. There is limited means of access. Site topography restricts development. The range of constraints, notably environmental and ecological, mean that a residential scheme of any scale would not be suitable.
0069	North East Ballachan House	Rothbury	Rothbury	Rothbury	North	405595	602090	1.10	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site adjacent to Rothbury which lies outside the defined boundary to the settlement. A burn runs through the centre of site, which would limit the developable area. Development likely to impact upon local ecology and habitats. Steep slope to the south of the site could be restrictive. Local highway capacity is a major constraint, and a suitable and safe access point could be very difficult to provide. The range of issues and constraints identified mean the land is not suitable for housing.
0070c	East of Roseworth Cottage C	Longframlington	Longframlington	North - rest of delivery area	North	412823	601426	1.11	Greenfield	permitted (under-construction)	18/03231/FUL 15/02208/FUL	suitable	available	achievable	0-5 years	24	Planning permission approved - deliverable.
0070d	East of Roseworth Cottage D	Longframlington	Longframlington	North - rest of delivery area	North	412751	601355	1.98	Greenfield	permitted (under-construction)	18/03231/FUL 16/04150/FUL	suitable	available	achievable	0-5 years	see 0070c	Planning permission approved - deliverable.
0070e	East of Roseworth Cottage E	Longframlington	Longframlington	North - rest of delivery area	North	412662	601289	1.59	Greenfield	permitted (under-construction)	20/02482/FUL	suitable	available	achievable	0-5 years	29	Planning permission approved - deliverable.
0070f	East of Roseworth Cottage - Site F	Longframlington	Longframlington	North - rest of delivery area	North	412560	601159	5.59	Greenfield	-	-	suitable in part	available	achievable	16+ years	50	Parcel of agricultural land to western edge of Longframlington but situated outside the defined settlement boundary. Scale of site relatively large in relation to village. No significant constraints to development but cumulative impact of ongoing housebuilding could negatively impact on the character and setting of the village. Impacts on ecology and habitats will need assessment. Capacity of local highways network to support more development will also need investigation. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it lies outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0074	SE of Heron Close	Netherton	Netherton	North - rest of delivery area	North	399034	607569	0.65	Greenfield	-	-	suitable	unknown	achievable	11-15 years	7	Parcel of rough pasture land immediately east of Netherton. Adjacent to village but there is no defined settlement boundary. A SSSI lies to the south, and the impact of development on this and local character will require further consideration. Mitigation may be necessary. Access will need to be upgraded although this is unlikely to be completely prohibitive. As long as identified constraints can be addressed a small-scale scheme, based on a reduced developable area may be an option in the future. A low-density scheme would reflect the character of the village. Offers potential for residential development, although it would not be LP compliant as it lies adjacent to the village. Not considered a priority for development at present but offers longer-term potential if necessary.
0082	South of The Old School	Newton-on the Moor	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	416871	605201	3.62	Greenfield	-	-	suitable in part	unknown	achievable	11-15 years	10	Large greenfield site to west of Newton-on-the-Moor. Adjacent to village but outwith the defined settlement boundary. The overall site is disproportionate to size of existing village. Development would extend the settlement into the countryside. Most of site covered in trees and hedgerows, some of which would require clearance if a small residential development were to be proposed. Highway infrastructure will need upgraded, but access should not be prohibitive. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant due to it being outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0083a	East of the Golf Course (east)	Swarland	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	416204	603450	1.30	Greenfield	permitted (not started)	22/01363/REM, 17/00500/OUT	suitable	available	achievable	0-5 years	9	Planning permission approved - deliverable.
0083b	East of the Golf Course (west)	Swarland	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	416150	603469	1.14	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land adjacent to west of Swarland which is part of the golf course site. Situated outwith the defined settlement boundary. Further development would extend the village and is likely to have negative impact on local character and setting. Not considered suitable for residential development.
0086	NW of Joiner's Arms	High Newton by-the-Sea	Newton-by-the-Sea	North - rest of delivery area	North	423459	625186	0.34	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site adjacent to a small village. No defined settlement boundary. Development will increase the size of the settlement and impact upon the character of the village. Highway capacity is a major constraint, with the current access point not able to support a housing scheme. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Archaeological site requires further assessment. Access restrictions and impact of development on the character of the village mean that a scheme would not be suitable.
0090	NW of Coastguard Cottages	Low Newton by-the-Sea	Newton-by-the-Sea	North - rest of delivery area	North	423966	624718	1.04	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land adjacent to north of Low Newton, a village with no defined settlement boundary. The scale of the site is disproportionate to the size of the settlement, and development of the whole parcel would have a significant effect on local character. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. There is a Local Wildlife Site very close to the east and development may impact upon local ecology and habitats. The environmental impacts of a potential development will need further investigation. Topography of the site will restrict the developable area as there are significant variation in levels apparent. Public car park located on northern part of site with retention or relocation required. Highway capacity and access likely to require significant improvement. The impact of development and range of constraints mean that a housing scheme is not suitable.
0091b	North west of Link House Farm - Site B	Not in a Settlement	Newton-by-the-Sea	North - rest of delivery area	North	423272	626126	1.55	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land and buildings situated in an isolated location in the open countryside. Development is likely to have a major impact on local character. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Conversion and/or clearance of farm buildings would be necessary prior to redevelopment. Not suitable for a residential scheme due to location and impact of that a development of any size will have.
0092	SW of Anton's Letch	Rothbury	Rothbury	Rothbury	North	404386	601591	3.86	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large greenfield site to western edge of Rothbury. Adjacent to the settlement but outwith the defined boundary. Despite relative proximity to settlement, it is peripheral in feel. Considered that development will have a significant impact on character and setting. Highway capacity and access matters are likely to be very limiting and possibly prohibitive to any development. A SSSI is located to the south, any a proposal will have to take full account of impacts, and provide mitigation as necessary. Sloping topography is also likely to impact on developable area. A number of constraints are evident, notably issues with highway capacity and access, along with environmental/landscape impact, which would prevent additional housing. A housing scheme would not be suitable.
0094	East of Musandum	Rothbury	Rothbury	Rothbury	North	405245	601998	2.05	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land adjacent to existing residential development and located within the defined settlement boundary. Prominent site to north of settlement and development on this scale would have a notable impact on local character. The River Coquet and Coquet Valley Woodlands SSSI lies a short distance to the south. The impacts on environmental/ecological designations will need further investigation. There is also a steep slope on the site, with the land falling to south. No appropriate access to the site, with an existing narrow track not being suitable to support a residential development of any scale. The range of constraints identified, notably relating to highway limitations, topography, and impact on local character, mean the site is not suitable.
0095	North of Musandum	Rothbury	Rothbury	Rothbury	North	405156	601982	0.30	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small greenfield site to northern edge of settlement. Within the defined settlement boundary. There is no independent link to the highway available and access would rely on adjacent land (0094) or require land acquisition. Identified constraints prevent housing development.
0098	SW of Malin	Rothbury	Rothbury	Rothbury	North	406230	601080	0.71	Greenfield	-	18/04158/OUT, 13/01958/OUT, A/89/A/0301	suitable	available	achievable	11-15 years	5	Greenfield site at the edge of the Rothbury within the defined settlement boundary. Attractive location but prominent when entering the settlement. Development would have to be sensitive to the setting. The impact on local character will have to be carefully considered and mitigated. No notable constraints to development. A small-scale scheme at a relatively low density is considered suitable.
0099	Land around the Auction Mart	Rothbury	Rothbury	Rothbury	North	406192	601698	1.82	Mostly Brownfield	-	14/02629/FUL	not suitable	unknown	not achievable	discounted	0	Relatively large site within the heart of Rothbury. Historically the site of the cattle market for the town. Immediately adjacent to the River Coquet, with residential dwellings to the south and a caravan/holiday park to the east. Largely brownfield, parts of the site are now vacant following earlier clearance of some of the infrastructure relating to the mart. A number of buildings remain and clearance would be required if any redevelopment were to progress. An antique furniture store operates the site and there is also an agricultural business in situ. Highway infrastructure and access point would need upgraded to support a residential scheme. Despite being largely brownfield land, a and ancient woodland designations impact on the northern part of the site. This category-1 designation means there is zero potential for housing, either in whole or part. Not suitable for a residential development of any scale.
0100	East of Haven Meadows	Shilbottle	Shilbottle	North - rest of delivery area	North	420091	608780	6.69	Greenfield	-	-	suitable in part	available	achievable	11-15 years	20	Large greenfield site adjacent to Shilbottle but outwith the defined settlement boundary. The overall size of the site is disproportionate to the village and development of the whole parcel would not be appropriate as it would have a significant impact on the setting and local landscape. There may be scope for a smaller development on part of the site, at a reduced yield, immediately abutting the settlement. Current access to site is inadequate to support residential development, with significant upgrade and improvement necessary to support a scheme. Tyleaw Burn is located immediately to the northern boundary. Impact on species/habitat may need to be evaluated further. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the western part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it lies outside the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0104	Land north east of the sewage works, Togston	Togston	Togston	South East - rest of delivery area	South East	425102	601720	9.02	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant tract of agricultural land east of Togston in the open countryside. Outwith the defined settlement boundary and detached and peripheral to the village. Due to the scale of the parcel, development of this land would have significant adverse impacts on the character of the local area. The sewage works adjacent to the south would need to be considered, including mitigation to limit impact on residential amenity. Current access point would not support a housing development. There may also be impacts on local ecology and habitats. The range of issues identified mean that a housing scheme would not be suitable.
0107	East of Heather Leazes	Warkworth	Warkworth	North - rest of delivery area	North	423727	605119	0.22	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small greenfield site to western edge of village but located outwith the defined settlement boundary. There existing private road does not have the capacity to accommodate further development and there is no inappropriate alternative means of access. A SSSI is located very close to the south west. Other nature/ecological designations are also relevant. The environmental impact of development, along with the lack of access, means the site is not suitable for housing.
0109	East of Cemetery	Not in a Settlement	Warkworth	North - rest of delivery area	North	425076	606247	10.29	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large area of agricultural land to east of Warkworth. Outwith the settlement and peripheral in feel. The scale of the site is disproportionate in the context of the village. Development of the whole parcel would not be appropriate and would completely change the character of the area. A number of buildings and existing uses are located on the site. This includes farm buildings, Helsay Manor, a playing field, and a car park. The north west of the site is designated as protected open space and is not suitable for development. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. It is also an archaeological site. Development would impact upon all of the matters. Significant improvements to the highway infrastructure would be necessary to support residential development. The impact on local setting, the range of environmental assets and designations, and the highway restriction means that the site is not considered suitable.
0111b	West of Heather Leazes - Site B	Not in a Settlement	Warkworth	North - rest of delivery area	North	423435	605094	0.78	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Isolated agricultural land in a detached location in the open countryside. Attractive setting near the River Coquet and any development would have an adverse impact on local character and setting. Ecological/habitat designations would also be impacted. Not considered a suitable location for residential development of any scale.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
0113	South of Village Farm Cottage - Site B	Whittingham	Whittingham	North - rest of delivery area	North	406548	611811	0.23	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Sloping greenfield site which is peripheral to Whittingham village and is covered in shrubs and grassland. The site is immediately adjacent to the River Aln and much of the site is subject to flood risk (zones 2 & 3). This is likely to prohibit development on any scale. Development could impact upon ecological/habitat sites connected with the watercourse. There is no means of independent connection to the highway. Access would rely on adjacent land (0117) or land acquisition. Significant flood risk, environmental impact, and lack of impact means that the site is not suitable for development.
0115	Former Whittingham railway station site	Not in a Settlement	Whittingham	North - rest of delivery area	North	408912	612204	2.03	Brownfield	-	-	suitable in part	available	achievable	11-15 years	10	This is the site of the former Whittingham Station. It comprises a set of Grade II listed traditional stone railway buildings, originally dating from 1887, and the associated vacant land. The sensitive redevelopment of the former station building (0115a) and goods shed (0115b) to single dwellings has been permitted in recent years, and subsequently progressed, but there remains scope for further development on the rest of the site. Northern part of site and south eastern corner are subject to flood risk (zone 3), reducing the developable area. There may be need to undertake remediation if there is a legacy of contamination from days as railway land. Due to rural location, a development of reduced scale, density, and yield, would be most appropriate. It would also have to take account of the setting of the Grade II listed railway buildings, character of area, and shape of the site. Possible access point from Garminetdge Bank will need improved. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing. A small-scale development that is sensitive to the context and setting could be suitable. (in part).
0116	SW of Castle Inn	Whittingham	Whittingham	North - rest of delivery area	North	407101	611795	0.40	Greenfield	-	-	suitable	available	achievable	6-10 years	5	Greenfield site in an attractive location at the southern edge of village. There is no defined settlement boundary for the village. Development would impact upon the character of the settlement, and extend it into the countryside. Loss of farmland may impact upon biodiversity. Site lies within an archaeological site, with further investigation and potential mitigation required. Located adjacent to a conservation area. Development should be sensitive to the setting and historic assets. Highway infrastructure would need improvement with a new access point needed. Low-density scheme could be suitable if the identified constraints can be addressed.
0117	South of Village Farm Cottage - Site C	Whittingham	Whittingham	North - rest of delivery area	North	406538	611844	0.47	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land adjacent to village. No defined settlement boundary. Development could significantly impact on the setting of the village. River Alnwick adjacent to site and assessment likely to be required to determine impact on species/habitats. Situated in a conservation area, so a proposal would need to be sensitive to this designation. The narrow private road to the west is not suitable to support residential development. Around half the site is subject to flood risk (zone 3) which would greatly reduce the developable area. Not considered suitable due to range of constraints identified, notably access and flood risk.
0118b	West of Treetops (west)	Whittingham	Whittingham	North - rest of delivery area	North	406563	611687	2.32	Greenfield	-	-	suitable in part	available	achievable	6-10 years	20	Undeveloped land adjacent to Whittingham, a village with no settlement boundary. Development would extend the village into the countryside. Relatively large site, and the development of the whole parcel would have a negative impact on local character. River Aln located to northern boundary and an assessment of the impact on ecology/habitats would be required. Access point will need upgraded to support a housing scheme, although there may be opportunity to link/share with the site in common ownership to the east. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, adjacent to existing housing. However, this is only if the identified constraint and issues, principally regarding environmental issues and impact on setting, can be addressed.
0123	SW of Mountview	Christon Bank	Embleton	North - rest of delivery area	North	421194	622843	0.65	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land adjacent to Christon Bank, but outwith the defined settlement boundary. There is existing residential development to three sides. No direct link to the highway available and access would be dependent on neighbouring land. Lack of independent access considered prohibitive to development and therefore not suitable for housing.
0124	NW of Church	Christon Bank	Embleton	North - rest of delivery area	North	421232	623103	0.43	Greenfield	-	19/01654/FUL	suitable	available	achievable	11-15 years	6	Small greenfield site located adjacent to Christon Bank. Outwith the defined settlement boundary. Site located in relatively close proximity to the ECML. Existing access requires upgrading to enable a housing scheme. Woodland to north west of site and environmental impact assessment may be necessary. Small-scale scheme of low-density may be possible if there is no adverse on the impact of the character of the village. Offers potential for residential development, although it would not be LP compliant due to it being outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0126	East of Trebor	Christon Bank	Embleton	North - rest of delivery area	North	421535	623003	0.51	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small greenfield site located adjacent to Christon Bank but outwith the defined settlement boundary. There is no opportunity for an independent direct link to the highway. Access would need to be via adjacent land. Constraints to development mean that development would not be suitable.
0128	East of Felton C of E Controlled First School	Felton	Felton	North - rest of delivery area	North	418667	600742	3.71	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large parcel of agricultural land to eastern edge of Felton, outwith the defined settlement boundary. Development of the whole parcel will extend the footprint of the village and have a notable impact upon local character and setting. A SSSI is located nearby to the south of site, and any impact would need mitigated. There is no suitable access point to the highway at the moment, and there is limited capacity in the local highway network. Impact on local character and setting. The identified constraints mean the site is not suitable.
0130	North of Old School	Glanton	Glanton	North - rest of delivery area	North	406653	614625	11.23	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Significant area of agricultural land to north west of Glanton. Adjacent to the village, but there is no defined settlement boundary. Size of site disproportionate to size of settlement and development of even a small proportion of it would have a significant impact on local landscape and character. Topography is very limiting, there being a steep slope falling to the south and difficulties with levels, as the site is higher than highway. There is a quarry located to north west of site, which could conflict with a housing scheme. Mitigation may be necessary to ensure residential amenity. Significant highway improvement would also be necessary. The range of impacts and constraints, notably the impact on character and setting, mean that development on any scale would be inappropriate and would not be suitable.
0131	South of Old School	Glanton	Glanton	North - rest of delivery area	North	406748	614228	13.67	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Very large tract of agricultural land adjacent to south of Glanton. There is no defined settlement boundary, but the site is completely disproportionate and out of context with the village. Development would have an adverse impact on the local landscape and setting. The south of the is in close proximity to a sewage treatment works. There is no suitable access to the site at present, and the difference in land levels could limit access to the highway. The wider topography of the site could also present a challenge for development. Within an archaeological site, so further assessment will be required. Significant constraints and the impacts of development mean that it is not suitable for housing.
0135	East of The Orchard	High Hauxley	Hauxley	South East - rest of delivery area	South East	428089	603091	1.10	Greenfield	-	18/00006/FUL, 15/00040/FUL	not suitable	not available	not achievable	discounted	0	Agricultural land to eastern edge of High Hauxley, but outwith the defined settlement boundary. Greenfield land that was previously occupied by a poultry farm but is now largely vacant, with only one building remaining. Clearance would be required. Peripheral to the village, any development would impact on local character and the setting by spreading development into the countryside. Current access would need to be upgraded to enable housing. The impact on the setting of the village means that a residential scheme would not be suitable.
0136	NW of Greenfield Cottage	Not in a Settlement	Hedgeley	North - rest of delivery area	North	406137	615918	25.54	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Very large site, currently in use for agricultural purposes. Peripheral to Powburn, a village with no defined settlement boundary. Completely out of proportion with the settlement and development would have a significant adverse impact on the existing character and setting of the rural surroundings. There are some steeply sloping sections of land across the site. The existing access road would need upgraded to enable a residential scheme. Likely to be environmental and ecological impacts, and potentially loss of habitats due to the size of the site and loss of agricultural land. Not considered suitable due to the scale of the site and the impacts that development would have on a rural location.
0139	East of Coquet Cottage	Powburn	Hedgeley	North - rest of delivery area	North	406056	616640	0.73	Greenfield	-	-	suitable in part	unknown	achievable	11-15 years	10	Linear greenfield site located within Powburn. Situated between the main road and a caravan site. Part of the site is subject to flood risk (zones 2 & 3) and would not be suitable. This will reduce the developable area and further assessment will be required to determine the remaining potential. Options for access will need to be explored, as direct access from the main road may not be possible. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing. If the issues can be overcome then a small housing scheme could be suitable.
0140	North of Football Ground	Powburn	Hedgeley	North - rest of delivery area	North	406102	616719	0.69	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small greenfield site located adjacent to village and subject to heavy vegetation coverage. There is no defined settlement boundary for Powburn. The land is highly susceptible to flooding (zone 3) which would adversely affect any proposal and limit potential for any housing. There is no appropriate means of access to the site. Therefore, due to the identified constraints, the site is not suitable for any residential development.
0142	NW of St Mary's Church	Lesbury	Lesbury	North - rest of delivery area	North	423628	611804	0.25	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small parcel of undeveloped land located adjacent to Lesbury, but outwith the defined settlement boundary. The northern half of site is subject to flooding (zone 3). This would not be suitable and will reduce the developable area. The southern half of the site is protected open space. There is no suitable means of access, with the narrow track to west not being able to support housing. Therefore, additional land would be required to enable access. The site is adjacent to St Mary's church and a cemetery, and development could have an adverse impact on the setting of this asset and the associated conservation area. Location outwith the defined settlement boundary, protected open space designation, flood risk, and lack of access mean that the parcel is not suitable for any residential development.
0143	Land at west of Togston East Farm	Not in a Settlement	Togston	South East - rest of delivery area	South East	426607	601983	2.57	Greenfield	-	A/2002/0175	not suitable	unknown	not achievable	discounted	0	Relatively large area of isolated agricultural land in the open countryside. Associated with a farmstead to the south. Outwith a settlement, any development would have an inappropriate impact on the rural surroundings. The site is very large and there are likely to be impacts on environmental and ecological matters. There is no suitable access to the highway. Not suitable for a residential development of any scale.
0145	Land South Of The Gut, Ambie	Ambie	Ambie-by-the-Sea	Ambie	South East	426318	604507	2.36	Mostly Greenfield	-	23/04183/FUL, A/2010/0522, A/2008/0002	suitable in part	available	achievable in part	6-10 years	40	Large greenfield site to northern edge of Ambie, within the defined settlement boundary. In a sensitive location, with The Gut running to the northern boundary. Development of the whole site could have a significant impact on the local character and setting. The impact that the loss of this land will have upon ecology, biodiversity, and habitats, will need further assessment. A large proportion of the site is subject to flood risk (zones 2 & 3). This could constrain the developable area. The existing access will need to be significantly improved in order to support a housing development of any size. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the south eastern part of the site, adjacent to existing housing.
0146	Land S of Dandsfield Square	Ambie	Ambie-by-the-Sea	Ambie	South East	427202	603686	9.98	Greenfield	permitted (under-construction)	19/04919/REM, 17/01677/OUT	suitable	available	achievable	0-5 years	66	Planning permission approved - deliverable.
0147	The Harbour	Ambie	Ambie-by-the-Sea	Ambie	South East	426775	604741	1.22	Brownfield	-	A/2006/0150, A/2009/0164	not suitable	not available	not achievable	discounted	0	Previously developed land in an attractive setting at Ambie Harbour. Currently utilised for port-related purposes, with a mix of uses in situ, including storage units, a shop and offices. If redevelopment were to be pursued, site clearance would be required. Development would alter the setting in this waterfront location. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. The bulk of the site is in a conservation area and it also falls within an archaeological site. Assessment and mitigation works may be required. There is also a dock located in centre of site, which would limit the scope of development, as well as there being possible contamination from previous industrial uses. Highway access constraints are apparent and further appraisal would be needed. It is likely that the designated car park would need to be retained, further reducing the developable area. The wide range of constraints mean that the site would not be suitable for any residential development. Preference for retention in current use preferred.
0148	N of Holy Trinity Church	Embleton	Embleton	North - rest of delivery area	North	423062	622548	0.37	Greenfield	-	19/01968/OUT	not suitable	available	not achievable	discounted	0	Small area of undeveloped land in an attractive location in the middle of Embleton. Within the village conservation area and directly adjacent to Holy Trinity church. A development proposal would have to be sensitive to the environment and reflect the character of area. Also falls within an archaeological site, with further assessment and mitigation potentially necessary. Safe access to the site would have to be secured. The range of constraints identified, particularly the potential impact on local character, mean that residential development would not be suitable.
0150	West of Station Road Bangla to Hart Hope	Embleton	Embleton	North - rest of delivery area	North	422796	622617	4.13	Greenfield	-	18/01014/FUL	suitable in part	available	achievable	11-15 years	12	Large parcel of agricultural land to west of village and outwith the defined settlement boundary. Somewhat peripheral, a successful development would have to ensure there is a strong connection to the existing village. The impact of developing the whole site would be inappropriate, extending the built-form of the village into the countryside. Impacts on biodiversity, ecology, and habitats will require consideration. Falls within an archaeological site, which will require further assessment. Highway issues are also evident, with capacity and access potentially being limiting factors. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the south eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it lies outside the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0151	S of Embleton Tower and N of B1339	Embleton	Embleton	North - rest of delivery area	North	423058	622371	0.61	Greenfield	-	A/2004/0382	not suitable	unknown	not achievable	discounted	0	Greenfield land to southern edge of Embleton. Situated outwith the defined settlement boundary. However, it is within the village conservation area and immediately adjacent to Holy Trinity church. Any proposal would have to be very sensitive to the attractive setting. An archaeological assessment may also be required. Access would need to be upgraded as the private road to the northern boundary would not be suitable to support housing. The range of constraints and the impact of development on character and setting mean that this is not suitable for any housing.
0152	S and W of playing field and Braeside	Embleton	Embleton	North - rest of delivery area	North	423193	622247	3.37	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site, peripheral to the village, and outwith the defined settlement boundary. Western part of site in particular is disconnected from Embleton. Development of the site would have a significant impact on the setting and character of the village. Potential impacts on ecology and the environment will need further assessment. Site lies within archaeological site. There is no suitable highway frontage to east to enable an access point, and a link to the main road to the west might not be possible due to safety reasons. The topography of the site might limit the scope of development. The scale and location of the site, along with the identified constraints, means that residential development would not be suitable.
0154	N of Embleton Hall - Site A	Longframlington	Longframlington	North - rest of delivery area	North	412938	601534	1.85	Greenfield	permitted (under-construction)	21/02944/REM, 19/02085/OUT, 18/00162/OUT	suitable	available	achievable	0-5 years	3	Planning permission approved - deliverable.
0155	Land to rear of Longacre House	Longframlington	Longframlington	North - rest of delivery area	North	413170	600683	0.46	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Narrow, linear greenfield plot to the rear of a residential property at the southern edge of Longframlington. Located outwith the defined settlement boundary. The physical shape of the site is not considered to be conducive to a residential scheme. Access is likely to be an obstacle and additional land may be required to enable this. Due to the identified constraints, particularly the shape of the site, the parcel is unlikely to be able to support a development of the necessary scale, and the location outwith the defined settlement boundary means that it would not be suitable.
0156a	North of Togston A	Togston	Togston	South East - rest of delivery area	South East	424686	601812	13.19	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Situated to the northern edge of Togston, this is a very large area of agricultural land that is disproportionate to the size of the village. Situated outwith the defined settlement boundary, the northern part of the site is disconnect to the village. Development of even a proportion of this overall parcel is likely to have a major impact on the character of the settlement. Impacts on the environment, ecology, and habitats will need further assessment. Significant investment in highway infrastructure and access would need to be able to support a housing development. The scale of the site, and impact that development would have, along with the location, means that it is not suitable for residential development.
0160a	NW of High Hauxley & S of New Park Caravan Site	Not in a Settlement	Hauxley	South East - rest of delivery area	South East	427933	603508	41.59	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Vast area of agricultural land situated between High Hauxley and Ambie. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Development of even a small proportion of this land would have a significant adverse impact on the setting and the unique local character. Western part of the site is subject to flood risk (zone 2). There are likely to be significant constraints to the highway network, with the local roads being narrow and not unable to support a large housing development. Given the scale of the site, that the impact on character and environmental designations, and the variety of other constraints, development at any scale would not be appropriate. Not considered suitable.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
0160b	NW of High Hauxley & S of New Park Caravan Site b	High Hauxley	Hauxley	South East - rest of delivery area	South East	428159	603174	1.50	Greenfield	-	-	suitable in part	available	achievable in part	11-15 years	10	Parcel of greenfield land located immediately to the east of High Hauxley. Outwith the defined settlement boundary. Development would impact upon the setting and extend the village into the countryside. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. The site may offer scope for a small-scale discreet development immediately adjacent to the village, however the ecological and heritage impacts will need to be further considered through formal assessment. The existing access is via and narrow lane and this would need to be improved to enable a residential scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the western part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0163	NW of Low Hauxley and S of Hauxley Lane	Not in a Settlement	Hauxley	South East - rest of delivery area	South East	428331	602879	7.45	Greenfield	-	18/03984/OUT	not suitable	unknown	not achievable	discounted	0	Very large area of agricultural land situated to the west of Low Hauxley. The scale of the site is significant and disproportionate to the size of the village. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. The existing highway infrastructure could not support a residential development. The impact of development, and identified constraints, mean that a residential scheme of any size is not suitable.
0164	SW of Springfield View	Christon Bank	Embleton	North - rest of delivery area	North	421110	622695	1.20	Greenfield	-	-	suitable	available	achievable	16+ years	10	Small parcel of undeveloped land to southern edge of Christon Bank. Immediately adjacent to the village but outwith the defined settlement boundary. Impact of development on the setting will need further consideration, as the site is in a prominent location at the entrance to the village. A new access point will need to be provided. This might be possible via the recently completed housing scheme directly to the north. If constraints and impact upon the setting can be mitigated, there may be opportunity for a discreet development immediately abutting the settlement. This should be at a density which reflects the character of existing properties. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0168	Land S of Hudsons Croft	Newton-on-the Moor	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	417154	605141	2.01	Greenfield	-	-	suitable	available	achievable	11-15 years	15	Greenfield site located to southern edge of Newton-on-the-Moor, adjacent to the village, but outwith the defined settlement boundary. Development could have an impact on the character and setting of the village and would extend built development into the countryside. Topography may be limiting as there is a slope falling to the east on site. Highway infrastructure will need to be improved in order to resolve access constraints. This is an archaeological site, which will need further investigation and mitigation measures introduced as necessary. Suitable for low-density housing to the north east of the site, immediately adjacent to the existing village. Offers potential for residential development, although it would not be LP compliant due to it being outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0169	Warkworth Station	Not in a Settlement	Warkworth	North - rest of delivery area	North	423443	606808	0.32	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land adjacent to a very small hamlet in the open countryside. Development of a residential scheme would change the character of the setting. There is established woodland and a watercourse immediately adjacent to the site, and development could have impacts on the environment, ecology, and habitats. No existing point of access and it may not be possible to provide a safe link to the highway. Isolated location, outside of a settlement in the open countryside, means that the site is not suitable for housing.
0180b	18 Park Road (land to rear)	Swarland	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	416274	603056	0.54	Greenfield	-	A/2004/0748	suitable in part	unknown	achievable	11-15 years	5	Paddock land to the rear of established housing to edge of the village. Located outwith the defined settlement boundary. This is a long, linear plot which offers challenges to development. Access is only possible via the adjacent residential plot. The site is also subject to issues with drainage which will need further assessment. Theoretically, a small development could be possible, but the significant constraints to development, and the impact upon the setting would have to be successfully mitigated. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme for development. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0186	Ritton White House Farm	Not in a Settlement	Nunnykirk	North - rest of delivery area	North	405502	594414	0.07	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Site at an isolated farmstead, located outside of a settlement and in the open countryside. Comprises agricultural buildings and associated land. Conversion and/or clearance of farm buildings necessary. Access is via a long, narrow farm track that would not support residential development. Not suitable for housing given the remote, isolated location.
0187	Field behind Alwill Ho, Cobble Ho & Ingledene	Thropton	Thropton	Rothbury	North	402902	602337	0.48	Greenfield	-	-	suitable	available	achievable	11-15 years	10	Paddock land located within the defined settlement boundary for Thropton. Within an area of established housing. A small area of the north eastern part of the site is subject to flood risk (zone 3). This area of site would not be suitable and there will be a reduction in the developable area as a result. Appropriate, safe access will need to be secured. Two potential access points, one to the north west and another to the south east, but both would need to be improved to serve a housing scheme. Within an archaeological site, further assessment likely. Assessment also required to determine impact on a nearby SSSI to the north west of site. Development should be sensitive to the environment and ecological context. A range of issues have been identified, but if they can be successfully mitigated through an appropriate low-density scheme then the site could offer a suitable location for housing.
0188	Field North of Ferry Lea	Eglingham	Eglingham	North - rest of delivery area	North	411253	619372	1.38	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land located to the northern edge of the village, outwith the defined settlement boundary. The site is adjacent to an established single line of linear housing development. Development would have a significant impact on the character and setting of this part of the settlement. There is a steep slope on the site, with the land falling towards the south, which could restrict potential. There is no suitable means of access to highway, and it is uncertain whether an arrangement could be provided. Site lies within Eglingham conservation area, and any proposal would need to be sensitive to local character and reflective of the setting. It is considered that the lack of access, difficult topography, and the likely impacts on the setting, mean that the site is not suitable for a housing scheme.
0189	Field North of Eglingham Terrace	Eglingham	Eglingham	North - rest of delivery area	North	411470	619217	1.79	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site to east of village. It lies outwith the defined settlement boundary. Development would see the extension of the village into the countryside and would impact on the rural setting. A small watercourse crosses the southern part of the site, and any impacts on this would require mitigation. Highways constraints could be limiting and it is uncertain if access could be provided directly from the adjacent B-road. Identified constraints and the impact that development would have on the setting of the village mean that a scheme is not considered suitable.
0190	Field South of Eglingham Terrace	Eglingham	Eglingham	North - rest of delivery area	North	411449	619095	1.89	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land in a prominent location, situated between two roads to the south east of Eglingham. Outwith the defined settlement boundary and somewhat peripheral to the village. Development would have a significant impact on the setting. Topography may limit the scope of any development. There are also two small watercourses present that could also reduce the developable area. There is likely to be severe highway constraints as a junction with either of the B-roads that flank the site could be very difficult to provide. Site levels and topography, access constraints, and the impact on character means that a housing scheme would not be suitable.
0191	Craigs House	Not in a Settlement	Eglingham	North - rest of delivery area	North	411634	618828	0.40	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land and agricultural buildings at a rural farmstead in the open countryside. The existing buildings would require conversion and/or clearance. Current access is not suitable to support a residential scheme and would need to be upgraded to allow any further development. Not considered a suitable site due to location in the open countryside.
0192b	20 Park Road (land to rear)	Swarland	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	416256	603032	0.47	Greenfield	-	A/2004/0748	suitable in part	available	achievable	11-15 years	5	Long, linear greenfield plot to the rear of existing housing at the edge of Swarland. This site consists of an area of paddock land that is located outwith the defined settlement boundary. Access would need to be via the adjacent residential plot. Inadequate drainage has also been identified as an obstacle to development. Theoretically, a small development might be possible, if the identified constraints can be overcome. However, the linear nature of the site may prove a challenge. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0193	Land W of Dene Close	Felton	Felton	North - rest of delivery area	North	418214	600869	2.49	Greenfield	-	-	suitable in part	available	achievable	11-15 years	20	Undeveloped greenfield land to western edge of Felton currently in agricultural use. Located adjacent to the village but outwith the defined settlement boundary. Development of the whole site would have an impact on local character and the setting and extend the village into the countryside. The topography could be limiting as there is a steep slope to the east of site which would limit the developable area. The site is currently no access point, but there should be opportunity to link to the highway at the north of the site. Site falls within an archaeological site, further assessment may be needed prior to development. The environmental/ecological impact will also need further consideration, especially if the scheme is larger in scale. This includes impacts on local watercourses. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the north eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it lies outwith the settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0194	Land W of Park View	Felton	Felton	North - rest of delivery area	North	418193	600661	3.15	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Relatively large parcel of agricultural land to west of the settlement and outwith the defined boundary. Development will impact on the setting and extend the village into the countryside. There is no direct access available to the highway network and access is wholly dependent on adjacent land. It is understood that both sites are in common ownership but it is considered that the impact of such a large combined development would be inappropriate and have an adverse impact on the character village. The Back Burn is a the southern boundary to the site, and there is also a small watercourse to the east, both of which will need further consideration. The southern part of the site is covered with established woodland. The impact of development, the lack of independent access, and the potential impacts on the environment, mean that a housing scheme would not be suitable.
0201	West of Craster	Craster	Craster	North - rest of delivery area	North	425731	619554	5.55	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land and rough pasture to western boundary of Craster. The vast majority of the site is outwith the defined settlement boundary. Development would be completely disproportionate to the scale of the village and have a significant impact on the local landscape. A small portion of the north of the site is within the defined settlement boundary, but much of this northern tip of the site is subject to dense vegetation coverage. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. There are also limitations with highways infrastructure, and the ability to provide suitable access to support a scheme of any scale is questionable as there is no obvious point to link with the highway. The scale of the site, the impact on the environment and character of the village, and the highway limitations, mean the site is not suitable for a residential scheme of any size.
0202	North of South Charlton	South Charlton	Eglingham	North - rest of delivery area	North	416361	620479	2.36	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Relatively large area of agricultural land north of South Charlton. It is outwith the defined settlement boundary, and is detached from the settlement. In the context of the village, the site is out of scale and development is likely to have a significant negative impact on local character and setting, even at a reduced developable area and yield. There is currently no suitable access point to the site. The only potential option would appear to be to the south east of the site, which does not relate to the existing settlement. Not considered suitable for housing due to the scale of the site and being outwith the defined settlement boundary.
0203	West Falldon	Not in a Settlement	Newton-by-the-Sea	North - rest of delivery area	North	419237	622811	0.22	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small area of greenfield land to the north of a rural farmstead. Located outside of a settlement in the open countryside. Any development would have a significant impact on local character and rural setting. Access would need to be improved, although is probably not prohibitive to development. Not a suitable location for housing due to the isolated rural location.
0205	Chapel Field	Christon Bank	Embleton	North - rest of delivery area	North	421163	623168	2.19	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of undeveloped greenfield land to northern edge of Christon Bank. Outwith the defined settlement boundary. Development would extend the village into the countryside. Environmental impact will need to be assessed and there is also a small watercourse to the western boundary. The site does not connect with the highway network and access would be completely dependent on adjacent land. A buffer may be required to ensure residential amenity due to the adjacent ECML. As there is means of independent access, and because of the potential impacts upon the local setting, it is not considered suitable.
0206	Land NE of Eastfield	Christon Bank	Embleton	North - rest of delivery area	North	421460	623082	0.60	Greenfield	-	-	suitable	unknown	achievable	11-15 years	6	Relatively level area of greenfield land immediately adjacent to village but outwith the defined settlement boundary. Few impediments to delivery, but development would lead to growth of the settlement into open greenfield land. New access point will need to be provided, although this should not be prohibitive for a small-scale scheme. The existing properties are mainly detached properties in large plots, and a low-density scheme would be best to mirror this type of development. This parcel in isolation would give opportunity for a discreet small-scale scheme. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0208	NW of Redsteads	Not in a Settlement	Longhoughton	North - rest of delivery area	North	425050	616793	0.29	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land at a rural farmstead in the open countryside. Situated within the National Landscape (AONB) and the impact of development upon environmental and ecological designations will need further consideration. The current access is not appropriate to support a housing scheme. Due to location in the open countryside, it is not suitable for a residential scheme.
0213	S of Pasture House	Not in a Settlement	Longhoughton	North - rest of delivery area	North	423561	617669	0.31	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site at a farmstead, outside of a settlement and within the open countryside. There is one small agricultural building on site, with the rest being wooded and subject to heavy vegetation coverage. Current access point would not support a housing scheme. Not suitable for housing due to the isolated location and rural nature of the setting.
0214	W of Little Mill Farm	Not in a Settlement	Longhoughton	North - rest of delivery area	North	422662	618025	0.25	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Land at an isolated farmstead in the open countryside. There is an existing agricultural building in situ on the eastern part of the site, the rest being undeveloped land. Current access is via a narrow farm track which would not support any further residential development. Not considered suitable for housing due to the location. .
0220a	Land west of former Willis Garage, South Road (western parcel)	Alnwick	Alnwick	Alnwick	North	419435	612445	0.38	Brownfield	-	22/00174/FUL, 17/02409/FUL, 12/01363/DEMGO	suitable	available	achievable	6-10 years	9	Vacant brownfield land which used to be occupied by a commercial garage. This covered two adjacent parcels of land and included a showroom and associated forecourt area. There was also a building used by the Sea Cadets. Clearance required prior to redevelopment and remediation could also be necessary due to past use. The south west corner of the site is allocated employment land. The site was cleared in 2012 following closure of the garage. The opportunity for redevelopment of vacant brownfield land in the urban area remains. Potential for a higher yield due to the urban location.
0220b	Former Willis Garage, South Road	Alnwick	Alnwick	Alnwick	North	419525	612440	0.89	Brownfield	-	13/02550/FUL	not suitable	not available	not achievable	discounted	0	Brownfield land which is occupied by two retail units. If the site was to become available, demolition and clearance would be required. The site was previous home to a commercial garage. This included a showroom and associated forecourt area, and there was also a building used by the Sea Cadets. The south west corner of the site is allocated employment land. Not available nor achievable. Retention in current use preferred for the foreseeable future.
0222	E of Weavers Way	Alnwick	Alnwick	Alnwick	North	418948	612072	0.83	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Narrow linear greenfield land in Alnwick on the edge of playing fields. Most of the site is designated as protected open space. The whole parcel is undeveloped and partly covered in trees. The physical shape of the site means it would not accommodate residential development. Not suitable for development due to open space designation, physical characteristics, and site constraints. Retention in current use preferred for the foreseeable future.
0223	St Georges Crescent Allotments	Alnwick	Alnwick	Alnwick	North	419119	612626	0.33	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Allotment gardens situated surrounded by established residential dwellings within Alnwick. Relocation of the facility would be required prior to redevelopment. The whole site is designated as protected open space. The narrow access point would not be able to support any kind of development, and there is no alternative option available. Designation, current use, and highway constraints mean that the site is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
0226	Pottergate & Bowburn Cottages	Alnwick	Alnwick	Alnwick	North	418472	613416	0.27	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Brownfield land within Alnwick town centre and conservation area. Awkwardly shaped site which is split into two parcels by a road. There are a number of uses in situ, including commercial units, domestic garage, as well as land for car parking. Some clearance would be required prior to redevelopment. Access would need to be upgraded to enable a residential scheme, but should not be a showstopper. Shape and configuration of site considered to be prohibitive to residential development, and mean the site is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
0229	St Thomas Close Workshops	Alnwick	Alnwick	Alnwick	North	417917	613159	0.29	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Brownfield land within Alnwick which is occupied by a workshop. Within a largely residential part of the town. Allocated as employment land. The existing building remains in use and clearance would be required prior to redevelopment. Remediation may be needed due to past/current use(s). Access may need to be improved for a residential development. Not suitable for housing due to allocated use. Not available nor achievable. Retention in current use preferred for the foreseeable future.
0230	Allern House, Denwick Lane	Alnwick	Alnwick	Alnwick	North	419436	613254	0.93	Brownfield	permitted (under-construction)	16/03770/FUL, 18/02811/FUL	suitable	available	achievable	0-5 years	6	Planning permission approved - deliverable.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
0231	W of Chapel Lands	Alnwick	Alnwick	Alnwick	North	417789	612799	0.59	Greenfield	-	-	suitable in part	unknown	achievable	11-15 years	9	Site situated in an attractive location to the western edge of Alnwick. Outwith the defined settlement boundary. The northern part of the site is protected open space and would not be suitable for development. Adjacent to a residential area. Development could have an impact on local character and would extend the built-up area into the countryside. Current access point will need to be improved to support a residential scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0250	Rear of Station Cottages	Hipsburn	Lesbury	North - rest of delivery area	North	423295	610922	0.37	Mostly Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Allotment gardens adjacent to south of Hipsburn. Lies to the rear of existing cottages but outwith the defined settlement boundary. Adjacent to the former railway goods yard and coal depot at Alnmouth Station. Proximity to ECML may require mitigation to ensure residential amenity. Relocation of the allotment plots would be necessary if redevelopment was to be progressed. Potential access point is very narrow and may not be able to support a residential development. Current use and identified constraints mean that the site is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
0258	Land North Of The Gut, Amble	Amble	Warkworth	North - rest of delivery area	North	426275	604651	5.61	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of undeveloped land to northern edge of Amble. Within the defined settlement boundary, the majority of the site is designated as protected open space. Much of the site is subject to flood risk (zone-3), which would greatly limit the developable area. Development is likely to impact on important environmental and ecological matters, and habitats. Significant improvements in highway infrastructure would be needed to support a development of any scale. Development is likely to have a major impact on the character of this part of the town. Despite this, the impact that development would have, the protected open space designation, and constraints, notably flood risk and impact on environmental and ecological issues, mean that this site is not suitable.
0260	Alnwick Fire Station	Alnwick	Alnwick	Alnwick	North	419509	612507	0.67	Brownfield	neighbourhood plan allocation (made)	19/01702/FUL	suitable	not available	achievable	16+ years	15	Neighbourhood Plan housing allocation - developable.
0261	Amble Fire Station	Amble	Amble-by-the-Sea	Amble	South East	426768	603640	0.22	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Operational fire station within Amble, surrounded by commercial/business uses. Part of a wider area of allocated employment land. The current use remains in situ. The location is not considered to be suitable for housing, with the surrounding uses not conducive to residential amenity. Not suitable due to allocated use and setting. Not available nor achievable. Retention in current use preferred for the foreseeable future.
0266	The Coal Yard & Gas Works, The Wynd	Amble	Amble-by-the-Sea	Amble	South East	426075	604355	0.45	Mostly Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Mixed use site in Amble, with various uses in situ. This includes former industrial land, greenfield land, and a Masonic Hall and associated car park. Clearance and/or conversion of the latter would be required. The northern part of the site was previously occupied by a gas works and remediation may be required due to past use(s). The central part of site is subject to heavy tree coverage. The southern part of the site is within a conservation area. Part of an archaeological site, which will require further assessment. Current access is very narrow which could limit potential for development. Land acquisition might potentially be necessary to enable access. Northern part of site is also subject to flood risk (zones 2 and 3). The cumulative impact of constraints mean that residential development is currently not considered to be suitable. Not available nor achievable. Retention in current use preferred for the foreseeable future.
0268	Link End Farm	Amble	Amble-by-the-Sea	Amble	South East	427098	604540	0.19	Greenfield	-	-	suitable	available	achievable	6-10 years	6	Small greenfield site in Amble. Within an area of existing residential dwelling. Current access point will need to be improved, but a connection to the highway should be possible to support a small scheme. The site is heavily covered in vegetation. Few obstacles to development are evident, so if identified constraints can be mitigated then the site could be suitable for a small-scale housing scheme in the urban area.
0269	West of Weavers Way	Alnwick	Alnwick	Alnwick	North	418403	612244	1.71	Greenfield	permitted (not started)	22/01669/REM, 18/01020/OUT	suitable	available	achievable	0-5 years	15	Planning permission approved - deliverable.
0273	Curly Lane	Hipsburn	Lesbury	North - rest of delivery area	North	423155	611212	6.66	Greenfield	-	18/04528/OUT	suitable in part	available	achievable	11-15 years	20	Large area of agricultural land to northern edge of Hipsburn. Adjacent to village but outwith the defined settlement boundary. The ECML runs along the western boundary, with Alnmouth Station to the south western corner of the site. A buffer may be required to mitigate the impacts of the railway line, in order to ensure residential amenity. Size is disproportionate to the existing settlement and development of the total site would have a significant impact on local character and setting. River Alnwick lies to the north of the site. Environmental and ecological impacts would require further assessment. The topography may limit the scope of development, with there being variations in levels across the site. There is no suitable access to the site at present, and significant highway improvements would be required to enable a residential scheme of any size. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0274	S of Bilton & W of Hipsburn Station	Bilton	Lesbury	North - rest of delivery area	North	423075	610784	5.47	Greenfield	-	-	suitable in part	available	achievable	11-15 years	17	Significant parcel of agricultural land adjacent to south of Hipsburn/Bilton. Outwith the defined settlement boundary and somewhat peripheral in feel. Development of the whole parcel would have a significant impact on the setting and will extend the village into the countryside. Adjacent to ECML and in order to ensure residential amenity a buffer may be required to mitigate impacts. Impacts on the environment, ecology, and habitats will require further consideration. Significant improvements to highways and access would be required to enable any form of development, with the existing track not being suitable for access. Further assessment of capacity will be required. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it lies outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0275	Opposite South Charlton Village Hall	South Charlton	Eglingham	North - rest of delivery area	North	416392	620182	1.22	Greenfield	-	-	suitable	available	achievable	6-10 years	10	Undeveloped greenfield land, adjacent to village but outwith the defined settlement boundary. Development would need to be sensitive to the local character and setting, and the impacts will need to be carefully considered. A new access point required, although this is unlikely to be prohibitive. A development of a reduced yield, based on a low-density, would reflect the village. The theoretical yield identified reflects this. Offers potential for residential development, although it would not be LP compliant as it lies outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0276	S of Station Road	Warkworth	Warkworth	North - rest of delivery area	North	424323	606360	2.18	Greenfield	-	-	suitable in part	available	achievable	11-15 years	10	Site to west of Warkworth, adjacent to, but outwith the defined settlement boundary. Being in a prominent location, a residential scheme could have a significant impact on the setting, and development of the whole parcel would be inappropriate. Impact on environment and ecology will be need further assessment. No access point at present and provision of this will need careful consideration, with safety and capacity being issues. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant being outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0277	E of A1068 at Birling	Birling	Warkworth	North - rest of delivery area	North	424942	606808	1.60	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Undeveloped greenfield land to north of the small hamlet of Birling. Well detached from the defined settlement boundary for Warkworth. Development would cause the spread of the built-up area into the countryside and impact on local character in a particularly sensitive location. Situated within the National Landscape (AONB), so any development would have to be sensitive to this setting. Access limitations considered to be significant, and a junction with the highway may not be possible. Peripheral location in the open countryside and constraints mean the site is not suitable for residential development.
0278	N of Maudlin Farm	Warkworth	Warkworth	North - rest of delivery area	North	424871	605264	2.02	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land to eastern edge of Warkwork. Situated outwith the defined settlement boundary. The parcel is adjacent to a Scheduled Ancient Monument (category-1 constraint). Any development would be inappropriate, with significant adverse impacts likely to occur. Impact on the setting could be quite substantive in a sensitive location. Potential access via adjacent estate road would not be appropriate to support a residential development. The category-1 designation and location means the site is not suitable for development.
0279	Playing fields	Longhoughton	Longhoughton	North - rest of delivery area	North	424587	615267	1.40	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site currently utilised as school playing fields within the defined settlement boundary. Designated as protected open space. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Improvements to current access arrangements would be needed to support a housing scheme. Currently not considered suitable due to protected open space designation.
0280	Walkergate	Alnwick	Alnwick	Alnwick	North	418440	613757	0.62	Mostly Brownfield	permitted (under-construction)	A/2010/0450, A/1997/0021	suitable	available	achievable	0-5 years	15	Planning permission approved - deliverable.
0281	Tennis Courts, Prudhoe Street	Alnwick	Alnwick	Alnwick	North	418871	612988	0.27	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Previously developed land within Alnwick. Currently occupied by tennis courts with an associated area for parking to west. Designated as protected open space. Located in a conservation area in central Alnwick. Any redevelopment of the site would have to be particularly sensitive to the character and context of the setting. Relatively constrained access, but it should not be prohibitive to a small-scale development. Site not considered suitable due to protected open space designation. Not available nor achievable. Retention in current use preferred for the foreseeable future.
0282	Dukes Middle School	Alnwick	Alnwick	Alnwick	North	418746	612741	4.79	Mixed 50:50	neighbourhood plan allocation (made)	19/00500/FUL	suitable	available	achievable	6-10 years	72	Neighbourhood Plan housing allocation - developable.
0283	North of Whitton View	Rothbury	Rothbury	Rothbury	North	406185	602110	7.18	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land adjacent to Rothbury. Although there is residential development to both north and south of the parcel, it lies outwith the defined settlement boundary. As a result, development of the site would merge the two built-up areas together and would have a significant impact on local character and setting. The topography is steeply sloping/undulating in part and could limit the developable area. There is a SSSI relatively close by, and impacts will not be assessed and mitigated. Other environmental and ecological impacts may also be evident and will need further investigation. There is currently no suitable means of access, with no clear way of resolving this without significant investment in highway infrastructure. The impacts of development, identified constraints, and location, mean that the site is not suitable for housing development.
0285	Corn Exchange, St Michaels Square	Alnwick	Alnwick	Alnwick	North	418734	613204	0.12	Brownfield	-	13/02501/FUL	suitable	available	achievable	6-10 years	5	Site in central Alnwick occupied by the Grade II listed Corn Exchange. The building has been utilised for a number of purposes since the original use ceased, continuing as cinema, and later as a bingo hall until eventual closure. Lying within a conservation area, a sensitive conversion reflective of this context will be required. Also within a known archaeological site. Safe and suitable access will require further consideration, with Roboro Place likely to provide a better alternative to Bondgate. Opportunity exists for urban infill, if these constraints can be overcome. Suitability reflects a conversion of the listed building at a higher density. Allocated in the Alnwick and Denwick Neighbourhood Plan (Site H2-9). Future proposals for residential development proposals may incorporate two adjacent parcels of land (0285, 0286).
0286	Roxbro (Roxburgh) Place	Alnwick	Alnwick	Alnwick	North	418777	613219	0.14	Brownfield	neighbourhood plan allocation (made)	-	suitable	available	achievable	6-10 years	10	Neighbourhood Plan housing allocation - developable.
0288	N of St Omer Road	Acklington	Acklington	North - rest of delivery area	North	423445	601837	0.59	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Unusually shaped greenfield land at the eastern end of the village, within the defined settlement boundary. Designated as protected open space. Fairly level site with some mature trees located across site. Significant highway/access constraints evident, with direct access to the main road through the village unlikely to be an option. Currently not considered suitable for residential development due to status as protected open space and other identified constraints.
0289	N of Churchill Way	Acklington	Acklington	North - rest of delivery area	North	423389	601803	0.24	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped area of greenfield land within Acklington. Designated as protected open space. Appropriate access should be possible, although it is only likely to be able to support a small development. Currently not considered suitable for residential development due to status as protected open space. Planning permission approved - discounted.
0292	Former nursery & 21 Whin Hill	Craster	Craster	North - rest of delivery area	North	425739	619781	0.39	Mostly Greenfield	permitted (under-construction)	A/2008/0289, 14/00205/FUL, A/2003/0576, A/2008/0122, A/2007/0552	suitable	not available	not achievable	discounted	0	
0293	N section of Field S of Springfield	Christon Bank	Embleton	North - rest of delivery area	North	421305	622845	1.51	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site located adjacent to Christon Bank but outwith the defined settlement boundary. Development could impact on the character of the setting by extending the village into open land. The ECML runs to the eastern boundary and a buffer to the railway line may be required to ensure residential amenity. There is no opportunity for direct connection to the highway and any development would be completely dependent on adjacent land. The lack of independent access means that the site is not considered suitable at present.
0294	S section of Field S of Springfield	Christon Bank	Embleton	North - rest of delivery area	North	421300	622750	1.50	Greenfield	-	-	suitable in part	available	achievable	11-15 years	5	Located at the edge of the village but outwith the defined settlement boundary. Small greenfield site which is set between a recently completed residential development and the ECML. A buffer may be required to the latter for amenity purposes. Development would cause the extension of the village into the countryside. Access would need to be via the estate road from the relatively recently completed residential scheme (0332). The capacity of this to support further development would need consideration. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the western part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0296	Eglingham Glebe	Eglingham	Eglingham	North - rest of delivery area	North	410570	619365	2.25	Greenfield	-	-	suitable in part	available	achievable	11-15 years	10	Agricultural land to southern edge of Eglingham. Outwith the defined settlement boundary. Development of the whole parcel is likely to have a significant impact on the setting of the village, notably on openness and historic assets. Situated in a conservation area, the yield and nature of development should be sensitive to local character. Safe access will require resolution, but is unlikely to be completely prohibitive. A small watercourse runs along the southern edge of site and further evaluation of environmental and ecological impacts will be required. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the north western part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant being outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0297	E of Garden House to White Rigg	Embleton	Embleton	North - rest of delivery area	North	423331	622526	0.42	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site lying adjacent to village but outwith the defined settlement boundary. Development could have a significant impact on the setting. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. There is no suitable means of access/connection to the highway, as the existing lane is not considered to be suitable to support a residential scheme. The potential impacts on the natural environment, the lack of access, and the location mean that the site is not suitable for housing.
0298	Adjacent The Villas	Embleton	Embleton	North - rest of delivery area	North	423313	622755	1.00	Greenfield	-	-	suitable	available	achievable	11-15 years	15	Situated to eastern edge of village and adjacent to Embleton Quarry Nature Reserve. Adjacent to, but outwith the defined settlement boundary. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. A buffer to the nature reserve may be required. Improvements to highway infrastructure and access will be required to support a residential scheme, although this should not be prohibitive. There may be potential to deliver a small scheme, as long as the impacts on the natural environment are mitigated, with the lower theoretical yield considered to reflect local characteristics, particularly a buffer to the nature reserve. Offers potential for residential development, although it would not be LP compliant as it lies outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
0299	Felton C of E First School (S of Mouldshaugh Lane)	Felton	Felton	North - rest of delivery area	North	418529	600692	1.48	Mixed 50:50	-	-	not suitable	not available	not achievable	discounted	0	First school site within Felton, including buildings, associated grounds, and adjacent playing fields. Clearance of the existing buildings would be required, if the site did become available for redevelopment. The topography of the southern portion of the site may constrain development and limit the developable area. There are severe access and highway capacity issues apparent, and it is unlikely that the existing roads and junctions would be able to support a housing development of any scale. Not considered suitable for residential development due to identified constraints. Not available nor achievable. Retention in current use preferred for the foreseeable future.
0302	SE of High Town Farm	Longframlington	Longframlington	North - rest of delivery area	North	412912	600687	0.80	Greenfield	-	-	suitable	available	achievable	11-15 years	18	Undeveloped greenfield land at southern edge of Longframlington. Adjacent to the village, but outwith the defined settlement boundary. Development is likely to have an impact on the setting. Relatively recent housing development (0353) lies immediately to the north, and this site would have to use a common access point. This may limit the potential of the development, and highway capacity would need to be addressed to determine the suitability of a proposed scheme. A lower-density scheme would reflect highway constraints and limit the impact of development. Considered to be a possible location for a small-scale scheme, but only if the identified issues can be addressed. Offers potential for residential development, although it would not be LP compliant due to it being outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0303	West of Simonside Drive	Longframlington	Longframlington	North - rest of delivery area	North	412360	600640	2.04	Greenfield	-	-	suitable in part	available	achievable	11-15 years	20	Parcel of agricultural land adjacent to west of village. Development for housing would extend the built-up area of Longframlington further into the countryside. Development of the whole site is likely to have a significant impact on the setting, therefore, a reduced developable area and yield would be preferred. This would concentrate immediately adjacent to the village and another recently completed housing site (9048). The impacts on the environment and ecology will need to be considered. Improvements to highway infrastructure and access would be required to enable development. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0304	S of Hillrise Lane	Longframlington	Longframlington	North - rest of delivery area	North	412688	600601	3.30	Greenfield	-	-	suitable in part	available	achievable	16+ years	20	Relatively large area of agricultural on edge of settlement adjacent to a caravan site. Outwith the defined settlement boundary and development of the whole parcel would impact on the setting and character of the village. There is a prominent slope on the site and the topography may limit the scope for development. Impacts on environment and ecology will need further consideration. Site falls within an archaeological area which means further assessment of impacts. The current access point will need to be upgraded to support a residential scheme. T A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the north-western part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it sits outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0307	Castle Back	Rennington	Rennington	North - rest of delivery area	North	421351	618598	0.79	Mostly Greenfield	permitted (under-construction)	20/02451/REM, 20/04399/REM, 18/04410/OUT, 14/03571/OUT	suitable	available	achievable	0-5 years	7	Planning permission approved - deliverable.
0308	E of Rothley Crag Cottages	Not in a Settlement	Rothley	North - rest of delivery area	North	405408	589450	1.27	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land in the open countryside. There is woodland to the east with scattered dwellings and agricultural buildings to west. There is no existing access point in place. Development of a residential scheme would change the character of the setting. Very isolated and not considered suitable for housing at this time.
0310	Land at Togston Road E of Guyzance Avenue	Togston	Togston	South East - rest of delivery area	South East	424916	601592	3.28	Greenfield	permitted (under-construction)	18/02190/FUL, A/2003/0220, A/90/A/301	suitable	available	achievable	0-5 years	68	Planning permission approved - deliverable.
0311	Field NU0202-6858 N of Wreighburn Fields	Thropton	Thropton	Rothbury	North	402670	602551	1.28	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land adjacent to Thropton but outwith the defined settlement boundary. Development is likely to have an impact on the setting and would extend the village into the countryside There is a SSSI close to the site, and the impacts of development will need to be further considered. It is unlikely that the existing estate roads to the south would be able to support a residential development of any size. Location, potential impacts, and the lack of access, means that the site is not suitable for housing.
0313	Field NU0202-2941 W of Thropton Demesne	Thropton	Thropton	Rothbury	North	402470	602317	1.87	Greenfield	permitted (not started)	21/04231/REM, 18/02244/OUT	suitable	available	achievable	0-5 years	18	Planning permission approved - deliverable.
0318	Land off St James Park	Alnwick	Alnwick	Alnwick	North	419187	612157	0.29	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Undeveloped greenfield land situated next to Alnwick Town FC. Much of site is covered in mature trees and vegetation. A public footpath also runs through the site. Industrial/commercial units lie to the south, and a successful scheme would have to tackle this interface and ensure amenity for both uses. The site feels constrained. The current access point is unlikely to be suitable to support a residential development and would need to be upgraded. Identified constraints mean the site is not suitable for development.
0356b	North of New Bungalow	Christon Bank	Embleton	North - rest of delivery area	North	421439	623283	2.02	Greenfield	-	-	suitable	available	achievable	11-15 years	20	Agricultural land adjacent to Christon Bank. Site lies adjacent to an recent housing developments (0333, 0356a) but outwith the defined settlement boundary. Development would have an impact on local character and would extend the settlement further into the countryside. Any environmental and ecological impacts will have to be further considered and mitigated if necessary. An appropriate access point will need to be secured, although this might be possible via the adjacent site. Further assessment of highway matters required. A scheme of similar density to adjacent sites would be most fitting., and the theoretical yield identified reflects this. Offers potential for residential development, although it would not be LP compliant as it is outwith he defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
0429	Thropton 4 x 4 Centre	Thropton	Thropton	Rothbury	North	402444	602538	3.33	Mostly Brownfield	permitted (not started)	18/00751/REM, 13/03894/OUT	suitable	available	achievable	0-5 years	65	Planning permission approved - deliverable.
1007	East Ord Farm, East Ord	East Ord	Ord	Berwick-upon-Tweed	North	397868	651612	2.67	Greenfield	permitted (under-construction)	21/02169/REM, 18/00828/OUT, N/00/B/0191	suitable	available	achievable	0-5 years	30	Planning permission approved - deliverable.
1008	Land west of Etal Road at Prior Hill House, East Ord	East Ord	Ord	Berwick-upon-Tweed	North	398750	650869	8.93	Greenfield	-	19/03836/OUT	suitable in part	available	achievable	11-15 years	90	Undeveloped greenfield land to the south of East Ord. Outwith the defined settlement boundary. Both long established housing and an under-construction housing development lie adjacent to the north. Development of the whole parcel would extend the built-up area and have a significant impact on the local area, so is likely to be inappropriate. The site has no formal designation, but the land is valued locally for its biodiversity and is used for informal recreation. Impacts on the environment, ecology, and habitats will need to be considered and mitigated as required. Somewhat peripheral in feel but it could represent a long-term second phase to the current development to the north. Improvement to the local highway network will be necessary to enable a development of any scale, and the most suitable access point(s) will need to be secured. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1012	Spindlestone Farm, Belford	Not in a Settlement	Easington	North - rest of delivery area	North	415137	633185	0.58	Greenfield	permitted (under-construction)	N/10/B/0133, N/04/B/0547	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
1014a	Land north of Lucker Hall - Site A	Lucker	Adderstone with Lucker	North - rest of delivery area	North	415049	630407	0.69	Greenfield	-	N/89/B/0151/P	suitable	unknown	achievable	11-15 years	8	Greenfield land to north of Lucker Hall and at the edge of the village. There is no defined settlement boundary for Lucker. Development could impact negatively upon the setting and any proposal would have to be mindful of historical assets and conservation issues. This includes the Grade II listed buildings which lie immediately to the south. Access arrangements would need to be improved to enable a housing scheme of any size. A low-density, low-impact scheme could theoretically be appropriate for the site, but only if the identified constraints can be overcome. Particularly if the impacts on the character of the village and historic assets can be mitigated. Potentially, developable in the longer-term.
1017	Land at West Hope, south of A1	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	398862	654199	10.88	Greenfield	permitted (under-construction)	N/08/B/0696, 14/03054/REM	suitable	available	achievable	0-5 years	240	Planning permission approved - deliverable.
1017a	Land at West Hope, south of A1 (phase-1)	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399055	654428	0.37	Greenfield	permitted (under-construction)	14/03054/REM, N/08/B/0696,	suitable	available	achievable	0-5 years	10	Planning permission approved - deliverable.
1018	Land to west of East Ord Gardens, East Ord	East Ord	Ord	Berwick-upon-Tweed	North	397947	651116	2.32	Greenfield	-	N/91/B/0196/P, N/90/B/0784/P	suitable in part	unknown	achievable	11-15 years	12	Greenfield site in a peripheral location at the settlement edge, but outwith the defined settlement boundary. Set between residential development and the A1. Any environmental and ecological impacts will need further investigation and mitigated a necessary. A buffer to the main road would be required to ensure amenity for residents. The topography could limit the developable area, as there is a steep slope evident. Significant improvements to highway arrangements will be needed to support a housing scheme of any scale. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1019	Former coating and Blending Mill, Dock Road, Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399641	652297	0.32	Brownfield	permitted (under-construction)	N/04/B/0337, N/04/B/0368	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
1024	Warehouse No. 46 - 52 West End, Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399323	652801	0.05	Brownfield	-	N/10/B/0237, N/07/B/0529	suitable	unknown	achievable	11-15 years	5	This site in Tweedmouth is occupied by a dilapidated three-storey warehouse. The building had been used for a number of purposes over the years, most recently as an auction house, but has been vacant in recent times. Located within a conservation area and an area of high archaeological potential. Further assessment of the impacts that development could have on these issues will be required. Clearance of the existing building will be required prior to redevelopment. Alternatively conversion may be possible, although the building is in very poor repair. Offers opportunity for a higher density scheme due to the urban location. Offers an opportunity for a relatively small infill development in the urban area, if the identified constraints can be overcome.
1027	Former Car Showroom corner of Prince Edward Rd, Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399305	652604	0.17	Brownfield	-	15/02411/FUL	suitable	not available	not achievable	discounted	0	Brownfield land in Tweedmouth utilised for retail/commercial purposes. There is an established business in situ. Demolition and clearance of the site will be necessary, if the site were to become available. The site is located at a busy road junction, which may impact on the ability to provide safe access. Could represent an opportunity for a higher density scheme due to the urban location, potentially a flattened scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. However, the site has been redeveloped relatively recently. Not available nor achievable. Retention in current use preferred for the foreseeable future.
1028	Land at Martin Buildings	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399837	652532	0.21	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Brownfield land adjacent to the River Tweed within central Berwick. Adjacent to the town walls, a highly important scheduled ancient monument (SAM). The site is subject to tidal flood risk (zone 3a). A range of key environmental designations are also evident, as it is within a SAC and SSSI, with any proposal needing to be assessed against the impact on these designations. There are highway capacity and access limitations evident in serving the site, and the existing road might not be able to support further development. There is likely to be conflict between necessary flood mitigation measures and being able to design a scheme which is sensitive to the setting of the SAM. The range of constraints identified, particularly the adjacent SAM, mean that residential development would not be suitable.
1030	Sea View Works west of Cow Road, Main Street, Spittal	Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed	North	400820	651108	1.25	Brownfield	-	N/99/B/0268, N/92/B/0651/P	suitable in part	available	achievable in part	6-10 years	14	Site within Spital occupied by a printworks. It comprises a range of interlinked industrial buildings and associated land, providing factory, office and ancillary floorspace. The complex is made up of a main building of traditional stone and slate construction, along a number of more modern extensions that have been added over the years. The whole site requires clearance and potential remediation prior to redevelopment. Impacts on environmental and coastal matters will need further investigation. It lies immediately adjacent to the ECML and there is a steep embankment to the west of the site, which reduces the developable area. The boundary also includes undeveloped greenfield land, although there is a steep slope to most of this. A buffer to the ECML may be required to maintain residential amenity. Access will need to be improved to support a housing scheme, but this should not be prohibitive. Archaeological assessment may be required. There may be opportunity for a scheme of increased density, given the location. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the brownfield part of the site, adjacent to existing housing.
1035	Land at corner of Adams Drive & Spittal Hall Road, Spittal	Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed	North	400184	651426	0.12	Greenfield	-	N/00/B/0203	suitable	unknown	achievable	11-15 years	5	Sloping greenfield site within an established residential area. It functions as informal open space, although it carries no formal designation. A footpath also crosses the site. A new access point will be required to enable a housing scheme. There is a retail unit directly adjacent to the site and the parking/access for this business should not be compromised by a new proposal. It is considered there could be scope for a small-scale scheme. Potential option for a small infill site in the urban area if the identified constraints can be addressed.
1037	Land west of Strathyre/rear of Blue Row	Bransdon	Bransdon	North - rest of delivery area	North	389579	637570	0.75	Mostly Greenfield	-	N/96/B/0346/P, N/93/B/0173/P	not suitable	unknown	not achievable	discounted	0	Agricultural land immediately to southern edge of Bransdon. The village has no defined settlement boundary. Development is likely to have a significant impact on the character and setting of the village by extending built development into the countryside. Any environmental and ecological impacts will need to be addressed. A number of constraints can be identified which would limit the scope for development. Most notably, the site lies within a registered battlefield and an archaeological assessment will be required. The existing narrow access point to the north will need to be upgraded if the site is to support any residential development. There is a sewage treatment works in close proximity which may require mitigation to ensure residential amenity. The likely impact of development and the identified constraints mean that residential development is not considered suitable.
1040	Land at Brockdam Farm	Not in a Settlement	Ettingham	North - rest of delivery area	North	416134	624567	0.63	Greenfield	permitted (under-construction)	18/01893/FUL, N/09/B/0339, N/04/B/1081	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
1042a	Crookham Eastfield Farm	Not in a Settlement	Ford	North - rest of delivery area	North	390725	639042	0.78	Greenfield	-	11/01759/FUL, N/04/B/0592	not suitable	available	not achievable	discounted	0	Isolated farmstead comprising a range of agricultural buildings in various states of repair. Located in the open countryside. Conversion of the traditional farm buildings would be required. The existing access is not suitable to support a residential development. Due to the location, this is not considered suitable.
1043	Land at Clovelly, Cornhill	Cornhill-on-Tweed	Cornhill-on-Tweed	North - rest of delivery area	North	386274	639333	0.38	Mixed 50:50	-	N/06/B/0029, N/02/B/0588	suitable	unknown	achievable	11-15 years	6	Land adjacent to eastern edge of Cornhill-on-Tweed, a village without a defined settlement boundary. Mixed site, comprising vacant land and space used for open air storage, as well as a range of agricultural sheds and outbuildings. The latter would require clearance prior to redevelopment. Access will need to be improved to support housing, although this should not be prohibitive to a small scheme. Considered to offer potential for a low-density housing scheme if the identified constraints can be overcome. (in part).
1046b	Blackburn & Price, Silver Street	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399985	652679	0.35	Brownfield	permitted (under-construction)	N/10/B/0434, N/09/B/0339, N/06/B/0714, N/06/N/0720, 13/00471/FUL, N/01/B/0701	suitable	available	achievable	0-5 years	45	Planning permission approved - deliverable.
1055	Land east of Etal Road, Tweedmouth (Robert's Lodge)	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399137	650854	3.27	Greenfield	local plan allocation	N/06/B/0848, N/03/B/0947	suitable	available	achievable	6-10 years	125	Local Plan housing allocation - developable.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
1058	Land to the rear of Station Gardens, Cornhill	Cornhill-on-Tweed	Cornhill-on-Tweed	North - rest of delivery area	North	386209	639560	1.13	Brownfield	-	N/07/B/0304, 11/02912/FUL	suitable in part	not available	not achievable	discounted	0	Brownfield land within Cornhill-on-Tweed. A livestock mart originally operated from this site but has been occupied by an agricultural vehicle sales and maintenance business for a number of years. The business remains in situ and alternative premises for the current occupier would need to be secured prior to redevelopment. If the site was to become available, demolition and clearance could be required. Remediation may also be necessary due to past/current use. Improved access would be required to support a housing development. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, likely to be focused on the vacant parts of the site. However, there has been no recent indication of relocation of the business, and the site is not considered available or achievable.
1059a	West and South of the Meadows (east)	Belford	Belford	Belford	North	411091	633266	4.57	Greenfield	permitted (not started)	22/04529/REM, 19/01346/OUT	suitable	available	achievable	0-5 years	37	Planning permission approved - deliverable.
1059b	West and South of the Meadows (west)	Belford	Belford	Belford	North	410832	633304	4.36	Greenfield	-	-	suitable	available	achievable	11-15 years	30	Undeveloped agricultural land adjacent to Belford. Situated outwith the defined settlement boundary. Development of the whole site could have a substantive impact on this local landscape and setting. A scheme based on a much reduced yield and developable area, immediately adjacent to existing housing, might be suitable. Highway infrastructure would need to be improved to support a residential development. The size and nature of the site means that the impact on the environment, ecology, and habitats would need further assessment. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1060	Land east of Craggy Hall Farm	Belford	Belford	Belford	North	410525	634128	10.29	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large tract of open agricultural land to north west of Belford in an attractive setting. Parts of site are adjacent to the defined settlement boundary. The scale of the site is out of proportion with the village and development of even a relatively small proportion of it would have a significant impact on the character of the local area by extending built development into the open countryside. There is a steep wooded slope to the east of the site with a rock outcrop, which will limit the developable area. A burn crosses site in south and part of site is subject to flood risk (zones 2 & 3). The Chapel Craggs wildlife site is also close by. Buffers may be necessary to both this and the burn if any development were to take place. Half of site is also within a conservation area. There is no highway access to the site except via a caravan site in south east and a track to west, neither of which are appropriate for residential development. Therefore, significant improvements to highway infrastructure would be needed. Topography, nature conservation considerations, the scale and impact of development, and lack of suitable access, all combine to render the site unsuitable for housing.
1062	Twizzell Nursery Tillmouth Cornhill	Not in a Settlement	Duddo	North - rest of delivery area	North	387618	643191	1.69	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land in a highly rural environment in the open countryside. The site is subject to heavy tree coverage, and is remote from any kind of settlement. Located within Tillmouth Park, a Grade II listed historic park and garden (category-1 designation). A development of any size would have a significant impact on the setting. Given the location, the likely impacts on the environment and ecology will need careful consideration and mitigation as necessary. The River Till lies to the south of the site, and again, impacts will need assessed. The only access is via a rough track and this is not suitable to support a housing scheme of any size. The category-1 designation, the location in the open countryside, and the impacts of development, mean the land is not suitable for housing.
1063	Land at Brewery Farm	Wooler	Wooler	Wooler	North	399954	628040	7.25	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large greenfield site on the periphery of the settlement, in a prominent location to the east of Wooler First School. There is no defined settlement boundary for Wooler, but this site feels detached. The development of even a small element of the site would have a significant impact on the setting and character of the local area. The impacts on the natural environmental, ecology, and habitats through the loss of agricultural land will need further consideration and mitigation as appropriate. The highway capacity to the east of Wooler is limited and could prohibitive any development. Brewery Road would be unable to support much further development and the junction with the A697 is a key concern. The impact of development, the scale of the site, and the highway constraints mean that it is not suitable for a housing scheme of any scale.
1065	West Weetwood, Wooler	Not in a Settlement	Chatton	North - rest of delivery area	North	400544	628864	0.77	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Land at a rural farmstead in the open countryside. There are a handful of agricultural buildings in situ on part of the site. Clearance and/or conversion would be necessary. The current access arrangements would need improvement but this should not be prohibitive to a small-scale scheme. The site is not suitable for housing due to the isolated location.
1067	Land to rear of Roddam & Callers Court, Hiveacres, East Ord	East Ord	Ord	Berwick-upon-Tweed	North	398673	651155	7.75	Greenfield	permitted (under-construction)	N/07/B/0440, 18/02606/VARYCO, N/99/B/0801	suitable	available	achievable	0-5 years	230	Planning permission approved - deliverable.
1070	Land east of South Road, Lowick	Lowick	Lowick	North - rest of delivery area	North	401577	639569	0.61	Greenfield	permitted (under-construction)	14/01679/FUL	suitable	available	achievable	0-5 years	1	Planning permission approved - deliverable.
1074a	The Glebe Field (south)	Norham	Norham	North - rest of delivery area	North	389603	647244	1.60	Greenfield	local plan allocation	-	suitable	available	achievable	6-10 years	20	Local Plan housing allocation - developable.
1074b	The Glebe Field (north)	Norham	Norham	North - rest of delivery area	North	389511	647469	6.25	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of undeveloped Glebe land to the north west of Northam. Situated outwith the defined settlement boundary, alongside the River Tweed. A number of significant constraints are evident, with the impact on conservation and heritage assets being perhaps most notable. The Grade I listed St Cuthbert's Church lies to the east and it is considered that any development could severely compromise the building and setting, and the associated conservation area. Further assessment of archaeological features would also be necessary. The northern part of the site is subject to flood risk (zone-3) and would not be suitable for development. This would reduce the developable area. Location next the River Tweed means that there could be negative impacts on ecology and habitats. There is no suitable access point available to link the site to the highway. Loss of habitats could also be an issue. The significant and irreversible impact on the local character and historic fabric, along with other identified constraints, mean that no development would be suitable in this location.
1077	Land south of Common Road, Wooler	Wooler	Wooler	Wooler	North	398966	627755	1.75	Greenfield	-	N/08/B/0604, N/03/B/1003	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land situated to the south western edge of Wooler. There is no defined settlement boundary. In an attractive setting, but somewhat peripheral to the main town. Development of the site could have a significant impact on local character. There are significant topographical issues, with steep slopes evident, the site is also very prominent due to the elevated nature of the land. Ecological and environmental impacts, and loss of habitats will need further assessment. There is no means of vehicular access to the site and significant improvements to highway infrastructure would be necessary to support any kind of development. The location of the site, impact of development, and identified constraints, mean the site is unsuitable.
1078	Buildings at Coupland Home Farm	Not in a Settlement	Ewart	North - rest of delivery area	North	393654	631048	0.32	Greenfield	-	12/00056/FUL, N/04/B/1067, N/99/B/0307/P, 17/02627/FUL	not suitable	unknown	not achievable	discounted	0	Established farmstead in an isolated rural environment, comprising a range of traditional and modern agricultural buildings in varying states of repair. Set within the open countryside. This includes a number of Grade II listed buildings and an impressive two-storey former granary. The buildings have seen increasing deterioration in the intervening years and are now largely derelict. Any proposals for redevelopment must take account of the listed buildings and the conservation context. Sensitive conversion will be necessary. Access arrangements will need to be improved to enable a residential scheme. However, not considered suitable at present due to the location in the open countryside.
1084	Slate Hall Farm, North Lane, North Sunderland	North Sunderland	North Sunderland	Seahouses	North	421071	631551	0.17	Brownfield	permitted (under-construction)	15/02434/FUL, 11/00228/FUL, N/07/B/0579, N/07/B/0594	suitable	available	not achievable	discounted	0	Commercial building situated in Seahouses. Latterly a retail unit with associated storage space to upper levels, it has also been utilised as a hotel in the past. Town centre location but there could still be scope for conversion to residential use, either the upper floors or the whole building. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Also within the conservation area. Suitable vehicular access to the rear of the site would have to be improved. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. However, there has been no recent indication that redevelopment is being considered.
1086	39 Main Street	Seahouses	North Sunderland	Seahouses	North	421901	631967	0.03	Brownfield	-	N/94/B/0456/P, N/99/B/0176/A	suitable	not available	not achievable	discounted	0	Commercial building situated in Seahouses. Latterly a retail unit with associated storage space to upper levels, it has also been utilised as a hotel in the past. Town centre location but there could still be scope for conversion to residential use, either the upper floors or the whole building. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Also within the conservation area. Suitable vehicular access to the rear of the site would have to be improved. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. However, there has been no recent indication that redevelopment is being considered.
1088	Land south of Weetwood Road, Wooler	Wooler	Wooler	Wooler	North	399637	628201	2.14	Greenfield	-	N/93/B/0328/P	not suitable	not available	not achievable	discounted	0	Undeveloped greenfield land on the eastern side of town. Adjacent to existing housing, although there is no defined settlement boundary. The land is associated with Wooler First School which lies to the south. Development would impact on the setting by spreading the built-up area into open land. Highway and access issues are prevalent, with the capacity of Weetwood Road bridge potentially limiting or even inhibiting any further development in this area. Surface water flooding issues have also been identified. The location, impact of development, and highway constraints, mean that a residential scheme would not be suitable. Not available nor achievable. Retention in current use preferred for the foreseeable future.
1089	Land adjacent to The Crossing, Haugh Head, Wooler	Not in a Settlement	Wooler	Wooler	North	400057	626128	0.38	Greenfield	-	N/90/B/0281/P	not suitable	unknown	not achievable	discounted	0	Greenfield site in the open countryside. Located in a very attractive setting, adjacent to Wooler Water and an area of woodland. Any development would constitute a substantial change to the setting, impacts on Wooler Water to the west would need further assessment, including in relation to ecology and habitats. There is no suitable means of access to the site, and it is likely that additional land would be required to enable this. Location in the open countryside, the expected impacts of development, and the identified constraints, particularly lack of independent access, mean that the site is not suitable for a housing scheme of any scale.
1091b	Land north of Weetwood Road, Wooler - Phase 2	Wooler	Wooler	Wooler	North	399667	628578	0.52	Greenfield	permitted (not started)	21/03911/FUL	suitable	available	achievable	0-5 years	12	Planning permission approved - deliverable.
1093	Land between 53a and 45 Burnhouse Road, Wooler	Wooler	Wooler	Wooler	North	398734	628185	0.94	Greenfield	neighbourhood plan allocation (made)	N/99/B/0580, N/98/B/0602/P	suitable in part	available	achievable in part	6-10 years	12	Neighbourhood Plan housing allocation - developable.
1095	Former Glendale Engineering premises, Main Road	Milfield	Milfield	North - rest of delivery area	North	393664	633810	0.43	Brownfield	-	N/02/B/0158	not suitable	not available	not achievable	discounted	0	Land at the edge of Milfield which has historically been occupied by Glendale Engineering. The village has no defined settlement boundary. This comprises a workshop, associated office, and storage space. After being vacant for a period, the premises were reoccupied by a business fresh produce business, and more recently by Glendale Farm Services, an agricultural machinery dealers and contractor. This business remains in situ. Clearance would be required prior to redevelopment, along with any necessary remediation. The majority of this site is subject to flood risk (zone 3) and is not suitable for development. Safe access may be difficult to achieve, as it is directly adjacent to the A697. Not suitable for housing due to significant flood risk and highway constraints. Not available nor achievable. Retention in current use preferred for the foreseeable future.
1096	Land at Green Lane, Adj Easternwell Plantation	Cornhill-on-Tweed	Cornhill-on-Tweed	North - rest of delivery area	North	386268	639716	0.69	Greenfield	-	20/02000/FUL, N/91/B/0154/P	not suitable	available	not achievable	discounted	0	Peripheral parcel of land to northern edge of Cornhill-on-Tweed, a village without a defined settlement boundary. The land is occupied by established trees and vegetation. The site does not feel well connected with the settlement and development would lead to loss of woodland and mature trees. Impacts on the environment, ecology, and habitats will need further consideration. Notable highway improvements would also be required if site was to be developed, as current access point is narrow and not suitable for supporting a housing scheme. Not considered suitable due to the peripheral location, the impact of development, and the highway constraints.
1097	Land at North Farm, Warrenford - Site A	Warrenford	Adderstone with Lucker	North - rest of delivery area	North	413674	628700	0.20	Greenfield	-	18/00213/VARYCO, 13/00488/FUL, N/09/B/0187, N/08/B/0487	suitable	available	achievable	6-10 years	6	Agricultural buildings at farmstead in Warrenford, a small village without a defined settlement boundary. Conversion of the existing buildings would be preferred, and a scheme will have to be sensitive to the rural setting. Improvements in access would be necessary to support a housing scheme, although this should not prohibit development. There are no notable factors evident that would inhibit a small development. Considered developable for a small-scale scheme. Offers potential for residential development, although it would not be LP compliant as it is outwith a defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1098	Land at North Farm, Warrenford - Site B	Warrenford	Adderstone with Lucker	North - rest of delivery area	North	413661	628728	0.23	Greenfield	-	N/08/B/0487	suitable	unknown	achievable	16+ years	6	Agricultural land at farmstead to the northern periphery of Warrenford. There is no defined settlement boundary to this small village. A housing scheme will have to be sensitive to the rural setting. Improvements in access would be necessary to support a housing scheme, although this should not prohibit development. There are no notable factors evident that would inhibit a small development. Considered developable for a small-scale scheme. Offers potential for residential development, although it would not be LP compliant as it is outwith a defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1102	Heathery Hall, Wooler	Not in a Settlement	Chatton	North - rest of delivery area	North	402557	629874	0.41	Greenfield	-	14/03072/FUL	not suitable	unknown	not achievable	discounted	0	Agricultural land an buildings at a rural farmstead. Located outwith a settlement in the open countryside. Conversion of the traditional agricultural buildings would be necessary. Existing access is not suitable to support a residential development. Not considered suitable due to the location in the open countryside.
1104	St Coombs Farm, Holy Island	Holy Island	Holy Island	North - rest of delivery area	North	412802	642298	0.45	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land and buildings in a unique setting on Lindisfarne. Located outwith the defined settlement boundary. A housing scheme would have to be sensitive to the local conservation and heritage context. Development is likely to have a significant adverse impact on local character and setting. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Conversion of the traditional farm buildings would be preferred. Access would need to be improved to support housing. Due to the location, and likely impacts of development, it is not considered suitable for a housing development of any scale.
1105	Land north of Church Lane at Dryburn Road, Lowick	Lowick	Lowick	North - rest of delivery area	North	401393	639786	1.12	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site to the north of Lowick, situated adjacent to the village, but outwith the defined settlement boundary. The site is designated as protected open space. Development would impact on the character of the setting, by extending built development into the countryside. Devils Causeway Roman Road crosses site and this will require archaeological assessment in order to determine the significance of the impacts of development. Highways matters would need to be addressed and a new access point provided. Not considered suitable at present due to protected open space designation.
1106	Land north of 24 Fenton Grange east of A697 Wooler	Wooler	Wooler	Wooler	North	399014	628858	2.80	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land to northern edge of Wooler. There is no defined settlement boundary, but the site feels peripheral. It is likely that the impact of development on the character of Wooler would be marked. Ecological and environmental impacts of a housing scheme would need further assessment given the nature of the site. Significant improvements to highway infrastructure may be necessary to enable development and provide safe access. Location, the impacts on the setting, and the highway constraints mean that the site is not suitable for a housing scheme.
1107	Land north of Ryecroft, Wooler	Wooler	Wooler	Wooler	North	398868	628502	1.92	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site to edge of Wooler, adjacent to existing residential development, although there is no defined settlement boundary. The impacts of development on the setting and landscape could be significant. A number of constraints are evident. The land is subject to flood risk (zones 2 & 3) which would restrict the developable area. There is a watercourse and pond adjacent to the site and a buffer may be required to mitigate impacts on ecology and habitats. A World War II pillbox also remains in situ, and the impact of any proposal on this heritage asset would have to be carefully considered. There is no opportunity to link to the highway and no solution available to enable this without additional land. The location and the significant constraints, including flood risk, archaeology, and access restrictions, mean that the site is not suitable for a residential development of any size.
1108	Land north of common road east of High Fair Wooler	Wooler	Wooler	Wooler	North	398419	627938	1.17	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land on edge of Wooler. No defined settlement boundary. Detached from other development and it is likely that a residential scheme would alter the character of the local area. Environmental, ecological, and habitat impacts will need further assessment. There is a significant slope on the site, and this topography could limit the scope for any development. There is a scheduled ancient monument located on site in the form of a pair of WW2 pillboxes (category-1 designation). There is also no suitable point of access available to the highway, and little scope for providing this. It is likely that additional land would be required to enable this. Not considered suitable for housing due to the SAM, the peripheral location, impact of development, and significant constraints highlighted.
1110	Land west of South Road, Wooler	Wooler	Wooler	Wooler	North	399399	627927	1.03	Brownfield	neighbourhood plan allocation (made)	18/03870/FUL	not suitable	not available	not achievable	discounted	0	Neighbourhood Plan housing allocation - discounted.
1111	Land south of Common Road, Wooler	Wooler	Wooler	Wooler	North	398500	627784	0.61	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Open greenfield land to the west of settlement. Wooler has no defined settlement boundary and this site feels detached from the town. Development would alter the local setting and the character of the landscape. The land slopes significantly in an uneven manner from south to north, making development difficult. Development could also impact on the Green Castle heritage site. The environmental and ecological impact of development will need further assessment, particularly on Northern Craggy Hall, which lies to the north of the site. The existing narrow lane to the north would not be able to support housing development and there is no suitable frontage to the main road. The impact of development, and the identified constraints, notably topography and access, mean that it is not suitable for a residential scheme of any size.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
1112a	Land north of High Fair, Wooler (east)	Wooler	Wooler	Wooler	North	398603	627980	1.10	Greenfield	permitted (under-construction)	13/00802/OUT	suitable	available	achievable	0-5 years	14	Planning permission approved - deliverable.
1112b	Land north of High Fair, Wooler (west)	Wooler	Wooler	Wooler	North	398487	627958	1.18	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land situated to west of Wooler, adjacent to existing development, although there is no defined settlement boundary. The impact on the setting could be significant if development was to progress. Topography is likely to prohibit housing due to significant sloping and uneven land. Impact on environmental and ecological matters will require further assessment. There is a scheduled ancient monument on the adjacent site and any adverse impacts would need to be mitigated. Not considered suitable due to the location, impacts, and range of constraints identified.
1113	Land north of Heather View	Not in a Settlement	Wooler	Wooler	North	400172	626162	0.62	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site in an isolated location within a very small hamlet. Located in an attractive setting, close to Wooler Water and an area of woodland. The current access point is not suitable to support a housing development, and improvements may not be possible to enable this. Location in the open countryside and the identified constraints mean that the site is not suitable.
1114	Land at Bendor Garage, Bendor, Wooler	Not in a Settlement	Akeld	North - rest of delivery area	North	396469	629702	2.72	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Open greenfield land in a highly rural location outside of a settlement, adjacent to the trackbed of a former railway line. The site is in the open countryside and the scale of it is significant in this context. This is a very sensitive landscape, and development is likely to have a significant impact on the local environment. This potentially includes ecology and habitats. Notably, this includes the setting of Homidon Hill registered battlefield. The site is also within an HSE inner zone (category-1 designation). Not suitable for housing development of any scale due to the location and constraints.
1115	Land east of Prior Hill Cottage, Spittal	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399179	650607	5.21	Greenfield	-	-	suitable in part	unknown	achievable in part	11-15 years	30	Large greenfield site adjacent to the southern edge of East Ord. Situated outwith the defined settlement boundary. Although there is a small residential development to north, it does feel somewhat peripheral to the main built-up area. Development of the whole parcel would have a significant impact on the setting and would extend the reach of development into the countryside. The eastern part of site includes archaeological remains which will require detailed assessment to determine what level of development would be supported. Highway infrastructure will require improvement to enable a residential scheme and ensure safe access. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the western part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant due to it being outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1116	Old Coal Yard, Land east of Northumberland Road, Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399668	651953	2.91	Brownfield	local plan allocation	11/02030/OUT, 15/01307/REM, N/08/B/0926	suitable	available	achievable	6-10 years	70	Local Plan housing allocation - developable.
1117	Berwick Fire Station, Ord Street, Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	398893	652569	0.59	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Site of operational fire station in an area of industrial/commercial uses. The current use remains in situ. If the site was to become available, demolition and clearance would be required, along with remediation if necessary. Access may need to be upgraded, but should not be prohibitive to a small-scale scheme. Interface with employment land to south west will need to be carefully considered to ensure residential amenity. Potential to link with recently permitted housing scheme immediately to the north. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
1119	Belford Fire Station, The Meadows	Belford	Belford	Belford	North	411247	633444	0.41	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Brownfield land to the edge of Belford, within the defined settlement boundary. The majority of the site is occupied by a fire station, with a small playground and another building in site on the southern part of the site. The latter is currently in use as a community gym. If the site was to become available, demolition and clearance would be required, along with any necessary remediation. Access may need further assessment, and potentially upgraded to support housing. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
1120	Beal Residential Youth Centre north east of A1	Not in a Settlement	Kyloe	North - rest of delivery area	North	405406	642039	0.31	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Brownfield land in the hamlet of West Mains in the open countryside. A range of buildings are in situ, which have been utilised for tourism and leisure purposes. Although isolated, it is situated directly adjacent to the A1, so benefits from good connectivity. Given the location, appropriate access will need to be addressed, and a safe link to the highway maybe difficult to achieve given the importance of the A1. Redevelopment could be through conversion and extension of existing buildings and/or demolition and new-build. However, isolated location, outwith a settlement, means the site is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
1121	Wooler Fire Station, South Road, Wooler	Wooler	Wooler	Wooler	North	399369	627992	0.26	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Site within the built-up area which is currently occupied by a fire station. If the site was to become available, demolition and clearance would be required. Existing point of access may need to be improved. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
1124	Powburn (Bridges) Highways Depot, Powburn	Not in a Settlement	Ingram	North - rest of delivery area	North	405429	616908	1.48	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Land occupied by a waste transfer station, located in the open countryside. A range of buildings and industrial apparatus are in situ. Detached from a settlement and surrounded by mature trees, the impact of development could be significant given the peripheral rural location. Clearance and remediation would be needed prior to redevelopment. Existing highway infrastructure should be sufficient to support a relatively small housing scheme. Not considered to offer a suitable location for residential development, being isolated and detached from an existing settlement. Not available nor achievable. Retention in current use preferred for the foreseeable future.
1127	Land north Longstone Crescent/Harbour Rd junction	Beadnell	Beadnell	North - rest of delivery area	North	423298	629507	0.56	Mostly Brownfield	-	17/04366/FUL, 11/02952/FUL, N/10/B/0415, N/10/B/0416LBC	not suitable	unknown	not achievable	discounted	0	Undeveloped land in a highly attractive setting on the coast in Beadnell. Outwith the defined settlement boundary. Development of a housing scheme would have an irreversible impact on the unique setting. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. The land is subject to flood risk (zone 3b). It is also within a conservation area. Due to the range and significance of the constraints and the setting, it is not suitable for a development of any scale.
1128	Land south east of 11 Harbour Road	Beadnell	Beadnell	North - rest of delivery area	North	423716	628896	0.28	Greenfield	-	11/02955/FUL	not suitable	unknown	not achievable	discounted	0	Linear strip of greenfield site situated right on the coast. Outwith the defined settlement boundary for Beadnell. Any development would have a significant impact on the local setting and have major impacts. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Therefore, development is likely to be highly impactful on this unique setting. Benlith Round Cairn, a scheduled ancient monument, is located on the site. The impacts will need to be very carefully considered. Given the shape of the site, safe access from the highway may be difficult to achieve. The category-1 designation (SAM), along with the environmental and habitat impact mean the site is not suitable for housing.
1129	Wooler First School, Rycroft Way, Wooler	Wooler	Wooler	Wooler	North	398841	628332	1.36	Mostly Brownfield	neighbourhood plan allocation (made)	-	suitable in part	available	achievable	6-10 years	10	Neighbourhood Plan housing allocation - developable.
1131	Weetwood Avenue (Tennis Courts), Wooler	Wooler	Wooler	Wooler	North	399687	627919	0.38	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Site within Wooler which is occupied by tennis courts. Situated between existing dwellings and Wooler First School. Part of the site is designated as protected open space. The current access point is very narrow and is not considered suitable for serving a housing scheme of any size. Not considered suitable due to land designation and constraints. Not available nor achievable. Retention in current use preferred for the foreseeable future.
1133	Land south of The Martins, Wooler	Wooler	Wooler	Wooler	North	399746	627640	1.70	Greenfield	neighbourhood plan allocation (made)	-	suitable	available	achievable	11-15 years	40	Neighbourhood Plan housing allocation - developable.
1155	Horsden Side Field north of Cheviot Street, Wooler	Wooler	Wooler	Wooler	North	399111	627795	0.26	Greenfield	-	N/04/B/0536	not suitable	unknown	not achievable	discounted	0	Small parcel of greenfield land in an attractive location towards the south of Wooler. Situated towards the rear of established housing. Mature trees in situ to edge of the site and there is also a slope to the north. The current access point is very narrow, and would not be suitable to support any kind of development. Lack of independent access means that it is not suitable for housing.
1156	Land north of roundabout A898 & B6435, East Ord	East Ord	Ord	Berwick-upon-Tweed	North	398224	651919	9.00	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Large greenfield site north of East Ord, close to the River Tweed, and outwith the defined settlement boundary. Peripheral to the settlement being situated to the far side of the A698. Development would have a significant impact by extending the town to the other side of this main road. Environmental, ecological, and habitat impacts will need further investigation. There is a sewage treatment works in close proximity to the north, and a chemical works to east, both of which could have a negative impact on residential amenity. Significant improvements to highway infrastructure likely to be necessary to enable development. Not considered suitable for a housing scheme due to location, scale of site, and impacts of development.
1157	Farm Buildings at Newlands Farm	Not in a Settlement	Belford	Belford	North	411574	632464	0.34	Greenfield	permitted (under-construction)	11/01381/FUL, N/08/B/0475	suitable	available	achievable	0-5 years	12	Planning permission approved - deliverable.
1158	Land east of Shepherds House, Kirknewton	Kirknewton	Kirknewton	North - rest of delivery area	North	391434	630368	1.83	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land in an attractive location to the northern edge of the village, which has no defined settlement boundary. The scale of the site means that development is likely to be out of context with the settlement. Development would have an impact on the rural setting and character. Site susceptible to flood risk from two nearby watercourses. Highway constraints are also evident, and there is doubt that a safe access can be provided. The site is situated in a conservation area and any proposal should be mindful of this context. The impact of development and constraints, including scale, flood risk, and highways, mean the site is not suitable for a housing scheme.
1159	Land south of Tripping Chare, Holy Island	Holy Island	Holy Island	North - rest of delivery area	North	412412	641918	1.52	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site to west of settlement in the unique setting of Holy Island. Situated outwith the defined settlement boundary. Any development would have a significant and irreversible impact on a very attractive location. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Within a conservation area, and any development must be sensitive to this designation. No suitable point of access at present and it may not be possible to provide a solution to this. Not suitable for housing.
1161	Haldon Hill Water Works, Castle Terrace	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399067	653906	0.29	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Redundant waterworks site embedded within the urban area, and surrounded by established housing. Although now redundant, there remains an underground reservoir and a small building in situ, which would require clearance prior to redevelopment. The access is via a very narrow track, complete with a sharp bend and a gradient, which is unlikely to support even the smallest of residential schemes. Archaeological assessment also likely to be required. Not suitable for housing given the identified constraints.
1162	Land at Sewage works east of Kings Field	Seahouses	North Sunderland	Seahouses	North	422408	631715	7.58	Greenfield	-	17/00931/FULES, 13/00124/OUTES	not suitable	available in part	not achievable	discounted	0	Large area of agricultural land to the south eastern edge of Seahouses, situated on the coast. Outwith the defined settlement boundary. A housing scheme would have a significant impact on the character of the local setting. There are significant environmental and ecological constraints evident, with development subject to HRA assessment of potential impact on SAC, SPA, Ramsar sites and a SSSI. The proximity to a sewage works will require further assessment, with measures likely to be needed to protect residential amenity. Parts of the site are subject to unstable ground conditions due to early mining activity, and subsidence could therefore be an issue. Within an archaeological area and further investigation may be required. Currently, there is no suitable point of access to the site, it is likely that access will need to be via the adjacent housing estate (9667), although further consideration of these roads to serve a new residential scheme will be necessary. The impact on designated sites, both within and adjacent to the site, the location, and additional identified constraints, mean that the site is not suitable for any housing.
1163	Morris Hall Farm Steading, Norham	Not in a Settlement	Norham	North - rest of delivery area	North	391128	647022	0.53	Agricultural Brownfield	-	N/11/B/0019	not suitable	available	not achievable	discounted	0	Rural farmstead comprising a range of interconnected stone agricultural buildings. Situated outwith a settlement in the open countryside. Whilst not formally listed, the steading is still of heritage importance, and includes a significant chimney amongst the redundant structures. Sensitive conversion of traditional agricultural buildings would be necessary. Existing link to the highway will need to be improved to enable a residential scheme. Not considered suitable for housing due to the isolated rural location.
1164a	Land south of the Vicarage - Site A	Ellingham	Ellingham	North - rest of delivery area	North	417418	625602	3.15	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large greenfield site in a detached location to the south of Ellingham. The village has no defined settlement boundary. The size of the site is disproportionate to the settlement and it is considered development would have a significant impact on local character. A number of constraints are evident. There is a watercourse and medieval well to the south of the site. These would require further consideration, and it may be necessary to incorporate a buffer incorporated into the scheme if necessary. The village church (St Morris), is located immediately adjacent to the east and the setting could be significantly compromised by a housing development. Highways limitations also apparent and provision of suitable access could be difficult. The scale and impacts of development, and the identified constraints mean it is not suitable for a housing development of any scale.
1164b	Land south of the Vicarage - Site B	Ellingham	Ellingham	North - rest of delivery area	North	417323	625640	0.49	Greenfield	-	-	suitable in part	available	achievable	6-10 years	8	Greenfield land to southern edge of village, but adjacent to established housing. There is no defined settlement boundary in place. Any impacts on environment and ecology will need to be identified and mitigated as appropriate. Any development would have to be appropriate for the setting, and reflect the character of the existing village. Highway improvements would be needed to enable development, by providing safe access to the site. Further works will be necessary with regard to this. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing. Suitable for a small-scale scheme on overcoming the identified constraints.
1167	The Engine Sheds, west Spittal Hall Road, Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399857	651746	0.92	Brownfield	-	19/04107/FUL	suitable	available	achievable	6-10 years	60	Brownfield land in Tweedmouth situated between the ECML and an established residential area. Until recently, the site was occupied by a range of former railway buildings, last occupied as premises for a builders merchant, although these have been vacant in recent times and had become derelict. Whilst dating from the 19th Century, and of heritage interest, the structures are not formally listed. Demolition and remediation will be required. Archaeological assessment may be required prior to redevelopment. Directly adjacent to the ECML, a buffer may be required to ensure residential amenity. Improvements to access will be necessary to support a residential scheme. Offers an opportunity for redevelopment of a brownfield site in the urban area, potentially at a higher density given the urban location.
1168	Land south of Prince Charles Crescent, Scremerston	Scremerston	Ancroft	North - rest of delivery area	North	400668	648893	3.96	Greenfield	-	-	suitable in part	available	achievable in part	6-10 years	20	Greenfield site to the south western edge of Scremerston. There is no defined settlement boundary to the village. New development would extend the settlement into open land, but this spread would be well contained, as the site is located between the village and the A1. Any environmental and ecology impacts will need further investigation. Highway matters will need to be carefully considered, particularly provision of a safe point of access. Northern part of site is perhaps accessible via existing development, southern part likely to require a new access. There may also be need for a noise/visual buffer to the main road to ensure residential amenity. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing.
1169	Land west of Armstrong Court, Scremerston	Scremerston	Ancroft	North - rest of delivery area	North	400404	649239	3.03	Greenfield	-	-	suitable in part	available	achievable in part	6-10 years	15	Undeveloped land adjacent to Scremerston, a village without a defined settlement boundary. Development would cause the village to grow, but any threat of sprawl will be contained by the adjacent A1. Situated to west of established housing and the village first school. Any environmental impacts will need further investigation. Access may be possible through existing housing, or via adjacent land. A buffer will be required to the A1 in order to ensure residential amenity. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing.
1170	Land south of Derwent Terrace, Scremerston	Scremerston	Ancroft	North - rest of delivery area	North	400363	649484	8.22	Greenfield	-	-	suitable in part	available	achievable in part	6-10 years	22	Relatively large area of agricultural land to north of settlement. There is no defined settlement boundary in place. Development of the overall site would be disproportionate to the size of the village, but a smaller development could be more suitable and less impactful on the setting. Impacts on the environment, ecology, and habitats must be carefully considered and mitigated as appropriate. Lies adjacent to the A1, so a buffer may be required to ensure residential amenity. Highway infrastructure will require investment in order to allow safe access, particularly if a number of sites are to be brought forward in Scremerston. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the south eastern part of the site, adjacent to existing housing.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
1171	Land east of Prince Charles Crescent, Scremerston	Scremerston	Ancroft	North - rest of delivery area	North	400871	648911	7.66	Greenfield	-	-	suitable in part	available	achievable in part	6-10 years	30	Linear greenfield site to south east of the village. No defined settlement boundary. Development of the whole parcel would significantly extend the village into the countryside and would be disproportionate to the existing settlement. Further assessment of impacts upon ecology and habitats required, and then mitigated if necessary. Existing highway infrastructure will need to be improved in order to support a housing development of any size. Particularly if a number of adjacent sites are to be brought forward for development. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the north western part of the site, adjacent to existing housing.
1172	Land north of Stanhope Cottages, Scremerston	Scremerston	Ancroft	North - rest of delivery area	North	400812	649360	4.59	Greenfield	-	-	suitable in part	available	achievable in part	6-10 years	20	Greenfield land east of the Scremerston, a village with no defined settlement boundary. Any adverse impacts on the environment and ecology need to be identified and mitigated if required. Highway capacity would be a key matter to address. Access will need to be improved, particularly if a number of adjacent sites are to be brought forward. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing.
1173	Land east of Deputy Row, Scremerston	Scremerston	Ancroft	North - rest of delivery area	North	400552	649646	1.58	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land to north of Scremerston, adjacent to the rugby club. No defined settlement boundary, but the site feels peripheral to the existing village. New housing would extend the reach of the village into the countryside. Access would need to be improved to support a housing scheme. The site feels somewhat detached the rest of the village. Access will need to be improved to support a residential scheme. Site feels peripheral to the wider settlement and is not currently considered suitable for new housing.
1174	Land south of Derwent Water Terrace	Scremerston	Ancroft	North - rest of delivery area	North	400627	649432	1.05	Greenfield	-	-	suitable	available	achievable	6-10 years	12	Scrub grassland situated between Scremerston village and the rugby club to the north. There is no defined settlement boundary, but the site does feel connected with the wider village. Loss of habitats and any environmental impacts will need to be investigated further and mitigated as appropriate. Highways infrastructure will need improvement in order to provide safe access. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site can offer a suitable location for residential development.
1176	Land South of the Vicarage, South Lane, North Sunderland	North Sunderland	North Sunderland	Seahouses	North	421224	631363	0.69	Greenfield	-	-	suitable	available	achievable in part	11-15 years	10	Undeveloped land to the south of North Sunderland, but outwith the defined settlement boundary. Housing development would expand the village into the countryside and have an impact on the setting and local character. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Highways capacity and safe access will need to be carefully considered, particularly if a number of adjacent sites are to be brought forward. In this case there would be need for a comprehensive upgrade of infrastructure. If potential impact on environmental designations can be overcome then development could be suitable. In this context, a low-density scheme is likely to be preferred. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1177	Land South of 16 South Lane, North Sunderland	North Sunderland	North Sunderland	Seahouses	North	421230	631288	0.67	Greenfield	-	-	suitable	available	achievable in part	11-15 years	10	Undeveloped land to the south of North Sunderland, but outwith the defined settlement boundary. Housing development would expand the village into the countryside and have an impact on the setting and local character. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Highways capacity and safe access will need to be carefully considered, particularly if a number of adjacent sites are to be brought forward. In this case there would be need for a comprehensive upgrade of infrastructure. If potential impact on environmental designations can be overcome then development could be suitable. In this context, a low-density scheme is likely to be preferred. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1178	Land South of the cemetery South Lane, North Sunderland	North Sunderland	North Sunderland	Seahouses	North	421122	631258	0.80	Greenfield	-	-	suitable	available	achievable in part	11-15 years	10	Undeveloped land to the south of North Sunderland, but outwith the defined settlement boundary. Housing development would expand the village into the countryside and have an impact on the setting and local character. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Highways capacity and safe access will need to be carefully considered, particularly if a number of adjacent sites are to be brought forward. In this case there would be need for a comprehensive upgrade of infrastructure. If potential impact on environmental designations can be overcome then development could be suitable. In this context, a low-density scheme is likely to be preferred. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1179	Land south east of 207 Main Street, North Sunderland	North Sunderland	North Sunderland	Seahouses	North	421026	631226	0.72	Greenfield	-	22/00801/FUL, 22/04503/FUL, 17/01819/OUT	suitable	available	achievable	11-15 years	10	Undeveloped land to the south of North Sunderland, but outwith the defined settlement boundary. Housing development would expand the village into the countryside and have an impact on the setting and local character. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Highways capacity and safe access will need to be carefully considered, particularly if a number of adjacent sites are to be brought forward. In this case there would be need for a comprehensive upgrade of infrastructure. If potential impact on environmental designations can be overcome then development could be suitable. In this context, a low-density scheme is likely to be preferred. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1180	Land south east of 215 Main Street, North Sunderland	North Sunderland	North Sunderland	Seahouses	North	420928	631172	0.81	Greenfield	-	22/00801/FUL, 22/04503/FUL, 17/01819/OUT	suitable	available	achievable	11-15 years	10	Undeveloped land to the south of North Sunderland, but outwith the defined settlement boundary. Housing development would expand the village into the countryside and have an impact on the setting and local character. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Highways capacity and safe access will need to be carefully considered, particularly if a number of adjacent sites are to be brought forward. In this case there would be need for a comprehensive upgrade of infrastructure. If potential impact on environmental designations can be overcome then development could be suitable. In this context, a low-density scheme is likely to be preferred. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1182a	Land at Belford Golf Club - Site A	Belford	Belford	Belford	North	411283	633646	5.58	Mostly Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Large greenfield site to the eastern edge of Belford, outwith the defined settlement boundary. Development of even a proportion of this site is likely to have a significant impact upon the setting. Adjacent to designated open space and impacts on environment, ecology, and habitats will need further consideration. A burn runs through the centre of the site, effectively splitting the parcel in half, which would need to be incorporated into a scheme. Parts of site are subject to flood risk (zones 2 & 3), which would reduce the developable area. Also located within a conservation area, something that will need to be considered through a potential scheme. Existing access point will require an upgrade to enable a residential development. Due to the location, potential impacts, and range of constraints, the site is not considered to be suitable for residential development.
1183	Castlehills Farm, Castle Terrace	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	398557	653770	0.27	Greenfield	permitted (under-construction)	23/02480/FUL, 20/04431/REM, 17/03673/OUT	suitable	available	achievable	0-5 years	7	Planning permission approved - deliverable.
1184	Land to the rear of the Bluebell Hotel	Belford	Belford	Belford	North	410747	634021	0.86	Greenfield	permitted (under-construction)	20/02945/VARYCO, 17/04574/FUL	suitable	available	achievable	0-5 years	7	Planning permission approved - deliverable.
1185	Land to the North and East of Longridge Pk	Not in a Settlement	Horncliffe	North - rest of delivery area	North	395670	649846	4.26	Greenfield	-	12/02922/FUL	not suitable	unknown	not achievable	discounted	0	This site is part of the grounds of the Grade II listed Longridge Towers School, the main building originally dating from 1876. The land in question is greenfield and forms part of a walled garden, the remainder being open space and an extensive area of woodland. The site is isolated, in the open countryside. Access would need to be improved to support additional housing. The site is not considered suitable for residential development, with any scheme considered to have a significant detrimental impact on the setting, and irreversibly change the local character.
1187	Land west of Tweedmouth Cemetery, Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399436	650953	10.74	Greenfield	-	-	suitable in part	available	achievable in part	11-15 years	150	Large tract of agricultural land to the south of Tweedmouth, adjacent to a cemetery. Outwith the defined settlement boundary. Development of the whole parcel would increase the urban area and any scheme would have to carefully consider the impact on the landscape and local character. Environment, ecology, and habitat impacts from the loss of greenfield land will need further investigation and mitigation as necessary. There are known to be archaeological remains in the area and assessment may be required. The sloping topography will need to be taken into account in developing a scheme, although this should not be prohibitive. Highway matters will need to be addressed particularly for a larger scale development. There is no suitable access available to the site at present and the best solution to this will need to be assessed. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the north western part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1188	Land to the north of The Chesters, Cornhill	Cornhill-on-Tweed	Cornhill-on-Tweed	North - rest of delivery area	North	385757	639519	3.21	Greenfield	-	-	suitable in part	available	achievable in part	6-10 years	16	Relatively large area of agricultural land to the north of the village. There is no defined settlement boundary to Cornhill-on-Tweed. Development for housing would impact upon the setting and the local landscape. Any environmental and ecological impacts will need further consideration. Enabling appropriate access is key to suitability and the safety of a junction with the highway will need careful consideration. Shared access with the associated sites to the may be possible. A scheme will have to be carefully planned to avoid undue impact. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the south western part of the site, adjacent to existing housing. This reflects the edge of settlement location. Offers an option for housing in the longer-term.
1189	Land north of East End Cottages	Bowsden	Bowsden	North - rest of delivery area	North	399574	641835	2.70	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Sizeable parcel of agricultural land to the eastern edge of Bowsden, a small village with no defined settlement boundary. In the context of the village, this site is significant, and development of the whole area would be inappropriate in such a rural area. The loss of a tract of greenfield land could have environmental and habitat impacts. A burn runs to the northern boundary of the parcel, with any impacts will need mitigation. Access would need to be upgraded to enable development, with the existing track to the east of the site not suitable to support housing. There is a sewage treatment works located immediately adjacent to the east that could have a notable impact. A buffer would be needed to any new housing to ensure amenity. The range of factors evident, notably the impact on the rural setting and the identified constraints mean that it would not be suitable for a residential scheme of any size.
1190	Land to the rear of 2-8 Springfield Park, East Ord	East Ord	Ord	Berwick-upon-Tweed	North	398148	651021	1.69	Greenfield	-	N/76/B/0187/P	not suitable	available	not achievable	discounted	0	Greenfield site to south western edge of East Ord. Outwith the defined settlement boundary and a housing scheme would extend the built-up area. Although adjacent to a caravan site and housing, it does feel peripheral. This is a historic landfill site and as a result the land is likely to be contaminated and potentially unstable. Remediation and/or extensive site preparation could be necessary. Environmental impacts will need further assessment. Access restrictions may limit the scope of any development. The constraints identified, particularly relating to former use as a landfill site, mean the site is not suitable for housing.
1191	Land west of North Bungalow, Wark	Wark (Tweed)	Carham	North - rest of delivery area	North	382619	638723	0.46	Greenfield	-	-	suitable in part	unknown	achievable in part	11-15 years	5	Undeveloped greenfield site within a small rural village, in a highly attractive location adjacent to the River Tweed. The village has no defined settlement boundary. Some of the site is subject to flood risk (zones 2 & 3). The northern tip of the site is most severely impacted (zone 3), which will reduce the developable area. Given the location next to the River Tweed, any environmental, ecological, and habitat impact of development would have to be mitigated. Highway capacity and access improvements will be required as the existing estate road is narrow and will need to be upgraded. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing.
1192	Land south of Castle Terrace	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	398749	653768	5.49	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large elevated greenfield site to west of Berwick, located outwith the defined settlement boundary. Given the location, scale, and prominence of the site, development of the whole parcel would have a significant impact on the setting. The site forms part of landscaped backdrop to Grade I listed Royal Border Bridge. Potential impacts on the Tweed Estuary SAC and a SSSI will need to be assessed and mitigated as required. Located close to the medieval settlement of Bondington, so an archaeological assessment is likely to be needed. Highways mater will need further investigation, as the current arrangements would not be able to support a residential development of any notable size. The location and highway constraints, together with uncertainties regarding the impact of development upon biodiversity, heritage and the landscape, mean the site is not considered suitable for housing.
1193	Land north of Totfs Lane, Horncliffe, Berwick	Horncliffe	Horncliffe	North - rest of delivery area	North	393081	650097	4.28	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land in an attractive location to the north of Horncliffe, a village without a defined settlement boundary. The site disproportionate the size of this small settlement. Given the sensitive location, development of the whole site would have a noted impact on the local setting. There is a Scheduled Ancient Monument on the site in the form of Horncliffe Fort (category-1 constraint). There is no suitable point of access yet, and further investigation of options will be needed to see whether a safe link to the highway can be provided. Development would have a serious, irreversible detrimental impact on an important heritage asset. Not suitable for a housing scheme on any scale.
1194	Land west of Galagate, Norham	Norham	Norham	North - rest of delivery area	North	398932	647115	2.14	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land located outwith the defined settlement boundary for Norham. The development of housing would have an impact on the setting by extending the village into the surrounding countryside. Given the loss of greenfield land, the extent of impacts upon ecology and habitats will need to be considered. There is no direct highway access available, with the link at present being via narrow roads/tracks, which are not capable of supporting a residential development. Therefore, significant improvements would be required to support a housing scheme of any scale. The impacts of development on local character and setting, constraints and lack of appropriate access, mean that the site is not suitable for housing.
1196	Land east of Highburn House, Burnhouse Road Wooler	Wooler	Wooler	Wooler	North	398605	628183	1.21	Greenfield	-	N/07/B/0930	suitable in part	unknown	achievable	16+ years	5	Undeveloped land to western edge of Wooler which is located between existing residential development and a caravan park. Development of the whole site would impact upon the setting and landscape. The sloping topography of the land is likely to reduce the developable area. Located in an area of known archaeological remains, so further assessment may be required. There is no suitable point of access to the site at present, so highway improvements would be necessary to support a housing scheme of any scale. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing. The identified capacity recognises such a limited small-scale development.
1197	Land north of Rotary Way, Tweedmouth	East Ord	Ord	Berwick-upon-Tweed	North	398122	652125	37.04	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Substantial greenfield site in an attractive location to the north of East Ord which is currently utilised for agricultural purposes. Situated to the north of the A698 and outwith the defined settlement boundary, it feels detached and peripheral. Development of the whole site, or even a proportion of it, would extend the built form of the town, and cause inappropriate spread of the urban area. Development is likely to have an impact on ecological matters as it is in close proximity to designated sites associated with the adjacent River Tweed. To support a development, significant highway capacity and access improvements would be necessary as there is currently no access to the highway. There is a sewage treatment works located immediately to the north, and mitigation would be required to ensure residential amenity. Location, impact on character and setting, landscape, and constraints regarding highways and the adjacent sewage works, mean the site is not suitable for a housing scheme of any size.
1198	Land at Cornhill Road, East Ord	East Ord	Ord	Berwick-upon-Tweed	North	398312	651651	1.33	Greenfield	-	17/01589/OUT, 19/02564/REM, 20/00781/REM, N/96/B/0523/P	suitable	available	achievable	6-10 years	9	Greenfield site in East Ord. Surrounded by established residential development. Much of the site is covered in vegetation, and there are mature trees each boundary. There is an area of hardstanding at the centre of the parcel. Impacts upon ecology and biodiversity will need further assessment. The existing access is a narrow, rough track, which would not be suitable for residential development. A new access would need to be provided, with best option for a link to the highway requiring further evaluation. If the identified constraints can be overcome, then this represents an opportunity for new housing within the existing settlement.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
1201	St Aidans Hotel, 1 St Aidans	Seahouses	North Sunderland	Seahouses	North	421670	632289	0.07	Brownfield	-	11/02747/FUL, N/08/B/0541, N/03/B/0305, N/07/B/0964	suitable	not available	not achievable	discounted	0	Existing property within Seahouses that has been operating as a hotel in recent years. The building and the associated offers potential for conversion to flats/apartments, with possibility for further new-build development. If the site was to become available, demolition and clearance would be required. Recently earmarked for providing holiday accommodation (individual holiday lets). Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.
1202	Berwick Infirmary, Infirmary Square	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399774	653366	1.79	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Berwick Infirmary site to the north of the town centre, comprising a range of buildings and associated land. It an operational hospital site and provides a range of healthcare services for the community., although healthcare provision in the town is currently being restructured. Berwick Ramparts, a scheduled ancient monument, lies to the immediate south of the site, and this would have to be carefully considered in any proposal for (re)development. It is located within a conservation area. An archaeological assessment is likely to be required. Clearance and/or conversion would be required if it was earmarked for redevelopment. There may be need for remediation following this. If identified constraints can be overcome, particularly the impacts on heritage assets, a sensitive redevelopment of the site may be suitable. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
1203	Land south of Weetwood Road, Wooler	Wooler	Wooler	Wooler	North	399742	628270	1.94	Greenfield	-	-	suitable in part	available	achievable in part	6-10 years	20	Agricultural land in a relatively peripheral location to the eastern edge of Wooler. There is no defined settlement boundary and development would cause spread of built development into the countryside. Feels somewhat detached from other residential development. The northern part of the site is subject to flood risk (zone 2). It is also located within an HSE consultation zone. Both of these matters will need to be taken into account in a proposed housing scheme. Any environmental and ecological impacts will need to be considered. There are highway capacity issues apparent in this part of Wooler and there is likely to be a need to invest in improved highway infrastructure to support additional development. There is no suitable point of access at present and this will need to be resolved. This will need further assessment. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the western part of the site, closest to the existing settlement.
1204	Land south of The Schoolhouse	Kirknewton	Kirknewton	North - rest of delivery area	North	391586	630292	0.90	Greenfield	-	-	suitable in part	unknown	achievable in part	11-15 years	5	Parcel of greenfield land to east of a small rural village without a defined settlement boundary. Residential development would impact on local character and the setting. Development of the whole parcel is likely to be out of proportion with the scale of the village. Impacts on landscape and the environment will need further investigation. Improvements to highway infrastructure would be necessary, and the safest option for an access point would need to be determined. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the western part of the site, adjacent to existing housing.
1209	Land south of Bowsden Hall Bungalow	Bowsden	Bowsden	North - rest of delivery area	North	399149	641699	0.67	Greenfield	-	-	suitable	available	achievable	6-10 years	10	Small area of paddock land within Bowsden. A small residential development would lie between existing residential development and should not be overwhelming for the setting. Few obstacles to development apparent with space for new junction to the highway being the primary constraint. The current access point is a narrow point between two houses and would need to be upgraded to enable housing. This should not be prohibitive and if this can be addressed, then a low-density scheme could be fitting for the location and setting.
1210	Dock Road Depot, South of Dock Road, Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399809	652032	0.18	Mostly Greenfield	-	-	suitable in part	not available	not achievable	discounted	0	Brownfield land within Tweedmouth comprising a warehouse that is currently occupied by a commercial seafood business. The location on the Tweed Estuary has potential to be a very attractive spot for housing. There is dense mature woodland to the rear of the site. Demolition and clearance of the existing buildings necessary prior to redevelopment. This could potentially offer a highly attractive site for new housing, potentially at a higher density to maximise the location. A scheme is likely to be focused on the brownfield part of the site. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.
1211	Land at south of Rose Cottage	Lowick	Lowick	North - rest of delivery area	North	401507	639252	3.25	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of agricultural land extending south from Lowick. The vast majority of this land is outwith the defined settlement boundary. The site is out of context with the size of the settlement and development would extend markedly the footprint of the village. This would significantly alter the setting and character of this part of the village. The Devils Causeway Roman road runs through centre of site and an archaeological assessment would be required. This is a significant constraint to any development. A bum runs along the northern boundary of the site. Any impacts on the environment and habitats must be carefully considered. Highway improvement will be needed to support development, as there is currently no suitable point of access. The peripheral setting, the archaeological and potential highway constraints, all combine to mean that the site is not suitable for housing.
1214	Land North of Main Street/North View/Phillips Place	Lowick	Lowick	North - rest of delivery area	North	401694	639894	3.62	Greenfield	-	-	suitable in part	available	achievable in part	11-15 years	25	Linear parcel of agricultural land that lies and lies immediately adjacent to the north of Lowick, but outwith the defined settlement boundary. The site is large, and development of the whole parcel would be out of context with the settlement. This would impact on the character and setting of the village. Environment and ecology impacts due to the loss of greenfield land will need further consideration. Highway infrastructure will need to be upgraded in order to support a residential development. The most appropriate point of access is likely to be from the west. D A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a lower yield and reduced developable area, focused on the western part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1216	Land north of Swinhoe Road	Beadnell	Beadnell	North - rest of delivery area	North	422456	629003	2.42	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site outwith the defined settlement boundary, in a relatively peripheral location. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Impacts on SAC, SPA/Ramsar, and SSSI sites will similarly need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Location, potential impacts, and constraints, mean that residential development is not suitable in this location.
1217	Land west of 43 Swinhoe Road	Beadnell	Beadnell	North - rest of delivery area	North	422721	629028	0.35	Greenfield	-	19/05016/FUL	suitable	available	achievable in part	6-10 years	9	Small parcel of undeveloped land at the edge of built development, but within the defined settlement boundary. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. The existing road to the north provides access, although this is narrow and improvements would be necessary to support a housing scheme. If the constraints can be addressed, notably in limiting impact on setting, and providing safe access, then a small-scale scheme may be suitable.
1218	Land south of 1-21 Swinhoe Road	Beadnell	Beadnell	North - rest of delivery area	North	422980	629079	0.79	Greenfield	-	-	suitable	available	achievable	11-15 years	13	Greenfield site, adjacent to the southern edge of Bamburgh. Situated outwith the defined settlement boundary. A housing development would extend the village into open land. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Access and highway capacity will need to be addressed, with the capacity of Coble Road to serve additional housing needing assessment. A low-density scheme similar to the adjacent housing is likely to be most appropriate, if the identified constraints can be overcome. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1221	Land North of Ross View	Chatton	Chatton	North - rest of delivery area	North	405577	628519	0.53	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Undeveloped land to immediate northern edge of settlement. There is no defined settlement boundary for Chatton. Housing would extend the reach of the village into the countryside, and will impact on the setting. Environmental and landscape impacts will need further consideration. The sloping topography may limit the scope for development. The current access point would not be able to support a residential scheme of any size, and it may be difficult to provide a safe solution. There is a sewage treatment works relatively close by to the north east, and mitigation may be needed to ensure residential amenity. The identified constraints, and the potential impact on the character of the village, mean that a residential scheme is not suitable.
1222	Land north of 18/19 West End	Chatton	Chatton	North - rest of delivery area	North	405449	628386	0.58	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land to north of Chatton, a village without a defined settlement boundary. Development would impact on character and setting. The site is within a conservation area, which will need to be taken into account. Ecological and landscape impacts will also need further investigation. There is a small private road in situ to the south of the site, but it is unlikely to be able to support a residential scheme, even if upgraded. Highway and access constraints and impact on the setting mean the site is not suitable.
1224	Land adjacent to telephone exchange, New Road	Chatton	Chatton	North - rest of delivery area	North	405855	628457	0.52	Greenfield	-	-	suitable	available	achievable	6-10 years	8	Undeveloped land to east of village. Adjacent to Chatton which does not have a defined settlement boundary. A very small part of the site is subject to flood risk (zone 2), although this should not prevent a scheme, any potential impacts will need to be mitigated. Located within a conservation area, so a proposal will need to be sensitive to the heritage context. Improvements to access will be needed, although it should be possible from the adjacent highway. There is a sewage treatment works to the north, and steps to ensure residential amenity may be required. The site constraints and the character of this highly rural settlement mean that a low-yield, sensitive scheme is considered to be suitable. This will need to be considered in light of potential proposals for a number of smaller sites to the east of the village.
1225	Land east of Bridge House	Chatton	Chatton	North - rest of delivery area	North	405915	628409	0.33	Greenfield	-	-	suitable	available	achievable	6-10 years	6	Greenfield site sandwiched between the B6348 and Old Road to the east of Chatton. Situated within the village conservation area and development proposals would have to take account of this. A small part of site is subject to flood risk (zone 2) which will need further assessment. It is likely that a safe access point will be from Old Road to the south, rather than the main route through the village. Further assessment of the best solution is needed. Impacts from the sewage treatment plant to the north may need considered. As long as constraints are addressed there should be barrier to a lower yield housing development. This will need to be considered in light of potential proposals for a number of smaller sites to the east of the village.
1226	Land east of Shepherds Cottage	Chatton	Chatton	North - rest of delivery area	North	405916	628357	0.25	Greenfield	-	-	suitable	available	achievable	6-10 years	5	Small greenfield land to south settlement currently utilised in connection with agriculture. There is no defined settlement boundary in place. A SSSI is located to the north eat, and any environment and habitat impacts will need assessment. Access will need to be improved, but this should not be prohibitive to a small scheme. There may be a need to mitigate impacts from the sewage treatment plant to the north east, but this should not prevent housing. No obvious barriers to the delivery of the site, but a scheme of a reduced yield would reflect size and character of village. This will need to be considered in light of potential proposals for a number of smaller sites to the east of the village.
1227	Land north of Villiers Gardens	Lucker	Adderstone with Lucker	North - rest of delivery area	North	415188	630467	2.87	Greenfield	-	-	suitable in part	available	achievable in part	6-10 years	12	Large greenfield site adjacent to the north of a small village. Lucker has no defined settlement boundary. Development of the whole parcel would result in a significant expansion to the village and would impact on local character and setting. Loss of greenfield land may impact on ecology and habitats and this will need to be assessed further. Highway capacity may be an issue due to the narrow roads through the village. A new access point will also be required. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing.
1228	Land South of Mill House	Lucker	Adderstone with Lucker	North - rest of delivery area	North	415361	630078	0.51	Greenfield	-	-	suitable in part	available	achievable in part	6-10 years	8	Agricultural land to immediate south of Lucker village, which does not have a defined settlement boundary. Development would extend the village into open land. Adjacent to Warren Burn, with a very small part of site subject to flood risk as a result (zones 2 & 3). A buffer would be likely to mitigate this, which reduces the area for housing. New highway access required, but this should not be prohibitive. Potential impacts on other environmental designations and habitats will require further assessment. A new access to the site will be required to serve a residential scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing.
1231b	Land at the Old Vicarage, Cottage Road, Wooler	Wooler	Wooler	Wooler	North	398986	628699	0.30	Greenfield	-	15/04262/FUL	suitable	available	achievable	11-15 years	9	Land associated with a Grade II listed former vicarage in to the west of Wooler. Dating from 1820, in more recent times the house has been operating as a residential care home. Mature trees to the northern boundary, and any ecological impacts will need assessment. The current access point will be improved to support a housing scheme but there are no other major impediments to delivery evident at present. However, direct access onto the main road is unlikely to be appropriate. On overcoming identified issues, the land offers a chance for a small infill development, at an appropriate yield.
1232	Land south of the Vicarage, Holy Island	Holy Island	Holy Island	North - rest of delivery area	North	412495	641763	0.45	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land located in a unique location to the south west of Lindisfarne but outwith the defined settlement boundary. A housing development would impact upon the setting and character of this area. Immediately adjacent to the historic St Mary's Church, and also within a conservation area. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Archaeological assessment is also likely to be required given the setting. Narrow access route to site through village is not able to support a residential scheme. As a result, development of site will significantly impact upon the open coastal landscape and unique character of Holy Island. Therefore, the site is not suitable for any form of residential development.
1233	Land north of Cornhill Farm, Cornhill	Cornhill-on-Tweed	Cornhill-on-Tweed	North - rest of delivery area	North	385885	639464	0.28	Greenfield	-	-	suitable	available	achievable	11-15 years	6	Area of agricultural land to the north of the village, which has no defined settlement boundary. Any ecological or habitat impacts through loss of greenfield land will need to be considered further. No notable constraints to development evident, although an appropriate solution to access will need to be identified. Possibility for access from south west, although this would need to be upgraded to support a residential development and there may be capacity issues. Alternative access would rely on neighbouring land. Proposed development should be appropriate for the edge of settlement location in a rural community. If a solution can be found with regard to access, then a low-density scheme could be appropriate.
1234	Land north of 7-10 St Helen's Gardens, Cornhill	Cornhill-on-Tweed	Cornhill-on-Tweed	North - rest of delivery area	North	385858	639422	0.36	Greenfield	-	-	suitable	available	achievable	11-15 years	8	Undeveloped land to the northern edge of Cornhill. There is no defined settlement boundary for the village. Loss of agricultural land may impact upon ecology and habitats, and any impacts would need to be mitigated as appropriate. No notable constraints to development evident, although an appropriate solution to access will need to be identified. Possibility for access from south west, although this would need to be upgraded to support a residential development and there may be capacity issues. Alternative access would rely on neighbouring land. A housing scheme would need to be appropriate for the edge of settlement location in a rural community. If a solution can be found with regard to access, then a low-density scheme could be appropriate.
1235	Land to the north of 1/2 Cornhill Farm Cottages	Cornhill-on-Tweed	Cornhill-on-Tweed	North - rest of delivery area	North	385965	639526	0.99	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site, on the northern edge of Cornhill, adjacent to village where there is no defined settlement boundary. Development may impact on the setting by extending the village beyond current limits. Any environmental impacts will need further consideration. The current private access road is not likely to be adequate to support further residential development. Lack of independent access means that the site is not currently considered suitable.
1236	Land west of Ashcroft, Cornhill	Cornhill-on-Tweed	Cornhill-on-Tweed	North - rest of delivery area	North	386073	639541	0.71	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land to north of settlement. There is no defined settlement boundary for the village. Edge of settlement location means that there would be a need to ensure that local character is not compromised. Highway matters are constraining, with there being no direct access to the site without reliance on adjacent land. Not suitable for housing at present.
1241	Land east of Greenwood, East Ord	East Ord	Ord	Berwick-upon-Tweed	North	398705	651679	1.70	Greenfield	permitted (under-construction)	20/04104/FUL, 16/01976/FUL, N/10/B/0432	suitable	available	achievable	0-5 years	28	Planning permission approved - deliverable.
1242	Land south of 1 Councils Houses	Duddo	Duddo	North - rest of delivery area	North	393666	642469	0.45	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land to the south of Duddo. Adjacent to existing residential development but peripheral to the village, which has no defined settlement boundary. Development is likely to have a relatively significant impact on the setting due to the rural location. Access would need to be improved but should not be prohibitive. However, not considered suitable due to the location and impact upon local character.
1243	Land north of Coldmartin Croft, Wooler	Wooler	Wooler	Wooler	North	399931	627575	13.01	Greenfield	-	-	suitable in part	available	achievable in part	6-10 years	30	Large parcel of land to the south east of Wooler, currently in agricultural use. No defined settlement boundary, but this lies at the periphery of the built development. The scale of the site is significant in this context. Impacts on the environment, ecology, and habitats will need to be investigated further and mitigated if necessary. Major highway improvements would be necessary to support a larger housing scheme. Capacity of Brewery Road may be an issue, so further assessment would be required of ability to provide access. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing.
1244	Land east of Chainbridge Farm, Chainbridge Road	Not in a Settlement	Horncliffe	North - rest of delivery area	North	393614	650656	5.01	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land at a farmstead, in an isolated spot in the countryside. Size of site is out of context with the setting. Located within 500m of the historic Grade I listed Union Chain Bridge. Any development would have a significant and irreversible impact on the setting in this area, and potentially also on this unique heritage asset. Environmental and ecological impacts would need further consideration and mitigated as required. Access would need to be upgraded to support a residential scheme, although this should not be prohibitive. Not considered suitable for a housing development of any scale due to the impacts on the setting and the proximity to a Grade I listed asset.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
1260	How & Black Hall, 77 Marygate	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399780	652940	0.04	Brownfield	-	12/01670/FUL	suitable	available	achievable	6-10 years	8	Warehouse within the historic core of Berwick town centre. The building has been vacant for some time. Situated to the rear of Marygate, the site is cramped which could limit scope for redevelopment. Demolition and clearance required prior to redevelopment. Located within a conservation area, a scheme should be sensitive to the wider heritage context within Berwick town centre, taking account of heritage assets in the vicinity. Also in an area of know archaeological significance, so further investigation may be required. Access is via an existing narrow cut from the main road and securing a safe solution is vital. For a new proposal to be acceptable, the impact on the historic core of Berwick and the access limitations will need to be successfully addressed. If so, urban infill should be possible with a higher density scheme being appropriate for the town centre location.
1286a	Spindlestone Mill, Waren Mill	Not in a Settlement	Easington	North - rest of delivery area	North	414892	633432	0.04	Brownfield	permitted (under-construction)	N/09/B/0449, N/08/B/0177, N/04/B/0088	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
1288	Playhouse Cinema, Sandgate	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399856	652684	0.06	Brownfield	-	16/01675/FUL, N/07/B/0747, N/10/B/0099	suitable	not available	not achievable	discounted	0	Former cinema within Berwick town centre which has been utilised for various purposes in more recent times. Situated within the historic core of the town, and the conservation area, so any redevelopment will have to successfully address this relationship. Retention and conversion of the existing building would be the priority. No major constraints or obstacles to development evident. However, the building has now redeveloped for a mixed-use scheme, which includes ground floor restaurant/bar premises, with a hotel above. Not available nor achievable. Retention in current use preferred for the foreseeable future.
1298	Land north of Islestone Drive, North Sunderland	North Sunderland	North Sunderland	Seahouses	North	420784	631549	1.86	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield site to edge of village, located outwith the defined settlement boundary. Development of this parcel is likely to have a notable impact on the character of this area, and it will expand the footprint of built development into the countryside. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Impact upon all of these important environmental designation will need considered. Although there is existing housing to the south, the only possible access is from the north of the site, and therefore it feels detached and peripheral to the rest of North Sunderland. However, this existing access point is only suitable for agricultural purposes and would not support residential development. The potentially significant constraints identified with regard to landscape and ecological impacts, along with highway limitations, means the site is not suitable for residential development.
1299	Land adjacent to Wooler Auction Mart	Wooler	Wooler	Wooler	North	399380	628909	9.16	Greenfield	-	-	suitable in part	available	achievable	16+ years	30	Large area of agricultural land to north of Wooler. There is no defined settlement boundary. The site is significant in scale and development of the whole parcel would be out of context with the town. A housing scheme would impact upon the character of the setting. Close to Wooler Water and part of the site is subject to flood risk (zones 2 & 3). Any environmental and ecological impacts of development through loss of farmland should be identified and mitigated as necessary. Opposite an industrial area, and eastern part of site is close to a sewage treatment works, both of which could require mitigation measures to ensure residential amenity. Highway infrastructure could require substantial investment to support a housing scheme. Due to the scale of the site and potential impacts, a scheme based on a reduced developable area is preferred. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
1321b	Development at Church Lane, Lowick - Phase 2 (plots-5 to -10)	Lowick	Lowick	North - rest of delivery area	North	401235	639757	0.71	Greenfield	-	N/05/B/0032	suitable	available	achievable	6-10 years	1	Small parcel of greenfield land within Lowick. Open agricultural land to the north. Impacts of development upon the character and setting of this attractive village will have to be carefully considered through any proposal. In particular, a housing scheme must be sensitive to the Grade II listed Church of St John immediately to the south. A scheme should reflect the low density development seen in the wider village. If the identified constraints can be overcome, then this could be suitable for a small-scale scheme.
1321c	Development at Church Lane, Lowick - Phase 3 (plots-11 to -16)	Lowick	Lowick	North - rest of delivery area	North	401294	639757	0.59	Greenfield	-	N/04/B/0001	suitable	available	achievable	6-10 years	4	Small parcel of greenfield land within Lowick. Open agricultural land to the north. Impacts of development upon the character and setting of this attractive village will have to be carefully considered through any proposal. In particular, a housing scheme must be sensitive to the Grade II listed Church of St John immediately to the south. A scheme should reflect the low density development seen in the wider village. If the identified constraints can be overcome, then this could be suitable for a small-scale scheme.
1377	Black Bull Hotel	Wooler	Wooler	Wooler	North	399143	628062	0.02	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Existing public house and hotel situated within Wooler town centre. Within a conservation area and the historic core of the town. The building offers potential for conversion to residential use. If this were to progress, a sensitive conversion to apartments, taking account of the character and setting, would be vital. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
1383	East Ord Gardens, East Ord	East Ord	Ord	Berwick-upon-Tweed	North	397898	651233	0.90	Greenfield	permitted (under-construction)	N/91/B/0325, N/96/B/0683, (plus numerous detailed applications)	suitable	available	achievable	0-5 years	3	Planning permission approved - deliverable.
1407	Wallace Green Main Council Offices	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399970	653196	0.44	Brownfield	permitted (under-construction)	19/01976/FUL, 17/01046/OFFRES	suitable	available	achievable	0-5 years	1	Planning permission approved - deliverable.
1409	Former Horncliffe First School, Tofts Lane	Horncliffe	Horncliffe	North - rest of delivery area	North	383046	650009	0.41	Mostly Brownfield	permitted (under-construction)	15/00102/FUL	suitable	available	achievable	0-5 years	3	Planning permission approved - deliverable.
1411	Site 2 - Spittal Point	Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed	North	400522	651847	1.89	Brownfield	permitted (under-construction)	19/01845/S106A, N/09/B/0317, 12/00512/FUL, N/05/B/0064, N/94/B/0234/P	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
1412	Site 3 - The Barracks	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	400124	653070	0.94	Mostly Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Brownfield land in a highly attractive location to the east of Berwick town centre. The site is subject to a number of heritage and cultural designations, crucially with development likely to impact upon Berwick Fortifications, a Scheduled Ancient Monument (category-1 designation). There are also numerous additional listed buildings in the vicinity. The site is also in an area of known archaeological remain, which would need to be subject to further investigation. Existing access would need to be improved to support a residential development. As a result of the significant constraints and impacts upon heritage assets, the site is not suitable and there is no scope for housing development on any scale.
1413	Site 4 - Walkergate site	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399817	653114	0.32	Brownfield	-	-	suitable in part	not available	not achievable	discounted	0	Located within the town centre, this site is split into two parcels, separated by a minor road. Western part includes a vacant job centre and car park, eastern parcel was occupied by a supermarket. If the site was to become available, demolition and clearance would be required. There are a number of heritage assets that need to be considered, being located in the historic core of Berwick. Berwick Fortifications SAM lies to the north and it is also in a conservation area. This context will have to be taken into account in a proposal for redevelopment. Access may need to be improved for a residential scheme, but should not be prohibitive. However, the eastern part of the site has now been redeveloped to provide office accommodation to provide business and commercial floorspace. The western parcel still offers a chance for redevelopment. If this were to occur, then a scheme at a higher-density, reflecting the town centre location, could be preferred. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
1414b	Sandstell Road, Spittal - Site B	Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed	North	400160	651916	0.49	Brownfield	permitted (not started)	19/00474/FUL	suitable	available	achievable	0-5 years	30	Planning permission approved - deliverable.
1414c	Sandstell Road, Spittal - Site C	Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed	North	400368	651884	0.13	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Land used for car parking on the south bank of the Tweed. Very attractive location adjacent to Spittal beach. Given the setting, a residential scheme would have to be highly sensitive and well integrated with local character. There are important environmental and ecological designations to consider, including the foreshore/sand dunes SAC. Any proposal will have to ensure no negative impact on these important designations. The loss of car parking will also need to be considered, including need for relocation to another site to allow redevelopment. Current access point may be able to support a small scheme, but further investigation will be necessary. Opportunity for development at a higher-density given the urban location, potentially a flatted/apartment scheme. If identified constraints can be overcome, and a development that complements the location can be ensure, then this offers a chance for a small infill development. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
1415	Site 6 - Parade	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	400005	653119	0.22	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Land utilised for car parking within Berwick town centre. Sensitive location in a conservation area in the core of the town, with many historic buildings and heritage assets in close proximity, including Holy Trinity church directly adjacent to the north east. A redevelopment scheme would have to carefully consider this setting and ensure no negative impact would result. Options for access will need to be further assessed and the current link to the highway may need to be improved. May offer opportunity for a small infill development, potentially at a higher density given the location, but only if impacts upon heritage/conservation assets can be mitigated. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
1416	Site 7 - The Maltings	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399869	652861	0.41	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Relatively large town centre site currently occupied by commercial units and a car park. Located in a conservation area, and a number of listed building and archaeological sites are present both on the site and in the vicinity, so further assessment required to determine impact. Listed buildings would require sensitive conversion to enable any housing to be accommodated on site. Car park may require relocation. Options for access will need to be considered further, as the roads in this part of the town centre are narrow and may have limited capacity. Conservation considerations would represent a significant constraint to development but if they can be overcome then the site could offer potential for new housing. This could be through a mix of sensitive conversion of the listed building and potentially some additional new-build development. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
1418	Site 9 - Drivers Land	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399834	652718	0.19	Mostly Brownfield	-	-	suitable	not available	not achievable	discounted	0	Site in Berwick town centre which is utilised for car parking at present. The land is within a conservation area and the historic context will have to be carefully consider to avoid any adverse impacts from a proposed development. This includes the adjacent Grade II listed former granary building, which will require sensitive conversion. New-build residential development would have to be fully compatible with the surroundings, with sensitive design. Car park would require relocation to enable redevelopment. Provision of safe access must be carefully considered, as there are a number of potential options, all of which would need to be upgraded to enable housing. Offers potential for a higher-density redevelopment of brownfield land within Berwick town centre, if all of the identified constraints can be overcome, particularly with regard to heritage and access. This could be through a mix of conversion of the listed building and new-build development. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
1419	Site 10 - Dock Road, Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399820	652088	1.24	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Long, linear greenfield site in a highly attractive location, situated directly on the Tweed Estuary and adjacent to the beach. The land is designated as protected open space and is a valuable asset for the local community. The site is impacted by key environmental/ecological designation relating to the Tweed Estuary, notably the SAC and SSSI. The impact on these designated sites could be notable. Part of site is subject to flood risk (zones 2 & 3), which would reduce the developable area. Northern part of site also in lies within a conservation area, and a proposed residential scheme must be sensitive to this. Given the shape of the site, providing a safe access point(s), may be a challenge. Due to the open space designation a residential development on any scale would be inappropriate and the site is not suitable.
1420	Site 12 - Castlegate Car park	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399901	653289	1.23	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Town centre site situated within the historic core of the town largely utilised for car parking. Development could have a notable impact on the setting. It is situated directly adjacent to Berwick Fortifications, a scheduled ancient monument (category-1 constraint). Any development could impact adversely upon the setting of the SAM. Also situated in a conservation area, with a number of listed buildings in the vicinity, so any proposal would have to take these matters into account. Access should not prove an obstacle to development. However, the potential impact upon the adjacent SAM and the wider conservation and heritage context means that an development on this site would not be suitable.
1476	Plots 1, 2, & 3, Weetwood Road, Wooler	Wooler	Wooler	Wooler	North	399452	628256	0.32	Mixed 50:50	permitted (under-construction)	N/04/B/0309, (plus numerous detailed applications)	suitable	available	achievable	0-5 years	1	Planning permission approved - deliverable.
1513	Ryecroft Hotel, 28 Ryecroft Way, Wooler	Wooler	Wooler	Wooler	North	399186	628513	0.17	Brownfield	permitted (under-construction)	19/01481/FUL, 17/02268/FUL, 14/03794/FUL, N/01/B/0206, N/95/B/0687/P, N/93/B/0335/P	suitable	available	achievable	0-5 years	1	Planning permission approved - deliverable.
1516	Berwick Eastern Arc- The Quayside	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399828	652569	0.60	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Attractive site adjacent to the Tweed Estuary, partly occupied by a car park, vacant grassed area, with some small buildings in situ. Development for housing is likely to have a significant impact on local character and the unique setting if it is not sensitively designed. The location is impacted by highly important ecological/environmental designations, including a SSSI and SAC. The site is also in a conservation area, and below the historic town walls (SAM). Any proposal for development would have to be highly sensitive to these environmental and heritage designations, with it being likely that the developable area will be greatly reduced to avoid adverse impacts, and would reduce the developable area. Part of the site is subject to tidal flood risk (zone 3), which would further reduce the developable area. Highway infrastructure would have to be improved, with the capacity of the current access via Sandgate Arch requiring further investigation to determine capacity to support a residential scheme. Any loss of car parking will need to be accommodated elsewhere in the town centre. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A wider range of constraints have been identified and the scale and importance of these means that there is limited scope for residential development. Importantly environmental and heritage designations, along with flooding and access constraints, mean the site is not considered to be suitable for housing.
1533	Land to the South of Rayham Close	Belford	Belford	Belford	North	410691	633470	3.30	Greenfield	permitted (under-construction)	N/07/B/1058	suitable	available	achievable	0-5 years	12	Planning permission approved - deliverable.
1539	5 Palace Street East	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	400067	652646	0.31	Brownfield	permitted (not started)	21/02292/FUL	suitable	available	achievable	0-5 years	10	Planning permission approved - deliverable.
1543b	Land at Springhill, Tweedmouth (phase 2)	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	400179	650768	8.24	Greenfield	permitted (under-construction)	19/01095/REM, 13/00589/FUL, N/09/B/0419	suitable	available	achievable	0-5 years	110	Planning permission approved - deliverable.
2000	Land at Wapping South Haltwhistle	Haltwhistle	Haltwhistle	Haltwhistle	West	371028	564072	0.37	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small sloping greenfield site to south of town centre. Within an attractive location and the land is designated as protected open space. Also within a conservation area, which will need consideration through any proposed redevelopment scheme. The topography may limit the developable area. The site is situated some way from the highway and there is no direct access point available. It is only likely to be accessible via the land to the north (2275), or through land acquisition, although the availability and suitability of this is unknown and land acquisition may be required. The open space designation and lack of independent access means that it is not suitable for housing.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
2001	Land South of Viewlands, Shiburn Road	Allendale Town	Allendale	Allendale	West	384088	555832	0.37	Mixed 50:50	-	24/04233/FUL	suitable	available	achievable	6-10 years	5	Small site within Allendale Town, surrounded by residential development. Part occupied by a former agricultural building, and associated outbuildings, the remainder is rough scrubland. There are some mature trees to the boundaries. Impacts on ecology, biodiversity, and habitats will need careful consideration. The existing buildings will need to be demolished to enable redevelopment. There is a notable slope on site, although this should not be prohibitive to development. Existing access from Shiburn Road is narrow. This will need to be improved in order to serve a residential development. Alternative would be for access from the estate road to the west, although this may not have the capacity to support additional housing. If the identified constraints can be overcome, then this could offer the opportunity for development of a small-scale housing scheme.
2002	Milkwell House	Corbridge	Corbridge	Corbridge	Central	399317	564919	1.11	Mixed 50:50	-	-	not suitable	not available	not achievable	discounted	0	Land occupied by a mix of uses towards the edge of Corbridge. Adjacent to existing residential area, with open countryside to north. Partly undeveloped scrubland with there also being a few dwellings and converted buildings in situ too. Some site clearance may be required prior to redevelopment. Impacts on environment, ecology, and habitats through the loss of greenfield land will have to be assessed. Highway infrastructure will need to be improved. The single track to the east is unlikely to be able to support housing. Alternative access may be possible across via adjacent housing site. The constraints to development identified mean that the site is not suitable for a residential scheme. Not available nor achievable. Retention in current use preferred for the foreseeable future.
2003	Land at East Farm	Hedley-on-the-Hill	Hedley	Central - rest of delivery area	Central	408049	559083	8.79	Mostly Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large tract of agricultural land located in a rural location. Situated to the south of Hedley-on-the-Hill and within the Green Belt. Development of a site on this scale would significantly and irreversibly affect the character of the village and the openness of the wider landscape. The vast majority of the site is detached from the village and has no relationship with the settlement. The loss of such a large area of agricultural land would have adverse impacts of the environment, ecology, and habitats. Also within an archaeological landscape, which may require further investigation. Significant improvements to highway capacity and access would be required to support a larger housing scheme.. The Green Belt designation, along with the scale of the site and likely impacts of development, mean that the site is not suitable for housing.
2004	Land at The Nurseries	Not in a Settlement	Ovington	Central - rest of delivery area	Central	406138	564186	3.86	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site outside of a settlement in the open countryside and located in the Green Belt. This is agricultural land and there are a number of small buildings in situ at present relating to farming. Development would have a significant impact on the landscape and completely change the rural character. Environmental impacts will need further consideration. Conversion and/or clearance of existing farm buildings might be necessary. Access would need to be improved to support housing. Situated in the Green Belt and the open countryside, so not suitable for housing.
2014	Land to the West of A68 , West Woodburn	West Woodburn	Corsenside	West - rest of delivery area	West	389475	586460	0.60	Greenfield	-	-	suitable	unknown	achievable	11-15 years	8	Undeveloped land to southern part of West Woodburn, within the defined settlement boundary. Located directly adjacent to the busy A68, bounded by stone wall and line of trees. Development would increase the reach of built-development, but this would still be within the settlement due to position adjacent to the main road. This will be key to enabling a housing development. If the identified issues can be addressed, then the suit would be suitable for a small-scale residential scheme.
2017	Land North of The Ford and West of Cockshott Dene	Prudhoe	Prudhoe	Prudhoe	Central	409324	563332	0.69	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Allotment gardens in an attractive location between an established residential area and Prudhoe Castle. Part of the site functions as an overflow car park. Residential development would change the character of the area and could impact on the setting of the listed Prudhoe Castle. This is an archaeological site, which will require further investigation. The loss of allotments could only be considered on relocation to a new site. The current access would not be able to support a residential scheme. The range of constraints identified, particularly impacts on the setting, heritage assets, and access, along with the loss of allotment gardens means the site is not suitable for development. Retention in current use preferred for the foreseeable future.
2018	Land South of Beaumont and West of Otter Burn Way	Prudhoe	Prudhoe	Prudhoe	Central	408409	562349	3.49	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Elevated, sloping, undeveloped greenfield land to western edge of Prudhoe. Located within designated Green Belt. The site is substantial in size and development would have a significant impact on the local landscape and setting. Given the loss of such a large parcel of agricultural land, there may be environmental and ecological impacts if development was to progress. Highway capacity could be a major constraint, as it is may be difficult to provide a safe access link to the main road. Location within the Green Belt and the significant constraints mean the site is not suitable.
2020	Ashcroft Cottage	Halwhistle	Halwhistle	Halwhistle	West	370950	564055	0.79	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Attractive greenfield site south of town centre, located on edge of historic core of Halwhistle. This parcel is part of a wider area of designated open space. A public footpath crosses site, separating the sloping southern section with the level northern part. The topography may reduce the developable area. There are also mature trees on part of the site. Access would only be available from the west, which is likely to limit the scope and scale of development. Due to the open space designation and other identified constraints, this is not considered suitable for housing.
2021	Land west of Badgers End	Great Whittington	Whittington	West - rest of delivery area	West	400272	570693	0.67	Mostly Greenfield	-	18/01749/FUL, 16/00215/FUL, T/88/E/391, T/89/E/1135	suitable	available	achievable	11-15 years	9	Greenfield land to the south west of settlement, within the defined settlement boundary. Parts of the site are covered with mature vegetation. Any environmental impacts of development would need to be assessed. Located adjacent to a conservation area, with a proposal needing to take account of this status. Provision of safe access from the north will need consideration. A scheme should reflect existing low-density development since in the wider village. Considered that the site offers potential for a small-scale residential development, if the identified constraints can be overcome.
2022	West Woodfoot Farm	Wooley	Slaley	Central - rest of delivery area	Central	396798	559484	0.89	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Highly rural greenfield site immediately to the south of the very small settlement of Wooley. There is no defined settlement boundary to the village but this is within the designated Green Belt. Development would impact on the rural setting and would set a precedent for housing to the south of North Road. Environmental and ecological impact will need assessment. Access will need to be improved, although this should not be prohibitive. Not suitable for housing due to the isolated rural location in the Green Belt.
2025	Bellingham Highways Depot	Bellingham	Bellingham	Bellingham	West	384201	583299	0.33	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Council highway depot which is situated within an established residential area. Would offer a chance for brownfield redevelopment. If the site was to become available, demolition and clearance would be required, and any necessary remediation. Access should not represent an obstacle to redevelopment. Relocation of the Council depot is likely to be required. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for foreseeable future.
2026	Bellingham Fire Station	Bellingham	Bellingham	Bellingham	West	383495	583345	0.21	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Site to the western edge of Bellingham occupied by an operational fire station. If the site was to become available, demolition and clearance would be required, along with any necessary remediation resulting from the present use. Low-density housing development to east, and open space to west. Access is probably only able to support a small-scale scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for foreseeable future.
2029	Land West of Rattenraw Waite Farm	Not in a Settlement	Haydon	Haydon Bridge	West	383077	564341	0.59	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Isolated greenfield land in the open countryside. Situated outwith of a settlement, with heavy established vegetation coverage in part, with remainder undeveloped open land. development would have a significant impact on the rural setting. Assessment of ecological and habitat impacts will need to be undertaken. Only access is a track to the adjacent farmstead, which would not be able to support a residential scheme. Not considered a suitable location for housing.
2030	Hatchery House	Not in a Settlement	Chollerton	West - rest of delivery area	West	391953	573276	1.07	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Large site situated outwith a settlement, in a peripheral location. Currently part occupied by a builders yard, an existing dwelling, and a number of small outbuildings. Clearance would be required to enable development. Potential need for remediation. The location feels detached from the nearest village of Barrasford and it is considered any development would have a significant adverse impact on local character and setting. The majority of the site is subject to significant flood risk (zone 3a), which would markedly reduce the developable area. A burn runs to the eastern boundary and any environmental impacts of development would need investigation. There is also a sewage works in close proximity, which could have a negative impact on residential amenity unless mitigated. The existing access may not be able to support a residential development and a new one may be required. The wide range of notable constraints mean the site is not suitable for housing on any scale.
2032	Church Field 2	Warden	Warden	West - rest of delivery area	West	391358	566423	0.71	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped agricultural land to south of Warden, located within the Green Belt. The impact of development on the this small village would be significant. The Grade I listed St Michael's Church lies directly adjacent to the north, and a housing development would affect the setting of the church and would irreversibly change the character of the area. Loss of agricultural land will need assessment of environmental impacts. There is no access to the site at the moment and it may not be possible to provide a safe link to highway. The impact on heritage assets and being within the Green Belt mean the site is not suitable for development, either in whole or part.
2034	East Land Ends	Haydon Bridge	Haydon	Haydon Bridge	West	383958	563867	1.13	Brownfield	-	19/04097/FUL	suitable	available	achievable	6-10 years	18	Farmstead site to the south western edge of Haydon Bridge, with a mix of both modern and traditional agricultural buildings in situ. Within the defined settlement boundary. A housing scheme would impact on the setting, but any threat of spread will be confined by the defined settlement boundary. Conversion of the traditional farm buildings would be preferred, whilst newer sheds could be demolished. Options for access could be provided from the main road and/or via the adjacent housing site to the east. Offers a suitable location for housing, within the town of Haydon Bridge, for a mix of conversion and new-build development.
2035	Land at Causey Hill	Hexham	Hexham	Hexham	Central	392415	562878	14.10	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large, attractive greenfield site to south west of Hexham. Outwith the defined settlement boundary and in the Green Belt. The land is prominent from a landscape perspective and there also being a slope from south to north. A housing scheme would have a significant impact on the setting and development of the whole parcel would have a significant impact on the landscape. Located in wider archaeological landscape, which may need further assessment. Loss of agricultural land may require further assessment of ecological and habitat impacts. Access limitations likely to constrain any development, with narrow and steep roads to north and east potentially not being able to support a development. Location, scale, impacts and Green Belt designation mean that the site is not suitable for housing development.
2036	26 Irthing Park	Gilsland	Thirwall	West - rest of delivery area	West	363481	566505	0.78	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Largely greenfield site in a residential area of Gilsland. There is an existing dwelling in situ, but the bulk of the site comprises grassland and then established trees and vegetation to the rear. Loss would impact on the character and setting of this part of the village. Located within setting of Hadrian's Wall world heritage site. Topography could be limiting as there is a significant sloping towards the river. Loss of trees and greenfield land may require further investigation. Clearance of the existing dwelling is likely to be require if the site is earmarked for intensification. New access will need to be provided, and further assessment of the best option will need to be undertaken. Relatively low-density scheme would be preferred to echo the surrounding residential development. However, impact of local character and setting and lack of suitable access mean the site is not suitable for housing.
2037	Simonburn Glebe	Simonburn	Simonburn	West - rest of delivery area	West	386967	573591	1.94	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land to west of a small rural settlement of Simonburn, a village without a defined settlement boundary. The scale of this is significant when compared to the existing village and the impact of even a small part of parcel would be significant. The Grade II listed St Mungo's church lies immediately to the east. Any residential development would have a negative and irreversible impact upon the church and wider setting by significantly altering the character of the area. Undulating site, with steep slopes in places, and bounded by mature trees. Environmental and ecological impacts would need further investigation. Narrow lanes to north and south may not be able to support additional housing, with little scope for upgrade. Location and impact of development, along with the identified heritage and highway constraints mean that no development would be suitable.
2039	Reenes Farm	Bellingham	Bellingham	Bellingham	West	383601	583768	3.23	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land lying to the north of Bellingham, outside the defined settlement boundary. Development would extend the village into the countryside and have a significant impact on local character. Impacts on the environment, ecology, and habitats will need further assessment and mitigation as necessary. Located in wider archaeological landscape, with assessment potentially being necessary prior to development. Existing narrow farm track is inadequate to support housing and substantive upgrade would be necessary to enable even a small residential scheme. Location and identified constraints mean the site is not suitable.
2040	Burn Lane bus depot	Hexham	Hexham	Hexham	Central	393247	564666	0.40	Brownfield	local plan allocation (and neighbourhood plan)	T/93/E/454	suitable	available	achievable	11-15 years	12	Local Plan housing allocation - developable. Neighbourhood Plan housing allocation - developable.
2041	Hedley Hill Farm	Hedley-on-the-Hill	Hedley	Central - rest of delivery area	Central	407714	559173	0.39	Greenfield	-	12/03533/OUT	not suitable	available	not achievable	discounted	0	Greenfield land to western edge of a small rural settlement within the Green Belt. The site is subject to mature tree coverage and loss may have ecological impacts. Development would change the setting and impact on the landscape. No suitable access at present, and improvements would be needed to enable this. Not suitable for housing due to Green Belt location.
2042	Horsley Bank Farm - Site 4	Horsley	Horsley	Central - rest of delivery area	Central	409811	565909	0.80	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land situated to the south east of Horsley and in the Green Belt. A housing scheme would extend built development into the countryside. Loss of farmland would result from development, and impacts on ecology and habitats will need assessed. Attractive location in a wider archaeological landscape and further investigation may be required. Narrow private access road from north may not be suitable to support housing. The range of constraints and Green Belt location means the site is not suitable.
2043	Horsley Bank Farm - Site 3	Horsley	Horsley	Central - rest of delivery area	Central	409765	565908	0.26	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small greenfield site to east of Horsley, part undeveloped and with an agricultural building also in situ. Situated within the Green Belt. Situated in an area of known archaeological remains, so further assessment may be required. Clearance of the existing building likely to be necessary if conversion isn't an option. Narrow private access road from north is unlikely to be able to support a residential scheme. Green Belt designation, as well as other identified constraints, means it is not suitable for housing.
2044	Horsley Bank Farm - Site 2	Horsley	Horsley	Central - rest of delivery area	Central	409815	565997	0.42	Greenfield	-	20/00008/FUL, 19/00712/FUL	not suitable	unknown	not achievable	discounted	0	Agricultural site to east of Horsley. Set within the Green Belt, it is partly undeveloped and part occupied by a stable block and other farm buildings. North west corner of the site falls within a conservation area. Also located in a wider archaeological landscape. Narrow access road with sharp bends would not be appropriate to serve a residential scheme of any scale. Conversion of existing traditional buildings likely to be preferred. Not suitable due to Green Belt designation and identified constraints.
2046	Land Adjacent A69 Haydon Bridge	Haydon Bridge	Haydon	Haydon Bridge	West	383570	564165	1.04	Greenfield	local plan allocation (and neighbourhood plan)	-	suitable	available	achievable	6-10 years	see 2544	Local Plan housing allocation - developable. Neighbourhood Plan housing allocation - developable.
2047	Land at Innerhaugh	Haydon Bridge	Haydon	Haydon Bridge	West	383765	564084	0.86	Greenfield	-	15/01357/OUT, 14/02501/OUT	not suitable	unknown	not achievable	discounted	0	Attractive greenfield site to west of settlement, adjacent to the River Tyne. Situated adjacent to, but outwith the defined settlement boundary. Most of site at high risk of flooding (zone 3), which would significantly reduce the developable area. The southern part of the site is also protected open space. Given the location, development would have an impact on ecology and habitat, something that will need further investigation. There is no suitable access to the site at the moment, and the best option for a link to the highway will need further consideration. Although in an attractive location, significant flood risk, open space designation, and the peripheral setting mean housing development would not be suitable.
2048	Harshaw Linn Caravan Park	Bellingham	Bellingham	Bellingham	West	384319	583564	2.51	Greenfield	-	12/00529/FUL	not suitable	not available	not achievable	discounted	0	Greenfield site to north of Bellingham, in attractive setting, but outwith the defined settlement boundary. Currently occupied by a caravan park. Prominent position, and residential development would impact upon the landscape. Visual impact upon adjacent scheduled ancient monument could limit the scale and nature of development potential. Current access road is steep and narrow and would not be able to support a housing scheme. Location, impact, and constraints, mean that the site is not suitable for housing. Retention in current use preferred for foreseeable future.
2049	Land West of Eastwood Drive	Prudhoe	Prudhoe	Prudhoe	Central	410879	563673	2.85	Mostly Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of greenfield land to north east of Prudhoe. In a very attractive setting within the defined settlement boundary. The whole site is protected open space. The prominent location means that any development would have to be highly sensitive to the setting, ensuring that inappropriate sprawl does not result. The southern part of the site is occupied by allotments, which have already been relocated from another site. The northern section is undeveloped land. Topography will also be limiting as there is a steep slope to the southern part of the site. Within an area of known archaeological remains, which may require further investigation. Highway infrastructure will need to be improved, with provision of safe access being a key consideration. However, the protected open space designation mean that none of the site is suitable for housing.
2051	Hexham Police Station Shaftoe Leazes	Hexham	Hexham	Hexham	Central	392921	563993	0.54	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Brownfield land within Hexham which has been the site of a police station for many years. This remains in operation and comprises a range of structures, including the main station building, outbuildings, and an open grassed area. If the site was to become available, demolition and clearance would be required. Possibility of conversion could also be looked at. Highway matters will need further consideration, with direct access from Shaftoe Leazes to east like to be the most appropriate solution. Offers a chance for infill development in the urban area, with a development of an increased density potentially being appropriate given the location. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for foreseeable future.

**Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)**

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
2054	Haltwhistle Industrial Estate	Haltwhistle	Haltwhistle	Haltwhistle	West	369751	563640	3.28	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Land within the settlement which is allocated as employment land. The majority of the site is occupied by industrial uses, with a range of business in situ. It comprises a mix of industrial units, storage tanks, and vacant and open land. There are also allotment gardens to the north west corner of the site. A railway line lies to the northern boundary, and measure may be necessary to ensure amenity. Significant clearance and remediation would be necessary if the site were to be redeveloped. Access should not be prohibitive to redevelopment. However, partial redevelopment of this wider area for residential would not be appropriate, as the two uses would not be compatible alongside one another, with negative impacts on business operation and residential amenity. The site remains as designated employment land and, along with the defined constraints, and locational factors, this means it is not suitable for a housing scheme of any size. Not available nor achievable. Retention in current use preferred for the foreseeable future.
2055	Land West of Mill Lane	Haltwhistle	Haltwhistle	Haltwhistle	West	371040	564311	1.50	Greenfield	-	11/01746/FUL, 11/01747/FUL	not suitable	unknown	not achievable	discounted	0	Large greenfield site to north of Haltwhistle, adjacent to the town, but outwith the defined settlement boundary. The scale and prominence of the site mean that Housing development is likely to have a significant impact on local character and setting. The land is steeply sloping from south to north, which may be a challenge to development and/or reduce the developable area. The eastern part of the site is subject to dense tree and vegetation coverage. Situated in a wider archaeological landscape, which may require further investigation. There is no direct connection to the public highway, with the existing private lane to north being too narrow and rough to support development. The location, scale, and impact of development, along with the identified range of constraints mean that the site is not suitable for residential development.
2056	Land at Townfoot Farmhouse	Haltwhistle	Haltwhistle	Haltwhistle	West	371413	564156	1.36	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Steeply sloping greenfield site to eastern edge of town and outwith the defined settlement boundary. Development would have a significant impact on the character and setting. The environmental impacts of loss of agricultural land will need investigation, and mitigation as appropriate. The topography may limit the developable area. Located within a wider archaeological landscape, which is likely to require further assessment to determine need for additional work. There is no link to the highway at present and a new access point would need to be provided. Locational factors, impacts, and constraint mean that a scheme would not be suitable.
2065	West Woodburn Filling Station	West Woodburn	Corsenside	West - rest of delivery area	West	389399	586584	0.26	Brownfield	-	T/20070552, ENRP332	suitable	not available	not achievable	discounted	0	Former service station, workshop and office in the southern part of West Woodburn settlement. Within the defined settlement boundary. Originally a petrol filling station, in more recent years the site had been used as a yard for servicing, maintenance and parking of vehicles by a civil engineering and construction company. Clearance and remediation would be required prior to redevelopment. Situated directly adjacent to the A68, and crucial to a suitable scheme is the ability to provide safe access onto this busy main road. This is likely to limit the number of homes that would be suitable. The site offers suitable location for a small-scale brownfield redevelopment in a village, if the identified constraints can be overcome. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
2069	Land east of Oakwood	Oakwood	Sandhoe	Central - rest of delivery area	Central	395233	565688	2.17	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Attractive area of greenfield land to east of Oakwood, a village without a defined settlement boundary. Situated in the Green Belt. Scale of the site is large in the context of the village, and development of the whole parcel would adversely affect the areas of dense tree coverage on site, and environmental and habitat impacts will need to be further considered. Highway limitations may restrict the capacity of any potential scheme, as a new point of access will need to be provided. Numerous constraints evident, but the Green Belt designation means the site is not suitable for housing.
2070	Grange Field, off 147 New Ridley Road	Stocksfield	Broomley and Stocksfield	Central - rest of delivery area	Central	406884	560458	1.54	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land east of Stocksfield that falls within the Green Belt. Development of even a proportion of the site would have a notable impact on the open landscape character. The majority of the site is steeply sloping pasture, with an area of woodland in the north east corner. Environmental, ecological, and habitat impacts will need to be addressed and mitigated as required. Topography may impact on the developable area and limit the potential scope for housing. Set within an area of know archaeological significance. The current access is via a poor junction and a steep country narrow lane. This would not support a housing scheme. Constraints, likely impacts of development, and Green Belt designation mean the site is not suitable.
2072	Land east of Broadway	Fourstones	Warden	West - rest of delivery area	West	389171	567786	4.39	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land adjacent to Fourstones. The land is within the Green Belt. The scale of the site is out of context with the village. Attractive setting which benefits from views across the river, and development of the site in full would represent a significant increase in the size of the settlement. It would also impact on the open character of the landscape. There is a Neolithic enclosure crop mark on site (category-1 designation), which would be adversely impacted by any development. Highway improvements would be necessary to enable safe access. The Green Belt designation and the presence of an archaeological feature means the site is not suitable for a residential scheme of any size.
2075	South of Sidgate	Newbrough	Newbrough	West - rest of delivery area	West	387767	567711	4.82	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large parcel of agricultural land, situated in the Green Belt. The scale of the site is out of keeping with the village. Development of the whole parcel would cause two the coalescence of two parts of Newbrough which are currently physically separate, and would fundamentally change the setting and character of the village. Loss of agricultural land may lead to environmental and ecological impacts. Site includes part of scheduled ancient monument (category-1 designation), while adjacent area includes crop marks which may be of national significance. Potential access may be possible from the north or via adjacent residential area, although this is likely to only be able to support a small-scale scheme. The Green Belt location, along with the , the significant issues identified, including Green Belt designation, the SAM, and impact on character, mean that the site is not suitable for any type of residential scheme.
2076	Farmways Site, Corbridge Road, Hexham	Hexham	Hexham	Hexham	Central	395686	563767	0.96	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Brownfield site within Hexham that is occupied by an agricultural merchant. Very attractive location towards the east of the town, situated between recently completed housing developments. Located in wider archaeological landscape, including being close to a burial site, which will need further investigation. If the site was to become available, demolition and clearance would be required. A scheme should reflect the character and density of surrounding homes. Access should not be prohibitive to a housing scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
2077	West Woodfoot Farm	Wooley	Slaley	Central - rest of delivery area	Central	396586	559485	0.59	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield site in a highly rural setting in the countryside. Peripheral to Wooley and within the Green Belt. A housing scheme would spread development to the south side of North Road. Assessment of environmental and ecological impacts will be required. The current track would not be appropriate for supporting a residential scheme. Not suitable for housing due to the isolated rural location in the Green Belt.
2098	Welton Town Farm, near Harlow Hill	Not in a Settlement	Horsley	Central - rest of delivery area	Central	405949	567459	0.50	Greenfield	-	17/03710/FUL, T/20070897, T/20100929, ECCP489	not suitable	available	not achievable	discounted	0	Rural farmstead comprising a range of agricultural buildings. Situated outwith a settlement in the open countryside and in the Green Belt. The farmyard comprises a range of traditional and more modern agricultural buildings. Conversion of the stone building would be preferred. Existing access may need to be improved to enable redevelopment. Not suitable for housing given the isolated location in the Green Belt.
2141	Esp Hill Farm	Not in a Settlement	Haydon	Haydon Bridge	West	384547	563821	0.62	Greenfield	-	T/20060605, ECCP437	not suitable	unknown	not achievable	discounted	0	Agricultural buildings and associated land, located relatively close to Haydon Bridge but outwith the defined settlement boundary. Feels detached from the town, being peripheral and south of the A69. Currently comprises a range of agricultural buildings, both modern and traditional. Conversion of stone farm buildings preferred. The main farmhouse at the stabling is a Grade II listed building and redevelopment would have to be sensitive to the setting of the main house. Existing access point is not suitable to support a housing scheme and would need to be upgraded if development were to be acceptable. Not considered suitable due to location and identify constraints.
2178	Land to the south of Hillcrest Drive	Hexham	Hexham	Hexham	Central	394379	563542	1.36	Greenfield	-	T/20050249, ENCL5	not suitable	not available	not achievable	discounted	0	Large, steeply sloping greenfield site to the south of Hexham. Adjacent to the town but in the Green Belt. The majority of the site is rough scrubland with parts subject to mature vegetation coverage. Development of even a proportion of the site would have a significant impact on the open aspect and setting. Likely to be ecology and habitat impacts arising from development, so environmental issues will need to be explored further. The topography could make development difficult and reduce the developable area. Highway capacity is likely to be restrictive with the possible access points being to minor estate roads which are unlikely to be able to support a residential scheme of any notable size. Green Belt designation, and the impacts that development would have, along with topography and access constraints, mean that the site is not suitable.
2187	Greystonedale Park Road	Haltwhistle	Haltwhistle	Haltwhistle	West	370041	563967	0.90	Brownfield	local plan allocation	T/20080131, T/20070559, T/20061470, T/20020637, ENRP314	suitable	available	achievable	11-15 years	33	Local Plan housing allocation - developable.
2222	Demesne Farm	Bellingham	Bellingham	Bellingham	West	383956	583137	2.89	Greenfield	local plan allocation	-	suitable in part	available in part	achievable in part	11-15 years	38	Local Plan housing allocation - developable.
2223	North of North Farm Cottage	Gunnerton	Chollerton	West - rest of delivery area	West	390569	575073	0.37	Greenfield	permitted (under-construction)	T/20000716, 19/04602/OUT, (plus various detailed applications) ENRP50	suitable	available	achievable	0-5 years	1	Planning permission approved - deliverable.
2243	Land adjacent South Vale, Edens Lawn	Haltwhistle	Haltwhistle	Haltwhistle	West	370547	563874	0.19	Greenfield	-	T/20080113, ENRP278	not suitable	unknown	not achievable	discounted	0	Greenfield land within Haltwhistle, in an established area. This attractive site is subject to heavy vegetation coverage and is also designated as protected open space. Loss of trees and any ecological impact would need assessment. Highway capacity would need further assessment, and whilst it should be possible to provide access to west road, it is likely to be restricted to a small development. Not suitable for a residential scheme due to the protected open space designation.
2247	Land west of Hougill, Tyne View Road	Haltwhistle	Haltwhistle	Haltwhistle	West	370016	563643	0.16	Brownfield	local plan allocation	19/02297/FUL, T/20100302, T/20070154	suitable	available	achievable	6-10 years	7	Local Plan housing allocation - developable.
2258	Land to the rear of 13-17 Priestpoppole	Hexham	Hexham	Hexham	Central	393762	563900	0.13	Brownfield	-	15/02794/FUL, T/20061115	suitable	available	achievable	6-10 years	10	Area of brownfield land within Hexham town centre, that is occupied by commercial and retail buildings and an old ropery, along with some vacant land. It is situated within a conservation area, and a successful proposal will have to balance the need for retention of historic buildings, and compatibility with surrounding development. Dealing with heritage and conservation issues are crucial to suitability. The site is somewhat cramped and provision of safe access from Priestpoppole will be key to enabling a developable scheme. This is unlikely to be prohibitive though given previous use of the western site. There is an opportunity for the sensitive conversion of the more historic buildings, but clearance of some poorer quality buildings will be required. There may also be opportunity to supplement this with new-build development. Whilst suitable, it is acknowledged that the site, and any development project, is complex. A higher density would be suitable, reflecting the likelihood of an element of flattened development in whole or part. If identified constraints can be addressed then the site is still considered to represent an excellent opportunity for urban infill in Hexham town centre.
2320	Sandhoe Hall	Sandhoe	Sandhoe	Central - rest of delivery area	Central	396921	566250	0.21	Brownfield	permitted (under-construction)	T/970420, ECCP260	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
2337	Land at Highfield Lane, Prudhoe	Prudhoe	Prudhoe	Prudhoe	Central	409411	562428	3.58	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Attractive greenfield site to south of Prudhoe, within the settlement boundary. Due to the peripheral location, it is considered the development of the site would have an impact on the open setting. notably, it would change the character of this part of Prudhoe by causing the spread of the settlement to the south. Environmental impact of development would need further consideration. Significant upgrade to highway capacity and access would be necessary to enable a housing scheme to be delivered. Options for a link to Highfield Lane would need further assessment. Identified constraints to delivery mean that it is not suitable for housing.
2338	Land at Moor Rd South - Site 2	Not in a Settlement	Prudhoe	Prudhoe	Central	410148	561450	2.40	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large greenfield site outside of settlement, in the open countryside, and within the Green Belt. Remote from Prudhoe and any development would have a significant adverse impact on local character and change the local landscape. Ecology and habitat impacts from loss of agricultural land will need investigation. Major highway improvements would be needed to provide access and support capacity for a residential development, with the existing road to the eastern boundary potentially not able to support more development. Not considered suitable for housing.
2339	Land at Highfield North (Moor Road Site 1)	Prudhoe	Prudhoe	Prudhoe	Central	410038	562091	0.39	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Small parcel of undeveloped scrubland to southern edge of Prudhoe. Located in the Green Belt. There is a steeply sloping topography evident, and this would limit any scope for development. Highway limitations may restrict the potential for development. An access from Moor Road is unlikely to be suitable and the estate road to north would only be able to serve a very small development. Green Belt designation and topography mean the site is not suitable for housing.
2341	Land South of Beaufront Avenue	Hexham	Hexham	Hexham	Central	394550	563580	0.92	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Steeply sloping greenfield site to south of Hexham. Located adjacent to the town but in the Green Belt. Development would impact on the character and setting. Much of the site is subject to heavy vegetation coverage, and impacts on ecology and habitats will need investigation. There is a steep north to south slope on site which would limit the developable area. There is no opportunity for direct access to the highway, with a link being entirely dependent on adjacent land. Lack of access, the topography, and the Green Belt location, means the site is unsuitable.
2342	Land at Middle Shield Farm	Hexham	Hexham	Hexham	Central	393468	563139	1.56	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land adjacent to Hexham, but within the Green Belt. It is considered that the development of this land would fundamentally alter this part of the town. Loss of agricultural land will impact on ecology and habitats and will need assessment. Within a wider archaeological area which will require investigation. Safe and appropriate access would be difficult to provide. The estate road to the north would not be suitable for serving a new housing scheme and there is no other option available to link with the highway. Green Belt designation, along with constraints relating to highways and landscape character, prevent housing.
2343	Swimming Pool Market Street	Hexham	Hexham	Hexham	Central	393479	564275	0.30	Brownfield	permitted (under-construction)	18/04200/FUL, 13/02289/FUL	suitable	available	achievable	0-5 years	44	Planning permission approved - deliverable.
2345b	Former Workhouse and Hospital land at Dean Street (west) - workhouse	Hexham	Hexham	Hexham	Central	394190	563983	0.39	Brownfield	permitted (under-construction)	19/01380/FUL	suitable	available	achievable	0-5 years	34	Planning permission approved - deliverable.
2346	Land at Sidgate	Newbrough	Newbrough	West - rest of delivery area	West	387616	567714	0.32	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site in a residential area, which is designated as protected open space. This land is well-used, and the loss of it would be detrimental to the local community. Development would impact on local character. Closely bounded by houses and domestic garages. The current access is not suitable to support a housing scheme. Protected open space designation and identified constraints mean that the site is not suitable for housing.
2348	Land at The Riggs Estate	Corbridge	Corbridge	Corbridge	Central	389914	565029	0.37	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land designated as protected open space. Within a residential area, the site performs an important function in the local community. There is no suitable vehicular access point to the site, with no option of providing a link to the highway network. Not suitable for a residential scheme.
2349	Land adjacent to Rectory Cottage, Lorkley	Allendale Town	Allendale	Allendale	West	383976	555803	0.27	Greenfield	local plan allocation	-	suitable	available	achievable	6-10 years	9	Local Plan housing allocation - developable.
2350	Land East of Allenfields	Allendale Town	Allendale	Allendale	West	383890	555657	0.13	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site adjacent to the south of Allendale Town. Located within the National Landscape (AONB), with development having to be sensitive to this important designation. There is a significant slope on site, which would limit the scale of a scheme by reducing the developable area. The current access point is very narrow, and would not be suitable to support new housing. No alternative option possible for a link to. The identified issues, particularly the lack of scope to provide safe access, prevents development. Not suitable for development.
2351	Land adjacent Westfield House and St Oswalds Court	Bellingham	Bellingham	Bellingham	West	383505	583506	0.51	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Undeveloped land adjacent to village, but situated outside the defined settlement boundary. Sloping topography evident, although this unlikely to be prohibitive. There is no direct access to the highway network available, which inhibits standalone developability, meaning that adjacent site are required to link to the highway. Not suitable due to lack of highway access.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
2352	Former Bellingham Auction Mart	Bellingham	Bellingham	Bellingham	West	383828	583488	1.73	Brownfield	permitted (under-construction)	21/03415/FUL, T/200050571, T/200050521, T/20041515	suitable	available	achievable	0-5 years	63	Planning permission approved - deliverable.
2356	6-10 South View	Mickley Square	Prudhoe	Prudhoe	Central	407424	562299	0.11	Brownfield	-	T/20070337, T/20070043	suitable	unknown	achievable	11-15 years	5	Brownfield land in Mickley Square which offers opportunity for small-scale infill development. Vacant in recent years, the site was originally occupied by 5 terraced houses, however these had to be demolished. This clearance was necessary as the properties had suffered from irreparable structural cracking, becoming dangerous buildings due to mining subsidence. The rest of the original terrace remains to both east and west. Access should not be prohibitive as there is direct access to the highway. If constraints can be overcome, specifically the issues of subsidence that affected the previous properties, then a small infill scheme should be appropriate.
2357	Chapel Cottage	Allenheads	Allendale	Allendale	West	385794	545613	0.36	Greenfield	-	-	suitable in part	unknown	achievable	11-15 years	5	Greenfield site in the isolated community of Allenheads. Situated within the National Landscape (AONB), a designation which will have to be carefully considered for a development proposal to be acceptable. The River East Allen lies close by to the east, and part of the site is subject to flood risk (zones 2 & 3), which would reduce the developable area. Impacts on environment and ecology will need to be assessed. The site is uneven in parts, with a slope from south west to north east. There are archaeological remains on site in the form of a row of iron workers cottages. The impact on this historic assets must be carefully considered and mitigated if necessary. Site should be accessible from road to west, although this will need to be upgraded to support a residential development. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the western part of the site, adjacent to existing housing. Provides opportunity for a small-scale development in a remote, rural community.
2365b	Land at Former Byrness County First School	Byrness	Rochester	West - rest of delivery area	West	376249	602692	0.55	Mostly Brownfield	-	14/00717/FUL, T/20061079, ENRP317	suitable	available	achievable	11-15 years	6	Former first school site on the edge a small, isolated rural community. The village has no defined settlement boundary. The school closed in 2004, and this site comprises handstanding, car parking, and playground areas. There is watercourse to the eastern boundary which will need to be further considered. Wider impacts on the character of the settlement will also need assessment. The current access point is likely to need upgraded, although this should not be prohibitive. NB - conversion of the main school building to a single dwelling was completed in 2016 (2365a).
2374	Former Garage Site, West Road	Hexham	Hexham	Hexham	Central	392351	564811	0.48	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Semi-derelict brownfield site, situated to the extreme north western edge of Hexham. Within the Green Belt. This land has been vacant in recent years, but was previously the site of a car sales showroom site. Clearance of any remaining buildings and infrastructure would be required, along with any necessary remediation. There is good access to the highway to the south. Despite brownfield context, the peripheral location and Green Belt designation, means the site is not suitable. Not available nor achievable.
2378	Land at Catton	Catton	Allendale	Allendale	West	382925	557947	0.88	Greenfield	permitted (under-construction)	20/00679/REM, 16/02759/OUT	suitable	available	achievable	0-5 years	2	Planning permission approved - deliverable.
2379	Sawmill, Bearsbridge	Not in a Settlement	Piemmeller with Whitfield	West - rest of delivery area	West	378200	557430	0.83	Mixed 50:50	-	-	suitable in part	unknown	achievable in part	16+ years	5	Mixed site in a highly isolated rural location, adjacent to a very small hamlet within the North Pennines National Landscape (AONB). This site was occupied by a sawmill complex for many years but has been out of use for some time. A range of industrial buildings and associated infrastructure remain in situ, including a historic mill building. The rest is handstanding previously used for open-air storage, and overgrown area. Archaeological assessment may be required due to the presence of the old mill. Directly adjacent to the River West Allen and although there is no known history of flooding, the risk will need to be investigated further. Any impact on the environment should also be assessed. There may be scope for conversion of some of the remaining industrial buildings, with the rest requiring clearance. There may also be need for remediation due to contamination from former use. Archaeological assessment also be needed. The private road to the south west can be utilised for access, although this will require capacity in order to support a residential development. Despite peripheral setting there could be scope for redevelopment. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the brownfield part of the site. This could be through a combination of conversion and new-build development. Offers potential for residential development, although it would not be LP compliant as it is outside of a named settlement. Not considered a priority for development at present but offers longer-term potential if necessary.
2380	Land adj to Redewater View	Otterburn	Otterburn	West - rest of delivery area	West	388249	593181	0.28	Greenfield	-	15/03033/OUT, T/20060941, T/86/E/800	suitable	unknown	achievable	11-15 years	8	Undeveloped, linear parcel of land to western edge of Otterburn and within the defined settlement boundary. Situated between existing residential development and a bus depot. Part of site is within a registered battlefield, and an archaeological assessment will be required to determine impact and necessary mitigation. Located directly adjacent to the A696, safe access to this main road will need careful consideration, although it is unlikely to be prohibitive to a small scheme. Despite this, it is considered that the site is still suitable for a small-scale, linear housing scheme on addressing the identified constraints.
2381	Site S of Scroggy Wood	Not in a Settlement	Bardon Mill	West - rest of delivery area	West	377984	564934	0.41	Mostly Greenfield	-	23/04460/FUL	not suitable	unknown	not achievable	discounted	0	Linear parcel of land situated to the north of Bardon Mill. Although in a small hamlet, with low-density housing to both north and south, it is situated outside a defined settlement boundary. The site is mainly greenfield, including areas with established vegetation coverage, although the are also two agricultural buildings in situ. The latter are likely to require clearance if the site was to be developed. Development would impact on the attractive setting. There is no suitable access point at present, and no opportunity to provide such a link without reliance on adjacent land. Location and identified constraints mean that the site is not suitable for residential development on any scale.
2382	Land North of Ovington	Not in a Settlement	Ovington	Central - rest of delivery area	Central	406320	564111	0.50	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land to the north of Ovington. Outwith the settlement and within the Green Belt. Development of this land would impact on the open character of the setting, particularly the openness of the landscape. Located in an area of known archaeological remains, with further assessment required. There is no suitable access point at present. Green Belt location and impacts of development mean the site is not suitable.
2386	Site at Peelwell	Haydon Bridge	Haydon	Haydon Bridge	West	383398	564632	0.35	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Undeveloped site to western edge of Haydon Bridge currently in agricultural use. Outwith the defined settlement boundary. Mainly undeveloped but with a handful of farm buildings on site. A residential scheme would impact on the setting by extending development into the countryside. Current narrow access is not suitable to serve a housing scheme. Location outwith the settlement boundary and identified constraints mean the site is not suitable.
2390	Land W of North Farm	Gunnerton	Chollerton	West - rest of delivery area	West	390610	575201	1.98	Greenfield	-	-	suitable in part	available	achievable in part	11-15 years	18	Greenfield site in an attractive setting to the north of village. Outwith the defined settlement boundary, development would extend the reach of the settlement, and this impact would have to be carefully considered. Uneven topography would reduce the developable area, as the land slopes downwards towards a wooded area and burn to the western boundary. Environmental impacts, including on ecology and habitats, would need to be assessed and mitigated as required. Located in wider archaeological landscape. Challenging topography to the west of the site would limit the scope for development. Options for access include from West Crescent (to the south) or to the eastern edge of the site, but existing road will need improvements, and assessment will be needed of the additional capacity that can be supported. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
2391	North of WI	Horsley	Horsley	Central - rest of delivery area	Central	409181	566000	0.55	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Undeveloped greenfield land to northern edge of village. Located in the Green Belt. Development would have a noted impact on the setting, and extend the village into the countryside. Loss of agricultural land may impact on ecology and habitats, and the environmental impact will need assessed. An archaeological assessment also be required. The access point from the south is a narrow, rough track which would not have capacity to serve a residential development. Not suitable due to the Green Belt location.
2392	South of Highcrofts	Horsley	Horsley	Central - rest of delivery area	Central	409319	565811	0.91	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site to south of Horsley, located in the Green Belt, and outwith the defined settlement boundary Located adjacent to a Romano-British settlement and cropmarket enclosure, an important archaeological feature which will need to be carefully considered in any proposal. Despite not being on this parcel specifically, any adverse impact would not be appropriate. There is a waterworks directly to the south, which may impact on residential amenity. A residential scheme will require an upgrade of highway infrastructure, and a new improved access from the west as the existing estate roads to north and east would not be suitable. The Green Belt designation, along with the identified constraints, mean that no residential development would be suitable.
2393	West of South East Farm	Horsley	Horsley	Central - rest of delivery area	Central	409547	565861	1.23	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Steeply sloping undeveloped parcel of land to south of village. Within the Green Belt. The development of a residential scheme would see substantial impacts on the setting and change the character of this part of the village. Located adjacent to Romano-British settlement and crop marked enclosure, and the impact of development could have adverse impacts. An archaeological assessment would be required. There is a water treatment works to the south west, and impact on residential amenity would have to be assessed and mitigated as necessary. Only option for access to is from the highway to east, but this narrow, steep road, is unlikely to be able to support housing. Green Belt, potential impact on archaeological features, and lack of access, prevent housing. Not suitable.
2399	Former Goods Yard to the West of Haltwhistle Station, Haltwhistle	Haltwhistle	Haltwhistle	Haltwhistle	West	370269	563736	1.34	Brownfield	-	T/20041143, ENRP328, ENRH014	suitable	available in part	achievable in part	6-10 years	30	Vacant railway land that was previously the site of the goods yard at Haltwhistle station. The site has not been in use for some time, but is likely to require remediation prior to redevelopment due to the previous use. Potentially this is a very attractive location for new housing, situated between the railway station and the River Tyne. Parts of the site are overgrown and there is some established vegetation and tree coverage in large part, particularly adjacent to the river. Any impacts on ecology and habitats would need to be identified and mitigated as required. Access will need to be improved, as the current arrangement is unlikely to be able to support a residential development. If the identified constraints can be mitigated then this could potentially provide an excellent location for housing.
2416b	Falcon Grange Bardon Mill East (phase-2)	Redburn	Henshaw	West - rest of delivery area	West	377313	564670	0.66	Greenfield	permitted (under-construction)	T/20030600, T/89/E/548, T/86/E/506, 11/00599/OUT	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
2422a	Ray Estate, Otterburn -Site1 Land to the rear of Westmore, Field House and Garden House	Otterburn	Otterburn	West - rest of delivery area	West	388466	593029	0.61	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Greenfield land parcel adjacent to Otterburn. Located outwith the defined settlement boundary, situated between residential development and established woodland. This site and the adjacent land is part of the registered battlefield of the Battle of Otterburn (1388). The includes well-preserved ridge and furrow earthworks which are thought to be unaltered from the time of the battle. Development would cause harm to the significance of the asset and there is no mitigation possible which would overcome that harm. The River Rede lies to the south, and this land is subject to significant flood risk (zone 3b), which would significantly reduce the developable area. Impacts on ecology and habitats would need assessment. There is no direct link available to the highway, and access is completely reliant on adjacent land. The significance of the constraints and the likely impacts of development mean that no housing development of any scale would be suitable.
2422b	Ray Estate, Otterburn -Site 2 Land opposite Snaith's Bus Depot	Otterburn	Otterburn	West - rest of delivery area	West	388313	593105	0.97	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Agricultural land to west of Otterburn, outwith the defined settlement boundary, and directly adjacent to the A696. This site and the adjacent land is part of the registered battlefield of the Battle of Otterburn (1388). The includes well-preserved ridge and furrow earthworks which are thought to be unaltered from the time of the battle. Development would cause harm to the significance of the asset and there is no mitigation possible which would overcome that harm. The River Rede lies to the south, and this land is subject to significant flood risk (zone 3b), which would significantly reduce the developable area. Impacts on ecology and habitats would need assessment. There is no link to the highway a present with options for a direct access from A696 needing further investigation. It is likely that significant improvements would be necessary to provide a safe junction to this busy road. The significance of the constraints and the likely impacts of development mean that no housing development of any scale would be suitable.
2422c	Ray Estate, Otterburn -Site 3 Land to the north of the River Rede	Otterburn	Otterburn	West - rest of delivery area	West	388346	592946	5.66	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Large area of open, undeveloped land, situated outwith the defined settlement boundary, with the River Rede to the southern edge. This site and the adjacent land is part of the registered battlefield of the Battle of Otterburn (1388). The includes well-preserved ridge and furrow earthworks which are thought to be unaltered from the time of the battle. Development would cause harm to the significance of the asset and there is no mitigation possible which would overcome that harm. The River Rede lies to the south, and this land is subject to significant flood risk (zone 3b), which would significantly reduce the developable area. Impacts on ecology and habitats would need assessment. There is no link to the highway a present with options for a direct access from A696 needing further investigation. It is likely that significant improvements would be necessary to provide a safe junction to this busy road. The significance of the constraints and the likely impacts of development mean that no housing development of any scale would be suitable.
2423	Ray Estate - Stiddle Hill Farm	Not in a Settlement	Corsenside	West - rest of delivery area	West	391893	585658	1.26	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The vast majority of the site is covered with heavy vegetation, there also being some existing buildings in situ. Conversion and/or clearance of farm buildings necessary. Given the rural location, the impact of development could be significant. Current narrow access track is not appropriate for supporting a housing development. Not considered suitable for housing due to isolated location.
2424	Ray Estate - Blackhalls Farm	Not in a Settlement	Kirkwhelpington	West - rest of delivery area	West	397710	585894	2.01	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural site outwith a settlement in the open countryside. The northern part is mainly occupied by farm buildings, the southern section being open land. Conversion and/or clearance of farm buildings necessary. Access is via a narrow, rough track which is not suitable to serve a housing scheme of any scale. Neither suitable for further development.
2425	Ray Estate - Raechester Farm	Not in a Settlement	Kirkwhelpington	West - rest of delivery area	West	397843	587127	1.33	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Land and buildings at a rural farmstead in the open countryside. Clearance and/or clearance of farm buildings necessary. Remote and isolated, the impact of a residential development could be notable. Directly adjacent to the A696, the existing access track would need to be upgraded in order to support a highway scheme. The capacity to provide a safe access point will need assessment. Not suitable for housing due to the isolated location.
2426	Ray Estate - Sweethope Farm	Not in a Settlement	Bavington	West - rest of delivery area	West	395589	581903	3.47	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead in an isolated location, comprising a number of buildings and associated land. Conversion and/or clearance of farm buildings necessary. Development of even a proportion of the land would be inappropriate and have notable impacts on the rural setting. The long access track is not suitable to support a residential scheme. Not suitable given the location in the open countryside.
2427	Ray Estate - Hawick Fell Barn	Not in a Settlement	Bavington	West - rest of delivery area	West	395547	582635	0.84	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Site outside of a settlement in the open countryside. There is one agricultural building on site, the rest being open undeveloped land. Adjacent to Howick Woods and remote from any other development, with the associated steering lying detached to the east. Clearance of existing building required Access is not suitable to support a residential scheme. Due to isolated, rural location, this site is not suitable for any housing.
2428	Ray Estate - Hawick Farm	Not in a Settlement	Bavington	West - rest of delivery area	West	396273	582617	2.46	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural site comprising a farmstead and adjacent greenfield land. Very remote and lying in the open countryside. Conversion and/or clearance of traditional farm buildings necessary. Development of any of the land would have a marked impact on the rural setting. Access is via a long, rough track which would not be suitable for development, and could not be upgraded to be so. Due to location, it is not suitable for housing.
2429	Ray Estate - Ferneyrigg	Not in a Settlement	Kirkwhelpington	West - rest of delivery area	West	395995	583642	1.26	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Farmstead, outside a settlement, in an isolated location. development of any of the land would result in a significant change to the setting. Conversion and/or clearance of farm buildings necessary. There is a Scheduled Ancient Monument on site (category-1 designation). Any development is likely to have a negative impact on this historic asset. Access would need to be upgraded to support residential development. Rural location and the presence of a SAM mean that no development would be suitable.
2431	Ray Estate - Ray Demesne	Not in a Settlement	Kirkwhelpington	West - rest of delivery area	West	396870	585758	5.40	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural agricultural site in the open countryside. Comprising farm buildings, associated land, and areas of woodland. Isolated and detached from any other development. Conversion and/or clearance of farm buildings necessary. Development of any of the land would have a significant impact on the local landscape. There is a Scheduled Ancient Monument on site (category-1 constraint). Any development would negatively impact on this asset. Access is inappropriate to serve a housing scheme, being a narrow rough track. The SAM, identified constraints, and location mean that site is not suitable for housing.
2433	Land at Whinny Bank	Stocksfield	Prudhoe	Prudhoe	Central	406844	561420	3.57	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land, adjacent to east of Stocksfield, but outwith the defined settlement boundary. Situated in the Green Belt. A housing scheme would have a notable impact on the landscape, fundamentally changing the character of the area by extending the settlement into the countryside and closing the strategic gap towards Mickley. The topography would be highly constraining, as there is a very steep slope on site. Most of the site is subject to significant tree coverage, which would require clearance if the land were to be developed. Environmental, ecological, and habitat impacts would require further assessment, and mitigation as necessary. There is an existing access, but this is a steep, narrow lane which could not support additional traffic. The range and significance of the constraints, including topography, requirement for loss of significant numbers of mature trees, access limitations, and notably the Green Belt designation, mean the site is not suitable.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
2434	Hall Yards Farm - Site 1	Prudhoe	Prudhoe	Prudhoe	Central	408315	562414	0.88	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land to western edge of Prudhoe in an attractive location. Situated within the Green Belt. Development would extend the settlement into the countryside and narrow the gap towards Mickley. There is a steep slope on site which is likely to limit the scope of development. Impacts on a potential development on the environment would need further consideration. Theoretically, there is opportunity for direct highway access to north, but this is the busy West Road, and the steep gradient of the land prevents provision of a safe junction. Therefore, it is likely that adjacent land is required. The range and significance of constraints identified and the Green Belt location mean that the site is not suitable for housing.
2435	Hall Yards Farm - Site 2	Mickley Square	Prudhoe	Prudhoe	Central	407904	562173	1.31	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of undeveloped sloping, greenfield land to south eastern edge of Mickley Square. Within the Green Belt and outwith the settlement. Development would impact on the setting by narrowing the gap between Mickley Square and Prudhoe. Located in wider archaeological landscape, with development impact needing to be considered in light of this designation. There is no possibility for direct access to highway, which impacts on standalone suitability. Therefore, there would be a reliance on adjacent land to enable access. The wide range of constraints, notably lack of independent access, and Green Belt designation mean the site is not suitable for a residential scheme.
2436	Hall Yards Farm - Site 3	Mickley Square	Prudhoe	Prudhoe	Central	407565	561875	1.63	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large tract of agricultural land in a prominent location to south west of Mickley Square. Located adjacent to the village but within the Green Belt. The site feels detached and development is likely to have a significant impact on local character. There is a significant slope on site, which would greatly reduce the scope for development. Ecological impact of loss of greenfield land and trees will need consideration. Located in wider archaeological landscape, which will require further investigation. Eastgate Bank runs parallel to the site, but this is a very steep road, and provision of access is unlikely to be safe. The cumulative affect of topography, landscape impact, and access issues, along with the Green Belt location, means that it is not suitable for housing.
2438	Hall Yards Farm - Site 5, Mount Pleasant	Mickley	Prudhoe	Prudhoe	Central	407289	561545	0.49	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of agricultural land which lies adjacent to West Mickley, a village without a defined settlement boundary. Within the Green Belt. Detached and peripheral in feel, a housing scheme would extend built development into the countryside. Located in wider archaeological landscape, with impact of a potential scheme requiring further assessment. Highway access may be possible from the east, although a new junction need to be provided. The constraints identified would limit potential, but Green Belt designation means the site is not suitable for housing.
2439	Hall Yards Farm - Site 6, Mount Pleasant	Mickley	Prudhoe	Prudhoe	Central	407097	561558	0.81	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land to west of village, currently in agricultural use. The site is adjacent to existing housing, but there is no defined settlement boundary, and it is also within the Green Belt. Steeply sloping topography may be difficult to address, and would limit developable area. Significant vegetation along boundary with road, some of which would require clearance. Also located in wider archaeological landscape. Adjacent to the highway but this is a steep, narrow country lane and may not be able to support additional traffic or provide appropriate access. Green Belt, access, and topography, mean that site is not suitable.
2440	Land to north of Dene Garth	Ovingham	Ovingham	Central - rest of delivery area	Central	408337	564161	2.49	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land to north of Ovingham. Situated within the Green Belt. The site is significant in scale, and prominent in the wider setting, and development of it would have a significant impact on local character. Located in wider archaeological landscape, which requires further investigation. There is an access point to the south east corner of the site, but this is not capable of supporting a residential development of any scale Green Belt location, access constraints, and likely impact on landscape character, mean that the site is not suitable for housing.
2442	Sunningdale, Corbridge Road	Hexham	Hexham	Hexham	Central	394751	563940	1.09	Mostly Greenfield	-	11/02101/FUL, T/20080983, T/20070823, T/930595	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land to eastern edge of Hexham, much of which is heavily covered by mature trees. Adjacent to the settlement but in the Green Belt. The majority of the site is also protected open space. Although greenfield in nature, the site was part of a wider area of land that was used for the tipping of waste in the 1960s. Part of this land was later land-filled in the 1990s, as a precursor to any redevelopment occurring. Environmental impact of potential development will need further investigation. Adjacent to Tyne Valley railway line, so mitigation may be require to ensure residential amenity. Directly adjacent to the A695 and the provision of safe access to this busy road will be key to determining achievability. There is an existing access, but this will require upgrade to support housing. Not suitable for development due to Green Belt designation.
2445	Broadwood Hall, Allendale	Not in a Settlement	Allendale	Allendale	West	383258	555823	12.86	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Very large area of agricultural land in a prominent position to the west of Allendale Town, a village without a defined settlement boundary. It is detached and peripheral and in the open countryside. The site is separated into two parcels, divided by the highway. The larger northern section is agricultural land, the southern part is mainly established woodland. Site is completely out of context with the settlement, and development of even a proportion of it would have a substantial adverse impact on local landscape character and setting. It would significantly increase the size of the settlement, change that would be irreversible. Environmental, ecological, and habitat impacts are likely to be notable. A burn runs through the southern parcel, and an assessment of flood risk would be required. The local highway network would require significant improvement to deliver a housing scheme of such scale. Housing development of any size would be completely inappropriate given location in the countryside. Not suitable.
2447	Bleach Green Farm	Ovingham	Ovingham	Central - rest of delivery area	Central	408286	563850	7.89	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large greenfield site to west of settlement, mainly open land but there are also a number of farm buildings in situ. Site is with the designated Green Belt and around half is within a conservation area. Site is out of scale with Ovingham, and development of in whole or part would be unsuitable. Whittle Burn runs through the entire site from north to south, leading to much of the land being subject to a high risk of flooding (zone 3). There are also likely to be notable ecological and habitat impacts through development of such a large area of open, undeveloped land. There is also an archaeological site identified in the form of a 10th Century sluice and bleach works, and an impact assessment would be necessary. The local road network would need significant improvement to support a large development, and provide safe access. The site is poorly related to the settlement, the Green Belt setting, and the significance and range of constraints, mean that no housing development would be suitable.
2448	Moor View	Not in a Settlement	Prudhoe	Prudhoe	Central	410127	561659	2.79	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Open agricultural land outwith a settlement and in the Green Belt. Development for housing would complete change the character of the local landscape and have a negative impact on the setting. Environmental and ecological impacts will need further assessment. Located in wider archaeological landscape, with further investigation required if a proposal came forward. Highway constraints may restrict potential, with local roads having limited capacity. No suitable access to the site at present, and significant improvements would be necessary to enable housing. Impact of development, highway restrictions, and most notably Green Belt location, means that the site is not suitable.
2449	Featherstone - Site 1	Park Village	Featherstone	West - rest of delivery area	West	368662	561883	1.95	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large greenfield site to the north of a small hamlet in a rural location. Size of site is out of context with Park Village, and development of the entire parcel would have a significant impact on landscape and setting. Watercourse to south and any potential flood risk will need further investigation. Environmental impacts will also need assessment. No access at present and there may not be an opportunity to provide a safe link to the highway. Not considered suitable for housing due to remote location and impact on local character.
2450	Featherstone - Site 2	Park Village	Featherstone	West - rest of delivery area	West	368769	561759	1.95	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land adjacent to a small rural community. Development of this site would completely change the local landscape character and open setting and would not be appropriate. Potential ecology and habitat impacts through loss of farmland will need to be considered. No link to the highway at present, but there could be potential for access from the road to the west. Location and impact of development mean that housing development is not suitable.
2451	Featherstone - Site 3	Featherstone Rowfoot	Featherstone	West - rest of delivery area	West	368397	560734	0.21	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small area of greenfield land in an isolated hamlet. The site is covered with mature trees and loss of these would not be appropriate. There is no access to the site, although a link to the adjacent highway should be possible. However, as a greenfield site in a very rural location, residential development would not be suitable.
2452	Featherstone - Site 4	Featherstone Rowfoot	Featherstone	West - rest of delivery area	West	368474	560622	0.47	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Linear parcel of undeveloped land extending south from Featherstone Rowfoot. The northern part of the site is open land, with there being an area of woodland to the south, as well as a small agricultural building in situ. Development would extend the footprint of built development and would be a substantive change given the size of the hamlet. There is no access point at present, and options for a link to the road to the east would need to be explored. The impact of development and isolated location means the site is not suitable for a housing development.
2453	Spouty Well, Haltwhistle	Haltwhistle	Haltwhistle	West	West	371270	564060	0.78	Brownfield	-	-	not suitable	available in part	not achievable	discounted	0	Brownfield land in Haltwhistle within a conservation area, somewhat detached and peripheral in feel. Allocated employment land. Partly in use as commercial/industrial land, with businesses occupying the existing buildings, but the majority of the site is vacant. Clearance of remaining buildings required prior to redevelopment. Adjacent to Haltwhistle Burn and, whilst there is no known history of flooding, this will have to be assessed. Environmental impacts on the burn will also need investigation. Potential need for remediation due to contamination from previous uses. Existing access may need to be upgraded but not likely to be prohibitive to housing. Allocation as employment land means that the site is not suitable for housing.
2454	High Shield Cottage, Dipton Mill - Site 1	Hexham	Hexham	Hexham	Central	393373	563103	2.73	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large, sloping greenfield site in an attractive location to south of Hexham. Outwith the settlement and in the Green Belt. Development of this site would have a significant impact by encroaching into the countryside. It is also likely to have an adverse effect on ecology and habitats. There is no direct access possible to this parcel, and suitability would depend on adjacent land. The site is not suitable for housing due to Green Belt designation and lack of standalone access.
2455	High Shield Cottage, Dipton Mill - Site 2	Hexham	Hexham	Hexham	Central	393497	563007	0.61	Mostly Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site to south of Hexham, located in Green Belt. Most of the site is open, undeveloped land but there is also an existing dwelling, outbuildings, and mature trees on site. Detached and peripheral to the town, development would impact on the landscape and setting. Demolition and clearance of existing buildings would be required prior to redevelopment. Located in wider archaeological landscape, which will require further assessment. Highway to south east, but it may be difficult to provide safe access. Not suitable for housing due to Green Belt, access limitations and impact of development.
2456	Land at Broomhaugh	Riding Mill	Broomhaugh and Riding	Central - rest of delivery area	Central	402094	561226	3.35	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of sloping agricultural land to south eastern edge of Riding Mill. Located in an attractive setting within the Green Belt, adjacent to low-density housing and woodland. Development of this land would irreversibly impact the setting. Impacts on environment, ecology, and habitats will also need to be addressed. Located in wider archaeological landscape with further assessment likely to be needed. The existing access to the north would not be able to support a residential scheme of any scale. Location in the Green Belt, along with the likely impact of development, means that the site is not suitable for a housing development on any scale.
2457	Land at Bridge End	Hexham	Acomb	Central - rest of delivery area	Central	394220	565068	0.67	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small parcel of undeveloped land at the edge of the settlement, detached from residential area. Immediately adjacent to the A69 and a busy roundabout, with employment land to south/east. Located within the Green Belt. There is a steep slope on site and topography would not allow development. Not considered that the environment, sandwiched between a main road and industrial/commercial premises, would be suitable to ensured residential amenity. Green Belt, impact on residential amenity, and topography mean that development is not suitable.
2460	Otterburn First School - Site 2	Not in a Settlement	Otterburn	West - rest of delivery area	West	387461	593747	0.44	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Existing first school, located outwith a settlement, directly adjacent to the A696. Detached and peripheral in feel. The site comprises the main school buildings, outbuildings, the old schoolhouse, and some associated land. This parcel does not include the playing fields adjacent to the west. Conversion of the buildings would be the preferred method of redevelopment. Safe access directly from the main road may be difficult to provide. The isolated location in the open countryside means that the site is not suitable for housing development. Not available nor achievable. Retention in current use preferred for the foreseeable future.
2462	Allendale Highways Depot & HWRC	Allendale Town	Allendale	Allendale	West	384255	556029	0.75	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Local authority highways depot situated within Allendale Town. Adjacent to residential dwellings and the village First School. Comprises the main depot building, other outbuildings, and land for storage. Remediation may be necessary due to current use. If the site was to become available, demolition and clearance would be required. Access may need improved but unlikely to be prohibitive to a housing scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
2463	Land at Stocksfield South of A695	Stocksfield	Broomley and Stocksfield	Central - rest of delivery area	Central	405811	561194	26.81	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large area of greenfield land adjacent to Stocksfield but set within the Green Belt. The size of the site is completely out of proportion with the settlement and development of even a relatively small part of it would have a significant adverse impact on the local landscape by vastly increasing the built-up area. Due to the size of the site, it likely to impact upon ecology and wildlife habitats. Stocksfield Burn lies to western boundary, and potential for flood risk will need to be investigated. n an area of know archaeological remains, which may require further assessment. The size of the site means that substantial improvements to the local highway network will be necessary, both to increase capacity and enable appropriate access. Green Belt designation, the impact on local environment and character, and significant size of the area of land, means that housing is not considered suitable.
2464	Beaumont Mine Yard	Allenheads	Allendale	Allendale	West	386009	545421	0.88	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	This is the site of Allenheads Mines (Beaumont Mine), a former lead mine which had been worked since the 18th Century. After the demise of the lead mining industry, the Weardeale Lead Co. began working to extract fluorspar. After a period of inactivity, BSC reopened of the mine in 1969-70, again to extract fluorspar, but unfortunately, the hoped-for reserves were not found and by 1983, with all the equipment still intact, pumping had ceased and the mine was at a standstill. There are a numerous industrial buildings in situ in varying states of repair, along with areas of handstanding for storage, and derelict land. The site is now utilised as business and commercial premises. Central to the complex is a lead works which once dominated the North Pennines. Remediation will be necessary prior to redevelopment. Listed buildings would need to be sensitively converted, for a housing scheme to be appropriate. The River East Allen runs parallel to the western boundary, and potential for flood risk and environmental impact will need further assessment. However, the heritage context, notably the SAM, along with the listed buildings and significance for industrial heritage, mean that the site would not be suitable for redevelopment. Not available nor achievable. Retention in current use preferred for the foreseeable future.
2470	Newlands (former Marley Tiles Factory)	Not in a Settlement	Shotley Low Quarter	Central - rest of delivery area	Central	409438	556217	20.93	Mixed 50:50	-	18/02239/FUL, T/20000109	not suitable	available	not achievable	discounted	0	Large, derelict industrial site in the open countryside, outwith a settlement, and in the Green Belt. The south west of the parcel is occupied by the former Marley Tiles site, a large factory complex opened in 1953 to manufacture roof tile. The remainder is greenfield and subject to heavy vegetation/tree coverage. Manufacturing ceased in 2008, and following closure of the factory, the site was abandoned, and the industrial buildings were allowed to deteriorate, with many being in a very poor repair. Much of the site has now been cleared, although it is derelict and represents an eyesore in the local landscape. Offers a potential opportunity for redevelopment of brownfield land, however there are a number of important issues that would be need to be addressed to make development acceptable. Impact on local landscape, character, and setting will need to be carefully considered. A watercourse runs to the eastern edge of the site and will need to be considered in any proposal. Ancient Woodland also covers part of the site. Any environmental and ecological impact will also need to be assessed and mitigated. Potential need for archaeological assessment also necessary. Access will need to be improved to increase capacity of highway and provide a safe junction with the adjacent road. Due to the isolated location, the Green Belt designation, and the range of constraints identified, the site is not considered to be suitable development.
2472	Newbrough & Fourstones - Site 1	Newbrough	Warden	West - rest of delivery area	West	388331	567900	0.38	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small, sloping greenfield site, situated between existing housing in Newbrough village. However, this part of the settlement is within the Green Belt. A Roman Road lies to the north, and archaeological assessment is likely to be required to determine impact. Access will need to be improved, with a new junction to the highway needed. Not considered suitable due to Green Belt location.
2473	Newbrough & Fourstones - Site 2	Newbrough	Warden	West - rest of delivery area	West	388292	567790	2.09	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Relatively large parcel of agricultural land to eastern edge of settlement. Located within the Green Belt. Development of the whole site would have a significant impact given the small size of the village, causing expansion into the countryside. Archaeology will need careful consideration, as there is a Roman Road located to the north. Impact upon ecology and habitats may need to be further explored. Junction and access improvements required, with potential for a link from the highway to either north or west. Development of entire site would start to merge Newbrough with Fourstones, closing the strategic gap between villages. This, along with the Green Belt location, means that development would not be suitable.
2474	Newbrough & Fourstones - Site 3	Newbrough	Newbrough	West - rest of delivery area	West	388238	567679	0.68	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Peripheral greenfield site to southern edge of Newbrough but within the Green Belt. Development of the parcel would extend the village into the countryside. Topography could limit the scope of any development as there is a significant slope towards the River Tyne. There is no suitable access point, but there would be options for to either north west or north east. However, both would require improvement to support a housing scheme. Green Belt designation means the site is not suitable for residential development.
2476	Newbrough & Fourstones - Site 5	Fourstones	Warden	West - rest of delivery area	West	388770	567976	1.71	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of agricultural land adjacent to Fourstones, outwith the settlement and in the Green Belt. Adjacent to existing housing, but development would extend the village into the open countryside. Set within a wider archaeological area, and presence of a Roman Road to north will need to be taken into account in any proposal. There is a significant slope from north to south, which may reduce the developable area. Access would need to be improved, with options to both east and south. Green Belt setting means that the site is not suitable.
2477	Newbrough & Fourstones - Site 6	Fourstones	Warden	West - rest of delivery area	West	388968	568001	2.40	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Relatively large greenfield site in an attractive location to north of the settlement. Located in Green Belt, and developing the whole parcel would have a significant impact on the local landscape. Due to elevated position, the parcel is prominent in the setting of the village. There is a Roman Road to the north, and the impact of a housing scheme would need to be assessed, and then mitigated as appropriate. Ecology and habitat impacts will need to be explored. Topography may be limiting, as there is a significant slope from north to south. New access required from west, or alternatively, potential could be explored for capacity to provide access from housing area to east. However, Green Belt location means that the site is not suitable.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
2478	Newbrough & Fourstones - Site 7	Fourstones	Warden	West - rest of delivery area	West	389164	568178	4.40	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Sizeable area of agricultural land extending north from Fourstones village. The site is substantial in scale when compared with the settlement and also sites in a prominent position in the local landscape due to the elevated nature of the land. Therefore, development would have an adverse and irreversible impact on the setting by extending the built-up area into the open countryside. There is a significant slope on site, and parts are very uneven. Impacts on ecology and habitats will need to be considered given the loss of such a large area of greenfield land. A Roman Road crosses the middle of the site, and development would not be appropriate due to the impact on this important heritage asset. A new access would be required, but the capacity to do so would need to be investigated. The range and scale of constraints, including archaeology, landscape impact, topography, and access, as well as the Green Belt setting, means that the site is not be suitable.
2479	Former Colliery Site	Acomb	Acomb	Central - rest of delivery area	Central	392616	566241	1.23	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Land which was part of the Acomb Colliery site, situated to the west of village, within the defined settlement boundary. Following closure in 1952, the site has remained in employment use and is currently occupied for storage and light industrial purposes. Some of the original colliery buildings remain, along with other more modern buildings. The site is allocated for employment use and there are a number of businesses operating. Clearance would be required prior to redevelopment. Contamination from former use is highly likely, with underground conditions needing further assessment, and subsequent remediation required. South eastern corner of the site is subject to flood risk (zone 2). Access will need to be improved, but this should not be prohibitive to a scheme. Not suitable for housing due to employment land allocation. Not available nor achievable. Retention in current use preferred for the foreseeable future.
2480	Wylam Pumping Station	Not in a Settlement	Horsley	Central - rest of delivery area	Central	410231	564604	0.80	Mostly Brownfield	-	-	not suitable	available	not achievable	discounted	0	Former waterworks in a peripheral location, outwith a settlement, and in the Green Belt. This brownfield site is occupied by the pumping station buildings and a chimney, the rest being areas of handstanding. The potential for conversion of the existing buildings should be considered first, with lower-quality buildings needing demolition. The site is surrounded by mature trees and the River Tyne is adjacent to the south. Proximity to river means that the site is subject to flood risk (zone 3), with further assessment of impacts required of this and the impact upon habitats and ecology. Potential contamination and subsequent remediation due to past use. New access to highway required, to enable safe access onto the adjacent highway. Not suitable due to Green Belt designation.
2481	North of Old School	Bellingham	Bellingham	Bellingham	West	383960	583582	1.01	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site to northern edge of village, but outwith the defined settlement boundary. Designated as protected open space in the Local Plan. Development would expand the settlement into the countryside. There is no standalone access and adjacent land would be required to enable this. Not considered suitable due to protected open space designation and lack of independent access.
2483	Ridley Common Reservoir	Not in a Settlement	Bardon Mill	West - rest of delivery area	West	377605	561508	0.58	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Isolated greenfield site, detached from any other development and within the National Landscape (AONB). Development for housing would fundamentally affect the open landscape. Much of this site is subject to established tree coverage. Ecological impacts would need further assessment. The narrow lane would not be suitable for supporting a housing scheme of any scale. Location in the open countryside means that the site is not suitable.
2487	Yarrowmoor Operations Centre	Not in a Settlement	Falstone	West - rest of delivery area	West	370765	586961	3.32	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Brownfield site in a highly attractive location opposite Kielder Water. Situated outwith a settlement in a very rural environment. There are existing dwellings in situ, some outbuildings, and handstanding. Remoteness means that the impact of development would be significant and have a detrimental impact on local landscape character and the setting of Kielder Water. Existing access point would need to be upgraded to support a residential scheme. Not considered suitable for housing.
2490	Bythorne Farm, Wylam	Not in a Settlement	Wylam	Central - rest of delivery area	Central	412238	564864	1.06	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. Within the Green Belt, there are a range of farm buildings in situ, the rest being open land. Conversion and/or clearance of the traditional farm buildings necessary. Situated just north of the River Tyne, and impact of development on the immediate environment and landscape would need to be further considered. Existing access is via a narrow track and would not be appropriate to serve a housing scheme. Not considered suitable for housing due to the Green Belt location.
2493	Land West of Sandy Lane	Riding Mill	Broomhaugh and Riding	Central - rest of delivery area	Central	401059	561516	5.99	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Very large, sloping area of agricultural land to the western edge of Riding Mill. Adjacent to the settlement but within the Green Belt. The site is completely out of proportion with the settlement, and a housing scheme would have a significant impact by extending built-development into the open countryside. The impact on ecology and habitats from the loss of such a large area of farmland will need further assessment. Within an area of known archaeological remains, so further work may be necessary. The only option for access is from the north, but the capacity for an extra junction will need to be looked at. Due to Green Belt designation, the scale of the site, and the adverse impact on local landscape character, the site is not suitable.
2494	Prudhoe Hospital Site	Not in a Settlement	Prudhoe	Prudhoe	Central	410552	562196	28.61	Mixed 50:50	permitted (under-construction)	14/04160/FUL	suitable	available	achievable	0-5 years	231	Planning permission approved - deliverable.
2497	Bus Station Site	Hexham	Hexham	Hexham	Central	393736	563914	0.15	Brownfield	-	15/02794/FUL, T/950511, T/92398	suitable	available	achievable	6-10 years	25	Brownfield land which is the site of the former bus station, but is now vacant following relocation to a new site. It is situated within a conservation area, and a successful proposal will have to balance the need for retention of historic buildings, and compatibility with surrounding development. Dealing with heritage and conservation issues are crucial to suitability. Clearance of remaining buildings and infrastructure required prior to redevelopment. Access from Priestpottle should not be prohibitive. A higher density would be suitable, reflecting the likelihood of an element of flatted development in whole or part. If identified constraints can be addressed then the site is considered to represent an excellent opportunity for urban infill in Hexham town centre.
2499	Loosing Hill / Torch Centre	Hexham	Hexham	Hexham	Central	393993	564003	0.95	Brownfield	-	-	suitable in part	not available	not achievable	discounted	0	Brownfield site close to central Hexham town centre which was occupied by a car park and healthcare/community buildings related to the adjacent hospital site. Some of these buildings remain, but it is now also home to the new bus station, relocated from another site (2497). There is mature tree coverage on the northern part of the site. Within a conservation area, so proposals for development would need to take this into account. If the site was to become available, demolition and clearance would be required. Consideration needed as to how safe access can be provided, and capacity for given the proximity of an existing busy junction. Identified as a potential site for redevelopment a number of years ago. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
2501	Land at West End	Haltwhistle	Haltwhistle	Haltwhistle	West	369952	563670	1.29	Mostly Greenfield	-	-	suitable in part	not available	not achievable	discounted	0	Site within settlement which is majority greenfield and functions as a space for the local community, although this has no formal designation. Situated between employment land to west and residential development to east. The interface with the industrial land will need to be managed. Adjacent to the Tyne Valley railway line to north, and mitigation may be required to ensure residential amenity. Access will need to be improved to support a housing scheme, but this should not be prohibitive. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing. However, there has been no recent indication that housing would be considered for the site. Not available not achievable. Retention in current use preferred for the foreseeable future.
2502	Land at Elmfield Comb Hill	Haltwhistle	Haltwhistle	Haltwhistle	West	370261	564509	0.38	Mostly Greenfield	-	T/20100956, T/20080797, T/20071203, T/20070035, T/20030660, T/20061261	suitable	available	achievable	6-10 years	9	Site towards the of Haltwhistle which comprises an existing property set within a large plot of greenfield land. The land had been in use as a smallholding until the 1990s. Offers opportunity for an infill development through intensification of the site. The existing dwelling may need to be demolished. Access will need to be improved to Comb Hill in order to support a more intensive housing scheme. The adjacent highway is steep and a solution will be needed that provides a safe access. Lower density scheme is likely to be most fitting to reflect surrounding housing. Considered to offer a suitable location for housing.
2503	ED1.28 Stocksfield	Stocksfield	Broomley and Stocksfield	Central - rest of delivery area	Central	405341	561296	0.49	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Small parcel of brownfield land adjacent to Stocksfield station at the extreme edge of the settlement. In a very constrained location sandwiched between the Tyne Valley railway line and the A695. This land was formerly part of the station goods yard, but has been vacant since the closure of these facilities. Remediation is likely to be necessary to address contamination relating to the previous use. Extreme west of site is subject to flood risk (Zone 2), which would reduce the developable area. The physical shape of the site may prove a challenge for redevelopment. Immediately adjacent to the railway line, which may impact upon amenity, and would require mitigation. Only opportunity for access is likely to be via a private road to the station car park, which is not considered suitable. A combination of the constrained nature of the site, flood risk, and lack of access, mean the site is not suitable.
2504	Milkwell Lane (part)	Corbridge	Corbridge	Corbridge	Central	399444	564874	1.53	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of agricultural land in an attractive, prominent location to the northern edge of the town, but within the defined settlement boundary. Development for housing would cause the loss of open land and impact on the setting and landscape. Any environmental impacts will need further investigation. Set in an archaeological landscape, with further assessment likely prior to development. Situated between Milkwell Lane and Deadridge Lane, both of which are relatively narrow and would not have the capacity to take additional traffic. Not considered suitable due to impact of landscape and setting, as well as highway constraints.
2508	Wylam Hills Cottage (east of Holeyln Hall Road and north of Dene Terrace West)	Wylam	Wylam	Central - rest of delivery area	Central	411306	565057	3.00	Mostly Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land to north of Wylam, situated between the main village and the ribbon development which extends north along the highway. Within the Green Belt. Development would have a significant impact on the landscape by expanding the settlement into the countryside and merging the currently separate areas of residential development. Part of the site at high risk of flooding (zone 3), which would reduce the developable area. Within an archaeological landscape and an evaluation may be required. There is a direct access to the highway already in place, although upgrade is likely to be needed to serve a larger housing scheme. The significant impact of development, flood risk, and most importantly, Green Belt setting, means that development would not be suitable.
2510	Ashcroft Farm	Bardon Mill	Bardon Mill	West - rest of delivery area	West	378020	564538	1.08	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land adjacent situated between the settlement and Bardon Mill station. Although adjacent to village, the vast majority of this land is outwith the defined settlement boundary, with only a very small parcel to the north east being with the village limit. Within an area of archaeological interest and further assessment of impacts would be needed. Boundary to the railway line may require a buffer to ensure residential amenity. Current access is not suitable to support a residential scheme, and the option to utilise the existing road to the railway station is unlikely to be appropriate. There is a sewage treatment works located adjacent, to the southern ide of the railway, and the close proximity is likely to have an adverse impact on residential amenity. Not considered suitable for housing due to the range of constraints and issues identified.
2511	South of Allendale	Allendale Town	Allendale	Allendale	West	383814	555244	1.10	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Area of agricultural land to southern edge of Allendale Town and within the National Landscape (AONB). There is no defined settlement boundary to the village, so development would cause extension of the settlement in the form of ribbon development along the highway. This would have a notable impact on the local environment There is a very steep east-west slope on site and this topography would limit the scope for development. The gradient is also likely to prohibit access from the highway. Impact of development and topography mean that the site is not suitable for a housing scheme.
2512	Willia Road	Haltwhistle	Haltwhistle	Haltwhistle	West	370650	564531	3.55	Greenfield	-	13/03921/OUT	suitable in part	available	achievable in part	6-10 years	35	Very large area of open agricultural land, to the north of the Haltwhistle, and within the defined settlement boundary. The land sits in a prominent position and development of the whole site would have a significant impact on local character and setting. Set within a wider archaeological landscape which will require evaluation. Willa Road to the east is relatively narrow and would not be suitable for supporting a housing development of any scale. Alternative access could be taken from the west, although this is likely to have limited capacity for additional traffic and would reduce the scale of any scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the western part of the site, adjacent to existing housing.
2513	Land at Sandhoe	Not in a Settlement	Sandhoe	Central - rest of delivery area	Central	397068	566376	0.63	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land adjacent to a small hamlet within the Green Belt. The site is partly occupied by mature trees which would require clearance. A housing scheme would impact on the landscape and change the setting. Access would require improvement to support housing. However, setting in the Green Belt means that development would not be suitable.
2514	Land at Corchester	Corbridge	Corbridge	Corbridge	Central	398511	565126	3.81	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Area of open land to the north west of Hexham, adjacent to the A68 and a major roundabout with the A68. Within the Green Belt and peripheral in feel. In an area of known archaeological importance being located within the boundary of Corbridge Roman Station, a scheduled ancient monument (category-1 constraint), close to Hadrian's Wall World Heritage Site. Severe highways limitations with no access being possible form the A69 or road to the east. Site is not suitable for development due to the range and significant of constraints, including Green Belt designation, heritage and archaeology matters, and access.
2515	Land at Oakwood	Oakwood	Sandhoe	Central - rest of delivery area	Central	395122	565889	0.36	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small parcel of greenfield land in the small settlement of Oakwood. Situated between the main village and some peripheral, low-density development to the north east. However, this is within the Green Belt. Infill of this site would contribute to ribbon development along the highway. A new access would need to be provided. Green Belt designation means that housing would not be suitable.
2517	Thornley Gate, Allendale	Thornley Gate	Allendale	Allendale	West	383053	556224	1.20	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural Land within the North Pennines National Landscape (AONB). Although adjacent to the small hamlet of Thornley Gate, the site is peripheral and detached in feel. Development would impact on the character of the settlement. No existing access, but possibility for provision from either north or south. Given the rural location, development is likely to impact on the local landscape character, and the site is not considered suitable for a residential scheme.
2519	Newhouses, Kirkharle	Not in a Settlement	Kirkwhelpington	West - rest of delivery area	West	400552	583135	0.74	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Farmland situated outside of a settlement in the countryside. Comprises of land and a range of agricultural buildings. Conversion and/or clearance of farm buildings necessary. Only a short distance from the A696 but current access is narrow and rough and would need improvement to serve a residential development. Location outwith a settlement means that development would not be sustainable and considered unsuitable.
2523	Redwell Hall Farm	Not in a Settlement	Shotley Low Quarter	Central - rest of delivery area	Central	403424	551226	1.22	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land and buildings at a farmstead in the open countryside, not far from Derwent Reservoir. Set within the National Landscape (AONB) and in a rural environment. Conversion and/or clearance of farm buildings necessary. Lies adjacent to a public park/garden and development could have a negative impact on the setting on this community asset. A burn lies to the western boundary and there could be some risk of flooding. Isolated location is not felt to be sustainable. Rural setting and impact on the local landscape means that a housing scheme would not be suitable.
2524	Birkenside	Not in a Settlement	Shotley Low Quarter	Central - rest of delivery area	Central	403472	552274	1.68	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The steading is made up of a number of agricultural buildings, and conversion and/or clearance of the traditional building would be necessary. Located in the North Pennines National Landscape (AONB), between the A68 and Derwent Reservoir. Access is not appropriate to support a residential development, being a narrow, rough track from the main road the farm. Not considered suitable due to location in the open countryside.
2525	Kiln Pit Hill	Not in a Settlement	Shotley Low Quarter	Central - rest of delivery area	Central	403910	555052	0.32	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land in the open countryside. Adjacent to a handful of residential dwellings and agricultural land but isolated from a settlement. Potential for access from adjacent highway, but improvements would be necessary to support this. Not considered suitable due to unsustainable isolated setting outwith a settlement.
2526	South Drive Plantation, Minsteracres	Not in a Settlement	Healey	Central - rest of delivery area	Central	402366	555329	1.23	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield site in the open countryside which is part of the Minsteracres Estate. This is a Christian retreat centre set within significant grounds, which has existed in various forms since the 18th Century. The whole site is within the Green Belt and located to the south of main Estate House. The southern section of the parcel is covered in mature trees and vegetation, whilst the rest is open undeveloped land. A housing scheme of any sizeable scale would have a significant impact on the setting of the Estate impacting on the open landscape. The existing access would not support a residential development and would need significant improvement to do so. The location in the Green Belt, the extremely rural environment, and the impact that development would have on the local environment, all mean that a housing scheme of any scale would not be suitable.
2527	Low Fotherley	Not in a Settlement	Healey	Central - rest of delivery area	Central	402923	557941	0.67	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead in the open countryside, within the Green Belt. Comprises a range of agricultural buildings and associated land. Conversion and/or clearance of farm buildings necessary. Close to A68, but the short access track would need improved to support a housing scheme. Not considered a suitable location for housing due to isolated location and Green Belt setting.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
2528	The Demesne, Gunnerton	Gunnerton	Chollerton	West - rest of delivery area	West	390423	575074	0.26	Mostly Greenfield	-	24/00110/FUL	suitable	available	achievable in part	16+ years	10	Large farmstead site to west of Gunnerton incorporating a range of buildings. Adjacent to the village but outwith the defined settlement boundary. Conversion and/or clearance of farm buildings necessary, existing access is a single lane road with passing places which will need to be upgraded. Known area of archaeological interest, and there are Medieval remains in the area. Impact upon heritage assets would need assessment. Gunnerton Burn lies to the southern boundary and any impacts on ecology and habitats would need to be mitigated. There is a water treatment works directly to the south of the site, and impacts on residential amenity must be assessed and if necessary addressed. If the constraints can be overcome, a scheme based on the footprint of existing development which is reflective of the setting could be suitable. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
2529	Gunnerton North Farm	Gunnerton	Chollerton	West - rest of delivery area	West	390661	575074	0.55	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Undeveloped, sloping greenfield land within the settlement, surrounded by existing residential development. The whole site is designated as protected open space and is utilised as playing fields. Loss would impact upon the local community. Close to Medieval remains, and archaeological assessment may be required prior to development. Highway improvements are key to the delivery of this site, with options to access from either east or west needing further assessment. Not suitable for development due to the protected open space designation.
2530	River Hill, Chipchase, Barrasford	Not in a Settlement	Chollerton	West - rest of delivery area	West	390656	573358	0.33	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. In an attractive location, a short distance to the north of the River North Tyne. Outwith a settlement and detached from any other development. Conversion and/or clearance of farm buildings necessary. Access is via a long, narrow farm track which would not support a residential scheme. Location considered not to be suitable for housing.
2531	Old Ridley	Stocksfield	Broomley and Stocksfield	Central - rest of delivery area	Central	405450	560644	13.19	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large undulating greenfield site to west of Stocksfield. Peripheral in setting and within the Green Belt. Development of the whole site is completely out of proportion to the wider context and would significantly increase the size of settlement. Given the scale of the site, development is likely to impact upon the ecology and environmental context. Within a wider archaeological landscape. There are also Grade II listed buildings to south of site. There is no appropriate access at present and substantial improvements and investment in highway infrastructure would be necessary to support a large housing scheme. The Green Belt setting, size of the site, and wide range of constraints identified, means that the site is not suitable.
2532	Warden	Warden	Warden	West - rest of delivery area	West	391435	566601	0.82	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Open greenfield land, adjacent to a small settlement, set within the Green Belt. Development would expand the village and would affect local character and setting. It is known that this is an important archaeological landscape, and the wider area is the site of a deserted medieval village. Further investigation would be necessary. South east of the site is subject to flood risk (zone 2). Options for access are limited, as there is a sharp bend on the highway to the south, and the alternative is a narrow private estate road to north west. Neither are considered appropriate for a safe access. Not considered suitable due to Green Belt designation and identified constraints.
2533	Land adj The Hayes, Howden Dene	Corbridge	Corbridge	Corbridge	Central	399777	564142	4.01	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large parcel of greenfield land to the east of Corbridge. Peripheral to settlement, detached from existing residential development, and set in the Green Belt. Development would have a significant impact on the local setting, impacting on the openness of the landscape. Located in wider archaeological landscape, with further assessment of impacts potentially necessary. No suitable access at present, with a new junction needed to highway to the north. It is considered that development would cause a notable extension of the village into the open countryside. This and the Green Belt location means that a housing scheme of any scale would not be suitable.
2536	Coal Cells, Haydon Bridge	Haydon Bridge	Haydon	Haydon Bridge	West	384380	564562	0.34	Brownfield	-	-	suitable in part	available	achievable in part	6-10 years	5	Former railway land adjacent to Haydon Bridge railway station. Potentially a very attractive location, being situated in a conservation area, between the Tyne Valley railway line and the River Tyne. Following closure of the station goods yard, the site was utilised as premises for a coal merchant. Remediation will be necessary to deal with contamination from previous uses. Eastern part of the site is subject to flood risk (zone 2), with a very small part being in the most significant area of risk (zone 3). This could limit the developable area. Access will need to be via a private road from the west, with an upgrade likely to be necessary to support a housing scheme. A range of issues have been successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the western part of the site, adjacent to existing housing.
2537	Land at Sidgate Lane	Newbrough	Newbrough	West - rest of delivery area	West	387531	567518	3.65	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Sloping tract of agricultural land in an attractive location within the Green Belt. Peripheral to Newbrough village. The site extends in a linear fashion along the highway and development would have a significant impact on the local landscape by vastly increasing the size of the settlement. Much of southern part of site is subject to flood risk (zone 3), which would reduce the developable area. Located in a wider archaeological landscape which may need further investigation. Development of this scale is likely to have an adverse impact on ecology and habitats. Potential for access from Sidgate Lane to the east, although highway infrastructure would need notable improvement to serve a sizeable residential scheme. Green Belt designation, the impact of development on local landscape character, and the identified constraints, mean that a housing scheme would not be suitable.
2538	Land at Gt Whittington - South of Quarry House	Great Whittington	Whittington	West - rest of delivery area	West	400622	571005	4.41	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of greenfield land adjacent to the north of the village, outwith the defined settlement boundary. The scale of the site is out of proportion with the existing settlement, and development of the whole area would change the context of the setting and expand the settlement into the open countryside. A large development is likely to have impacts on ecology and habitats. There are ridge and furrow earthworks on site, and further investigation is likely to be necessary of the wider archaeological landscape. Existing access track that links to the highway would need to be greatly improved to enable residential development, although this connection to the highway is at the northern end of the site, detached from the village. Due to location, the scale of the site and subsequent impact on character, a housing scheme would not be suitable.
2539	Former Colliery Site at Blenkinsopp	Blenkinsopp	Greenhead	West - rest of delivery area	West	366476	564567	0.60	Mostly Brownfield	-	16/04499/FUL, T20100706, T20040050, T200400706, T20070583	not suitable	available	not achievable	discounted	0	This land was the site of Blenkinsopp Castle drift mine, which remained in operation until relatively recently, only closing in 2002. It is now associated with the Blenkinsopp Castle Holiday Home Park, and comprises chiefly of vacant land and overgrown hardstanding. The facility is built around Blenkinsopp Castle, a Grade II listed building and Scheduled Ancient Monument originally dating from the 14th Century. This significant heritage asset is both a ruin and a residential property, but is in separate ownership to the holiday park. Access will need to be improved to support a housing scheme, but this should not be prohibitive. Not considered suitable due to impacts on the SAM and wider heritage context.
2541	Shankhead Farm, Bardon Mill	Not in a Settlement	Bardon Mill	West - rest of delivery area	West	377966	561424	3.58	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land, outwith a settlement, and in the open countryside. Situated within the National Landscape (AONB), development of this site would be completely out of context with the wider setting and would have a significant adverse impact on the local landscape. Environment, ecology, and habitats are likely to be affected if any development were to occur. There is no access available to the site. A residential scheme of any scale would be completely inappropriate, and the site is not suitable due to being so isolated.
2543	Land at Chollerford	Chollerford	Humshaugh	West - rest of delivery area	West	391791	570649	1.55	Greenfield	-	17/01931/FUL	not suitable	available	achievable	discounted	0	Greenfield land in an attractive location to the south west of Chollerford, adjacent to the settlement, but outwith the defined boundary. The site is relatively large in the context of the settlement and development would cause the spread into the countryside by conjoining the main village with some detached dwellings to the south west. Environmental, ecological and habitat impacts will need consideration. Potential archaeological remains will need to be further assessment. There is not a suitable access at present, and a new link to the highway would need to be provided, with options needing further assessment. Not considered suitable due to the scale of the site and the expected impacts of development.
2544	Land West of Langley Gardens	Haydon Bridge	Haydon	Haydon Bridge	West	383682	564185	1.16	Greenfield	local plan allocation (and neighbourhood plan)	-	suitable	available	achievable	6-10 years	42	Local Plan housing allocation - developable. Neighbourhood Plan housing allocation - developable.
2545	Land North of Castle View, Prudhoe	Prudhoe	Prudhoe	Prudhoe	Central	408883	563197	1.20	Greenfield	-	-	not suitable	available	achievable	discounted	0	Greenfield land in a residential area of Prudhoe which is both utilised as allotments and designated as protected open space. Loss of allotments would not be acceptable without relocation to an alternative site. There are likely to impacts on ecology and habitats if the site were to be redeveloped. Access is via a single track back lane which would be unsuitable for a residential development of any scale. Loss of open space and allotments is not considered appropriate, with access constraints also contributing to conclusion that this is not suitable for housing.
2546	Land adjacent West Road Cemetery, Prudhoe	Prudhoe	Prudhoe	Prudhoe	Central	409109	562790	1.48	Greenfield	local plan allocation	-	suitable in part	available	achievable in part	6-10 years	25	Local Plan housing allocation - developable.
2549	Land to west of Park Road	Halwhistle	Halwhistle	Halwhistle	West	369575	563840	2.91	Greenfield	permitted (not started)	19/01489/FUL	suitable	available	achievable	0-5 years	194	Planning permission approved - deliverable.
2550	Highfield Lane	Prudhoe	Prudhoe	Prudhoe	Central	409474	562148	2.14	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land adjacent to south of Prudhoe. Within the Green Belt and peripheral to settlement, development would result in the spread of built-development into the open countryside. This could have a significant impact on local character and environment. Located in wider archaeological landscape and predetermination assessment and evaluation may be necessary. There is no possibility for direct access to the highway, and a link is relating on adjacent land. Green Belt location and the lack of independent access means it would not be suitable.
2551	Burnt House	Not in a Settlement	Healey	Central - rest of delivery area	Central	401132	558623	0.70	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside and within the Green Belt. Comprises buildings and associated land, with mix of established woodland and open land adjacent. Conversion and/or clearance of farm buildings necessary. Housing development would not be sustainable given the remote setting.
2552	Sawmill	Not in a Settlement	Healey	Central - rest of delivery area	Central	401646	558436	0.20	Mostly Brownfield	-	24/02433/FUL	not suitable	unknown	not achievable	discounted	0	Small parcel of land in the Green Belt, comprising former agricultural buildings and land which has most recently been utilised as a sawmill and for storage of timber. Clearance of the site would be required prior to redevelopment, along with remediation if the site is contaminated. Access will need to be improved, but location adjacent to the highway means that this would not be prohibitive. Location in the Green Belt and in the open countryside means that development for housing would be unsuitable.
2553	Land at Wellburn Farm	Ovington	Ovington	Central - rest of delivery area	Central	406892	563837	0.76	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of agricultural land to the eastern edge of Ovington. Adjacent to the settlement but outwith the defined boundary, and also located in the Green Belt. Development would cause the extension of the village into the open countryside and impact on the setting. Located in an area of known archaeological remains, so there will be need for further assessment and consideration of impacts. There is no direct access to the site at present and the rough, narrow track to north is unsuitable for housing. Green Belt designation and impact of development on local character means that the site is unsuitable for housing.
2557	Land east of Park Road & north of Parklands	Halwhistle	Halwhistle	Halwhistle	West	369755	564036	2.34	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large, undulating area of greenfield land, in an attractive, prominent location to the northern edge of Halwhistle. Adjacent to established residential areas, but outwith the defined settlement boundary. Given the scale of the site, development would significantly alter the character of the area and local landscape. It could have a negative impact on ecology and wildlife habitats, which will require further investigation. Difficult topography could reduce the developable area. Site is prone to waterlogging and improvements to drainage would be necessary to support any development. No access to the site at present and it may not be possible to provide a link to the highway, with the only option being the narrow lane to the west. The impact of development, along with the range of constraints identified, including access, topography, and drainage, means that the site is not suitable. Not suitable for development on any scale.
2558	Land to west of Park Road & east of North Lodge	Halwhistle	Halwhistle	Halwhistle	West	369391	563888	7.18	Greenfield	permitted (not started)	19/01489/FUL	suitable	available	achievable	0-5 years	see 2549	Planning permission approved - deliverable.
2561	Land West of Glenwhelt	Greenhead	Greenhead	West - rest of delivery area	West	366005	565550	1.06	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land adjacent to Greenhead. The village has no defined settlement boundary, but the site is somewhat peripheral in feel and setting. Development would cause the spread of the site into the open countryside, and extend the footprint of built development. The Tipalt Burn runs adjacent to the western boundary and there is significant flood risk to the vast majority of the site (zone 3). Impact on habitats and ecology would also need consideration. The site is located in the landscape setting of Hadrian's Wall, and within a wider archaeological landscape. There is no direct access to highway, the only possible link being a narrow track via a ford over the burn. The range of constraints, notably the lack of access and impact on important heritage and archaeological designations and assets, means that a development of any scale would neither be suitable.
2563	Land South of Glenwhelt Bank & East of Tipalt Burn	Greenhead	Greenhead	West - rest of delivery area	West	366103	565405	0.42	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Steeply sloping site to east of the settlement. There is no defined settlement boundary and the site feels detached from the wider village. Part open land but remainder is occupied by established woodland and heavy vegetation. Development would significantly impact upon the character of the setting. Western part of the site subject to significant flood risk (Zone 3) due to location immediately adjacent to Tipalt Burn. Environmental and ecological impacts would need assessment and, if necessary, mitigation. Within an archaeological landscape, with there being a deserted medieval village present and also within the setting of Hadrian's Wall. There are a handful of agricultural buildings that may require clearance. There is no appropriate access to site, and it would not be possible that a link could be achieved from the Military Road to north. The wide range of constraints and significance of them, particularly topography and flood risk, would prevent any housing scheme. Not suitable.
2565	Land at Ovington Lodge	Ovington	Ovington	Central - rest of delivery area	Central	406447	563913	0.30	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small parcel of undeveloped paddock land adjacent to existing housing, but within the Green Belt. Development of this site would cause coalescence of the main village the farmstead to the north, located in wider archaeological landscape, with further assessment potentially required to consider impacts. No direct highway access, and land acquisition may be required to gain access from the north west corner. Green Belt designation means that the site is not suitable for housing.
2567	Croft Well House - site 2	Horsley	Horsley	Central - rest of delivery area	Central	409489	565879	0.49	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land to southern edge of Horsley, outwith the settlement and in the Green Belt. Located adjacent to a Romano-British settlement and crop marked enclosure, and development could have a significant adverse impact on this very important archaeological asset. There is also a water treatment works directly adjacent to the south west, which may impact on residential amenity. No direct access is possible and adjacent land is needed to provide a link from the highway. The range of constraints, including access and archaeology, along with the Green Belt setting means that housing is not suitable.
2570	Field near Scroggwood no.1194	Not in a Settlement	Bardon Mill	West - rest of delivery area	West	378122	564951	1.44	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undulating paddock land, peripheral in feel and outwith the defined settlement boundary for Bardon Mill. Adjacent to a handful of low-density, detached dwellings which make up the very small hamlet of Scrogg Wood. In this context, development of this parcel would have a significant impact on local landscape character and setting and spread development into the open countryside. Access would need to be improved to enable a housing scheme. Not considered a suitable location for housing due to the likely impact of development.
2571	Field to E of War Memorial	Bardon Mill	Bardon Mill	West - rest of delivery area	West	378206	564636	1.05	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land adjacent to the east of Bardon Mill, outwith the defined settlement boundary. Sandwiched between the A69 and other minor roads, the site would not make a particularly attractive location for residential development. The site is steeply sloping which would make development extremely difficult. No existing access point, and the topography could affect the provision of a safe, appropriate link to the highway. The A69 runs immediately to the northern boundary, and could impact on residential amenity. Location, and constraints relating to topography and access, mean the site is not suitable for housing.
2572	Land to west of School	Greenhead	Greenhead	West - rest of delivery area	West	366006	565230	0.50	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Small greenfield site adjacent to a primary school within Greenhead village. Much of the site is covered with mature woodland and there is a small portion of the parcel which is designated as protected open space. This is currently utilised as children's playground. Impact on ecology and habitats through loss of mature woodland would need assessment. The Tyne Valley railway line lies to the western boundary and there may be a need for mitigation to protect residential amenity. Located in setting of Hadrian's Wall and wider archaeological landscape, which may need assessment. Landowner is keen to develop the site, and has promoted for housing. New access would be provided from east, with the best option for a safe junction with the highway needing to be resolved. Not considered suitable for housing due to the loss of trees, other identified constraints, and highway limitations.
2574	Old Saw Mill site	Kielder	Kielder	West - rest of delivery area	West	362390	593777	0.56	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Largely undeveloped land in a very isolated location, outwith a settlement. In the open countryside and peripheral to any other development. This site was previously occupied by a sawmill, but the buildings and infrastructure have now been cleared, leaving some vacant brownfield land. The remainder of the site is scrubland. There is no connection to the highway and the nearest potential access points would be via narrow, rough tracks. Due to isolated setting, development would have a notable impact on landscape character. Not considered suitable due to the isolated location.
2576	Land at Newbrough - site 2	Newbrough	Newbrough	West - rest of delivery area	West	387967	567818	0.23	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small parcel of greenfield land, to the west of a small settlement, set within the Green Belt. Peripheral to the main part of the village, lying outwith the defined settlement boundary. To the west of the primary school. Development would extend the village into the countryside, and start to narrow the gap between communities. Set within a wider archaeological area, with further assessment needed to determine any impact on the Roman Road to north. Adjacent to the highway, but providing a new access may be difficult due to an existing junction. Not considered suitable for housing due Green Belt location.
2577	Land North and East of Ashlynd House, Church Lane	Wark	Wark	West - rest of delivery area	West	386007	577332	1.25	Greenfield	permitted (under-construction)	20/01708/FUL, 19/00006/OUT	suitable	available	achievable	0-5 years	6	Planning permission approved - deliverable.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
2578	Land to W of Wark	Wark	Wark	West - rest of delivery area	West	385759	577218	2.04	Greenfield	-	19/01097/FUL	not suitable	available	not achievable	discounted	0	Relatively large parcel of greenfield land to the west of Wark village. Somewhat peripheral and outwith the defined settlement boundary. Development of the whole parcel could have quite an impact on the character of the settlement, by extending built-development into the countryside. Within an archaeological landscape which may need further assessment. The loss of a large parcel of agricultural land may impact on ecology and habitats. The land is available for development and there is a very complex planning history to this site, despite have only been the subject of formal proposals very recently. No direct access at present, with potential options from either the main highway to south or from the existing residential estate to the east. Suitability of each will need further assessment. Development of the whole parcel would be out of context with the scale of the village. Given this context, the scale of the site, and the range of constraints identified, the site is not considered to be suitable for residential development.
2579	Land North of Elansgate	Hexham	Hexham	Hexham	Central	392984	564621	1.90	Greenfield	-	19/04687/OUT, 14/03776/OUT, T/20060349	not suitable	available	achievable	discounted	0	Undulating greenfield site to north of Hexham. Set in a very attractive location and partly within the Green Belt. The t-shaped site can be roughly divided into two parts. The southern parcel constitutes a linear 'dog leg' to the site, comprising of rough scrubland subject to dense vegetation coverage, rising to an area of open green land to the north which borders a golf course. Prior to House is an occupied two-storey house and garden land that lies at the southern boundary of the site. Demolition of the property would be necessary to enable access. Development could have a negative impact upon ecology and wildlife habitats, as well as changing the character of this part of the town. Access would need to be provided from Elansgate, which would involve the loss of mature trees. The impact on landscape and natural environment, and most importantly, the Green Belt designation, means that the site is not suitable for residential development.
2580	Land West of Bowman Drive	Hexham	Hexham	Hexham	Central	392695	564590	2.06	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Very attractive greenfield site adjacent Hexham but located in the Green Belt. Adjacent to a golf course and established residential areas, with mature trees lining the boundary to the road to west. Development would have an impact on the open aspect of the setting and local character. It may also negatively affect ecology and environmental diversity. No existing access, but there is potential to provide a new junction from the adjacent highway, although the best solution would need further assessment. Green Belt designation means that the site is not suitable.
2581	Land at Long Rigg	Riding Mill	Broomhaugh and Riding	Central - rest of delivery area	Central	401294	561066	0.85	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Linear greenfield site to edge of the settlement but within the Green Belt. Development would cause the expansion of built-development into the open countryside. There are some mature trees on site which would need to be cleared for any development to be undertaken. Opposite a row of low-density, detached dwellings, and if an development were to be acceptable, this would have to mirror the type and style of housing. Existing access road may not be able to support further development. Peripheral location, highway limitations, and Green Belt setting means that development is not suitable.
2583	Land S of St Michaels Church	Wark	Wark	West - rest of delivery area	West	385776	577373	2.74	Greenfield	-	-	suitable in part	unknown	achievable	11-15 years	10	Relatively large, gently sloping parcel of agricultural land. Adjacent to the northern edge of Wark but lying outside the defined settlement boundary. In the context of the village, the development of the whole site would be quite significant, and would impact on the landscape setting. Located in wider archaeological landscape, which may need further assessment. Environmental impacts of loss of farmland would need to be considered. There is no existing access point, and direct access onto main highway is unlikely to be permitted due to the steep gradient. There may be potential of access for a small development via an existing estate road. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the south eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
2587	Land S of The Rectory	Bellingham	Bellingham	Bellingham	West	383565	583288	0.47	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small, sloping greenfield site, adjacent to the River North Tyne in Bellingham. Much of the site is occupied by mature trees and established vegetation. South of site is subject to significant flood risk (zone 3b). Given proximity, the impact of development on the river, including ecology and wildlife habitats, would need to be assessed. There is no existing access to the site and it is not considered that a link to the highway could be provided. The range and significance of constraints mean that a housing scheme would not be suitable.
2591	Land north of Village Hall	Whitley Chapel	Hexhamshire	Central - rest of delivery area	Central	392732	557893	0.50	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land, to the edge of the very small, isolated settlement of Whitley Chapel. The site is in the Green Belt. It is currently utilised as a playing field and is designated as protected open space. Development would have a significant impact on the character of the village given the rural setting. Ecology and habitat impacts would need assessment. Set within a known archaeological landscape, and it is understood that a Medieval settlement was located in close proximity. Further assessment of impacts are likely to be necessary and development could be limited, or even prohibited, as a result. Highway directly to the west, although the proximity of the adjacent First School may adjacent may make it difficult to provide safe access. The Green Belt designation, along with identified constraints means that housing development would not be suitable.
2592	Land E of Whiteside	Riding Mill	Broomhaugh and Riding	Central - rest of delivery area	Central	401947	561252	0.59	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small wooded site to edge of settlement, and located in the Green Belt. Mature trees cover much of site, and loss of these is unlikely to be appropriate. Sloping topography may be prohibitive to development as there a notable gradient up from the road. Safe access to the adjacent highway may be difficult to provide. Not considered suitable due to Green Belt designation.
2593	Land east of Crossbank	Acomb	Acomb	Central - rest of delivery area	Central	392728	566684	7.96	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant tract of agricultural land to the north of Acomb. Set within the Green Belt, development of this whole parcel, or even a proportion of it would have a significant impact on landscape. It could fundamentally change the nature of the settlement by vastly extending the settlement. Detached from the village by Red Burn to the south, and part of the site is subject to flood risk (zone 2). Development could also have a negative affect on ecology and wildlife habitats. Archaeological assessment may be required. A new access would be needed from the main road to the west, but significant investment in highway infrastructure would be needed for a sizeable scheme. Green Belt designation, the impact of development, and identified constraints mean that development would be not be suitable.
2594	Land at Lonkley Bank	Allendale Town	Allendale	Allendale	West	383954	555697	0.64	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land in a peripheral setting to the southern edge of Allendale Town, set within the North Pennines National Landscape (AONB). Although adjacent to the village, there is no defined settlement boundary, and a housing scheme would extent built development into the countryside. There is a steep slope on site from south east to north west, which could limit the scope for a housing scheme. Although adjacent to the highway, there is a sharp bend on the single track road that may not allow safe access. Identified constraints mean that the site is not considered suitable.
2595	Land at Shiburn (Part Portgate Farm)	Not in a Settlement	Allendale	Allendale	West	384501	556048	5.25	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large greenfield site in the National Landscape (AONB), set in the open countryside and peripheral to the settlement. The site is detached from Allendale Town, which has no defined settlement. The Shield Burn separates the parcel from the village, and development would have a significant adverse impact on landscape character and fundamentally change the local environment. Given the setting and the size of the parcel, any development is likely to have a significant impact on ecology, habitats, and wider environmental issues. Significant improvements would be needed to highway infrastructure, there is not current access to the highway, with it being very unlikely that a solution would be possible. There is little relationship to the settlement, and the scope and scale of work needed to bring a scheme forward, along with the impact of causing sprawl of development into the countryside, means that development of housing would not be suitable.
2597a	Land parcel at Humshaugh (south)	Humshaugh	Humshaugh	West - rest of delivery area	West	391644	571166	9.63	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant area of agricultural land to the west of the village, peripheral in feel and outwith the defined settlement boundary. Scale of site disproportionate to size of settlement, and development of even a proportion of the overall area would be inappropriate. Likely to be an impact on ecology and the natural environment given the loss of farmland of such a scale. Located in setting of Hadrian's Wall World Heritage Site and a wider archaeological landscape, which could limit development potential. There is no existing access point and substantial improvements would be needed to provide a safe link to the highway. Options from the main road to the west or the road to the north would need to be explored. The scale of the site, impact on the character of the setting, the peripheral nature of the land, and the constraints identified means all mean that a the site is not suitable for housing.
2597b	Land parcel at Humshaugh (north east)	Humshaugh	Humshaugh	West - rest of delivery area	West	391758	571280	4.26	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Farmland in an attractive location to the west of Humshagh. Adjacent to existing housing but outwith the defined settlement boundary. Peripheral in feel and the scale of site disproportionate to size of the village. Development would have a notable impact on character and setting. Environment and habitat impacts would need to be assessed. Located in setting of Hadrian's Wall World Heritage Site and a wider archaeological landscape, which could limit development potential. The existing estate road to the north would be unlikely to be able to support further development, so there is no scope for connection to the highway without relying on adjacent land. Impact on the setting, along with the lack of independent access, means that residential development would not be suitable.
2598	Land adjacent to Dipton Mill Road	Hexham	Hexham	Hexham	Central	393542	562835	3.54	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land outside of Hexham and within the Green Belt. Development would impact on the character of the wider area, notably by expanding the urban area into the open countryside. Topography could limit the scope for any development, as there is a significant slope from south to north. The east of the site is also occupied by mature trees. Ecology and habitat impacts would need assessment. A new access would be required, but there could be limitations in providing a link from Dipton Mill Road. The range and significance of constraints, along with the green Belt designation, means that a housing development of any scale would not be suitable.
2599	Land at Low Leam Farm	Not in a Settlement	Corsenside	West - rest of delivery area	West	388845	587037	0.32	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of greenfield land adjacent to some scattered dwellings within the open countryside. Detached and isolated in feel, it is detached from West Woodburn. Development for housing is likely to have a notable impact on the landscape. There is no suitable access to the site, with the steading being served by a narrow track. The location and identified constraints mean that the site is not suitable for any development.
2600	Church Street Industrial Site	Haydon Bridge	Haydon	Haydon Bridge	West	384276	564491	0.49	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Industrial brownfield land situated within Haydon Bridge, adjacent to the railway station. Employment land, the wider site is held in multiple private ownerships and there are several businesses operating from the site. Demolition of the existing commercial units/warehouses would be necessary, and remediation may also been required due to potential contamination from existing/previous uses. Located within a conservation area, a scheme would have to be sympathetic to St Cuthbert's Church to the south. This is also a known area of archaeological interest, which will have to be investigated further. Industrial site. The existing access from the west is good, although upgrade may be necessary to support a residential scheme Currently occupied by a number of businesses, and along with the constraints identified, this means the site is not considered to be suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
2601	Land S of Shiburn Road	Allendale Town	Allendale	Allendale	West	384237	555837	1.28	Greenfield	-	T/20090910	not suitable	unknown	not achievable	discounted	0	Greenfield site to southern edge of the village, set in a very attractive location within the National Landscape (AONB). There is no defined settlement boundary for Allendale, and the elevation and prominence of the site means a housing scheme would extend the settlement into the countryside, and have a detrimental impact on landscape character. There is a steep slope from south to north which may limit or potentially prohibit development. Environment, ecology, and habitat impacts would need consideration given the loss of farmland. Access to site would need to be from east, although there is limited highway frontage, safe access could be difficult. The range and nature of the identified constraints, and the impact o development means that development would not be acceptable. Not suitable.
2602	Greenlaw	Mickley Square	Prudhoe	Prudhoe	Central	407304	562132	3.84	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land to the west of Mickley Square, adjacent to, but outwith the settlement. Within the Green Belt, the site comprises of open fields and there are also a number of agricultural buildings. Development would extend built development into the open countryside and would have a significant impact on local landscape and character. Adverse impact on habitats and environment also likely. Clearance of existing barns necessary prior to redevelopment. The only possibility for access would be via a minor estate road to the north east corner of the site, however this is unlikely to be suitable for a safe access. The impact of development and most importantly the Green Belt designation means that housing would not be suitable.
2603	Haltwhistle Fire Station	Haltwhistle	Haltwhistle	Haltwhistle	West	369890	563862	0.29	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Brownfield land which is the site of operational fire station. Located within an established residential area. The current use remains in situ. If the site was to become available, demolition and clearance would be required, and remediation if necessary. A small part of the site is occupied by a children's playground and is designated as protected open space. Access may need to be upgraded, but should not be prohibitive to a small residential scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
2605	Burn Lane Highways Depot	Hexham	Hexham	Hexham	Central	393343	564584	0.54	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Brownfield land within an industrial area of Hexham, comprising of two parcels of land separated by Burn Lane. Allocated employment land that was previously a County Council highway depot, but is now occupied by a number commercial business. Site clearance and remediation would be necessary prior to redevelopment. The entire site is subject to severe flood risk (zone 3), which would limit the scope for any redevelopment. Surrounded by industrial/commercial premises, the setting is not considered suitable for housing, with the amenity of both uses likely to be compromised if an isolated residential scheme were progressed. Flood risk and location means that it would not be suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
2606	Otterburn Highways Depot	Otterburn	Otterburn	West - rest of delivery area	West	388410	593421	0.58	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Operational County Council highways depot with the settlement, comprising offices, storage facilities and areas of hardstanding. Towards the western edge of the village but adjacent to established residential areas, characterised by low-density detached dwellings. No significant constraints do development. If the site was to become available, demolition and clearance would be required. Remediation may also be needed to deal with contamination, given the use of the site. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
2607	Oaklands House & SSDO	Prudhoe	Prudhoe	Prudhoe	Central	409989	562906	0.85	Mostly Brownfield	-	-	suitable in part	not available	not achievable	discounted	0	Mixed town centre site, currently part occupied by Oaklands Medical Centre with the remainder being undeveloped land. The medical centre includes a doctors' surgery and various other healthcare services, along with associated car parking. The south western parcel is steeply sloping greenfield land, some of which is occupied by mature trees. If the site was to become available, demolition and clearance would be required. Existing access is good, and would serve a residential scheme with minor improvements. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the brownfield part of the site. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
2608	Land north of Jameson Drive	Corbridge	Corbridge	Corbridge	Central	399998	565298	4.92	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large tract of elevated agricultural land adjacent to the northern edge of Corbridge. Within the Green Belt and situated in a prominent position, between the settlement and the A69. The site contributes to the openness of the landscape and development would cause the spread of built development into the countryside. Located in an archaeological landscape, close to known industrial remains. Further assessment and evaluation of ground conditions may also be required. There is currently no access available, with capacity to provide a new junction from the highway to the east needing assessment. The impact that development would have in closing the open gap to the A69, the identified constraints, and most importantly the Green Belt designation, means that a housing scheme is not suitable.
2609	Land adjacent to Stanegate & Sidgate Lane	Newbrough	Newbrough	West - rest of delivery area	West	387470	567799	1.25	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Paddock land in a very attractive location to the west of Newbrough. Adjacent to the village but within the Green Belt. There is significant mature tree coverage to the western boundary, with residential dwellings to the east. This parcel provides an open aspect to the village, and development would result in sprawl into the surrounding countryside The majority of the site is within a conservation area.. There is also a Roman Road to the north, and the impacts upon archaeological assets may need further consideration. No suitable highway access, with potential options needing further assessment. Most appropriate solution likely to be a link from the north rather than the east. The Green Belt location, as well as the range of identified constraints, means the site would not be suitable.
2610	The Old School, Bellingham	Bellingham	Bellingham	Bellingham	West	383899	583556	0.42	Brownfield	-	-	suitable	unknown	achievable	11-15 years	9	Mixed land to the northern edge of the village, within the defined settlement boundary. The parcel envelops an existing building, which was a small school many years ago. Latterly, part of the site has been used as a builders yard, the remainder being vacant. Before this the former North Tyne railway line crossed the southern part of the site until the 1960s, with associated railway infrastructure and cattle pens occupying the remainder. Clearance of any remaining structures would be necessary prior to redevelopment, with remediation potentially necessary given previous use of the land. An improved link to the highway would be necessary, with best point of access needing to be further considered, taking account of the sharp bend in the main road. Site has been promoted in recent times, with it understood that at least Considered to offer potential for redevelopment of a site within Bellingham, if the identified constraints can be addressed, particularly safe access.
2611	Land at Mickley Square	Mickley Square	Prudhoe	Prudhoe	Central	407583	562429	1.28	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of greenfield land to the north of Prudhoe. Isolated from the settlement and within the Green Belt. Allotment gardens lie between this land and the main village, and as a result there is a peripheral feel to the site. Detached nature of the site means that a housing scheme would have a significant impact on the local landscape, by encroaching into the open countryside. Ecology and habitat impacts would require assessment. Set within an area of known archaeological interest, which may require assessment. There is no link to the highway and access would rely on adjacent sites and/or land acquisition. Green Belt designation and lack of independent access make the site unsuitable for development.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
2612	Shield Croft Farm	Hexham	Hexham	Hexham	Central	394184	563415	1.85	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site to edge of Hexham, in a very attractive location to the south of the town. Within the Green Belt, the northern part of the site is occupied by mature trees, with the remainder being agricultural land. The majority of this is open farmland, although there are a collection of farm buildings in the south west corner of the site. Topography could limit the scope of development as there is a significant slope from south to north, especially towards the north of the parcel. due to the elevated nature of the site, it is prominent in the local landscape and a housing scheme may have a notable impact on the setting. Known to be a site of archaeological importance as there are cup marked stones evident. Provision of access could be very difficult, as the roads to the south are steep and narrow. The Green Belt designation, along with the highway constraints, the impact of development, and topography, mean that the site is not suitable.
2613	Land S of Peel Cottage	Not in a Settlement	Corsenside	West - rest of delivery area	West	389707	587103	0.78	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped parcel of land, detached from a settlement and set within the open countryside. There are scattered dwellings surrounding the parcel, but it sits well outwith the defined settlement boundary for West Woodburn. A housing scheme would have an adverse impact on the open landscape and local character. A new access point would be necessary, but the capacity of the adjacent highway would need further consideration. Not considered suitable given the rural setting.
2614	Eastwoods Farm	Prudhoe	Prudhoe	Prudhoe	Central	411087	563668	5.82	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant area of agricultural land based around an established farmstead, peripheral to Prudhoe and within the Green Belt. Set in a very attractive location to the east of the town, in a location that benefits from open views along the Tyne Valley views. Whilst adjacent to a row of houses, the site is detached from the main part of settlement. Comprises of open farmland, with the central part of the site being occupied by a range of agricultural buildings that make up the steading. Development of even a relatively small part of the overall site would have a significant impact on the environment, greatly extending the reach of the settlement, and would be completely out of context with the surroundings. Due to scale, there are likely to be adverse effects on ecology and biodiversity. Clearance of farm buildings and sites required prior to redevelopment. Parts of the sites are steeply sloping, and this could limit the developable area. Within a known archaeological landscape, which may need further assessment. Significant improvements to highway infrastructure would be needed to serve a housing scheme. The narrow lane to the west has steep gradients at points, and the scope to provide a new junction to enable safe access would need careful consideration. The Green Belt designation, the substantial impact than a scheme would have in extending development into the countryside, and the identified constraints, particularly access, means that development would not be suitable for a housing scheme of any size.
2615	Tel Exchange Gaprigg (East)	Hexham	Hexham	Hexham	Central	393591	563785	0.21	Brownfield	neighbourhood plan allocation (made)	-	suitable	not available	achievable	16+ years	10	Neighbourhood Plan housing allocation - developable.
2616	Tel Exchange Gaprigg (West)	Hexham	Hexham	Hexham	Central	393539	563775	0.30	Brownfield	neighbourhood plan allocation (made)	-	suitable	not available	achievable	16+ years	20	Neighbourhood Plan housing allocation - developable.
2621	Land South of Hillcroft Comb Hill	Haltwhistle	Haltwhistle	Haltwhistle	West	370335	564449	0.28	Greenfield	-	-	suitable in part	unknown	achievable	11-15 years	5	Small parcel of undeveloped land in an attractive location within Haltwhistle. There is low-density detached residential development adjacent, along with a community park and play area. Topography will need further consideration as there is a significant slope from north to south, which may limit the developable area. Access would need to be provided from the east, although the best solution for a safe junction will need to be determined given the steep gradient of the adjacent highway. The topography of the site is the main obstacle to development. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the south eastern part of the site, adjacent to existing housing.
2622	East Oakwood, Riding Estate	Oakwood	Acomb	Central - rest of delivery area	Central	394781	565696	9.04	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large tract of agricultural land in the Green Belt, to the west of a small village. The scale of the site is completely disproportionate to the size of the settlement and a housing scheme would have a significant impact by spreading built-development into the open countryside. It is also likely to negatively affect environmental issues, such as biodiversity and wildlife habitats. Mostly open farmland, there is a concrete bunker in situ to the north east of the parcel. Located in an area of wider archaeological remains. Significant highway improvements would be necessary to support a sizeable development as there is no suitable access point at present. The Green Belt setting and the impact that development would have in changing local character means that the site is not suitable for a housing scheme.
2623b	Land at The Riding, Riding Estate - Site B	Not in a Settlement	Acomb	Central - rest of delivery area	Central	393511	565943	3.79	Greenfield	-	16/03791/FUL	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. Set in the Green Belt, the site is detached from a settlement peripheral in feel. The steading is towards the centre of the overall site and comprises of a wide range of agricultural buildings from varying eras. Conversion and/or clearance of farm buildings necessary. Development of even a small element of the site would be completely out of context with the setting and character, and would cause unacceptable encroachment into a rural environment. Ecology, biodiversity and wildlife habitats could be negatively impacted by housing development. Existing access would not support a housing scheme. Not suitable for housing given isolated location in the Green Belt.
2624	Land at Kirkwhelpington, Newcastle Diocese	Kirkwhelpington	Kirkwhelpington	West - rest of delivery area	West	399468	584434	2.31	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undulating greenfield site in an attractive setting to the west of Kirkwhelpington. The village has no defined settlement boundary and a scheme would spread built development into the countryside, having a notable impact on local landscape character. The River Wansbeck lies to the southern boundary and part of the site is subject to significant flood risk (zone 3). Any impact upon the adjacent River Wansbeck and the associated habitats would need mitigated. Located in a wider archaeological landscape which may need appraisal. There is a very narrow access point to the site from village which would not be able to support a housing scheme of any scale. The significance of constraints, notably the change to local character, the lack of access, and impact on the setting of the River Wansbeck, means development would not be suitable.
2625	Land at Birtley, Newcastle Diocese	Birtley	Birtley	West - rest of delivery area	West	387890	577917	4.69	Greenfield	-	-	suitable in part	available	achievable	6-10 years	20	Large area of open agricultural land to the edge of a small settlement. The village does not have a defined settlement boundary. Given the size of the site, building across the whole parcel would be disproportionate to the settlement and vastly increase the spread of development into the countryside. Set within a very attractive location, any proposal would need to take account of the adjacent Grade II* listed St Giles Church, and ensure no adverse impact on the setting. Similarly, negative impact on the open aspect of the rural landscape would also need to be addressed. Any ecology and habitat impacts of development would need further assessment. In a wider archaeological landscape, which may need further investigation. Landowner is keen to develop a housing scheme and has promoted development. given the context, any scheme would be based on a significantly reduced developable areas and associated lower yield. Design should recognise and reflect the neighbouring low-density, detached homes. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing.
2628	Land at Chareway	Hexham	Hexham	Hexham	Central	393128	564751	1.10	Mostly Greenfield	local plan allocation (and neighbourhood plan)	-	suitable in part	available	achievable	6-10 years	30	Local Plan housing allocation - developable. Neighbourhood Plan housing allocation - developable.
2629	Branch End Garage, Stocksfield	Stocksfield	Broomeley and Stocksfield	Central - rest of delivery area	Central	406659	561351	0.21	Brownfield	-	T/86/E/201	suitable	not available	not achievable	discounted	0	Brownfield site to the edge of Stocksfield occupied by a commercial garage. An existing car sales business operate from the site which comprises of a showroom and forecourt used for vehicle display and storage. Adjacent to a wide range of different uses, including a petrol filling station, a Quaker meeting house, other commercial/business premises, residential dwellings, and rough scrubland. If the site was to become available, demolition and clearance would be required, along with necessary remediation. Access should be possible to north utilising existing garage junction. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
2630	Land to West of Rowfoot Farm	Featherstone Rowfoot	Featherstone	West - rest of delivery area	West	368538	560796	0.73	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land to edge of a very small rural settlement in the open countryside. Development would see significant expansion of the hamlet and encroachment into the countryside. The site lies immediately adjacent to the North Pennines National Landscape (AONB) and, even though the parcel itself is not within the designated area, consideration of the wider impact that new housing would have on the character and setting of this isolated community. Existing point of access to east would not support a housing development. Not suitable for housing due to isolated rural location.
2632a	Evans Charity, Humshaugh (northern parcel)	Humshaugh	Humshaugh	West - rest of delivery area	West	391722	571527	1.31	Greenfield	-	-	suitable in part	available	achievable	11-15 years	10	Attractive greenfield site outwith the defined settlement boundary to the north western edge of Humshaugh. A housing scheme would encroach built development into the countryside. The southern part of the site is in a conservation area. Located within the setting of Hadrian's Wall World Heritage Site and a wider archaeological landscape, with any adverse impact needing mitigation. The parcel can be accessed with a narrow lane, but this would need to be improved in order to serve a residential scheme, as would the junction with the main road. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the south eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
2632b	Evans Charity, Humshaugh (southern) parcel	Humshaugh	Humshaugh	West - rest of delivery area	West	391652	571401	0.67	Greenfield	-	-	suitable	available	achievable in part	11-15 years	12	Undeveloped greenfield land, outwith the defined settlement boundary, and within a conservation area. Development would extend the reach of the village into the countryside. Located in wider archaeological landscape and setting of Hadrian's Wall World Heritage, which would need to be carefully considered through any proposal. Also adjacent to a Grade II listed building, and any adverse impact would need to be avoided. A new access point would be needed, and scope to provide a junction with the main road would have to be further assessed. If identified constraints can be overcome, then the site could be suitable for a small development of a relatively low yield. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
2633a	North of Prudhoe Town Centre A	Prudhoe	Prudhoe	Prudhoe	Central	409697	563141	3.41	Mostly Greenfield	permitted (not started)	20/00230/FUL, 13/03076/OUT, T/20070183	suitable	available	achievable	0-5 years	63	Planning permission approved - deliverable.
2633c	North of Prudhoe Town Centre (southern parcel)	Prudhoe	Prudhoe	Prudhoe	Central	409772	563086	0.77	Mostly Greenfield	-	16/02083/OUT, T/20070183	suitable	available	not achievable	discounted	0	Greenfield site in a very attractive location to the north of Prudhoe town centre. The land is open, rough scrubland, but with mature trees and vegetation in places. The eastern part of the site was historically the location of allotment gardens, but this has not been the case in recent times, and the land is now vacant. Development would change the setting and context of this part of the town, but there is residential and commercial development to all boundaries, so it offers a logical place for urban infill, despite being greenfield. Assessment will be required as to impact on ecology and biodiversity, with mitigation measures introduced as necessary. There are some significant gradients and variations in site levels evident, with the topography offering challenges to development. Highway improvements would be necessary to enable a residential development. This land offers potential for housing, if the identified constraints can be overcome.
2634	Edgewell House	Prudhoe	Prudhoe	Prudhoe	Central	408764	562096	1.63	Greenfield	-	13/03525/FUL	not suitable	available	not achievable	discounted	0	Elevated, sloping greenfield site at the very edge of the town, but within the defined settlement boundary. Adjacent to modern housing development, this is potentially an attractive location. Previously, issues to do with mine gas have been identified, which is likely to restrict any new development. Located in wider archaeological landscape, which may require further assessment. An upgraded access point would be needed, likely to be from the highway to the north. Significant constraints are identified and these are considered to represent a major obstacle to development. Not considered suitable for housing.
2635	Howden Dene	Corbridge	Corbridge	Corbridge	Central	399849	564585	15.02	Greenfield	-	20/01600/FUL	not suitable	available	not achievable	discounted	0	Very large tract of agricultural land in a peripheral location to the eastern edge of Corbridge. Set within the Green Belt, a housing scheme would cause significant, irreversible change to the local landscape and would cause the sprawl of built development into the open countryside. There is likely to be a substantive impact on the local environment as a result, potentially on ecology and wildlife habitats, which would be inappropriate. Around a third of the site is designated as protected open space. This is an area of archaeological interest, with further evaluation of impacts and any subsequent mitigation needed. No direct access to the highway is possible, and a link would either have to come from the farmstead to east, or via land to the south. The significant impacts of a scheme, notably the unacceptable encroachment of development into the countryside, the identified constraints, along with the designation of Green Belt, means potential is discounted. Not suitable for housing.
2637	North of The Heugh	Barrasford	Chollerton	West - rest of delivery area	West	391753	573275	0.37	Greenfield	-	-	suitable	available	achievable	11-15 years	6	Small parcel of greenfield land in an attractive location to the edge of Barrasford. Although outwith the defined settlement boundary, the site does relate quite well to the village. Sewage treatment works to the south east, and whilst not prohibitive, measures may be necessary to ensure residential amenity. New access required, although options are available, either from the adjacent main road or from an upgraded access from the lane to the west. If issues can be addressed, a low-density development, reflecting the detached housing immediately adjacent, could be suitable. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
2638	East of Barrasford Mill	Barrasford	Chollerton	West - rest of delivery area	West	391836	573359	0.77	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Sloping, greenfield site to east of Barrasford, outwith the defined settlement boundary, the topography could be very restrictive, as there is a significant gradient on site from north to south. Access would be via a narrow, rough track to the south, which is unlikely to be able to support a residential scheme. The constraints identified, notably topography and access limitations, means that the site is not suitable.
2639	West of Percy Gardens	Barrasford	Chollerton	West - rest of delivery area	West	391729	573499	1.06	Greenfield	permitted (not started)	19/04358/FUL, 18/02467/FUL, 15/02442/FUL	suitable	available	achievable	0-5 years	14	Planning permission approved - deliverable.
2640	South of Percy View	Birtley	Birtley	West - rest of delivery area	West	387921	578133	0.83	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site within the small village of Birtley. The western part of the site is utilised as playing field, with a village hall and mature trees occupying the east of the parcel. Around half of the site is designated as protected open space. Development would lead to the loss of both a playing and the village hall. Both would need to be relocated. Existing access is from the north east, but it is likely that a new link to the highway would be necessary to support a housing scheme. Given the constraints and the potential loss of community facilities, the site is not considered to be suitable.
2641	East of Eastlands	Kirkwhelpington	Kirkwhelpington	West - rest of delivery area	West	399892	584478	0.89	Greenfield	permitted (under-construction)	15/02054/FUL	suitable	available	achievable	0-5 years	4	Planning permission approved - deliverable.
2642	North of Cemetery	Ovingham	Ovingham	Central - rest of delivery area	Central	408569	564207	1.67	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Steeply sloping parcel of greenfield site to north of settlement, located in the Green Belt. Adjacent to a cemetery and playing fields and peripheral in feel, development would extend the village into the countryside. Potential for adverse impact on ecology, biodiversity, and habitats given the site and the surrounding uses. Located in wider archaeological landscape which may need further evaluation. The main road through the village is situated to the north west of the site, but it may be difficult to provide a safe access point. Green Belt designation, along with the range of constraints identified, means that a housing scheme is not suitable.
2644	Land at Highford Park	Hexham	Hexham	Hexham	Central	392436	563212	4.22	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Attractive greenfield site to south west of and set within the Green Belt. This land has low-density residential development to three sides, but is designated as protected open space and so provides an important resource for the local community. Topography could limit the scope for development, as there is a significant slope from south to north. Within a area of known archaeological interest, which could need to be evaluated and addressed. Access may be achievable from the east, although the capacity of this estate road would need further investigation and it is unlikely that it would be able to support a larger housing scheme. The constraints identified and the Green Belt setting means that residential development is not suitable.
2645	Land at Eastwoods Middle School	Prudhoe	Prudhoe	Prudhoe	Central	410773	563456	2.58	Mixed 50:50	-	-	not suitable	not available	not achievable	discounted	0	Playing fields towards the edge of Prudhoe. The majority of the site is designated as protected open space. Development would intrude on the open landscape in this part of the town. This area has been utilised for landfill in the past, and as a result careful consideration would be necessary with regard to ground conditions, with mitigation measures introduced as necessary. The site has been used for new sports facilities, a relocation which is linked to the redevelopment of the Prudhoe Hospital site (2494). An upgraded access point would be necessary, but there are a number of options available to enable this. Protected open space designation means the site is not suitable for residential development.
2646	Lowgate First School	Lowgate	Hexham	Hexham	Central	390256	563878	1.23	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land in a rural location to the west of the very small settlement of Lowgate. Peripheral in feel, the site is set within the Green Belt. A residential scheme would encroach built development into the countryside. No link to the highway at present and options to either north or south would need to be explored. Not suitable due to Green Belt location in the open countryside.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
2647	Land at Garden House Farm	Acomb	Acomb	Central - rest of delivery area	Central	393017	566023	0.33	Greenfield	-	-	not suitable	available	achievable	discounted	0	Farmstead to the edge of Acomb and set within the Green Belt. The site comprises a range of agricultural buildings, including some traditional listed agricultural structures. It is considered that redevelopment could change local landscape character. Conversion and/or clearance of farm buildings necessary. Preference would be for retention of the listed buildings, and for sensitive conversion to residential use. A watercourse runs to the northern boundary, and the parcel is subject to significant flood risk (zones 2 & 3). This would limit any scope for redevelopment. Existing access would need to be improved to support housing. Landowner has promoted the site for redevelopment and is keen to bring forward a scheme. However, the flooding constraints and the Green Belt designation means that development is not considered suitable.
2692	Land north of Wychwood Barn, Henshaw	Henshaw	Henshaw	West - rest of delivery area	West	376183	564706	3.08	Greenfield	-	T/20080711	not suitable	unknown	not achievable	discounted	0	Significant tract of agricultural land in the open countryside, detached in setting and feel. Henshaw lies to the extreme south eastern boundary of the parcel, but the site bares little relation to the settlement, and is completely out of proportion with the village. Development of even a proportion of the site would have a substantial impact on the local landscape and character, change that is envisaged to be both negative and irreversible. A burn runs along the western boundary, and any impacts upon biodiversity and ecological issues would need to be identified and mitigated. There is no existing access to the highway, and no appropriate solution is envisaged to address this. Not considered suitable for development due to the substantial impacts that development would have.
2739	Prospect House (Council Offices)	Hexham	Hexham	Hexham	Central	393700	564108	0.17	Brownfield	permitted (under-construction)	19/01910/FUL, 17/04070/FUL, 17/01438/FUL	suitable	available	achievable	0-5 years	16	Planning permission approved - deliverable.
3000	Auction Mart (Scots Gap)	Scots Gap	Wallington Demesne	Central - rest of delivery area	Central	404011	586409	1.67	Brownfield	-	-	suitable	not available	achievable	16+ years	30	Operational auction mart site within Scots Gap, comprising buildings, cattle pens, associated infrastructure and land. Within the defined settlement boundary at the south eastern edge of the village. Relocation and/or a reappraisal of need would be required to change current circumstances. If the site was to become available, demolition and clearance would be required, and remediation, if the latter is determined to be necessary. Few other impediments to development once cleared. Access may not improve to enable housing, but this should not be prohibitive. Given the context of the rural settlement, an infill scheme of a lower density would be appropriate for the setting. Future of site will be reappraised in due course, and if it does become available, this could be an excellent site for a brownfield rural housing scheme. Retention in current use preferred for the foreseeable future, but, as indicated by recent evidence, it offers scope for long-term redevelopment.
3002	Prestwick Hall (land at)	Ponteland	Ponteland	Ponteland	Central	417810	572194	19.83	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Very large greenfield site, outwith a settlement, and within the Green Belt. Development would have a significant impact on local setting, by closing the strategic gap from Ponteland, to both Prestwick village and Newcastle Airport to the south east. Such development would effectively cause coalescence of urban areas. A scheme on this scale is likely to negatively impact on ecology and biodiversity, as well as landscape character. Highways infrastructure would need significant improvement, with capacity of local roads to take additional traffic and accommodate additional junctions needing careful consideration. Green Belt setting and the substantial change to the local environment resulting from development means that the site is not suitable for housing.
3003	Ellington Bridge (south east)	Not in a Settlement	Ellington and Linton	South East - rest of delivery area	South East	427575	591531	0.65	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of undeveloped land to south of Ellington. Peripheral in feel and setting as it lies to the south of the River Lyne, detached from the rest of the village, outwith the defined settlement boundary. Proximity to river means that the site is subject to significant flood risk (zones 2 & 3). Mature woodland to west and south of site reinforces the feeling of isolation. Impacts on ecology and habitats likely. Improvements to access would be necessary to enable housing. The range of constraints identified mean that housing is not suitable.
3004	Ellington Bridge (north east)	Ellington	Ellington and Linton	South East - rest of delivery area	South East	427584	591594	0.60	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield site, to southern edge of settlement, but outwith the defined settlement boundary. Adjacent to River Lyne, the south of site is subject to flood risk (zones 2 & 3). There is also a pond immediately to the east, and issues with drainage have previously been identified. Given setting, impact on environmental matters will need to be further assessed. Provision of safe access may be difficult given the limited highway frontage to the west. Not considered suitable for housing development due to flood risk and access constraints.
3006	Mill Cottage (adj)	Milbourn	Ponteland	Ponteland	Central	412035	575335	0.79	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Relatively large parcel of greenfield land located to the northern edge of the small rural hamlet of Milbourn. Set within the Green Belt. Surrounding development is mainly farmsteads, other agricultural buildings, and low-density housing. Given the context and scale of the settlement, development of this parcel for housing would be out of context and have a significant impact on local character. Access would need to be improved to enable a residential scheme. Green Belt designation and the landscape impacts mean that housing would not be suitable.
3008	Longhorsley (land west of)	Longhorsley	Longhorsley	Central - rest of delivery area	Central	414748	594313	4.61	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large, linear parcel of agricultural land in the Green Belt, extending south from the village. Development of the whole parcel would have a notable impact on landscape character, and cause expansion of the settlement into the countryside. Impact on ecology and biodiversity will need to be considered further too. The site is part of an important archaeological landscape, with historic ridge and furrow patterns in evidence, which would require investigation. There is no suitable access to the highway available, so there is a reliance on adjacent land to achieve a link. Lack of independent access, impact on the landscape, and notably, Green Belt designation the site is not suitable for a housing scheme of any scale.
3009	Springhill (land at) - Newminster Abbey Phase 2	Morpeth	Morpeth	Morpeth	Central	419280	585944	1.04	Greenfield	-	15/01788/OUT	not suitable	available	achievable	discounted	0	Greenfield site in a very attractive location adjacent to west of Morpeth. Outwith the defined settlement boundary and within the Green Belt. Development is likely to have a negative impact on the setting around Newminster Abbey. The site is covered with mature trees and is adjacent to ancient woodland. Also adjacent to a local nature reserve. Impact upon all of these designations and the wider environmental context, including biodiversity and habitats, would be necessary. Access is very constrained and a link to the highway would need to come from the estate road to the south. However, this is unlikely to have capacity to support additional development. may not have capacity to support additional traffic. The Green Belt designation and the range of constraints identified, notably access restrictions, means that the parcel is not suitable.
3010	Clickemin Farm (land at)	Ponteland	Ponteland	Ponteland	Central	417235	572664	2.95	Greenfield	-	CM/85/D/567	not suitable	available	not achievable	discounted	0	Undeveloped greenfield land to eastern edge of settlement. Adjacent to established housing development but within the Green Belt. Development of this site would exacerbate coalescence of Ponteland with the this small detached residential area to the south of the main town. Whilst only a small break in built development, this would have an impact on local character. Ecology and habitat impacts will need further assessment. No existing access to the highway but the A696 runs parallel to the western boundary. The capacity for an additional junction on this busy route would need to be assessed. The Green Belt designation and impact on local landscape and setting means that development would not be appropriate and a housing scheme is no suitable.
3012	Fulbeck (south) (land at)	Morpeth	Morpeth	Morpeth	Central	419404	586883	3.92	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site in a very attractive setting within Morpeth. The site is designated as ancient woodland, and the loss of established, mature trees would not be appropriate. Significant adverse impacts are likely to occur if a housing scheme was progressed on this land, as this is also a site of nature conservation importance and a protected species habitat. A watercourse runs along the western boundary, which leads to a sense of detachment from existing and new housing to west. There is threat of flood risk and negative impacts upon wildlife habitats if development were to progress. No direct access to site at present and it is unlikely that the highway to the east has capacity to support further development. The range of constraints identified, including impacts of a housing scheme on the landscape, access, and most notably significant loss of ancient woodland, mean that the site is not suitable.
3013	Lynemouth Road (Land to rear)	Ellington	Ellington and Linton	South East - rest of delivery area	South East	427779	591719	7.50	Greenfield	-	-	suitable in part	available	achievable	16+ years	25	Undeveloped land to southern edge of Ellington, outwith the defined settlement boundary. Somewhat peripheral in nature, although adjacent to established housing and a new residential site to the east. There are some allotments in situ to the eastern part of the site, with need for retention or relocation a fundamental requirement. Development of the whole parcel would have an impact upon the open setting to the south of the village and impact upon landscape character. The south west corner of the site is subject to flood risk and this will reduce the developable area accordingly. In addition, a pond and Lynne Dene SNCI lie to the south, with any threat of negative impact on environmental issues to be mitigated. There is potential access from north, but ability to provide this will need further exploration, and yield may be limited as a result. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
3015	Hadston/Broomhill	Not in a Settlement	East Chevington	South East - rest of delivery area	South East	425416	600911	120.27	Greenfield	-	-	not suitable	available	achievable	discounted	0	Substantial tract of agricultural land to the north of Hadston and east of Broomhill, positioned outwith the respective defined settlement boundaries. The size and scale of this site is completely out of proportion with the surrounding context, and would have a substantial and negative impact on the local landscape, and of the character of the adjacent villages. A residential scheme would lead to the spread of built development into the open countryside and, notably, it would cause the coalescence of settlement by effectively merging Hadston and Broomhill. Development would also negatively impact upon ecology, biodiversity, and wildlife habitats. A site on this scale would need significant investment in highway infrastructure, and although a rough access track serves the site from the south, this is not suitable to support a housing scheme, even if upgraded. The impact on the landscape, the irreversible change to the existing network of villages, and the other constraints identified, mean that a housing scheme is not suitable.
3016	Plot 8595, Green Lane, Parish Haugh	Not in a Settlement	Morpeth	Morpeth	Central	420846	585950	2.60	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of undulating greenfield land, designated as Green Belt, and in a very peripheral location to the east of Morpeth. Site is isolated from the settlement by adjacent farmland, leading to a feeling of detachment. Development would impact on the open landscape to the east of the town. A sewage treatment works is directly adjacent to the north, which would have a negative impact on residential amenity. It is unlikely that the impacts of the plant can be mitigated to be compatible with a housing scheme, and it is also understood that operator would object to development. The majority of the site is subject to flood risk (zones 2 and 3a), which would greatly restrict any potential for housebuilding. There is no existing link to the highway, and access would require a new road, only enabled by land acquisition and/or a reliance on adjacent sites. The range and significant of the constraints identified, such as flood risk, the adjacent STW, and lack of access, together with the Green Belt designation, means that a housing scheme of any scale would not be acceptable. Unsuitable for housing.
3017	East Farm & Factory Unit	Pegswood	Pegswood	Morpeth	Central	422556	587508	1.07	Mostly Brownfield	neighbourhood plan allocation (made)	18/00168/FUL, 15/04203/OUT	suitable	available	achievable in part	6-10 years	18	Neighbourhood Plan housing allocation - developable.
3018	Pegswood (Land north of)	Pegswood	Pegswood	Morpeth	Central	422619	587826	1.02	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land to northern edge of the village, adjacent to residential development, but within the Green Belt. Development would result in the encroachment of the village into the open countryside. Located in a historic landscape, with ridge and furrow archaeological patterns evident, which will need further evaluation. Potential for access from Burleigh Gardens to south, although the link to this estate road will need to be upgraded, and it may not have capacity to accommodate further development. Green Belt designation means that the site is not suitable.
3020	East Riding	Not in a Settlement	Morpeth	Morpeth	Central	420708	586624	2.87	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land, peripheral in setting, located outwith the defined settlement boundary for Morpeth. Although not far from the town, the site does not relate to any other built development and is in the Green Belt. A residential scheme would have a significant, irreversible impact upon the setting by encroaching into the countryside and fundamentally changing the local landscape. Immediately adjacent to designated ancient woodland and an SNCI, with evaluation of impacts necessary, and mitigation measures introduced as appropriate. The site is isolated from the highway and additional land would be needed to enable access. Site is within relatively close proximity to a sewage treatment works, and measures may be required to ensure and protect residential amenity. Archaeological assessment may also be required. The Green Belt status, along with the range and scale of constraints identified, means that a housing development would not be suitable.
3023	Morpeth Library, Gas House Lane (Beechfield and The Willows)	Morpeth	Morpeth	Morpeth	Central	420229	585913	0.54	Brownfield	-	19/02023/DEMGDO, 17/01549/CCD	not suitable	not available	not achievable	discounted	0	Brownfield land within Morpeth town centre which is the home of a new leisure centre. Prior to this, for many years it was occupied by Morpeth Library, associated outbuildings, and some residential dwellings. The site has been subject to significant flood risk (zones 2 & 3), and the previous buildings were badly flooded in 2008 and were subsequently vacated. Not suitable due to preference for retention in new/current use. Not available nor achievable.
3024	NCC Council Offices, 94 Newgate Street	Morpeth	Morpeth	Morpeth	Central	419660	586294	0.18	Brownfield	permitted (under-construction)	19/00692/FUL, 18/00336/FUL, 17/00884/FUL	suitable	available	achievable	0-5 years	1	Planning permission approved - deliverable.
3029	Green Rigg (northeast)	Medburn	Ponteland	Ponteland	Central	413064	570759	0.52	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Small parcel of sloping, greenfield land within Medburn, adjacent to established and newly developed housing. The site is highly constrained, being crossed by the Med Burn, with the north part of the site subject to significant flood risk (zones 2 & 3). The site has been identified as being home to protected species and development would negatively impact on important wildlife habitats. Part of the site has now been utilised to provide SUDs ponds for the residential scheme to the south. Access to the site would need to be via the recent housing development adjacent, and the estate road may not have capacity to support further development. The environmental impact, flood risk, and presence of a watercourse and SUDs ponds means the site is not suitable.
3031	Merley Croft, Loansdean	Morpeth	Morpeth	Morpeth	Central	419978	584565	0.81	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Brownfield land within Morpeth, now utilised as overflow parking for County Hall. Previously occupied by an NHS facility, when it was occupied a stone building, complete with modern extension, but this was demolished following closure in 2017. The parcel is also home to a significant number of mature trees, which have been retained following clearance of the rest of the site. Loss of the trees would not be acceptable. site. Access to main road should be suitable for a small scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
3032	Ponteland Fire Station, Callerton Lane	Ponteland	Ponteland	Ponteland	Central	416575	572409	0.30	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Small site to north of Ponteland High School and set within the Green Belt. From the 1970s this was occupied by a fire station but the facility was relocated to a nearby site in 2019. The site has since been cleared and has now been partly redeveloped to provide a play area for children, with the remainder vacant scrubland bounded by trees. Access would have to be shared with that for the High School car park to south. Not suitable due to Green Belt designation.
3035	Lynemouth Scrapyard	Lynmouth	Ellington and Linton	South East - rest of delivery area	South East	428738	591338	0.69	Brownfield	-	-	suitable	unknown	achievable	11-15 years	10	Brownfield land, situated between Lynemouth and Ellington, and located outwith the defined settlement boundary. Currently utilised for caravan storage, the site had earlier been occupied by a scrapyard. Remediation likely to be needed due to previous use. Relocation of the existing business may be needed before redevelopment could be progressed. A watercourse and area of established woodland lie immediately to the northern boundary, and impact upon ecology, biodiversity and wildlife habitats will need further assessment, with impacts mitigated if needed. The impact of sprawl of development will need to be minimised. Existing access point would need to be improved to support a housing scheme. A small-scale scheme of around 10 units could be fitting, given the site and locality. Theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change in future. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
3036	Queen Street Garages	Lynemouth	Lynemouth	South East - rest of delivery area	South East	429024	590936	0.33	Brownfield	-	-	suitable	unknown	achievable	11-15 years	8	Small parcel of land to southern edge of Lynemouth, within the defined settlement boundary. Established housing areas to north and allotment gardens to south west. The land was occupied by domestic garages but has been cleared in recent years and is now vacant and overgrown. There are some mature trees on site, with need for retention to be assessed. Existing access is a narrow track and will probably need to be improved to support a residential development. Few other constraints evident, and this offers an opportunity for redevelopment of a small site that can integrate into the existing village.
3038	Sun Inn (Car park and surrounds)	Morpeth	Morpeth	Morpeth	Central	419728	585192	0.23	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Brownfield land within Morpeth. The site relates to the adjacent Sun Inn public house, the majority is a car park, although there is a small area of scrubland to the north of the parcel. Located within an area of known archaeological interest, which may require further assessment. Access is constrained and there may not be capacity to support a housing scheme. A scheme of an increased density would be suitable given the location, although relationship with the public house would have to be carefully considered. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
3039b	South Croft Stables (land at)	Ulgham	Ulgham	South East - rest of delivery area	South East	423224	592040	1.34	Greenfield	-	17/00772/OUT, 15/02767/OUT	not suitable	available	achievable	discounted	0	Parcel of agricultural land to south of Ulgham, situated within the Green Belt. The wider site has been utilised for a commercial stables, livery and riding school since the 1980s, but also operated as a market garden in earlier years. This parcel is an area of rough scrubland and there is a peripheral feel to the site. Development would cause expansion of the village into the countryside and would have a negative impact on the open landscape. Within an area of archaeological remains, which may need further investigation. Highway improvements would be necessary to upgrade the existing access point. The impact of development and the Green Belt designation, means that a housing scheme would not be suitable.
3041	Dyke House (west)	Medburn	Ponteland	Ponteland	Central	413532	570651	1.17	Greenfield	permitted (under-construction)	20/00060/REM, 16/03777/FUL, 14/03808/OUT	suitable	available	achievable	0-5 years	1	Planning permission approved - deliverable.
3043	Bell Villa Garage, Ponteland Road	Ponteland	Ponteland	Ponteland	Central	416759	572809	0.35	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Compact parcel of brownfield land within Ponteland. Historically, this was the site of a commercial garage premises. The land is subject to significant flood risk (zone 3b), which would limit scope for a residential scheme. Provision of safe access would be key to developability. The site has now been utilised for construction of a new supermarket. Not suitable due to preference for retention in new/current use. Not available nor achievable.
3046	Former Abattoir, Low Stanners	Morpeth	Morpeth	Morpeth	Central	420267	586155	0.36	Brownfield	-	11/00408/FUL	not suitable	not available	not achievable	discounted	0	Brownfield land to east of Morpeth town centre situated in a very attractive location immediately adjacent to the River Wansbeck. Together with adjacent land it is home to a Morrisons supermarket. Prior to this, the site was occupied by an abattoir for many years. Site is subject to significant flood risk (zones 2 & 3). Highway infrastructure should be able to support residential development. Not suitable due to preference for retention in new/current use. Not available nor achievable.
3047	Fullbeck	Morpeth	Morpeth	Morpeth	Central	418888	587090	1.12	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land in an attractive location to the north of Morpeth. Located between the defined settlement boundary and the Green Belt, in an area of 'white land'. The site is peripheral in feel and location given there is a relatively large area of open land to the north and west. The Cotting Burn runs to the north of the site and impacts upon ecology and habitats will need to be explored. An area of established woodland lies immediately to the north and will need to be protected. There is no option for an access point to link to the highway, and adjacent land would be required to enable this. Not considered suitable due to identified constraints, particularly lack of independent access.
3048	Hadston First School (land adj)	Red Row	East Chevington	South East - rest of delivery area	South East	425354	599115	0.37	Mixed 50:50	-	-	not suitable	not available	not achievable	discounted	0	Allotment gardens situated surrounded by residential dwellings within Red Row. Relocation of the facility would be required prior to redevelopment. The whole site is designated as protected open space. The narrow access point would not be able to support any kind of development, and there is no alternative option available. Designation, current use, and highway constraints mean that the site is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
3050	Northgate Hospital (south)	Not in a Settlement	Hebron	Morpeth	Central	418535	587492	7.85	Greenfield	permitted (under-construction)	16/00524/REM, 13/02105/OUT	suitable	available	achievable	0-5 years	25	Planning permission approved - deliverable.
3051	Linton Employment Site	Linton	Ellington and Linton	South East - rest of delivery area	South East	426234	591491	2.82	Brownfield	-	10/S/00589/OUT	suitable	not available	not achievable	discounted	0	This site forms part of a larger area of former colliery land at Linton. Following closure of the pit in 1968, the site has been utilised as more general industrial land. Across the wider site, a range of buildings are in situ, including light industrial units, domestic garages, sheds and outbuildings, and a scrapyard, as well as vacant land. This particular parcel is occupied by a plant-hire, construction and demolition firm. If the site was to become available, demolition of existing industrial buildings would be required, and then remediation of the site will be necessary as part of the clearance process. There is a scrapyard immediately to the south and mitigation would have to be taken to ensure residential amenity. Potential for good access from the highway to the west. A range of constraints are evident, but if these can be overcome then there may be opportunity for a residential scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
3052	Hadston Industrial Estate (North)	Hadston	East Chevington	South East - rest of delivery area	South East	425048	600429	2.93	Brownfield	permitted (not started)	17/01887/OUT	suitable	available	achievable	0-5 years	75	Planning permission approved - deliverable.
3053	Hadston Industrial Estate (South)	Hadston	East Chevington	South East - rest of delivery area	South East	424956	600330	0.42	Brownfield	permitted (not started)	17/01887/OUT	suitable	available	achievable	0-5 years	see 3052	Planning permission approved - deliverable.
3054	Newcastle Airport (north)	Not in a Settlement	Ponteland	Ponteland	Central	418652	571954	24.89	Mixed 50:50	-	-	not suitable	not available	not achievable	discounted	0	Employment land, immediately adjacent to Newcastle Airport, and detached from a settlement. Proximity to the airport would not be conducive to residential amenity given the excessive noise generated by operations. Very peripheral location would not offer an attractive location for housing, there being no opportunity for connections with existing residential areas and/or facilities and services. Retention for industrial/commercial uses is a priority, and this, along with the location and setting, mean that it is not suitable for a residential scheme.
3055	St Georges/KEVI (land north of)	Morpeth	Morpeth	Morpeth	Central	419325	587238	6.97	Greenfield	-	-	suitable	available	achievable	11-15 years	80	Greenfield site to the northern edge of Morpeth, within the defined settlement boundary. Situated between established low-density residential development and the large strategic housing development on the St Georges land to the east (3074). It has been suggested that this parcel could be brought forward as a later phase of this larger development. Development would cause loss of open agricultural land, although the site is within the settlement and threat of indefinite sprawl will be contained. There is a site of nature conservation important to the west, and any adverse impacts on biodiversity and wildlife habitats would need to be mitigated. Options for the best solution to access will need to be explored. If identified constraints can be mitigated, then there is scope for development, at a similar density to the wider St George's strategic housing site.
3056	North Whitehouse Farm	Not in a Settlement	Stannington	Central - rest of delivery area	Central	419024	581882	1.14	Greenfield	-	23/01554/FUL	not suitable	unknown	not achievable	discounted	0	Parcel of land outwith a settlement, which forms part of the wider Whitehouse Farm Centre site. Located within the Green Belt, this complex is based around a long established farmstead, and provides for a range of recreational activities relating to agriculture, as well as associated visitor facilities such as a cafe and horticultural nursery centre. This small parcel is open, undeveloped agricultural land. Development would impact upon the landscape by reducing openness. Impacts on ecology and biodiversity will need to be assessed. Access would need to be improved to support a housing development. Not considered suitable due to Green Belt designation.
3057	Vicarage (Ponteland)	Ponteland	Ponteland	Ponteland	Central	416519	572927	0.14	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Brownfield land situated within Ponteland, in an attractive setting as part of a conservation area. The site is occupied by the vicarage for St Mary's church, which is set in a large plot of land, including a garden and a parking area. Part of a wider area of Diocese land, St Mary's church is to the east, and the parish hall/centre is immediately to the west. Intensification of the plot could be an option, with redevelopment likely to involve clearance of vicarage building, outbuildings, and mature trees, and replacement with new-build units. Given location, there could be option for a higher density, flattened development. This would have to be appropriate for the setting, taking account of the heritage and conservation setting. Access to the highway would need to be improved to serve a more intensive housing scheme. Site constraints mean this is not suitable for housing.
3059	Former Benfield VW Garage and adjacent land, Castle Bank	Morpeth	Morpeth	Morpeth	Central	420047	585703	0.52	Brownfield	-	23/04342/FUL	suitable	available	achievable	6-10 years	19	Vacant garage and showroom premises and surrounding land, in a central location, just outside of Morpeth town centre. There are also empty commercial units, empty houses, and other derelict buildings on site. This is a highly attractive location, within a conservation area, adjacent to Carlisle Park, and very close to the River Wansbeck. The site has been vacant for a number of years, following relocation of the business, and since this time the buildings have deteriorated and are now in an extremely poor state of disrepair. The abandoned site is now derelict and an eyesore. Clearance of the remaining structures will be required, as will any necessary remediation relating to the previous use. Proximity to the River Wansbeck means that the site is subject to flood risk (zones 2 & 3). Any threat arising from this would need to be mitigated. Archaeological assessment may be required as this is a known landscape of historic interest. Constrained nature may be a challenge for provision of safe access. There are a number of constraints evidence, particularly flood risk and access, but it does offer an excellent opportunity for an urban infill site if these matters can be successfully addressed. Given the setting, a higher-density flattened scheme could be appropriate, but this must not have a negative impact on the surrounding context.
3060	Broadway Garage, Darras Hall	Ponteland	Ponteland	Ponteland	Central	415099	571445	0.33	Brownfield	-	CM/20100541	suitable	not available	not achievable	discounted	0	Brownfield land within the settlement, currently occupied by a petrol filling station and commercial garage premises. Both businesses continue to operate from the site, therefore relocation would be required. Within a residential area, with a parade of shops immediately to the south. If the site was to become available, demolition and clearance would be required, along with remediation arising from the current uses. Once cleared, there are no major impediments evident to redevelopment. Access should not be a constraint. Although this would represent urban infill, given the nature of the majority of the development in Darras Hall, a low-density scheme may be most fitting. However, the appropriateness of a higher yield will need further consideration. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
3061	Broomhill First School	Broomhill	East Chevington	South East - rest of delivery area	South East	424530	601217	0.65	Mixed 50:50	-	-	suitable	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and some associated land. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
3062	Callerton Lane Nursery	Ponteland	Ponteland	Ponteland	Central	416549	572660	1.54	Mostly Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Site within Ponteland, which currently operates as a commercial nursery. There are a range of buildings and outbuildings on site relating to horticultural use. Clearance would be required prior to redevelopment, with there potentially also being a need for remediation. The River Pont runs immediately to the northern boundary and a large proportion of the site subject to severe flood risk (zone 3b). Development is likely to have an impact on local character, as well as on ecology and diversity, including by affecting protected species associated with the watercourse. The link to the highway on Callerton Lane would need to be improved, as the existing access would not be neither safe enough for a housing scheme, or have the capacity to support increased traffic. The range of constraints, notably flood risk, means that a residential development would not be suitable. Not available nor achievable. Retention in current use preferred for the foreseeable future.
3064	Druridge Bay Middle School	South Broomhill	East Chevington	South East - rest of delivery area	South East	425188	599891	1.55	Mixed 50:50	-	-	suitable	unknown	not achievable	discounted	0	Vacant land, within the settlement, which was previously the site of a middle school. However, the school closed in 2011 as a result of restructuring of education provision in this part of the county. The buildings were demolished shortly afterwards and the site is now completely cleared. There are residential dwellings to the north and far north west, but the extensive playing fields lie to the south. Development could intrude on the open aspect and have an impact on local character. Current access point may need to be improved, but this should not be an impediment to a housing scheme. Identified constraints can be overcome, then this could represent a good location for an infill development.
3066	Fairmoor (north), Fairmoor	Not in a Settlement	Hebron	Morpeth	Central	418107	587952	1.40	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of undeveloped greenfield land, to the northern periphery of Morpeth. Adjacent to existing low-density detached dwellings, but in the Green Belt. A cemetery lies immediately to the north, and development could have an adverse impact on the setting. The existing access would not support a residential scheme, and improvements would be necessary to serve a scheme of any scale. Green Belt designation means that the site is not suitable for housing.
3067	Fire Station, Loansdean	Morpeth	Morpeth	Morpeth	Central	420069	584508	1.74	Brownfield	-	16/04292/FUL	not suitable	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and some associated land. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. Not suitable due to preference for retention in new/current use. Not available nor achievable.
3068	Gas Works, Gas House Lane	Morpeth	Morpeth	Morpeth	Central	420362	585965	0.17	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Brownfield land, situated to the eastern edge of central Morpeth which was historically the site of a gasworks. The former industrial buildings and gasholders were cleared a number of years ago and in recent times the site has been utilised for car parking to serve the town centre. In a very attractive spot adjacent to the River Wansbeck, the site is subject to flood risk (zone 2), which would need to be successfully addressed. Contamination is likely due to former use as a gasworks, with associated need for remediation possible. Access should not be a prohibitive challenge to suitability. Given the location, a development of a higher-density could be suitable, potentially a flattened scheme. However, not currently available of achievable. Retention in current use preferred for the foreseeable future.
3069	Goose Hill Police Station, Goose Hill	Morpeth	Morpeth	Morpeth	Central	420213	585701	0.56	Brownfield	permitted (under-construction)	17/02588/FUL	suitable	available	achievable	0-5 years	32	Planning permission approved - deliverable.
3070	Goose Hill School	Morpeth	Morpeth	Morpeth	Central	420156	585746	0.49	Mixed 50:50	-	-	suitable	not available	not achievable	discounted	0	Site of the former Goose Hill First School in an attractive setting, adjacent to the historic Morpeth Court and the former police station. The school opened in 1911 but closed in 2019, on the opening of a new First School on another site. The former buildings and outbuildings have now been demolished and he land has recently been repurposed to provide a public car park. Although not within the conservation area, the site lies immediately adjacent to it, and also next to the Grade II listed Morpeth court. Any development proposal would have to be sensitive to this setting. The site is subject to flood risk (zone 2). Could offer an opportunity for a housing scheme of an increased density, potentially a flattened development. Not currently achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
3071a	Cotting Burn, Lancaster Park (North)	Morpeth	Morpeth	Morpeth	Central	418799	587191	10.62	Greenfield	-	-	suitable in part	available	achievable in part	11-15 years	160	Large area of agricultural land, to the northern side of Morpeth, in a somewhat peripheral location. The site is outwith the defined settlement boundary, but is not covered by Green Belt designation, so is effectively 'white land' between the two boundaries. There are a collection of agricultural buildings to the west which make up a farmstead, with the bulk of the site being open farmland. Low-density, detached housing lies to the south, with the Morpeth Northern Bypass providing the northern boundary. Development of the whole parcel will have an impact on local landscape character and cause the extension of built development, although the bypass road will prevent this spreading any further. Given the scale of the parcel, there are likely to be impacts on ecology, biodiversity, and wildlife habitats, and any adverse impacts will need to be mitigated for a proposal to be suitable. The Cotting Burn runs through the middle of the site, which will need to be protected and integrated into a scheme. Within a recognised historic landscape, with ridge and furrow patterns evident in the wider area, so archaeological assessment is likely to be necessary. Substantive highway improvements would be needed to facilitate development. Mitigation measures may be required to ensure residential amenity given the proximity of the A192 and A197. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern and eastern parts of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
3071b	Cotting Burn, Lancaster Park (North) Site b	Morpeth	Morpeth	Morpeth	Central	418861	586852	2.90	Greenfield	-	-	suitable	available	achievable in part	11-15 years	30	Parcel of farmland adjacent to Morpeth. The site is outwith the defined settlement boundary, but is not covered by Green Belt designation, so is effectively 'white land' between the two boundaries. There are some farmhouses and agricultural buildings to the north west of the site. Main roads run to the northern and western boundaries and there is established housing to the south. Development would lead to the extension of development into the countryside. Any impacts upon environmental matters will need to be identified and mitigated as appropriate. Within a recognised historic landscape, with ridge and furrow patterns evident in the wider area, so archaeological assessment is likely to be necessary. There is no access to the highway at present, with a new link necessary to serve development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
3071c	Cotting Burn, Lancaster Park (North) Site c	Morpeth	Morpeth	Morpeth	Central	418792	587437	4.65	Greenfield	-	-	suitable in part	available	achievable in part	16+ years	50	Undeveloped land to the north of Morpeth. The site is outwith the defined settlement boundary, but is not covered by Green Belt designation, so is effectively 'white land' between the two boundaries. The Northern Bypass lies to the southern boundary, making the parcel feel detached from the town, but it is now adjacent to a new housing development. Open agricultural land to north east, which also falls within the designated Green Belt. Being farmland, a housing scheme is likely to have quite a substantive impact upon local ecology and biodiversity, effects that will need to be managed and mitigated. The impact upon landscape character and setting would also need to be carefully managed. Within a recognised historic landscape, with ridge and furrow patterns evident in the wider area, so archaeological assessment is likely to be necessary. No direct link to the highway, with a new access point required to serve a housing scheme. The best options would need to be considered. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the western part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
3072a	Lancaster Park (north), Fairmoor	Morpeth	Morpeth	Morpeth	Central	418489	586904	17.31	Mostly Greenfield	-	-	suitable in part	available	achievable	11-15 years	180	Parcel of farmland adjacent to Morpeth. The site is outwith the defined settlement boundary, but is not covered by Green Belt designation, so is effectively 'white land' between the two boundaries. West Lane End farm sits to the north of the parcel, including the farmhouse and associated agricultural buildings, with the rest being open land. Development of the whole site would have a substantive impact on the setting, encroaching on the open landscape and semi-rural feel. Within a recognised historic landscape, with ridge and furrow patterns evident in the wider area, so archaeological assessment is likely to be necessary. The A192 forms the eastern boundary, with the Morpeth Northern Bypass bordering to north. Given the size of the site, substantial highway infrastructure works will be needed to facilitate a development of the scale envisaged by the landowner. Assessment of the most appropriate solution to safe access will be needed, with options from either adjacent main roads needing evaluation. Mitigation measures may be required to ensure residential amenity given the proximity of the A192 and A197. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern and eastern parts of the site. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
3072b	Lancaster Park (north), Fairmoor Site B	Not in a Settlement	Hebron	Morpeth	Central	418262	587168	8.60	Mostly Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Parcel of undeveloped land now surrounded on all sides by main roads. The site is outwith the defined settlement boundary, but is not covered by Green Belt designation. However, this is identified as employment land. The location leads to a feeling of detached from other development. Given the setting, it is not considered that this would represent an attractive location for residential development, and parts of the could see poor amenity for residents. Within a recognised historic landscape, with ridge and furrow patterns evident in the wider area, so archaeological assessment is likely to be necessary. No suitable access in place at present, and this would need to either come from the A197 or highway to the east, rather than the A1. This land is preferred for employment development in the future, and is retained as safeguarded land for this purpose in Local Plan policy. Given identification as employment land, the potential for poor residential amenity, and other identified constraints, the site is not considered suitable for housing.
3072c	Lancaster Park (north), Fairmoor Site C	Morpeth	Hebron	Morpeth	Central	418312	587536	1.58	Greenfield	-	19/01008/FUL	not suitable	available	not achievable	discounted	0	Relatively small parcel of greenfield land, surrounded by existing and new development. The site is outwith the defined settlement boundary, but is not covered by Green Belt designation. However, this is identified as employment land. Two large housing schemes which are under-construction lie to the north and east, and this parcel could offer a chance to round off development across this wider area. There is no threat of uncontrolled sprawl, as the A1 lies to the west, which restricts any further extension of the settlement. Impacts upon ecology and biodiversity will need further consideration, and then mitigated as appropriate. Within a recognised historic landscape, with ridge and furrow patterns evident in the wider area, so archaeological assessment is likely to be necessary. Provision of safe access would need further assessment, either from the highway to west, or more likely via the scheme to the recent development to the east. This could restrict the yield which is appropriate. Employment land designation means that the site is not suitable for housing.
3073a	Lancaster Park (South West) - southern parcel	Morpeth	Mitford	Morpeth	Central	417987	586467	9.97	Greenfield	permitted (not started)	19/01362/REM, 16/00078/OUT, 15/01285/OUT,	suitable	available	achievable	0-5 years	150	Planning permission approved - deliverable.
3073b	Lancaster Park (South West) - northern parcel	Morpeth	Mitford	Morpeth	Central	418131	586717	4.25	Greenfield	-	18/03394/REM, 16/00078/OUT, 15/01285/OUT,	not suitable	not available	not achievable	discounted	0	Undeveloped greenfield site to north western edge of Morpeth. The site is outwith the defined settlement boundary, but is not covered by Green Belt designation. However, this is identified as employment land. In an attractive setting, there is existing residential development to the south east and the A1 runs to the west. There is Ancient Woodland on part of the site. Any impacts upon environment, ecology, and habitats will need further assessment, and mitigated as necessary. Within a recognised historic landscape, with ridge and furrow patterns evident in the wider area, so archaeological assessment is likely to be necessary. Provision of safe access would need further assessment. This parcel is now going to be developed for non-residential uses. Retention for industrial/commercial uses is a priority, and this, along with the identified constraints, mean that it is not suitable for a residential scheme. Not available nor achievable.
3073c	Lancaster Park (South West) Site C	Morpeth	Mitford	Morpeth	Central	417914	586096	20.01	Greenfield	-	-	not suitable	available	achievable	discounted	0	Significant area of undulating farmland to western of settlement. Peripheral in feel and setting, and situated within the Green Belt. Given the size and the setting, development would have a significant impact on the local environment, the open landscape, and character of this semi-rural area to west of Morpeth. Negative effects upon ecology, wildlife habitats, and biodiversity would also need to be mitigated as appropriate. Within a recognised historic landscape, with ridge and furrow patterns evident in the wider area, so archaeological assessment is likely to be necessary. Substantial investment will be needed in highway infrastructure, in order to support development, with the most appropriate access points likely to be from the land to the north. The designation as Green Belt means that the site is not suitable for development.
3074	St. George's Hospital (land north)	Morpeth	Morpeth	Morpeth	Central	419780	587295	42.10	Mixed 50:50	permitted (under-construction)	16/00994/FULES	suitable	available in part	achievable	0-5 years	875	Planning permission approved - deliverable.
3075	Linton County First School	Linton	Ellington and Linton	South East - rest of delivery area	South East	426365	591390	0.61	Mixed 50:50	-	-	suitable	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and some associated land. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. Not currently achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
3076	Lynemouth Garage site	Lynemouth	Lynemouth	South East - rest of delivery area	South East	429531	590996	0.05	Brownfield	-	CM/20090251	suitable	not available	not achievable	discounted	0	Former petrol filling station, comprising the forecourt and associated buildings. The site has not been utilised as a garage for a number of years, but the associated shop has more latterly been utilised as a pair of retail units, including as a post office, with 2 flats at first floor level. However, the retail units are now vacant and the flat-roofed building has been in a poor state of repair. The post office has moved to another shop immediately adjacent. The former garage forecourt has been utilised by a car wash business in recent years. Demolition will be required prior to redevelopment, with remediation also likely to be needed to deal with contamination. If identified constraints can be addressed, then a higher-density scheme could be appropriate given the surrounding area. This could potentially be a flattened scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
3077	Morpeth Chantry Middle School	Morpeth	Morpeth	Morpeth	Central	419296	586396	4.57	Mixed 50:50	-	-	not suitable	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and some associated land. Relocation would be required prior to redevelopment. The playing fields are designated as protected open space. In an attractive location to the edge of Morpeth, with an area of extensive mature woodland to north. If the site was to become available, demolition and clearance would be required. Loss of the large playing field area would not be acceptable. Dogger Bank may not have capacity to handle additional traffic, or provide an upgraded junction, safe and appropriate to serve a housing scheme. Not considered suitable for housing given protected open space designation and identified constraints.
3078	Morpeth Newminster Middle School	Morpeth	Morpeth	Morpeth	Central	419145	586325	3.20	Mixed 50:50	-	-	not suitable	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and some associated land. Relocation would be required prior to redevelopment. Towards the edge of the settlement, an area of attractive, mature woodland lies to the north and Morpeth Rugby Club is to the west, making for an attractive setting. Over half of the site is designated as protected open space. Loss of the playing fields would not be acceptable. Dogger Bank may not have capacity to handle additional traffic, or provide an upgraded junction, safe and appropriate to serve a housing scheme. If the site was to become available, demolition and clearance would be required. Due to the protected open space designation and the constraints identified, this is not considered a suitable site for housing.
3079b	Northgate Hospital (North), Fairmoor Site B	Not in a Settlement	Hebron	Morpeth	Central	418597	587928	7.02	Mostly Brownfield	permitted (under-construction)	23/01467/REM, 19/04025/FUL	suitable	available	achievable	0-5 years	134	Planning permission approved - deliverable.
3079c	Northgate Hospital (North), Fairmoor Site C	Not in a Settlement	Hebron	Morpeth	Central	418658	587896	9.81	Greenfield	-	11/01438/FUL	not suitable	not available	not achievable	discounted	0	This parcel is part of the Northgate Hospital site, that consists of a redundant complex of numerous buildings and the adjacent grounds to the northern edge of Morpeth. To aid clarity, a number of parcels are identified (3079a, 3079b, 3079c). In use since the late 1940s, the site has gradually expanded and developed, initially as smaller villa-type 'dwellings' and latterly with larger, modern buildings. Parts of the site have been identified for redevelopment in recent years, following the restructuring of the hospital facilities, including a number of buildings being identified for demolition. This scheme is also part of wider development of large area of land that is linked to the Morpeth 'Northern Bypass' scheme. An initial hybrid application encompassing the whole site was permitted in 2011 (3079a, 3079b, 3079c). New hospital accommodation has now been developed on this parcel central area of the site (3079c). Not suitable due to preference for retention in new/current use. Not available nor achievable.
3080	Parish Haugh	Morpeth	Morpeth	Morpeth	Central	420695	586213	23.29	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of land peripheral to the east of Morpeth, set within the Green Belt. The site is mixed in nature, part being open agricultural land, there being an area of established woodland to the east of the parcel. The south of the site is occupied by a sewage treatment works. Development of this whole parcel, or even a proportion of it, would have a significant impact on the character of the area, including fundamentally changing the open landscape and setting. There are significant biodiversity and landscape concerns in east of site, as there are areas of semi-natural grassland/scrub and a local wildlife site. Therefore development would impact upon ecology, and wildlife habitats. And one-quarter of the site is subject to flood risk (zones 2 & 3), which would reduce the developable area. There are significant concerns regarding highway capacity and access to site, with the existing infrastructure needing substantive investment to support a residential scheme. There sewage treatment works would need to remain, and there is likely to be a need for a buffer between this facility and any residential development to protect residential amenity. However, it is understood that NWL would object to development of any part of the site. The range and significance of the constraints identified, notably landscape and biodiversity impacts, highway concerns, and the SWT in situ, along with the Green Belt designation, means that a housing development of any size would not be suitable.
3081	Hadston (land to west of)	Red Row	East Chevington	South East - rest of delivery area	South East	425299	599551	6.82	Greenfield	-	-	suitable in part	unknown	achievable in part	11-15 years	58	Relatively large area of undeveloped land situated between Red Row and Hadston. An area to the north east corner of the site is occupied by a children's play area, and is also designated as protected open space. The remainder of the site is open land. Development could have quite an impact on the local environment, with danger of narrowing the gap between the two communities. Any impact on ecology and wildlife habitats will need to be explored and mitigated as appropriate. The existing access to the site from the west may be too narrow to serve a housing scheme, with no scope for increasing the capacity of this link. As a result, land acquisition may be required to improve access, and enable a safe, appropriate junction with the B1330. This needs further evaluation. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
3082	Pegswood Moor	Not in a Settlement	Pegswood	Morpeth	Central	420747	587721	44.36	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Substantial tract of agricultural land, in the open countryside and set in the Green Belt. The site is completely out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Vast investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, the severe impacts of development, and the Green Belt designation, there is no scope for any housing in this location. Not suitable.
3086	Ponteland Middle School	Ponteland	Ponteland	Ponteland	Central	416530	572216	2.36	Mostly Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Operational school site, within the Green Belt. It includes the main school buildings and some associated land. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. Development of this site could represent a small element of encroachment into the countryside and expansion of the settlement. Not suitable due to Green Belt designation.
3087	Stobhill Railway Sidings	Morpeth	Morpeth	Morpeth	Central	420682	585470	2.02	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Railway land within Morpeth adjacent to the ECML and close to the station. Fully occupied and in use for operational purposes. This parcel extends parallel to the main line, and is crossed by sidings, which curve towards the south over a level crossing, heading towards Bedlington. There are a number of small industrial buildings to the east of the parcel, with other parts of the site being used for open air storage, and the western part utilised as car parking for passengers. If the land were to become available, clearance and demolition would be necessary, as would remediation to deal with contamination resulting from current/former uses. This site is somewhat awkwardly shaped which could provide a challenge to redevelopment. Lying parallel to the ECML, the proximity could have an impact on residential amenity and there may be a need to mitigate noise impacts. Existing highway infrastructure should be able support additional development, although improvements to the junction to the west may be needed to address capacity concerns. The identified constraints, notably setting and need for remediation, means the site is not suitable, and any potential for housing is completely discounted. Not available nor achievable. Retention in current use preferred for the foreseeable future.
3088	Telephone Exchange	Morpeth	Morpeth	Morpeth	Central	419658	586208	0.37	Brownfield	-	-	suitable	not available	achievable	16+ years	15	Operational telephone exchange set in an attractive location to the western edge of Morpeth town centre. Within a conservation area, there are a number of Grade II listed buildings surrounding the site, and it is immediately adjacent to the River Wansbeck. This facility currently utilised, being required for operational purposes. If the site was to become available, demolition and clearance would be required. Proximity to the River results in small part of the site being subject to flood risk (zones 2 & 3). Any adverse impacts upon the River Wansbeck will need to be mitigated, including on wildlife habitats. Long-term future of the site to be reappraised. Offers a chance for reuse of brownfield land in a central location. There is scope for a scheme of increased density, potentially a flattened development given the setting. Not currently available, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Future of site could be reappraised in due course, and if it does become available, this could be an excellent site for a brownfield housing scheme. Retention in current use preferred for the foreseeable future, but, as indicated by recent evidence, it offers scope for long-term redevelopment.
3092	Widdrington Grange View First School	Widdrington Station	Widdrington Station and Stobswood	South East - rest of delivery area	South East	424253	593829	1.63	Mixed 50:50	-	-	suitable in part	not available	not achievable	discounted	0	Operational school site. It includes the main school buildings and some associated land. Relocation would be required prior to redevelopment. The brownfield element of the site is within the defined settlement boundary, but the playing fields are outwith this defined line. Loss of the playing fields would not be considered appropriate. If the site was to become available, demolition and clearance would be required. Development would need to be concentrated on the footprint of existing development, within the settlement boundary. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
3093	Druridge Avenue (west)	Hadston	East Chevington	South East - rest of delivery area	South East	425346	599869	1.15	Greenfield	-	-	suitable	unknown	achievable	11-15 years	15	Undeveloped greenfield land within Hadston and adjacent to existing residential development. The site operates as informal open space, and although here is no formal designation, it provides recreation and leisure space for the local community. The impact of loss will need to be further assessed. There are no significant impediments to development evident. Access should be taken from Linhope Crescent, with most appropriate point to provide safe access from the highway needing to be determined. Offers a potential location for a small housing development, adjacent to existing housing.
3094	The Beacon, West Thorn Farm	Not in a Settlement	Ponteland	Ponteland	Central	413949	575946	1.85	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Isolated parcel of greenfield land, outwith a settlement and within the Green Belt. This site is in the open countryside and does not relate to an existing community. Remoteness means that any residential development would not be sustainable. A housing scheme would have an impact on local landscape and character, by allowing spread of built development into a highly rural environment. It may also impact on ecology and habitats. Access would need improvement to enable housing. Not considered suitable due to Green Belt designation.
3100a	Land to rear of Dyke House (north east) Site A	Medburn	Ponteland	Ponteland	Central	413692	570797	1.10	Greenfield	-	18/02543/OUT,	suitable	unknown	achievable	11-15 years	10	Linear area of greenfield land in Medburn, adjacent to low-density detached development. Within the defined settlement boundary. Highway restriction may limit the scope of a potential housing scheme, and the capacity of the access road to the east will need careful assessment. If this matter can be successfully addressed, then a small-scale scheme of low-density housing, echoing that surrounding the parcel, could be suitable.
3100b	Land to rear of Dyke House (north east) Site B	Medburn	Ponteland	Ponteland	Central	413634	570762	1.14	Greenfield	permitted (under-construction)	20/01552/REM, 18/02939/OUT	suitable	available	achievable	0-5 years	8	Planning permission approved - deliverable.
3103	Prospect House (W. Station)	Widdrington Station	Widdrington Station and Stobswood	South East - rest of delivery area	South East	425185	594009	0.20	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land in a constrained position to the rear of existing housing. Situated within the settlement boundary. Surrounded by low-density residential development. The suggested access to the site is very narrow and not considered suitable to support a housing scheme of any scale. Being set between two existing dwellings, there is insufficient space to improve this link to the highway. Lack of access means that residential development is not suitable for the site.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
3104	Thirston House Gardens	West Thirston	Thirston	Central - rest of delivery area	Central	418717	600194	1.68	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	This site comprises part of the grounds of the Grade II Thirston House. Located to the periphery of Thurston village, but within the defined settlement boundary, the main property was designed by John Dobson and/originally dates from 1820. The listing incorporates the main house, outbuildings, and the courtyard wall. This parcel encompasses the elements of the gardens to the south and west of the house, around half of which is covered by mature trees. Development would have a significant impact upon the unique setting, negatively impacting upon heritage assets and the character of both the main house and the gardens/grounds. Loss of the extensive trees would not be acceptable. Access to site is via a Grade II listed entrance, which would not be able to be improved to support a housing scheme. Also located within a conservation area, which would need to be considered through any proposal. The significant constraints identified with regard to impact on local character, setting, and heritage, along with the lack of appropriate access, means that a housing scheme is not suitable.
3105	Tranwell Airfield, Tranwell Woods	Tranwell Woods	Stannington	Central - rest of delivery area	Central	417352	581897	42.06	Mostly Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Former airfield adjacent to the small settlement of Tranwell Woods. Peripheral in feel and situated in the Green Belt. Most of the site is now grassed over, but there are also areas of hardstanding and building remains in evidence. Development would significantly increase the size of this small community by spreading housing into the open countryside. This would have a significant, irreversible impact on local character and the open landscape. There is likely to be significant impact upon ecology issues. There are known to be protected species on site, so houseblding would impact upon wildlife habitats. Local road network does not have the capacity to handle notable increases in traffic, and would not be ale to accommodate the amount of additional usage arising from a scheme of this scale. The site is unsuitable for residential development, due to the impacts on the setting and natural environment, and the Green Belt designation.
3109	Leisure Centre Car Park (East)	Morpeth	Morpeth	Morpeth	Central	419823	585803	0.28	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Brownfield land within central Morpeth, currently in use as a public car park, serving the town centre. The site is subject to flood risk (zones 2 & 3), which would need to be further assessed and mitigated as appropriate. There may be need for improvement to highway infrastructure and access to enable residential development. The attractive location, set between the River Wansbeck and town centre, would theoretically offer a good location for redevelopment of brownfield land in an urban setting. The site could be suitable for a scheme of increased density, potentially a flattened development. Theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change in future.
3127	The Walled Garden, Dissington Garden House	Not in a Settlement	Ponteland	Ponteland	Central	411928	571871	1.22	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	This site forms part of a larger area of formal gardens and land attached to Dissington Garden House. Located within the Green Belt, development of all, or even a small part, of this site would have a significant adverse impact upon the setting and context of the house, and fundamentally change local character. Not suitable for a residential development of any scale.
3133	Pegswood Garage, (former), Longhirst Road	Pegswood	Pegswood	Morpeth	Central	422670	587609	0.17	Brownfield	-	15/04227/FUL	suitable	not available	not achievable	discounted	0	Brownfield land in Pegswood, home to a commercial garage. Comprises a workshop, outbuildings, and associated land. The building was vacant for a time but is now occupied by a tyre business. There is also an associated two-storey dwelling on the site. If the site was to become available, demolition and clearance would be required. It is also likely to involve remediation to deal with contamination arising from the current use. Provision of best solution to safe access will need further evaluation, due to bends in the adjacent highway. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Not available nor achievable. Retention in current use preferred for the foreseeable future.
3134	Dalton Mill	Dalton	Stamfordham	Central - rest of delivery area	Central	411101	571962	1.37	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Relatively large, linear, and undulating parcel of undeveloped land within the rural community of Dalton. Within the designated Green Belt, the site runs parallel along the highway through the entire length of the village. Development would significantly alter the character of the settlement. Parts of the site are covered by mature trees, and loss of these would not be appropriate. Part of a historic landscape, including ridge and furrow earthworks, impact upon which will need assessed and mitigated as appropriate. Immediately adjacent to Holy Trinity Church, which is a Grade II listed building, and any impact on the setting of this heritage asset needs consideration. Access could constrain the scope of any potential housing scheme, and potential highway access from north would need to be explored. The narrow lane to the south west would not be able to accommodate additional traffic. The designation of Green Belt, the substantive impact and change that development would have, and the identified constraints mean that a housing scheme is not suitable.
3136	Low Stanners	Morpeth	Morpeth	Morpeth	Central	420326	586127	0.33	Brownfield	-	11/00408/FUL	not suitable	not available	not achievable	discounted	0	Brownfield land to east of Morpeth town centre, situated in a very attractive location immediately adjacent to the River Wansbeck. The site is occupied by a range of uses, including premises for the scouts, a compound for the adjacent supermarket, and a sewage pumping station. This parcel, and the wider Low Stanners area, is subject to severe flood risk (zones 2 & 3b), restricting the scope of the developable area. In earlier times the western part of the site had been occupied by a commercial garage, but this been demolished and is now part of the Morrison's site. If the site was to become available, demolition and clearance would be require, along with remediation due to contamination from past/current uses. The constraints identified, particularly flood risk, means the site is not suitable for housing. Not available nor achievable.
3141	Morpeth Library Car Park	Morpeth	Morpeth	Morpeth	Central	420165	585889	0.27	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Brownfield land within Morpeth utilised as a car park. For many years this served the adjacent library, but this has now relocated. Adjacent to the River Wansbeck, the site is subject to severe flood risk (zones 2 & 3). Existing access may be suitable, although it is likely there would be a need to further consider the capacity of the junction with the busy highway adjacent. The constraints identified, mean that housing is not suitable, and any potential is discounted.
3142	Morpeth Railway Station Car Park	Morpeth	Morpeth	Morpeth	Central	420417	585417	0.21	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Immediately adjacent to Morpeth railway station, this land is used as a car park. Proximity to the ECLM and the station means that the location may not provide the necessary amenity appropriate to a residential scheme. A buffer may be required to reduce noise and visual impacts. Current access is somewhat constrained and may require upgrading. The narrow, linear shape of the house may not be conducive to a housing scheme. The identified constraints mean that housing would not be suitable. Not available nor achievable. Retention in current use preferred for the foreseeable future.
3146	Stannington Station Road (71-73) (land between)	Not in a Settlement	Stannington	Central - rest of delivery area	Central	422281	581975	0.26	Greenfield	-	CM/04/D/064	not suitable	available	not achievable	discounted	0	Small parcel of greenfield land, outwith the defined settlement boundary, and within the designated Green Belt. Located between existing dwellings and agricultural buildings. Served by a narrow lane which may not have capacity to support additional housing development. Green Belt designation means that housing would not be suitable.
3148	Prestwick Farm, Prestwick Whins	Not in a Settlement	Ponteland	Ponteland	Central	418958	572775	0.32	Greenfield	-	CM/04/D/706, CM/01/D/191	not suitable	unknown	not achievable	discounted	0	Land at an rural farmstead, situated outwith a settlement in the open countryside. Within the Green Belt designation. Narrow track to access farm is unlikely to be able to support a residential scheme. New homes would lead to development in the countryside. Not suitable for housing due to location and Green Belt setting.
3151	Birchbeck, Ulgham Grange	Not in a Settlement	Ulgham	South East - rest of delivery area	South East	424053	592552	0.75	Mostly Greenfield	-	CM/04/D/182	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land, isolated and remote from a settlement. Development would lead to spread of housing into the open countryside. The site is split into two by a burn. The northern part of the site is grazing land, the southern part is covered with mature woodland. Development may have impacts on ecology and habitats. The northern part of the site is subject to flood risk (zones 2 & 3), which would reduce the developable area. The current access is not suitable to support a housing scheme, and it may not be possible to upgrade this. There is are some agricultural buildings in situ to the northern of the site which would require clearance prior to redevelopment. Flooding constraints, location, and Green Belt designation means this is not a suitable location for a housing scheme.
3156	The Coppice (land adj.), Great North Rd	Not in a Settlement	Stannington	Central - rest of delivery area	Central	421299	580503	0.36	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land in the open countryside and within the Green Belt. Scattered low-density housing to north and south, comprising detached homes set in large plots. Mainly garden land, part of the site is covered with mature trees. There is a small domestic outbuilding/garage in situ, which is likely to require clearance. current access would not support a housing development of any scale. Not suitable due to Green Belt designation.
3157	Hadston Farm (The Steadings) (land north of Hadston Road and west of Lady Burn)	Hadston	East Chevington	South East - rest of delivery area	South East	425586	600389	11.64	Greenfield	-	CM/05/D/0218	suitable in part	available	achievable in part	16+ years	20	Large area of agricultural land, adjacent to, but outwith, the defined settlement boundary for Hadston. Comprises of open agricultural land, with the farmstead situated toward the centre of the site. A range of buildings are in situ which would require clearance and/or incorporation into any scheme through conversion. The scale of the site means that development will have a big impact on local landscape. There are also likely to be adverse impacts on biodiversity and wildlife habitats. These will have to be mitigated for a scheme to be acceptable. The Lady Burn crosses the east of the site, with there also being a pond on site. It is understood that there are protected species on site, which would prevent any development to the east. Significant improvements would be necessary to highway infrastructure to enable development, and potential for a junction with Hadston Road needing evaluation. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
3160	Broadlaw Farm	Not in a Settlement	Whalton	Central - rest of delivery area	Central	416072	579941	2.18	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. Located in the Green Belt. Comprises a range of agricultural buildings and the farmyard. Conversion and/or clearance of farm buildings would be necessary. Current access arrangement would not support a housing development, and improvements would be necessary. Not considered suitable due to isolated location in the Green Belt.
3161	The Garden	Not in a Settlement	Hebron	Morpeth	Central	417556	590438	0.29	Greenfield	-	CM/05/D/655	not suitable	unknown	not achievable	discounted	0	Largely undeveloped land, outwith a settlement, and located in the Green Belt. Set adjacent to Epsley Hall, a stone-built country house dating from 1865, set in a large estate. Development of housing could compromise the setting of the adjacent property, and impact negatively upon local character. Bounded by mature woodland to east and south. There are a few small outbuildings in situ that would require clearance prior to redevelopment. There is no suitable access to the parcel, with upgrade needed to the narrow track to allow any further development. Isolated location in the Green Belt means that the site is not suitable for a housing scheme.
3165	Land to north and east of Windmill Hill	Ellington	Ellington and Linton	South East - rest of delivery area	South East	428496	592478	0.84	Greenfield	-	-	suitable	unknown	achievable	11-15 years	15	Linear parcel of greenfield land, immediately adjacent to, but outwith, the defined settlement boundary. The site is a mix of garden land and rough scrub. Development would need to reflect existing housing immediately adjacent. Access would need to be taken from Windmill Hill. Assessment would need to be undertaken as to whether this access road has capacity to take any more traffic. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
3167	Southern Wood, Chevington Moor	Not in a Settlement	Tritlington and West Chevington	Central - rest of delivery area	Central	421405	596069	0.28	Greenfield	-	CM/05/D/793	not suitable	unknown	not achievable	discounted	0	Small area of greenfield land, set amongst a handful of isolated dwellings, outwith a settlement. There are a number of small sheds and outbuildings in situ, which along with the dwelling, would require clearance before any redevelopment was progressed. Access from the adjacent highway would need to be improved if the site was to see intensification. Not considered a suitable location due to rural setting in the open countryside.
3170	Manners Meat	Ponteland	Ponteland	Ponteland	Central	416187	572947	0.33	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Industrial land located close to central Ponteland, currently occupied by an established business. Further commercial/industrial land to the north, with a care home directly adjacent to south. If the site was to become available, demolition and clearance would be required. Possible need for remediation due to current/past use. Access should not prove prohibitive to a housing scheme. Interface with surrounding employment/commercial uses would need to be carefully considered. Development at a slightly higher density could be fitting given the location, potentially a flattened scheme. Not considered suitable due to location and status as occupied employment land. Not available nor achievable. Retention in current use preferred for the foreseeable future.
3172	East Thorn, nr Kirkley Hall	Not in a Settlement	Ponteland	Ponteland	Central	414569	576231	1.04	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. Within the designated Green Belt, the steading comprises a range of agricultural buildings from different eras. Conversion and/or clearance of farm buildings necessary. Current access is via a narrow, rough track and would not be suitable to serve a residential scheme. Isolated location, constraints, and Green Belt designation, mean that the site is not suitable.
3173	Shaw Farm	Not in a Settlement	Thirston	Central - rest of delivery area	Central	421067	599189	1.43	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land at a rural farmstead, situated outwith a settlement in the open countryside. Development of a housing scheme would impact upon the open nature of the landscape. Current access is via a narrow track, which would not be suitable for a housing scheme. Isolated location means that this would not be suitable for a housing scheme.
3174	Fullbeck Grange (Land North)	Morpeth	Morpeth	Morpeth	Central	419179	587463	1.92	Greenfield	-	-	suitable	available	achievable	16+ years	50	Greenfield site to the northern edge of Morpeth. The site is outwith the defined settlement boundary, but is not covered by Green Belt designation, so is effectively 'white land' between the two boundaries. Somewhat detached from the wider settlement. Immediately to north of a recently completed housing scheme, and the St Georges Hospital strategic site is to the east. Development would cause the expansion of the town into the countryside, although the threat of further sprawl would be limited by the bypass to the north. Impacts upon ecology, biodiversity, and wildlife habitats, including a site of nature conservation to south, will need further assessment, and mitigated as appropriate. Within a historic landscape, with ridge and furrow earthworks evidence. Access would need to be provided, with best solution needing to be confirmed. If constraints can be overcome, particularly with regard to access, then this could offer potential for new housing, potentially integrated as a later phase to the adjacent St Georges scheme. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
3175	Newcastle Airport (land adj)	Not in a Settlement	Ponteland	Ponteland	Central	418222	571334	1.46	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Undeveloped land in a peripheral location in the Green Belt, to west of Newcastle Airport. The site is identified as employment land and has been utilised as a compound for construction works in recent times. Completely detached from other development, the busy A696 lies immediately adjacent to the east, and it would not offer a fitting environment for residential development. Location, preferred use, and Green Belt designation means that no housing would be suitable.
3176	Clickemin Farm (Land opp.)	Ponteland	Ponteland	Ponteland	Central	417139	572345	24.30	Greenfield	-	16/04408/OUT	not suitable	available	achievable	discounted	0	Significant area of agricultural land, outwith Ponteland, and part of the Green Belt. Development would significantly increase the built-up area of the settlement, having a major impact on local character, including by reducing the strategic gap between Ponteland and Newcastle Airport. A development of this scale is also likely to impact upon ecology, biodiversity, and wildlife habitats, and any effects would need to be addressed and fully mitigated. A small burn runs along the western boundary, and the extreme west of site is liable to flood risk as a result (zones 2 & 3). Within a historic landscape and archaeological assessment may be required. Significant investment in highway infrastructure would be necessary to support a large residential scheme, including a new roundabout access from Ponteland Road. The potential for major impacts, identified constraints, and the Green Belt designation means that a housing scheme would not be suitable.
3177	Ellington Colliery	Lyнемouth	Ellington and Linton	South East - rest of delivery area	South East	428717	591320	7.68	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	This land was part of the wider Ellington Colliery site, which remained in operation until final closure in 2005. It is located outwith the defined settlement boundary. The vast majority of the former colliery buildings were demolished very quickly after closure, after which reclamation and restoration of the site was undertaken. As a result, this particular site is now densely covered with mature trees, and has been established as a local recreation area. Loss of the trees and this community resource would not be appropriate. The rest of the former colliery site to the north (3493) is currently the subject of redevelopment for housing. In this context, this site effectively separates Ellington and Lyнемouth, and development of this parcel would result in coalescence of the settlements. A housing scheme would have a significant negative impact on local character, affecting the open landscape. It may also affect biodiversity, and ecology. The land is identified as employment land. A new access would need to be provided from Albion Terrace. Capacity to provide a safe junction would need investigation. Not considered suitable for residential development due to location, identified constraints, and impact of development.
3178	Hadston Precinct Car Park	Hadston	East Chevington	South East - rest of delivery area	South East	425300	600119	0.42	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Brownfield land within Hadston which is currently utilised as a car park. Mix of uses surrounding, including residential, retail, and open space. No notable constraints evident, and this would offer potential for an infill development in the heart of the settlement. Access should be able to support a residential scheme. There may be opportunity for a development of increased density given the location, potentially a flattened scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
3179	The Mount	Morpeth	Morpeth	Morpeth	Central	420229	586421	0.64	Brownfield	-	-	suitable	unknown	not achievable	discounted	0	Previously developed land, right to the edge of Morpeth, but within the defined settlement boundary. Previously occupied by a care home, but before this site was historically the site of a pumping station. Attractive location with open countryside to east. Following closure the care home was subsequently cleared. However, in 2010 permission was approved for development of a new healthcare and medical centre. This has since been completed. Theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change in future.
3180	NCC Depot, Staihies Lane	Morpeth	Morpeth	Morpeth	Central	420178	586112	0.56	Brownfield	-	11/00408/FUL	not suitable	not available	not achievable	discounted	0	Brownfield land to east of Morpeth town centre. Together with adjacent land it is home to a Morrisons supermarket, this particular parcel being the car park. Historically, this was the site of a County Council highway depot. Site is subject to significant flood risk (zones 2 & 3). Highway infrastructure should be able to support residential development. Not considered suitable due to preference for retention in current use. Not available nor achievable.
3187	Grangemoor & Grange Rd (Land to rear)	Widdrington Station	and Stobswood	South East - rest of delivery area	South East	424122	593947	5.55	Greenfield	permitted (under-construction)	18/04481/FUL, 15/04270/OUT	suitable	available	achievable	0-5 years	65	Planning permission approved - deliverable.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
3188	Stobhill (land at)	Morpeth	Hepscott	Morpeth	Central	421125	584779	17.19	Greenfield	permitted (under-construction)	17/04652/FUL 13/02416/FUL	suitable	available	achievable	0-5 years	28	Planning permission approved - deliverable.
3189	Land West of Callerton Lane	Ponteland	Ponteland	Ponteland	Central	416163	571236	8.12	Greenfield	-	17/00829/OUT	not suitable	available	achievable	discounted	0	Long, narrow strip of greenfield land to eastern edge of Darras Hall. Adjacent to the settlement, but designated as Green Belt, the parcel is sandwiched between Callerton Lane and established low-density detached homes to the west. Development would extend the reach of the settlement and given the shape of the parcel, it would have a significant impact on the local landscape. Impacts on ecology and biodiversity would need to be further considered and mitigated as appropriate. Archaeological assessment likely to be required, as there is a prehistoric enclosure crop mark on site. A new access to Callerton Lane would be required to serve a housing scheme, with the best solution with regard to safety and capacity needing further consideration. Extension of built-development, constraints, and most notably Green Belt designation, means that the site is not suitable for housing.
3190	West Throphill Farm (southeast)	Throphill	Meldon	Central - rest of delivery area	Central	413057	585778	0.24	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land at a rural farmstead, situated outwith a settlement in the open countryside. The site is also within the Green Belt. Adjacent to a very small hamlet, but set in an isolated rural location. Existing access would need to be improved to support a housing scheme. Not considered a suitable location due to rural location and Green Belt setting.
3191	Stannington First School (land adj)	Stannington	Stannington	Central - rest of delivery area	Central	420802	579535	2.04	Greenfield	-	-	not suitable	available	achievable	discounted	0	Relatively large parcel of agricultural land in the Green Belt. Adjacent to the west of Stannington village. Part of a historic landscape, the impact of development is likely to have a notable impact on local character and cause spread of building into the open countryside. Impacts upon environment, ecology, and habitats would also require consideration. No suitable highway infrastructure in place at present, and a new access would be required to Church Lane to south. The options for this would need further consideration. The Green Belt designation and the impact of development means that the site is not suitable.
3199	Dissington Hall	Not in a Settlement	Ponteland	Ponteland	Central	411842	571851	0.57	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	This site forms part of the formal gardens and land attached to Dissington Garden House. It is in the open countryside and within the designated Green Belt. Development of all, or even a small part, of this site would have a significant adverse impact upon the setting and context of the house, and fundamentally change the local character. The existing access road is not capable of supporting a residential scheme. Not suitable for a housing scheme of any size.
3208	Howburn House, East Shield Hill	Not in a Settlement	Hebron	Morpeth	Central	419944	588170	0.32	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and situated within the Green Belt. Comprises part of the farm yard and some agricultural buildings. Conversion and/or clearance of farm buildings necessary. Existing access to the steading is not suitable to serve a housing scheme. Isolated location and Green Belt designation means that residential development would not be suitable.
3236a	Houndalee Farm (land at) southern parcel	Widdrington Station	Widdrington Station and Stobswood	South East - rest of delivery area	South East	424429	594381	5.17	Greenfield	-	-	suitable in part	available	achievable in part	11-15 years	50	Large greenfield site adjacent to the north of the village, but outwith the defined settlement boundary. Part of a wider area of land which has been identified for residential use. Development would significantly increase the size of the village, and would impact on the openness of the landscape. Impacts on the natural environment would need to be assessed and mitigated where necessary. Ancient semi-natural woodland to west, with a buffer likely to be required. The ECML lies adjacent to the southern boundary, and mitigation may be necessary to protect residential amenity. Highway infrastructure would need to be improved, with the most appropriate point of access likely to be from the east. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, nearest to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
3236b	Houndalee Farm (land at) northern parcel	Widdrington Station	Widdrington Station and Stobswood	South East - rest of delivery area	South East	424395	594528	2.97	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land to north of Widdrington Station, outwith the defined settlement boundary. Part of a wider area of land which has been identified for residential use. Development would significantly increase the size of the settlement, and would impact on the openness of the landscape. Any impacts on ecology and habitats will need to be mitigated. Ancient semi-natural woodland to west, and a buffer may be required. There is no access to the site is available at present, and the most suitable location to link to the highway to the south will need further assessment. The peripheral location, and impact on character and setting, means that the site is not considered suitable for housing.
3237	Woodhill Farm (land adj.)	Medburn	Ponteland	Ponteland	Central	413809	570172	26.42	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large tract of agricultural land to the south of Medburn, detached from the settlement and within the Green Belt. The scale of the site is disproportionate to the location and setting. Development of even a proportion of this land would have a significant impact on local character. Notably, it would narrow the strategic gap between Medburn and Ponteland. There is also potential to adversely affect biodiversity and wildlife habitats. Substantial improvements to local highway infrastructure would be necessary to support a large development. Not considered suitable due to the scale of the site, the impact of development, and the Green Belt designation.
3238	Western Way (Land off, adj. 246)	Ponteland	Ponteland	Ponteland	Central	414411	569805	2.35	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of greenfield land to the south of Darras Hall and within the Green Belt. Development would extend the settlement into the countryside. Impacts upon on environment, ecology, and habitats would need to be considered and mitigated where necessary. There is not a suitable access point to the site at present and options to provide a link to the highway will need to be assessed. Not suitable for housing due to being in the Green Belt.
3239	Windmill Farm (land at)	Ellington	Ellington and Linton	South East - rest of delivery area	South East	428460	592567	2.99	Greenfield	-	-	suitable	available	achievable	11-15 years	40	Undeveloped land adjacent to the east of Ellington, but outwith the defined settlement boundary. Development would represent an extension of the village in the countryside. It would impact on the openness of the landscape. There is a large area of woodland adjacent to the east, and housing scheme could impact upon ecology and biodiversity. The suitability to provide an access point for the road to the south will need to be considered. If the identified constraints can be overcome, this has the potential to offer the location for a relatively small housing scheme. This would probably best reflect adjacent residential development, which is low-density detached housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
3244	Salisbury Street	Morpeth	Morpeth	Morpeth	Central	420766	585748	1.95	Greenfield	-	11/00550/OUT	not suitable	unknown	not achievable	discounted	0	Greenfield land, outwith the defined settlement boundary. Within the Green Belt, the site is covered in vegetation and mature trees. Development would extend built-development into the countryside and impact upon local character. Impacts upon ecology and habitats will have to be assessed. There is a steep slope on the south from south to north, and this is likely to inhibit development. There is a sewage works nearby to the north, and this may impact upon residential amenity. Any adverse effects must be mitigated. The current access road would not be suitable for supporting a housing development. Not considered suitable for housing due to identified constraints and the Green Belt location.
3246	Linton Scrapyard	Linton	Ellington and Linton	South East - rest of delivery area	South East	426195	591373	1.02	Brownfield	-	10/S/00589/OUT, CM/20090396	suitable	not available	not achievable	discounted	0	This site forms part of a larger area of former colliery land at Linton. Following closure of the pit in 1968, the site has been utilised as more general industrial land. Across the wider site, a range of buildings are in situ, including light industrial units, domestic garages, sheds and outbuildings, and a scrapyard, as well as vacant land. This particular parcel is occupied by a plant-hire, construction and demolition firm. If the site was to become available, demolition of industrial buildings would be required, and then remediation of the site will be necessary as part of the clearance process. Potential for good access from the highway to the west. A range of constraints are evident, but if these can be overcome then there may be opportunity for a residential scheme. Not currently achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
3253	Children's Hospital, Belts Lane	Not in a Settlement	Stannington	Central - rest of delivery area	Central	418780	581880	5.83	Mostly Brownfield	-	23/01554/FUL	not suitable	available	not achievable	discounted	0	Large area of greenfield land in the open countryside, and within the Green Belt. Parts of the site are covered in mature trees and heavy vegetation, with the middle of the site being cleared. Development of even a relatively small proportion of the site would have a significant impact on the landscape and setting. Loss of trees would not be acceptable. It is also likely that there will be impacts on ecology and habitats, and impacts will need to be mitigated. The current access road would not be suitable for a large housing development. Not suitable due to Green Belt location and impacts upon the setting.
3254	West Moor Works	Not in a Settlement	Thirston	Central - rest of delivery area	Central	417081	598651	0.70	Greenfield	-	CM/20060540	not suitable	unknown	not achievable	discounted	0	Agricultural site in the open countryside. There are a few scattered dwellings and buildings in the vicinity, but this land is located outwith a settlement. There is a large agricultural building in situ on the parcel, with the rest being undeveloped. A housing scheme would have an impact on the open, rural nature of the setting. Existing access may need upgraded to support a residential scheme. Not considered suitable due to isolated location.
3271c	Dodley Farm Cottages (land at)	Not in a Settlement	Stamfordham	Central - rest of delivery area	Central	407073	569074	1.91	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. Also within the Green Belt. The site relates to the agricultural land which surrounds the steading. It is a mix of open land and sections which are covered with mature trees. Development would have a significant impact on the local landscape and character. Existing access would need to be upgraded to support a housing scheme. Not suitable due to Green Belt designation and the isolated location.
3279a	South Highmoor Farm - Site A	Not in a Settlement	Thirston	Central - rest of delivery area	Central	415352	597606	2.97	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. Comprises of undeveloped land surrounding a handful of existing dwellings. Development would impact on the rural setting. The existing access would not allow residential development. Not suitable due to rural location.
3288	Toft Hall	Not in a Settlement	Capheaton	Central - rest of delivery area	Central	402894	578053	0.74	Mostly Greenfield	-	CM/20070137	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. Comprises a range of agricultural buildings and the wider farmyard. Conversion and/or clearance of the existing buildings would be required. Development would impact on the rural setting. Long, narrow access track is not suitable for supporting a housing development. Not suitable due to isolated, rural location and identified constraints.
3289	Coningsby House, Salisbury Street	Morpeth	Morpeth	Morpeth	Central	420846	585674	0.51	Brownfield	permitted (under-construction)	CM/04/D/854, CM/05/D/522, CM/06/D/202	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
3290	Southgate Wood	Morpeth	Morpeth	Morpeth	Central	420279	584217	4.59	Greenfield	-	16/04498/OUT, CM/02/D/630, CM/01/D/501, CM/00/D/507	not suitable	not available	not achievable	discounted	0	Undeveloped greenfield land to the southern edge of Morpeth, which is well used as an informal recreation space. Within the defined settlement boundary, this land relates to the wider County Hall site. Development would have a significant adverse impact on local character. Catch Burn is adjacent to south and there is a pond immediately to east. Any adverse impacts upon ecology and habitats will need to be mitigated. Area of site adjacent to burn at risk of flooding (zone 3), which will reduce the developable area. Access via the estate road to the west is unlikely to be able to serve a residential development. Not considered suitable due to the impact on the setting and identified constraints.
3303	Mitford Steads	Not in a Settlement	Mitford	Morpeth	Central	417280	584935	1.04	Greenfield	-	CM/20100660, CM/05/D/345	not suitable	available	achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises of a range of agricultural buildings and some associated open land. Conversion and/or clearance of the existing buildings would be required. A housing scheme would impact upon the rural environment. Access would need to be improved to support a housing scheme. Not suitable due to Green Belt, isolated location, and identified constraints.
3307	Angerton Broomhouse	Not in a Settlement	Hartburn	Central - rest of delivery area	Central	410548	585001	0.36	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. Also located within the Green Belt. Any development would impact on the character of the rural setting. There are a range of agricultural buildings in situ. Conversion and/or clearance would be required. The existing narrow access track would not be suitable for serving a housing scheme. Not suitable due to Green Belt.
3313a	Hazel Barn (parcel A)	Not in a Settlement	Stamfordham	Central - rest of delivery area	Central	411382	569996	0.96	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. Comprises of open, undeveloped land to the north of agricultural buildings. Development would have an impact on the setting, affecting the open landscape. The existing access track would not be able to support a housing development of any size. Not suitable due to Green Belt designation and the isolated location.
3315	Kirkheaton Haulage Yard at East Farm	Kirkheaton	Capheaton	Central - rest of delivery area	Central	401970	577507	0.51	Greenfield	-	12/03070/FUL, CM/20090439	suitable in part	not available	not achievable	discounted	0	Site at Kirkheaton that is currently utilised as a yard for a haulage firm. Part of the site is within the defined settlement boundary, the remainder lies outside. There are a number of buildings on site which are utilised for storage, and the rest is hardstanding and open areas. The existing buildings would require demolition prior to redevelopment. There may also be a need for remediation given the current use. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, which is within the settlement boundary. However, there there has been no recent indication of relocation of the business. Not available not achievable.
3321	Linden Hill Head Farm	Not in a Settlement	Longhorsley	Central - rest of delivery area	Central	414204	596373	0.43	Greenfield	permitted (under-construction)	CM/20060909	suitable	available	achievable	0-5 years	6	Planning permission approved - deliverable.
3325	Garage Site (Linton)	Linton	Ellington and Linton	South East - rest of delivery area	South East	426275	591353	0.59	Brownfield	-	10/S/00036/VARYCO, CM/2006103	suitable	unknown	achievable	11-15 years	15	This site forms part of a larger area of former colliery land at Linton Colliery. Following closure of the pit in 1968, the site has been utilised as more general industrial land. Across the wider site, a range of buildings are in situ, including light industrial units, domestic garages, sheds and outbuildings, and a scrapyard, as well as vacant land. This particular parcel is vacant overgrown land. A potential scheme would have to successfully integrate with existing housing to the east. There is a scrapyard immediately to the west and mitigation would have to be taken to ensure residential amenity. This interface with neighbouring industrial land will have to be carefully addressed. There may be a need for remediation given past uses. Options for access will need to be assessed in order to ensure a safe link to the highway. A scheme could potentially be at a slightly higher density, given the nature of existing housing in Linton. If identified constraints and issues can be addressed, then this offers potential for housing. .
3358	Karva Furniture	Widdrington Station	Widdrington Station and Stobswood	South East - rest of delivery area	South East	423742	594116	0.65	Brownfield	-	17/00204/FUL, CM/20070970	suitable	available	achievable	11-15 years	12	Brownfield land, which is the site of a former factory, outwith the defined settlement boundary for both Widdrington Station and Stobswood. The existing factory building remains in situ, although it is now vacant. The location feels peripheral and detached, but there are two cottages adjacent to the factory. Clearance would be required prior to redevelopment, with remediation potentially also required. Current access should be adequate for a residential development. The site could be suitable for brownfield redevelopment, with the caveat that it is not within a settlement. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
3362	Mill Court (Land to rear)	Ellington	Ellington and Linton	South East - rest of delivery area	South East	427442	591609	1.00	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site to the south of Ellington, but outwith the defined settlement boundary. Adjacent to River Lyne, the whole site is subject to flood risk (zones 2 & 3). Given the setting, impact on ecology and habitats matters will need to be further assessed. Provision of safe access may be difficult given the limited highway frontage to the east. Not considered suitable for housing development due to flood risk.
3363a	Stobswood Open Cast Coal Site - Parcel S-H1	Not in a Settlement	Widdrington Station and Stobswood	South East - rest of delivery area	South East	423613	593936	9.15	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant greenfield site in the countryside, which has been restored following the end of opencast mining operations. Development of even a proportion of the site would have a significant impact on local landscape and character. Substantial investment in infrastructure would be necessary to support housing given the scale of the site. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable for a strategic housing development.
3363b	Stobswood Open Cast Coal Site - Parcel S-H2	Not in a Settlement	Widdrington Station and Stobswood	South East - rest of delivery area	South East	423379	594027	14.02	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant greenfield site in the countryside, which has been restored following the end of opencast mining operations. Development of even a proportion of the site would have a significant impact on local landscape and character. Substantial investment in infrastructure would be necessary to support housing given the scale of the site. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable for a strategic housing development.
3363c	Stobswood Open Cast Coal Site - Parcel S-H3	Not in a Settlement	Widdrington Station and Stobswood	South East - rest of delivery area	South East	423444	593545	11.89	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant greenfield site in the countryside, which has been restored following the end of opencast mining operations. Development of even a proportion of the site would have a significant impact on local landscape and character. Substantial investment in infrastructure would be necessary to support housing given the scale of the site. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable for a strategic housing development.
3363d	Stobswood Open Cast Coal Site - Parcel S-H4	Not in a Settlement	Widdrington Station and Stobswood	South East - rest of delivery area	South East	423108	594208	10.10	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant greenfield site in the countryside. Development of even a proportion of the site would have a significant impact on local landscape and character. Substantial investment in infrastructure would be necessary to support housing given the scale of the site. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable for a strategic housing development.
3367	The Villas, Green Lane & Bets Lane (Land between)	Not in a Settlement	Stannington	Central - rest of delivery area	Central	418439	581290	3.71	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of greenfield land adjacent to Stannington St Mary's. There is no defined settlement boundary and the land lies in the Green Belt. This is next to the former Stannington Hospital site. A housing scheme would cause the spread of development into the countryside. Impacts on biodiversity and habitats will need to be assessed. Improvements would be necessary to highway infrastructure in order to support a housing development. Not considered suitable due to Green Belt designation and location in the open countryside.
3368	Well Hill Farm Cottage (Land opp)	Not in a Settlement	Stannington	Central - rest of delivery area	Central	418646	582151	0.57	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land in the open countryside. Located in the Green Belt. Adjacent to some scattered dwellings and agricultural buildings. Development would have an impact on the rural character and setting. Potential access point to the north would need to be improved to support housing. Not suitable due to Green Belt.
3373	Countryside/Willow Cottage	Not in a Settlement	Longhirst	Central - rest of delivery area	Central	423919	589379	0.39	Mostly Brownfield	-	CM/20061006	not suitable	not available	not achievable	discounted	0	Brownfield site located in the countryside, and isolated from a settlement. There is a caravan park to the east and the ECML lies to the western boundary. The site is currently home to a plant hire business and there are a number of industrial buildings and sheds on site which will require clearance prior to redevelopment. There will also probably be need for remediation as a result of contamination from existing use. Mitigation may be required due to noise and/or visual impact from the railway line, in order to ensure residential amenity. Not considered suitable due to isolated location in the countryside.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
3375	Brocks Cottage	Not in a Settlement	Thirston	Central - rest of delivery area	Central	420622	599055	0.37	Mostly Greenfield	-	CM/20061023	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. Comprises of a range of agricultural buildings and outbuildings and associated land. Conversion and/or clearance of the existing buildings would be required. A housing scheme would impact upon the rural environment. Access would need to improved to support a housing scheme. Not suitable due to isolated location.
3380	Land north of Dyke House	Medburn	Ponteland	Ponteland	Central	413586	570767	0.64	Greenfield	permitted (under-construction)	19/05011/REM, 18/01416/FUL, 14/04282/OUT, 17/03367/OUT	suitable	available	achievable	0-5 years	2	Planning permission approved - deliverable.
3390a	Callerton Hall (land at)	High Callerton	Ponteland	Ponteland	Central	416047	570422	0.66	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Largely greenfield site in High Callerton, adjacent to Darras Hall. Site lies within designated Green Belt. The land is associated with Callerton Hall, a Grade II listed building. The site is also within a conservation area, and the heritage context would need to be considered through any scheme. Development of housing would have an impact on the setting and local character. There are mature trees to the western boundary, and impacts on habitats will need to be mitigated. Existing access will need to be improved to support housing. Not considered suitable due to Green Belt, impacts on heritage assets and landscape.
3392	West Duddo Farm (2)	Not in a Settlement	Stannington	Central - rest of delivery area	Central	418121	579843	0.80	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. Comprises of a range of agricultural buildings and outbuildings and associated land. Conversion and/or clearance of the existing buildings would be required. A housing scheme would impact upon the rural environment. Access would need to improved to support a housing scheme. Not suitable due to isolated location.
3397	St Georges Hospital	Morpeth	Morpeth	Morpeth	Central	420310	586823	18.48	Mixed 50:50	permitted (under-construction)	14/02750/FUL, 19/00904/FUL, 19/00903/OUT	suitable	available in part	achievable	0-5 years	293	Planning permission approved - deliverable.
3406	Nordstrom House	Broomhill	East Chevington	South East - rest of delivery area	South East	424705	601137	0.63	Brownfield	-	13/00968/VARYCO, CM/20090540	suitable	available	achievable	11-15 years	18	Brownfield, industrial land in Broomhill occupied by a factory. The premises had latterly been utilised for manufacturer of clothing but has been vacant since closure in 2009. Demolition of derelict buildings, the majority single-storey, flat-roof structures, would be required prior to redevelopment of the site. The remainder of the land is vacant. Existing access will need improved, but this will not be prohibitive to redevelopment.
3408	Royal Mail Depot, 18-22 Oldgate	Morpeth	Morpeth	Morpeth	Central	419724	586019	0.26	Brownfield	-	-	suitable	not available	achievable	16+ years	12	Brownfield land within the historic core of Morpeth. The site is occupied by an operational Royal Mail facility. Demolition would be required prior to redevelopment. Located in a conservation area, a new scheme would have to be sensitive to this designation. The site is subject to flood risk (zone 2), the potential impacts of which would need to be assessed and mitigated if necessary. The existing access may require improvement to service a housing scheme. The location could be fitting for a higher-density development, potentially a flattened scheme. Not currently available, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Future of site could be reappraised in due course, and if it does become available, this could be an excellent site for a brownfield housing scheme. Retention in current use preferred for the foreseeable future, but, as indicated by recent evidence, it offers scope for long-term redevelopment. .
3418	Whinney Brae	Stamfordham	Stamfordham	Central - rest of delivery area	Central	407940	571740	1.83	Greenfield	-	18/03407/FUL, 15/03017/FUL	not suitable	available	achievable	discounted	0	Greenfield land, outwith a settlement boundary, which separates Stamfordham and Hawkwell. The land performs an important role in preventing coalescence of villages. It is also designated as protected open space. The River Pont lies to the northern boundary of the site. Impacts on environment, ecology, and habitats will need to be mitigated. A new access point would be necessary from the south. The impact of development and protected open space designation means that no housing would be suitable.
3419	Hawkwell (Land adj), Bridge End	Stamfordham	Stamfordham	Central - rest of delivery area	Central	408460	571756	8.63	Greenfield	-	-	not suitable	available	achievable	discounted	0	Attractive, large greenfield site to east of Stamfordham, located within the Green Belt. A housing scheme would significantly increase the size of the settlement and cause spread of development into the countryside, and impact on local character. The River Pont runs through the northern part of the site, and impacts on biodiversity and habitats will need to be assessed. There is a Grade II listed building to the south east which will need to be taken account of through any proposed scheme. A sewage treatment works lies close by to the north, and there may be need for mitigation to ensure residential amenity. A new access point will need to be provided to the highway to the south of the site, with best options needing evaluation. Not considered suitable due to Green Belt designation and the likely impacts of development on local character.
3420	Normandy Terrace (land adj)	Longhorsley	Longhorsley	Central - rest of delivery area	Central	415086	594821	0.37	Greenfield	permitted (not started)	20/04285/FUL, 16/00626/REM, 12/03472/OUT, CM/20090425, CM/01/D/043, CM/04/D/651	suitable	available	achievable	0-5 years	9	Planning permission approved - deliverable.
3430	Ponteland Golf Club (Clubhouse and Car Park), 53 Bell Villas	Ponteland	Ponteland	Ponteland	Central	417030	572887	0.97	Mostly Brownfield	-	CM/04/D/1030	suitable in part	available	not achievable	discounted	0	Land at Ponteland Golf Club, partly within the settlement, with the eastern portion falling in the Green Belt. The western part of the site is occupied by the club house for the golf club and the associated car park. Clearance, or possibly conversion, required prior to redevelopment. Relocation of the facility to a new site would be required. Current access arrangements may not be able to support a residential development, with options need further assessment. The Green Belt element of the site is not suitable. A range of issues have been identified but it they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the brownfield part of the site, within the settlement boundary. Not currently achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change in future.
3435	High House (land adj)	Morpeth	Mitford	Morpeth	Central	418532	585585	0.63	Greenfield	-	CM/20080880	not suitable	unknown	not achievable	discounted	0	Greenfield site adjacent to Morpeth, but outwith the defied settlement boundary and in the Green Belt. The western part of the site occupied by mature trees, and there are also some agricultural buildings and sheds in situ. Development would impact on the setting and cause the spread of development into the countryside. Located adjacent to a Local Nature Reserve, and impacts upon ecology and habitats will need to be carefully considered. Access to site is via a narrow lane, which may not be suitable for housing. Not suitable due to Green Belt designation and identified constraints.
3443	Southwitton Farm	Not in a Settlement	Netherwitton	Central - rest of delivery area	Central	406723	587964	0.32	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. Comprises of a range of agricultural buildings and outbuildings and associated land. Conversion and/or clearance of the existing buildings would be required. A housing scheme would impact upon the rural environment. Narrow access track would not be suitable for serving a residential development. Not suitable due to isolated location in the Green Belt..
3450	Higham Fishing Lake (land adj), West of A696	Not in a Settlement	Ponteland	Ponteland	Central	413130	574939	0.53	Greenfield	-	CM/20061074	not suitable	unknown	not achievable	discounted	0	Greenfield land in the open countryside. Situated within the Green Belt. Located adjacent to a fishing lake in a very attractive rural location. Most of the site is subject to coverage by mature trees. Development would have a significant impact on landscape character and the setting. Given the location, it is likely that there will be adverse impacts upon the environment, ecology, and habitats. The existing narrow access track would not be able to support a housing development. Not considered suitable due to Green Belt designation and impacts on the rural setting.
3456	East Coldside Farmstead, Mitford Estate	Not in a Settlement	Mitford	Morpeth	Central	416411	584598	0.80	Greenfield	-	20/04388/FUL, CM/20080173	not suitable	available	achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. Comprises of a range of agricultural buildings and outbuildings and associated land. Conversion and/or clearance of the existing buildings would be required. A housing scheme would impact upon the rural environment. Existing access would need to be improved to support any kind of housing scheme. Not suitable due to isolated location in the Green Belt..
3459	Rose Cottage	Not in a Settlement	Longhirst	Central - rest of delivery area	Central	425573	590438	1.28	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Land in the open countryside associated with the adjacent cottage. The site is mainly open greenfield land, but there are a number of agricultural buildings and sheds in situ. Clearance would be required prior to redevelopment. A housing scheme would have a significant impact on the local landscape given the rural setting. Existing access may need upgraded if the site is developed. Not suitable for housing given the isolated location in the countryside.
3460	The Bungalow, Dissington Lane House Farm	Not in a Settlement	Ponteland	Ponteland	Central	413492	569789	4.11	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land in the countryside, outwith a settlement. Located in the Green Belt. There is a playing field in situ towards the south of the site. Development would have a significant impact on the open landscape and change the rural character. There is no opportunity for access to the highway, without reliance on adjacent land. Not suitable for housing due to Green Belt and identified constraints.
3461	A1 (land east of), near Bockenfield	Not in a Settlement	Thirston	Central - rest of delivery area	Central	417779	597752	0.72	Greenfield	-	CM/03/D/872	not suitable	unknown	not achievable	discounted	0	Greenfield site in the open countryside. Located in an attractive setting outwith a settlement. Development would have an impact on the open landscape and change local character. There are some small buildings on site that will require clearance prior to redevelopment. Existing access point should be able to support a small-scale scheme. Not suitable for development due to the isolated rural location.
3486	Moorhouse Farm	Not in a Settlement	Stannington	Central - rest of delivery area	Central	421281	581580	1.04	Mixed 50:50	-	-	suitable	not available	not achievable	discounted	0	Site within Stannington Station occupied by a range of agricultural buildings and outbuildings. The site is currently home to a farm shop and coffee shop. Conversion and/or clearance of existing buildings required prior to redevelopment. Assessment necessary of best solution to safe access, although this should not be prohibitive to development. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
3487	Smithy Cottages (Land opp.)	Milbourne	Ponteland	Ponteland	Central	411895	575229	1.43	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land adjacent to the small settlement of Milbourne. The village has no defined settlement boundary, and the site is located in the Green Belt. Development would have a significant impact on the local landscape given the rural location. Any impacts on the environment and biodiversity will need to be assessed. An upgraded to the arrow lane to the north will need to be provided to support a housing scheme. Not suitable due to impacts of development in a rural location, and the Green Belt designation.
3490	Abacus House (opp)	Ponteland	Ponteland	Ponteland	Central	416217	573048	0.24	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Employment land in Ponteland which is currently occupied by a business. Comprises the main building and associated land. Surrounded by other industrial and commercial land, and a range of businesses, this location is unlikely to be conducive to residential amenity. Not considered suitable due to location and designated use. Not available nor achievable. Retention in current use preferred for the foreseeable future.
3491	Stobswood Brickworks	Stobswood	Widdrington Station and Stobswood	South East - rest of delivery area	South East	423913	594689	7.63	Brownfield	permitted (under-construction)	17/04653/VARYCO, CM/20090001	suitable	available	achievable	0-5 years	104	Planning permission approved - deliverable.
3492	Meadowfield Court	Ponteland	Ponteland	Ponteland	Central	416092	573066	0.19	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Employment land in Ponteland which is currently occupied by a business. Comprises the main building and associated land. Surrounded by other industrial and commercial land, and a range of businesses, this location is unlikely to be conducive to residential amenity. Not considered suitable due to location and designated use. Not available nor achievable. Retention in current use preferred for the foreseeable future.
3493	Ellington (land at)	Ellington	Ellington and Linton	South East - rest of delivery area	South East	428156	591699	12.61	Mostly Brownfield	permitted (under-construction)	14/03016/FUL, 19/00389/REM, CM/20090164	suitable	available in part	achievable in part	0-5 years	141	Planning permission approved - deliverable.
3494	Land North of Cresswell Links (Bewick North) (L-LR1)	Not in a Settlement	Cresswell	South East - rest of delivery area	South East	429933	592046	1.83	Mostly Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Isolated greenfield site in the countryside. The land is covered by mature trees and vegetation. In a very sensitive location close to the coast, which is subject to a number of important environmental designations. Development of the site would have a significant adverse impact on the setting and local landscape. Highway improvements would be necessary to provide suitable access. Not suitable for housing due to the location and identified constraints.
3495	Land North of Sewage Works (Bewick) (L-H1)	Not in a Settlement	Cresswell	South East - rest of delivery area	South East	429903	591458	14.51	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large greenfield site, outwith a settlement in the open countryside. The majority of the site is agricultural land, but there is a small caravan park to the north of the parcel and a pond to the south. Due to the sensitive coastal location, the site is subject to a number of important environmental designations. A housing scheme would have a significant impact on the setting, by extending built-development into the countryside. Impacts on ecology and biodiversity will need to be assessed and mitigated as appropriate. A new access point would need to be provided to serve a housing development. Not suitable due to location and the impacts of development.
3497b	Peacock Gap (southeast), Fulbeck - Site B	Morpeth	Morpeth	Morpeth	Central	419274	586740	3.12	Greenfield	permitted (under-construction)	16/04486/FUL, 18/02629/FUL	suitable	available	achievable	0-5 years	20	Planning permission approved - deliverable.
3498	Coningsby House (Land north of)	Morpeth	Morpeth	Morpeth	Central	420883	585793	1.80	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Undeveloped land within the Green Belt, adjacent to Morpeth. A housing scheme would extend development into the countryside. There is a steep slope on site from south to north, which may prove a challenge. There is a sewage treatment works nearby to the north, and impacts on residential amenity will have to mitigated,. There is no direct access available to the highway, and this would be reliant on adjacent land. Not suitable for housing given the Green Belt setting and the identified constraints.
3500	Netherton Park (land at)	Not in a Settlement	Stannington	Central - rest of delivery area	Central	421849	580570	5.89	Mostly Brownfield	permitted (under-construction)	20/02069/REM, 14/00808/OUT	suitable	available	achievable	0-5 years	48	Planning permission approved - deliverable.
3525	The Beeches (Land opp)	Stannington	Stannington	Central - rest of delivery area	Central	421208	579677	1.09	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of greenfield land to the north of Stannington Village and in the Green Belt. Development would extend the village into the countryside and impact on landscape character. The estate road from the adjacent housing may not be suitable to support additional housing due to capacity issues, and a link to the highway to the east is unlikely. Not considered suitable due to Green Belt designation.
3526	The Limes (Land to rear)	Stannington	Stannington	Central - rest of delivery area	Central	421249	579230	0.45	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land to the south west of Stannington Village. Located within the Green Belt, development would affect the open landscape and setting. A new access will be required to link to the highway, but the capacity of narrow roads to north and east may not be able to serve a housing development. Not considered suitable due to the peripheral Green Belt location.
3527	Town Farm (land adj.)	Stannington	Stannington	Central - rest of delivery area	Central	421128	579338	0.48	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land, adjacent to the south of Stannington Village, but within the Green Belt. New housing would extend the settlement and impact on the setting. There are some mature trees on site which may require clearance to enable housing. New access road would be required to link the highway to the northern boundary. Not considered suitable due to Green Belt designation.
3529	Whitegates (land adj), Robson's Field	Longhorsley	Longhorsley	Central - rest of delivery area	Central	414870	594099	2.59	Greenfield	-	-	not suitable	available	achievable	discounted	0	Relatively large parcel of agricultural land, adjacent to the west of Longhorsley. The site is in the Green Belt. A housing scheme would have an impact on the open aspect and landscape character to the west of the village. Environmental and ecological impacts due to loss of farmland would need to be explored. There is limited opportunity for access to the highway, and the adjacent estate roads may not have capacity to support further development. Not suitable due to impact of development and the Green Belt setting.
3530	Longhirst Reclamation Site	Not in a Settlement	Longhirst	Central - rest of delivery area	Central	423781	589081	5.90	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Rough scrubland in the Green Belt in the open countryside. The site is peripheral and detached from the nearest settlement. It is designated as protected open space and any development would have an impact on the rural setting. The ECML, lies directly adjacent to the eastern boundary, and potential noise and visual impacts may need to be mitigated. The existing access point is not suitable to support housing and may not be able to be upgraded to do so. Not suitable due to isolated location in the Green Belt and the protected open space designation.
3531	Ellington Reclamation (South 1)	Not in a Settlement	Ellington and Linton	South East - rest of delivery area	South East	427465	591503	1.47	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site, in a peripheral location, outwith a settlement. The land is designated as protected open space and any development would have an impact on the attractive setting. A watercourse runs to the northern boundary and there are also mature trees in situ. Impacts on ecology and habitats should be identified and mitigated as required. There is no direct access currently available, and it may be difficult to do so given the layout of adjacent roads. Location and impacts of development mean that the site would not be suitable.
3532	Ellington Reclamation (South 2)	Not in a Settlement	Ellington and Linton	South East - rest of delivery area	South East	427462	591337	0.53	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Triangular shaped parcel of greenfield land, situated in the countryside and detached from Ellington. The site is surrounding on all three sides by highways, which would impact on residential amenity. The site is also designated as protected open space. Given the nature of the surrounding roads, providing a safe point of access may prove a challenge. Not considered suitable due to location and identified constraints.
3533	Swarland Terrace Reclamation Site, Red Row	Red Row	East Chevington	South East - rest of delivery area	South East	425209	599245	0.49	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Parcel of greenfield land located within the defined settlement boundary in Red Row. The site is covered with mature trees and heavy vegetation and is designated as protected open space. Impacts upon biodiversity and habitats will need to be explored and mitigated as appropriate. Loss of trees is unlikely to be supported. A new access point would be required from the adjacent highway to the east. Not considered suitable due to the impact of development and the protected open space designation.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
3534	Ellington Reclamation (southeast)	Not in a Settlement	Ellington and Linton	South East - rest of delivery area	South East	428586	591773	1.94	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Linear site outwith the defined settlement boundary which is covered with mature trees. This woodland is designated as protected open space. Loss would not be acceptable and the impact on local character and setting would be notable. Impacts on ecology and habitats are likely. A new access point will be required, with capacity of adjacent roads needing further assessment. Not suitable due to the impact of development, location, and protected open space designation.
3547	Corridge Farm (south)	Not in a Settlement	Wallington Demesne	Central - rest of delivery area	Central	406330	583530	0.31	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The site comprises of vacant land adjacent to a handful of cottages in an isolated location in the Green Belt. Development would have a marked impact on the rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
3549	Druridge Avenue	Hadston	East Chevington	South East - rest of delivery area	South East	425443	599838	0.28	Greenfield	-	CM/20080381	suitable	unknown	achievable	11-15 years	7	Small parcel of greenfield land within Hadston. The site is surrounded by established residential development. Although not subject to any formal designation, development would lead to the loss of a small area of recreation land. There is an existing estate road to the north which can provide access but the capacity to support further development will need further assessment, and this could restrict the potential yield. If identified constraints can be overcome, then a small-scale infill housing development could be suitable.
3551	Grange Road (adj)	Widdrington Station	Widdrington Station and Stobswood	South East - rest of delivery area	South East	424292	594020	0.22	Greenfield	-	CM/20080383	suitable	unknown	achievable	11-15 years	12	Undeveloped greenfield land within Widdrington Station. This site does not have a formal designation but does function as recreation space for the local community. Loss of this parcel would need to be carefully considered. A new access would need to be provided, with capacity for a new junction to the adjacent highway needing assessment. It is likely that a scheme should echo the surrounding housing. Potentially suitable for a small-scale scheme, at an appropriate density, if the identified constraints can be overcome.
3555	Land at Woodside, Belsay Road	Not in a Settlement	Ponteland	Ponteland	Central	414284	574194	2.14	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land in the open countryside and within the Green Belt. Development would have a significant impact on the setting due to the rural environment. The vast majority of the site is subject to mature tree coverage and there is also a pond to the south of the site. Ecology and habitat impacts due to loss of woodland likely, and this may need to be mitigated. A new link to the highway would need to be provided, with options needing further assessment. Not suitable due to isolated location in the Green Belt.
3556	Kiplaw Farm	Not in a Settlement	Whalton	Central - rest of delivery area	Central	411861	581177	1.14	Greenfield	-	CM/20080437	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
3565	Saltwick Plantation (land at), Tranwell Woods	Not in a Settlement	Stannington	Central - rest of delivery area	Central	417738	581834	10.36	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Woodland in the open countryside and the Green Belt. To the south of Tranwell Woods, a small village without a defined settlement boundary. Development would have a significant impact on local landscape character and would adversely affect the setting. Loss of trees would not be acceptable. It is also likely that there will be impacts on habitats and biodiversity. The narrow road to the west would not be able to support a significant level of new traffic. Not suitable due to Green Belt and the impacts of development.
3566	Commongate Plantation (land at), Tranwell Woods	Tranwell Woods	Mitford	Morpeth	Central	417727	583243	6.92	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site covered with mature trees and also located in the Green Belt. The site is located to the north of Tranwell Woods, a small community without a defined settlement boundary. The loss of trees would not be acceptable and would impact on local character. Loss of woodland is also likely to have negative impacts on ecology and habitats. Local roads would not be able to support increased levels of development. Not suitable for housing due to the impacts of development and the Green Belt designation.
3567	Stannington Nursery (land rear), 58 Station Road	Stannington Station	Stannington	Central - rest of delivery area	Central	422056	581397	0.50	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Small parcel of agricultural land, to the south of Stannington Station. Located within the Green Belt, in a peripheral setting. Development would extend the settlement into the countryside and impact on the landscape. There is no access to the site at present, and this would rely on adjacent land and/or land acquisition. Not suitable due to Green Belt.
3570b	Reivers Gate (land rear) North	Longhorsley	Longhorsley	Central - rest of delivery area	Central	414775	594954	3.26	Greenfield	-	CM/77/D/029	not suitable	available	not achievable	discounted	0	Agricultural land adjacent to the north of Longhorsley. Adjacent to the village but in the Green Belt. A housing scheme would extend the village into the open countryside and have a marked impact on the open aspect to the landscape. Loss of farmland could impact on biodiversity and habitats. Options for access would need to be further assessed, with an option from the estate road to the south, or the highway to the western boundary. Not suitable due to Green Belt and the impacts of housing development.
3571	Station Plantation, Moor Farm	Stannington Station	Stannington	Central - rest of delivery area	Central	421067	581604	7.13	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large parcel of greenfield land to the north of Stannington Station, within the Green Belt. The size of the site is out of proportion with the village and development would have a significant and irreversible impact on the local landscape and setting. Loss of farmland may impact upon ecology and biodiversity, and will need further assessment. Archaeological assessment may be required. Investment required in local highway infrastructure to support a sizeable housing scheme and enable suitable access. The impacts of development and the Green Belt setting mean that no housing development would be suitable.
3572	Netherwitton Mill (land adj), Netherwitton Farm	Netherwitton	Netherwitton	Central - rest of delivery area	Central	410146	590156	0.34	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small parcel of greenfield land to the east of a small village and located in the Green Belt. Development would significantly change the character of the eastern approach to the village. The site is also within a conservation area, and any development would need to take account of this designation. In an area of known archaeological remains, so further investigation may be necessary. New access required from adjacent highway. Not suitable due to Green Belt setting.
3573	Longlea	Not in a Settlement	Netherwitton	Central - rest of delivery area	Central	409311	589483	1.20	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
3575	Wittonstone	Not in a Settlement	Netherwitton	Central - rest of delivery area	Central	408497	588136	2.00	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
3576	Longwitton Dene (southwest)	Not in a Settlement	Netherwitton	Central - rest of delivery area	Central	407876	587720	1.76	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a number of agricultural buildings and a large parcel of associated farmland land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
3577	Longwitton East Cottages, Longwitton Farm	Not in a Settlement	Netherwitton	Central - rest of delivery area	Central	407844	588841	0.91	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Linear parcel of agricultural land in the Green Belt, adjacent to the small hamlet of Longwitton. There is no defined settlement boundary and a housing scheme would have a significant impact on the rural setting. The scale of the site is out of proportion with the existing hamlet. Impacts on biodiversity and habitats would need to be assessed due to the loss of farmland. A new point of access would need to be provided to the adjacent highway. Not suitable due to Green Belt and the impact of development.
3578	Hill Top Farm	Not in a Settlement	Netherwitton	Central - rest of delivery area	Central	406832	589315	0.49	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing access road would need to be upgraded to support a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
3579	Old Bellon	Not in a Settlement	Netherwitton	Central - rest of delivery area	Central	408630	589952	0.75	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site in the open countryside, isolated and in the Green Belt. There is a single agricultural building in situ which would require clearance. Any housebuilding would have a marked landscape impact in this highly rural setting. The existing narrow access road would not support any level of housing. Not suitable due to isolated location in the Green Belt.
3580	Town Field	Heddon-on-the-Wall	Heddon-on-the-Wall	Central - rest of delivery area	Central	413454	567079	1.28	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of greenfield land, adjacent to the north of the village, but in the Green Belt. Site located in Hadrian's Wall Heritage Zone, and there is also a Scheduled Ancient Monument to the south west boundary. There are agricultural buildings to the north. Development would have a notable and inappropriate impact on local character. No opportunity to link the main road to the south, and the access road to the west may not be able to support additional traffic arising from a residential development. The impact on heritage assets and the Green Belt designation means that the site would not be suitable for any level of residential development.
3581	Eland Hall Farm (land adj.)	Not in a Settlement	Ponteland	Ponteland	Central	417148	573457	0.24	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Farmstead, situated outwith the defined settlement boundary for Ponteland, and within the Green Belt. The site is a parcel of agricultural land associated with the adjacent farm. Development would have a marked impact on the semi-rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the Green Belt designation.
3582	Slacks Plantation, Lillibrigs (land rear)	Heddon-on-the-Wall	Heddon-on-the-Wall	Central - rest of delivery area	Central	412905	566414	1.41	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Woodland site in the Green Belt. Development would impact both this site and the adjacent Local Nature Reserve, spreading housing into the countryside and impacting upon the natural environment. Impact on biodiversity and habitats would need assessment. There is a significant slope on site which could prove a challenge for development. Historically, the land was the site of a quarry, and it has also been used for landfill, both of which could affect ground conditions. A new access would be necessary, with the capacity of the adjacent highway needing further assessment. Not suitable due to the impacts of development and the Green Belt designation.
3583	Heddon Banks Farm (land adj)	Heddon-on-the-Wall	Heddon-on-the-Wall	Central - rest of delivery area	Central	413405	566545	3.30	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of greenfield land to the south of Heddon, within the Green Belt. A housing scheme would extend the village into the countryside, and would have an impact on landscape character. Topography may limit the scope for development. There is no access to the site available at present, and it may be difficult to provide this from the highway to the west. Not considered suitable due to the Green Belt setting and identified constraints.
3584	Antonine Walk (land to rear)	Heddon-on-the-Wall	Heddon-on-the-Wall	Central - rest of delivery area	Central	413787	566648	1.42	Greenfield	-	-	not suitable	available	achievable	discounted	0	Greenfield site to the south east of the village. Located outwith the defined settlement boundary and in the Green Belt. Close to Hadrian's Wall heritage zone, development could have a marked impact on the local landscape through extension of the settlement into the countryside. There is a significant slope on the site from north to south, and this could prove prohibitive to development. There are also mature trees to the south of the parcel, impacts on environment, ecology, and habitats would need to be assessed. There would not be an opportunity to provide a link to Station Road to the south, so access would need to come the estate road to the north. Potential to do so would need to be explored. Green Belt and identified constraints mean that the site would not be suitable for a housing scheme.
3585	Redcourt (land adj)	Hebron	Hebron	Morpeth	Central	419646	589487	1.66	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site to the south of Hebron, in the Green Belt. A housing scheme would expand the village and spread development into the open countryside, having an impact on the setting. Any potential ecology and habitat impacts will need to be assessed and mitigated. The existing narrow access track is not considered suitable to serve a housing scheme. This site is not suitable due to the identified constraints and the Green Belt setting.
3586	Hebron East Farm (southeast)	Hebron	Hebron	Morpeth	Central	419636	589677	0.85	Greenfield	-	-	suitable	available	achievable	6-10 years	10	Agricultural land within the defined settlement boundary for Hebron. There are a number of agricultural buildings in situ on the parcel which would require conversion and/or clearance prior to redevelopment. There are also areas of vacant land, and some mature trees to the northern boundary. The existing access road will need to be upgraded to support a housing scheme. Suitable for a small-scale development within the settlement boundary.
3588	Stannington Station Road (69-75) (land rear),	Not in a Settlement	Stannington	Central - rest of delivery area	Central	422403	582074	8.76	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Relatively large greenfield site in the open countryside. The sites lies in the Green Belt, to the south of Hepscott Park, a former public sector site, now redeveloped for housing. Development of the parcel would have a significant impact on local character, and would change the open landscape. Given the loss of a large area of agricultural land, there is potential for adverse impacts on ecology and habitats, something which will need to be fully considered. Highway improvements would be necessary to support a development of this size, and capacity of local network will need assessment. Not suitable for housing given the location in the Green Belt.
3589	North View (southwest)	Ellington	Cresswell	South East - rest of delivery area	South East	428545	592875	2.46	Mostly Greenfield	-	-	suitable	unknown	achievable	11-15 years	30	Greenfield land, adjacent to the north east of Ellington, but outwith the defined settlement boundary. A housing scheme would extend the village into the countryside. Cresswell Hall Woods lies adjacent to the east, and impacts upon ecology and biodiversity would need to be reviewed, and mitigated as required. Given coastal location, a number of environmental designations cover the site, which will need to be considered through any proposal. A new access point will be required, which would need to be from the main highway to the west would not be able to support additional traffic. If identified constraints can be overcome, then this could represent a suitable site for housing. It is most likely that this would be best to be of a similar low-density design to the existing housing to the west. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
3590a	Ellington (west), 1st - 3rd Row (land at end) - Parcel 1	Not in a Settlement	Ellington and Linton	South East - rest of delivery area	South East	428903	592217	13.82	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Large parcel of agricultural land to the east of Ellington. Outwith the defined settlement boundary and very peripheral to the village. Part of a larger area identified for development. A housing scheme would have a notable impact on this sensitive landscape between Ellington and the coast. Given this location, a number of environmental designations cover the site, which will need to be considered through any proposal. The site is located adjacent to Ancient Woodland, and an SNCI. Impacts upon ecology, biodiversity, and habitats would need to be assessed further, with the area know to be home to protected species. New access required, with capacity of the highway to the southern boundary needing to be considered. The size of the site, the location, and impact on development, together mean the site is not suitable for housing.
3590b	Ellington (west), 1st - 3rd Row (land at end) - Parcel 2	Ellington	Ellington and Linton	South East - rest of delivery area	South East	428536	592298	7.90	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large parcel of agricultural land to the east of Ellington. Adjacent to the village, but outwith the defined settlement boundary. Part of a larger area identified for development. A housing scheme would have a notable impact on this sensitive landscape between Ellington and the coast. Given this location, a number of environmental designations cover the site, which will need to be considered through any proposal. The site is located adjacent to Ancient Woodland, and an SNCI. Impacts upon ecology, biodiversity, and habitats would need to be assessed further, with the area know to be home to protected species. There is no opportunity for independent access, with access having to be via adjacent land. The size of the site, the location, and impact on development, together mean the site is not suitable for housing.
3590c	Ellington (west), 1st - 3rd Row (land at end) - Parcel 3	Ellington	Ellington and Linton	South East - rest of delivery area	South East	428619	592055	10.41	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large parcel of agricultural land to the east of Ellington. Adjacent to the village, but outwith the defined settlement boundary. Part of a larger area identified for development. A housing scheme would have a notable impact on this sensitive landscape between Ellington and the coast. Given this location, a number of environmental designations cover the site, which will need to be considered through any proposal. The site is located adjacent to Ancient Woodland, and an SNCI. Impacts upon ecology, biodiversity, and habitats would need to be assessed further, with the area know to be home to protected species. New access required, with capacity of the highway to the southern boundary needing to be considered. The size of the site, the location, and impact on development, together mean the site is not suitable for housing.
3591	Kater Dene Farm (land adj)	Not in a Settlement	Hebron	Morpeth	Central	418987	587699	6.38	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of farmland to the north east of Morpeth. Outwith the defined settlement boundary and within the Green Belt. This parcel feels detached from the town and development would have a significant impact on the local landscape and setting. Impacts on ecology and habitats likely given the loss of a large area of agricultural land. Investment in highway infrastructure needed to support a large housing scheme, with access only being available form the narrow road to the east. This may not be possible. Not suitable due to the Green Belt location and the impact of development.
3592a	Linden Cottages (land adj), Linden Hall (south)	Not in a Settlement	Longhorsley	Central - rest of delivery area	Central	414982	596502	0.47	Mostly Greenfield	-	16/02505/OUT	not suitable	unknown	not achievable	discounted	0	Small area of undeveloped land in the open countryside, set in the Green Belt. This site is adjacent to a number of dwellings which are associated with the nearby Linden Hall. Housebuilding would impact on the rural setting. There is an existing building on site that would require conversion and/or clearance prior to redevelopment. Existing access road may not be able to support additional development. Not a suitable for development given the rural location in the Green Belt.
3592b	Linden Cottages (land adj), Linden Hall (north)	Not in a Settlement	Longhorsley	Central - rest of delivery area	Central	414991	596589	1.16	Greenfield	-	16/02577/OUT, CM/90/D/675	not suitable	unknown	not achievable	discounted	0	Greenfield land in the open countryside, within the Green Belt. This site is adjacent to a number of dwellings which are associated with the nearby Linden Hall. Housebuilding would impact on the rural setting. Existing access road may not be able to support additional development. Not a suitable for development given the rural location in the Green Belt.
3596	Barns Farm	Not in a Settlement	Netherwitton	Central - rest of delivery area	Central	410712	590618	0.67	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing access road would need to be upgraded to support a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
3597	Athy's Dean, Simonside Close (rear)	Morpeth	Mitford	Morpeth	Central	418467	585181	2.15	Greenfield	-	15/03172/OUT	not suitable	available	not achievable	discounted	0	Greenfield site adjacent to Morpeth, but outwith the defined settlement boundary. Located in the Green Belt, development would have a significant impact on the setting by extending the town into the open countryside. Adjacent to Ancient Woodland, a Local Wildlife Site, and a Local Nature Resene, which could result in adverse impacts on ecology and habitats. Significant upgrading of High House Lane would be required to support a large development and provide the necessary capacity and safe access. The impacts of development, constraints, and Green Belt designation means that no housing development would be suitable.
3598	Bays Leap Farm (southwest)	Heddon-on-the-Wall	Heddon-on-the-Wall	Central - rest of delivery area	Central	413274	567054	0.41	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of greenfield land to the northern edge of the village. In the Green Belt and the Hadrian's Wall Heritage Zone. Within the setting of a SAM and World Heritage Site, with negative impacts on these important heritage designations being likely. There is a steep slope on the site from south to north, which may limit the scope for development. It is unlikely that access would be allowed directly from the Military Road, and it would be dependent on the capacity of the access to an adjacent farm. Green Belt location, and the identified constraints, notably the impact on heritage assets and conservation mean that no development would be suitable.
3603	Houghton North Farm (north)	Not in a Settlement	Heddon-on-the-Wall	Central - rest of delivery area	Central	412539	566982	3.43	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of agricultural land outwith a settlement in the countryside. There are a collection of dwellings and agricultural buildings to the south, but this is located within the Green Belt. The site is out of proportion to the scale of the village. In close proximity to Hadrian's Wall Heritage Zone, and development could have negative impacts upon the SAM and WHS. Development would have a significant impact on local character and setting. There are significant access constraints evident, as the existing track would not be able to support a residential development. Not suitable for housing given the Green Belt designation and the impacts of development.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
3604	Houghton North Farm (northeast)	Not in a Settlement	Heddon-on-the-Wall	Central - rest of delivery area	Central	412690	566995	4.56	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Farmland to the north of Heddon. Peripheral to the village and in the Green Belt. The site is out of proportion to the scale of the village. In the Hadrian's Wall Heritage Zoen and the close proximity could have significant impacts on the SAM and WHS. There is also a Local Nature Reserve adjacent. A housing scheme would have an irreversible impact on the setting and landscape to the north of the village. Impacts on biodiversity and habitats will need assessed. A new access would need to be provided, but the road to the south may not have capacity to support a large housing scheme. Not suitable for development due to the potential impacts of development, identified constraints, and the location in the Green Belt.
3605	59 Stannington Station Road	Not in a Settlement	Stannington	Central - rest of delivery area	Central	422097	581738	0.62	Greenfield	-	19/00134/OUT	not suitable	available	achievable	discounted	0	Parcel of greenfield land, adjacent to Stannington Station Road, but in the Green Belt. A housing scheme would cause the expansion of the village. New access required, with capacity of adjacent road needing consideration. Not suitable due to Green Belt designation.
3606	65 Stannington Station Road	Not in a Settlement	Stannington	Central - rest of delivery area	Central	422168	581761	0.19	Greenfield	-	18/01824/FUL, 19/00226/FUL	not suitable	available	achievable	discounted	0	Small site in the Green Belt adjacent to Stannington Station. Development would contribute to sprawl of housing along Station Road. A new point of access would be required to the highway. Due to Green Belt designation, this is not considered suitable.
3608	75 Stannington Station Road	Not in a Settlement	Stannington	Central - rest of delivery area	Central	422199	582098	0.42	Greenfield	-	18/03593/FUL, 15/01551/OUT	not suitable	available	achievable	discounted	0	Small greenfield site in the Green Belt. Detached from the main settlement of Stannington Station Road. Development of even a small scheme would impact on the open character of the landscape. The narrow lane to the west of the site may not be suitable to support housing. Not suitable due to Green Belt setting.
3613	Ingo Fell Pasture	Ingoe	Matfen	Central - rest of delivery area	Central	404006	574854	0.26	Greenfield	-	CM/20080702	not suitable	unknown	not achievable	discounted	0	Farmland in a very attractive location, adjacent to he south east of Ingoe, but outwith the defined settlement boundary. Development would have a notable impact on the setting by causing the extension of the village into the countryside. Ecology and habitat impacts would need to be investigated further, and mitigated as appropriate. Link to highway to the south would be required, but the capacity to provide this will need further investigation. Not suitable for housing given the impacts of development upon local character and setting.
3615	Broomy Hall	Not in a Settlement	Stamfordham	Central - rest of delivery area	Central	409479	571761	0.24	Greenfield	-	CM/20080717	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing access track would not be capable of supporting a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
3617a	West Fenwick Farm (northern parcel)	Not in a Settlement	Matfen	Central - rest of delivery area	Central	405398	572880	0.77	Greenfield	permitted (under-construction)	CM/20090477, 13/03515/FUL	suitable	available	achievable	0-5 years	2	Planning permission approved - deliverable.
3617b	West Fenwick Farm (southern parcel)	Not in a Settlement	Matfen	Central - rest of delivery area	Central	405514	572795	0.34	Brownfield	permitted (under-construction)	CM/20090477, 13/03515/FUL	suitable	available	achievable	0-5 years	see 3617a	Planning permission approved - deliverable.
3634	Low Hall Farm	Not in a Settlement	Matfen	Central - rest of delivery area	Central	403919	574374	0.17	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The site comprises a number of agricultural buildings. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing access track would not be capable of supporting a housing scheme. Not suitable due to the isolated rural location.
3635	Newcastle Airport (west)	Not in a Settlement	Ponteland	Porteland	Central	417993	571437	7.52	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Undeveloped land in a peripheral location in the Green Belt, to west of Newcastle Airport. The site is identified as employment land. Development would have a noted impact on local character and spread housing into the open countryside, narrowing the strategic gap between Ponteland and Newcastle Airport. Environment and biodiversity is likely to be impacted by development. The existing access track could not support a housing scheme. Location, impact of development, and Green Belt designation means that no housing would be suitable.
3636	Moralees Farm	Not in a Settlement	Matfen	Central - rest of delivery area	Central	404752	574275	0.27	Greenfield	-	CM/20090062	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The site comprises a number of agricultural buildings. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing access track would not be capable of supporting a housing scheme. Not suitable due to the isolated rural location.
3641	Southside House	Whalton	Whalton	Central - rest of delivery area	Central	412930	581355	0.28	Mostly Greenfield	-	CM/20090719	not suitable	unknown	not achievable	discounted	0	Site within Whalton, currently occupied by a single dwelling, set in a relatively large plot. Potential opportunity for intensification of site. Demolition of existing dwelling likely to be required prior to redevelopment. Within a conservation area, any proposal would need to take this into consideration. The existing access is not suitable, and does not have the capacity to serve additional homes. Not suitable due identified constraints.
3644	Church View (west)	Longhorsley	Longhorsley	Central - rest of delivery area	Central	414855	594286	0.34	Greenfield	-	15/02463/OUT	not suitable	unknown	not achievable	discounted	0	Greenfield site adjacent to west of village, in the Green Belt. A residential scheme would extend the village into open land. Limited opportunity for access, with the adjacent estate road unlikely to be suitable. Otherwise, access would be reliant on adjacent land. Not suitable due to Green Belt designation and identified constraints.
3645	Fairney Burn (adj), off Callerton Lane	Not in a Settlement	Ponteland	Porteland	Central	416944	572184	2.60	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of greenfield land, outwith the defined settlement boundary and in the Green Belt. The site is detached and peripheral from Ponteland. Any development would have a marked impact on the setting. No opportunity for direct access to the highway, with reliance on adjacent land to enable this. Not considered suitable due to Green Belt designation, impact of development, and lack of independent access.
3647a	Whitegates (south) - Site 1	Longhorsley	Longhorsley	Central - rest of delivery area	Central	415182	594110	3.38	Greenfield	-	-	not suitable	available	achievable in part	discounted	0	Large parcel of farmland, adjacent to Longhorsley, but in the Green Belt. Development of this site would have a significant impact on the setting. The Paxtondean Burn runs to the south of the site, and parts of are also heavily wooded. Impacts on ecology and habitats would need to be investigated and mitigated as appropriate. No access to the site at present, with options for a link to the highway to the east needing further consideration. Not suitable for housing due to the impact of development and the Green Belt location.
3647b	Whitegates (south) - Site 2	Not in a Settlement	Longhorsley	Central - rest of delivery area	Central	414964	593834	8.56	Greenfield	-	-	not suitable	available	achievable in part	discounted	0	Large parcel of farmland, adjacent to Longhorsley, but in the Green Belt. Development of this site would have a significant impact on the setting. The Paxtondean Burn runs to the south of the site, and parts of are also heavily wooded. Impacts on ecology and habitats would need to be investigated and mitigated as appropriate. There is no opportunity for independent access to the highway, with this relying on adjacent land. Not suitable for housing due to the impact of development, identified constraints, and the Green Belt location.
3647c	Whitegates (south) - Site 3	Not in a Settlement	Longhorsley	Central - rest of delivery area	Central	415244	593791	27.17	Greenfield	-	-	not suitable	available	achievable in part	discounted	0	Large parcel of farmland, adjacent to Longhorsley, but in the Green Belt. Development of this site would have a significant impact on the setting. The Paxtondean Burn runs to the north of the site, and parts of are also heavily wooded. Impacts on ecology and habitats would need to be investigated and mitigated as appropriate. No access to the site at present, with options for a link to the highway to the east needing further consideration. Not suitable for housing due to the impact of development and the Green Belt location.
3648	Prestwick Park (adj)	Prestwick	Ponteland	Porteland	Central	418335	572223	5.02	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land, adjacent to Prestwick, a village without a defined settlement boundary. Within the Green Belt, development of a site on this scale would have a significant impact on the setting and location. Specifically, it will narrow the gap between Prestwick village and Newcastle Airport. Any impacts on biodiversity and habitats as a result of loss of agricultural land would need to be mitigated. New access required, with best location for this needing to be considered further. The scale and impact of development, along with the Green Belt location, means that no housing would be suitable.
3649	Newcastle Airport (north west)	Not in a Settlement	Ponteland	Porteland	Central	418024	571635	7.71	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Undeveloped land in a peripheral location in the Green Belt, to west of Newcastle Airport. Development would have a noted impact on local character and spread housing into the open countryside, and narrowing the gap between Ponteland and Newcastle Airport. Environment and biodiversity is likely to be impacted by development. The A696 lies to the east of the site, but it may not be possible to provide a safe point of access to the highway. Location, impact of development, and Green Belt designation means that no housing would be suitable.
3650	Newcastle Airport (south west)	Not in a Settlement	Ponteland	Porteland	Central	418173	571179	4.36	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Undeveloped land in a peripheral location in the Green Belt, to west of Newcastle Airport. Development would have a noted impact on local character and spread housing into the open countryside. Environment and biodiversity is likely to be impacted by development. The opportunity to provide access is unlikely. Location, impact of development, identified constraints, and Green Belt designation means that no housing would be suitable.
3653	Coalburn Farm (land south of)	Hepscott	Hepscott	Morpeth	Central	421822	583752	2.42	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of agricultural land in the Green Belt. Development would cause further spread of residential properties into the countryside. Environment and ecology impacts will need assessment. A new access would be required to the highway to the east. Not suitable due to the Green Belt designation and impact of development.
3654	Ridgely Drive, (land east of)	Ponteland	Ponteland	Porteland	Central	417511	572534	1.47	Greenfield	-	-	not suitable	available	achievable	discounted	0	Greenfield site in the Green Belt. Adjacent to an area of ribbon development along the A696. The are mature trees on site, the loss of which would be acceptable. There are also likely to be impacts on ecology and habitats. Potential access point from estate road to the west, but the capacity of this to serve a new development will need to be assessed. Not suitable for housing given the Green Belt designation.
3655	A192 (land west of)	Hepscott	Hepscott	Morpeth	Central	421927	583480	1.18	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land, adjacent to Hepscott, within the Green Belt. A housing scheme would have an impact local character and setting. There are mature trees on site, and impacts on biodiversity and habitats would need to be assessed. Opposite an existing junction to the A192, there may not be space for an additional link to the highway. Green Belt location and identified constraints mean that the site would not be suitable for housing.
3656	Prospect Farm	Medburn	Ponteland	Porteland	Central	413498	570768	1.90	Greenfield	permitted (under-construction)	21/02413/REM, 16/03778/OUT	suitable	available	achievable	0-5 years	11	Planning permission approved - deliverable.
3657	Garden Centre (land west), A696	Not in a Settlement	Ponteland	Porteland	Central	417528	571914	4.06	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of greenfield land in the open countryside and the Green Belt. Any development would narrow the gap between Ponteland and Newcastle Airport. Impacts on environment, ecology, and habitats will need to be assessed. No access to the site at present, with options from the A696 to the east and Rotary Way to the north, needing further exploration. Not suitable due to the impact of development and the Green Belt designation.
3658	Garden Centre (land South West), Rotary Way	Not in a Settlement	Ponteland	Porteland	Central	417709	571856	4.08	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site, in the Green Belt, outwith a settlement. Any development would narrow the gap between Ponteland and Newcastle Airport. Impacts on environment, ecology, and habitats will need to be assessed. Existing access track to south would not be able to support a housing development, and would require an upgrade to do so. Not suitable due to the impact of development and the Green Belt designation.
3659	Garden Centre (North West), Rotary Way	Ponteland	Ponteland	Porteland	Central	417482	572020	1.52	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Narrow, linear parcel of land to the south of Ponteland, and in the Green Belt. A housing scheme would have an impact on openness and spread built development into the countryside. Shape of the site may mean that development in isolation is difficult. Opportunity to provide a link to the highway is limited, and adjacent land may have to be relied on for access. Not suitable due to Green Belt and identified constraints.
3661	Netherton Park - Site B	Not in a Settlement	Stannington	Central - rest of delivery area	Central	421702	580080	46.02	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Substantial tract of agricultural land, in the open countryside and set in the Green Belt. The site is completely out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Vast investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, the severe impacts of development, and the Green Belt designation, there is no scope for any housing in this location. Not suitable.
3662	Netherton Park -Site A	Not in a Settlement	Stannington	Central - rest of delivery area	Central	421673	581092	5.73	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of agricultural land, in a peripheral location in the open countryside. Set in the Green Belt, development would have a notable adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. The ECML lies to the eastern boundary, and impacts may need to be mitigated to ensure residential amenity. There is no opportunity for a direct link to the highway. Given the detachment, identified constraints, the severe impacts of development, and the Green Belt designation, there is no scope for any housing in this location. Not suitable.
3671	Ingoe Mill	Not in a Settlement	Matfen	Central - rest of delivery area	Central	403056	573803	0.41	Greenfield	-	CM/20080825	not suitable	unknown	not achievable	discounted	0	Greenfield site in the open countryside. Most of the parcel is covered in mature trees. Development would have a notable impact on the landscape due to the isolated location. Potential impacts on biodiversity and habitats due to the loss of trees. New access required from the adjacent highway. Not suitable due to isolated rural location.
3724	South East Longhirst	Longhirst	Longhirst	Central - rest of delivery area	Central	422712	588946	8.87	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large parcel of agricultural land to the south of Longhirst and within the Green Belt. The site is completely out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the severe impacts of development, and the Green Belt designation, there is no scope for any housing in this location. Not suitable.
3725	Station Cottages (land adj), Longhirst Colliery	Not in a Settlement	Longhirst	Central - rest of delivery area	Central	423715	589333	2.98	Greenfield	-	-	not suitable	available	achievable	discounted	0	Undeveloped land in the Green Belt. Adjacent to a small settlement centred around the former Longhirst railway station. Development would impact on the open landscape. Loss of greenfield land may impact upon ecology and habitats. New access would need to be provided from adjacent highway, with best location for this needing further assessment. Not suitable for development due to Green Belt location.
3730	Land south of Eland Hall Farm	Ponteland	Ponteland	Porteland	Central	417010	573224	2.43	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site to north east of Ponteland, located in the Green Belt. A housing scheme would extend the reach of built development into the countryside. A burn runs to the northern boundary of the site, and any impacts on ecology and habitats will need mitigated. The entire site is subject to significant flood risk (zone 2 & 3). Within an area of archaeological remains, and further assessment may be required. Options for access will need to be considered, but the lane to the north may not be able to support further housing development. Not suitable due to identified constraints, notably flood risk and highways, along with the Green Belt setting.
3732	Land at Birney Hill	Not in a Settlement	Ponteland	Porteland	Central	414604	569603	0.52	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small parcel of land in the countryside, outwith the defined settlement for Ponteland. There are scattered dwellings to both east and west, but the site is within the Green Belt. Development would have an impact on the rural setting. Impacts on ecology and biodiversity will need further assessment. New link to highway required, but capacity of Stamfordham Drive may not allow an access.
4537	5-7 Elliott Street	Blyth	Blyth	Blyth	South East	430046	579855	0.04	Brownfield	-	11/00077/VARYCO, B/08/00108/FUL	suitable	unknown	achievable	11-15 years	8	Brownfield site in Blyth, in an area of residential and commercial development. The land has been vacant for some time, but was previously occupied by a building with retail uses at ground floor and flats above. Few obstacles to redevelopment evident. Opportunity for a higher density development given the surrounding context, with a flattened scheme potentially being suitable.
4553	Land at Chestnut Avenue	Blyth	Blyth	Blyth	South East	430648	582137	0.39	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Greenfield site within an established residential area, with a children's play area in situ on part of the site. This is designated as protected open space, and loss would be detrimental to the local community. Development would have a significant impact on the setting. Existing estate roads may not have capacity to support additional development. Not considered suitable due to the protected open space designation and the identified constraints.
4561	Land to the rear of Percy Arms, Brierley Road	Blyth	Blyth	Blyth	South East	429590	581221	0.20	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land within Blyth in a residential area. This site functions as recreation space for the local community and is designated as protected open space. Loss would not be appropriate. The existing access road to the north east may not have capacity to support additional development. Not suitable for housing given the protected open space designation.
4564	High House Farm, Front Street, Bebside	Bebside	Blyth	Blyth	South East	428027	581487	0.55	Mostly Greenfield	-	19/00428/OUT	suitable	available	achievable	11-15 years	8	Mixed site within Bebside, historically occupied by a farmstead but now disused. Comprises of vacant buildings, handstanding and a small element of greenfield land. The remnants of the original use will require clearance prior to redevelopment. Existing access is good, and should be able to serve a housing development with small improvements.
4567	Bebside Middle School, Cowpen Road	Blyth	Blyth	Blyth	South East	428740	581697	0.82	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and some associated land. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
4570b	Crofton Mill Site, Plessey Road (Site B)	Blyth	Blyth	Blyth	South East	431696	581050	1.46	Mostly Greenfield	local plan allocation	B/08/00168/OUT	suitable	available	achievable	6-10 years	48	Local Plan housing allocation - developable.
4572	Wimbourne Quay	Blyth	Blyth	Blyth	South East	431218	582022	7.10	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Occupied industrial site adjacent to Blyth Harbour, which is allocated as employment land. There are a number of existing businesses in situ, which are likely to need relocation. The existing buildings would require demolition prior to redevelopment. Remediation is also likely to be necessary to deal with contamination from current/former uses. Given the coastal location, impacts on important environmental designation, such as SSSI sites and RAMSAR, will need to be carefully considered. The site is subject to flood risk (zones 2 & 3). Part of the site is also within an HSE zone. Both of these constraints would potentially limit the developable area. The site is unlikely to represent a fitting environment for housing given the industrial/commercial surroundings. Not suitable for development given wide range of constraints, the environment, and the allocated land use. Not available nor achievable. Retention in current use preferred for the foreseeable future.
4573b	Former Bates Colliery Site East (employment)	Blyth	Blyth	Blyth	South East	430608	582267	2.57	Brownfield	permitted (under-construction)	12/03370/REM, B/08/00169/OUT, B/06/00274/OUT,	not suitable	not available	not achievable	discounted	0	Planning permission approved - discounted.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
4573c	Former Bates Colliery Site South (retail)	Blyth	Blyth	Blyth	South East	430434	582098	1.77	Brownfield	-	B/06/00274/OUT	not suitable	not available	not achievable	discounted	0	This is part of the former Bates Colliery site which was cleared following final closure in 1986. The site remained derelict wasteland for a number of years but has been identified for redevelopment for a range of uses in more recent times. A number of land parcels are identified to reflect these intentions. Extensive remediation has been undertaken following closure of the pit. This record relates to the southern parcel, latterly identified for retail development (4573c). A supermarket has now been completed . Not suitable due to preference for retention in new/current use. Not available nor achievable.
4573d	Former Bates Colliery Site Central (school)	Blyth	Blyth	Blyth	South East	430406	582223	1.77	Brownfield	-	B/06/00274/OUT	not suitable	not available	not achievable	discounted	0	This is part of the former Bates Colliery site which was cleared following final closure in 1986. The site remained derelict wasteland for a number of years but has been identified for redevelopment for a range of uses in more recent times. A number of land parcels are identified to reflect these intentions. Extensive remediation has been undertaken following closure of the pit. This record relates to the central parcel, latterly identified for education development (4573d). A new school has now been completed. Not suitable due to preference for retention in new/current use. Not available nor achievable.
4574	Bates Colliery Site (Phase/Area 2)	Blyth	Blyth	Blyth	South East	430404	582404	15.23	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	This is part of the former Bates Colliery site which was cleared following final closure in 1986. The site remained derelict wasteland since. Adjacent to Blyth Estuary, and the impact upon important environmental designation, such as the SSSI to the north, would need careful consideration, and mitigation as necessary. The site is identified as susceptible to flooding, with the east of site being subject to severe risk (zone 3b). This area would not be suitable for development. The east of the site is also within an HSE zone. There are some deep ponds on the western part of the site, which are associated with a mine water treatment plant. There will be significant contamination evident, which will require remediation prior to redevelopment. The eastern half of the site is identified as employment land. The range and significance of constraints means that none of the site would be suitable for residential development. Not available nor achievable.
4576	Blyth Estuary Site - South Harbour	Blyth	Blyth	Blyth	South East	432044	580678	16.28	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Large industrial site adjacent to the coast. The parcel is occupied by a number of warehouses, although there is also a lot of handstanding and vacant land to. This land is part of a wider area of allocated employment land. Due to the location, this is a sensitive area, and the impact on important environmental designation will need to be very carefully considered. Site clearance required prior to redevelopment. There is also likely to be contamination for current/past industrial use. Parts of the site are subject to flood risk (zones 2 & 3). Archaeological assessment may be required. The range and significance of constraints means that none of the site would be suitable for residential development. Not available nor achievable.
4578	Land at Hall Close Grange	Cramlington	Cramlington	Cramlington	South East	426643	576347	0.27	Greenfield	-	-	suitable	unknown	achievable	11-15 years	7	Site within a residential area of Cramlington, comprising a mix of undeveloped land and some domestic garages. The latter would need to be demolished prior to redevelopment. The only option for access would be via the estate road to the north. Capacity of this would need to be assessed. Offers an opportunity for a higher density development, potentially a flattened scheme, given the location. If the identified constraints can be overcome, notably relating to access, then this could be suitable for a small infill scheme in the urban area.
4584	Land at East Grange, Holywell	Holywell	Seaton Valley	Seaton Valley	South East	431997	574666	0.28	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small parcel of greenfield land in an attractive setting, adjacent to the village. The site is in the Green Belt and development would have an impact on the setting. Any impacts on ecology would need to be explored. There is an existing estate road to the west, but this may not have capacity for additional traffic. Not suitable for housing due to Green Belt designation.
4592	Seaton Sluice Middle School, Alston Grove	Seaton Sluice	Seaton Valley	Seaton Valley	South East	432784	577353	1.39	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and some associated land. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
4597	Seghill First School, Barrass Avenue	Seghill	Seaton Valley	Seaton Valley	South East	428606	574390	0.86	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and some associated land. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
4599	Industrial land to the rear of 55-73 Woodbine Terrace	Blyth	Blyth	Blyth	South East	431744	581005	0.25	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Industrial/commercial land within Blyth, in an area of established residential development. Occupied by a number of building, demolition would be required prior to redevelopment. There may also be a need for remediation due to any contamination from past/current uses. Existing access roads are narrow and may not have capacity for additional traffic generated by a residential scheme. A higher density may be appropriate given the urban location. Could offer an opportunity an infill development, if the identified constraints can be overcome. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
4602	Former Brickworks, Pitt Lane	Seghill	Seaton Valley	Seaton Valley	South East	428935	574882	2.50	Greenfield	local plan allocation	17/02541/FUL	suitable in part	available in part	achievable in part	6-10 years	20	Local Plan housing allocation - developable.
4603	Land South of Northumbrian Water, Blyth Riverside Business Park	Blyth	Blyth	Blyth	South East	429537	582106	0.74	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Parcel of land which is part of a wider industrial area within Blyth. Allocated for employment purposes, the western half of the site is vacant, the eastern part is now occupied by solar panels. There is a sewage works directly to the north of the site, and this could have a significant adverse impact on residential amenity. A new point of access would be required from the adjacent highway. Allocated use, surrounding uses, and constraints mean that this does not represent a suitable location for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
4605	Area A Cowley Road, Blyth Riverside Business Park	Blyth	Blyth	Blyth	South East	430010	582453	1.88	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Parcel of vacant land adjacent to the River Blyth. This site is vacant, but is part of a wider area of allocated employment land. There may be need for remediation due to contamination from past use. The site lies adjacent to an SSSI, and impacts upon this would need to be mitigated. Industrial and commercial buildings lie to the south. This setting would not be suitable for residential amenity, and there is no potential for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
4606	Land to the rear of Aldi, Cowpen Road	Blyth	Blyth	Blyth	South East	429635	582023	0.27	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Vacant land within a wider area of industrial land. There may be a need for site remediation given past uses. The existing access road may not be able to serve a housing scheme. The setting, with industrial and commercial uses surrounding the site, is not suitable for a residential development.
4607	Burt Street Units	Blyth	Blyth	Blyth	South East	431292	581826	0.30	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Site occupied by modern industrial units with Blyth. Part of a wider area allocated for employment purposes. There are existing occupiers in situ, but demolition would be required if this was to change. Also likely that remediation would be necessary due to current/ past uses. Existing access road is unlikely to have capacity to serve a residential scheme. Not suitable due to location and allocated use. Not available nor achievable. Retention in current use preferred for the foreseeable future.
4608a	Land North Of Rose Villa (plot-2 to -6)	Seghill	Seaton Valley	Seaton Valley	South East	428746	574947	0.21	Mostly Brownfield	permitted (under-construction)	13/01039/FUL, 11/00791/OUT, B07/00420/RES, B/04/00374/FUL	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
4609	Various Buildings and Builders Yard, Pitt Lane	Seghill	Seaton Valley	Seaton Valley	South East	428772	574873	1.05	Brownfield	-	-	not suitable	available in part	not achievable	discounted	0	Brownfield land which was originally the site of Seghill Colliery, but in more recent years has been utilised as a yard for a building and civil engineering firm. There are a range of industrial buildings on site, both traditional and more modern, as well as areas of handstanding for open air storage. It is allocated employment land. Site clearance required, with demolition of the existing buildings required, along with potential need for remediation given the current/past use. Seghill Burn lies to the north, any impacts on biodiversity and habitats would need to be mitigated. This is in an area of known archaeological remains, with further investigation potentially necessary. The existing access to the south may need improvement to south, or there may be scope for a new access to the west. Identified constraints and allocated use means that the site is currently not considered suitable for housing.
4610	Wartime Structures on Land at Gloucester Lodge, A193, Land at Links between Seaton Sluice and Blyth	Not in a Settlement	Seaton Valley	Seaton Valley	South East	432030	578562	10.14	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site in the countryside to the south of Blyth. Outwith the defined settlement boundary and in the Green Belt. Development would have an adverse impact on the open landscape and character of the setting. Impact on important coastal designation will need to be considered. Potential environmental, ecology, and habitat impacts will also need to be identified and mitigated if required. The site is subject to extensive flood risk (zones 2 & 3). New access required from the highway adjacent to the east. Green Belt setting and the impacts of development mean that the site would not be suitable for a residential scheme of any size.
4611	Land at Seaforth Street	Blyth	Blyth	Blyth	South East	431406	581703	0.30	Mostly Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Mixed site within Blyth. The western half of the parcel is utilised for car parking, whilst the eastern part is covered with mature trees and dense vegetation. Car park may require relocation. Loss of trees is unlikely to be appropriate, with impacts on biodiversity needing assessment. The site is within an HSE 'inner zone' which would prevent development. Existing access to car park may not be able to also serve a residential scheme. Site not suitable for housing due to identified constraints, notably being in the HSE zone.
4612	Land at West Hartford Farm, off A192	Cramlington	Cramlington	Cramlington	South East	425014	579012	0.75	Greenfield	permitted (under-construction)	B/09/S/00293/REN, B/05/00406/RES	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
4620	West Blyth Area 2, Land to the East of Chase Farm Site	Blyth	Blyth	Blyth	South East	428882	580901	1.83	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Greenfield land within a residential area of Blyth utilised as playing fields. This is designated as protected open space, and there is also a children's playground to the west of the site. Development would have a significant impact on local character and loss of the site would be of detriment to the local community. Impacts on ecology and biodiversity would need to be assessed. Existing access point from highway would need to be improved to support a residential development. Not suitable for housing due to being protected open space and because of the impacts of development on local character. Retention in current use preferred for the foreseeable future.
4622	Land at Newsham, South of Blyth Golf Course	Blyth	Blyth	Blyth	South East	429496	579370	27.46	Greenfield	-	-	suitable in part	available	achievable	11-15 years	412	Large parcel of agricultural land, adjacent to the west of Blyth. Outwith the defined settlement boundary, development would have a significant impact on character and setting, and adversely impact on the open landscape. Loss of agricultural land is likely to have impact upon ecology, biodiversity, and habitats. Significant investment in infrastructure likely to be required, with new access point(s) needed to support a sizeable housing scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
4627	New Hartley Area 1, Land to the East of Seaburn Avenue	New Hartley	Seaton Valley	Seaton Valley	South East	431087	576944	9.34	Greenfield	permitted (under-construction)	15/01182/FUL	suitable	available	achievable	0-5 years	156	Planning permission approved - deliverable.
4630	Land at Hastings Arms, Astley Road	Seaton Delaval	Seaton Valley	Seaton Valley	South East	429635	575654	1.98	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Greenfield site within the defined settlement boundary for Seaton Delaval. There are mature trees on the northern part of the site, the southern sections is a grassed area. Impacts on biodiversity and ecology will need to be assessed. Adjacent to a railway line, mitigation may be required to ensure residential amenity. New access point from highway to the north required. Now being developed as part of the new Seaton Delaval railway station on the reopened Northumberland Line. Not available nor achievable.
4644	Land at Shankhouse	Cramlington	Cramlington	Cramlington	South East	427587	578780	8.65	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site to the north east of Cramlington, outwith the defined settlement boundary. This is not a particularly attractive location, as the A189 lies to the eastern boundary and the A192 is to the northern boundary. Development would see the loss of open land to the east of the town. The Horton Burn runs through the middle of the site. Potential negative impacts on ecology and habitats would need assessed. Around half of the site is subject to significant flood risk (zones 2 & 3). Measures to ensure residential amenity may be required due to the proximity of two main roads. New access required, with only option being a highway to the west, which may not have capacity to serve a sizeable housing scheme. The impact of development, location, and identified constraints mean that the site is not suitable for a housing scheme of any size.
4645	North East Cramlington, Land to the East of Bog Houses	Not in a Settlement	Blyth	Blyth	South East	427546	579077	4.25	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Isolated parcel of undeveloped land, outwith the defined settlement boundary for Cramlington. The site lies to the north of the A192 and feels peripheral and detached from the town. Development would cause sprawl into the countryside. Adjacent to a busy main road and large roundabout, this setting is unlikely to be amenable to residential use. The Horton Burn runs through the middle of the site. Mature trees to the southern boundary. Impacts on habitats and wider environmental matters would need to be identified. Part of the site is subject to flood risk (zones 2 & 3). Area of known archaeological remains, so further investigation may be necessary. Ground conditions are also known to be of concern. A new access would be required from the north. Not suitable for housing due to wide range of constraints and issues identified.
4647	Land to the rear of 17 Carlton Ave	Blyth	Blyth	Blyth	South East	430166	579409	0.84	Mostly Greenfield	permitted (under-construction)	19/04156/FUL, B/07/00349/FUL	suitable	available	achievable	0-5 years	13	Planning permission approved - deliverable.
4652i	South West Sector Application Site (Barratt)	Cramlington	Cramlington	Cramlington	South East	424760	576670	12.74	Greenfield	permitted (under-construction)	B/08/00465/FUL, B/06/00358/OUT, 11/01040/REM	suitable	available	achievable	0-5 years	190	Planning permission approved - deliverable.
4652ii	South West Sector Application Site (Keepmoat)	Cramlington	Cramlington	Cramlington	South East	425307	576518	8.99	Greenfield	permitted (under-construction)	B/08/00465/FUL, B/06/00358/OUT, 11/01040/REM	suitable	available	achievable	0-5 years	273	Planning permission approved - deliverable.
4663	Land around and including Malvins House Close	Blyth	Blyth	Blyth	South East	430095	581441	0.72	Brownfield	-	10/S/00290/VARYCO, B/06/00225/FUL, 14/00814/FUL, B/06/00225/FUL, B/07/00100/RES	suitable	unknown	achievable	11-15 years	48	Vacant land within an established residential area. This site had previously been occupied by two care homes, but these facilities were demolished some time ago. The site is now overgrown, with mature trees and dense vegetation in situ. Any negative impacts upon biodiversity and habitats would need to be identified, and then mitigated if required. The best option for a new access would need to be assessed, with link to the highway to the south being a possibility, and/or a number smaller estate roads. Potential for a scheme of a slightly higher density given the context of the surrounding area. Offers opportunity for an infill site in the urban area if the identified constraints can be overcome.
4669	Link House Buildings and Land, Links Road	Blyth	Blyth	Blyth	South East	431923	579489	0.70	Mostly Brownfield	-	B/09/S/00330/OUT, 19/04140/FUL, 18/04255/FUL	suitable	available in part	achievable in part	6-10 years	15	Greenfield located between a roundabout and the coastal links on the southern edge of Blyth. Within the defined settlement boundary, this parcel is rough scrubland, There is a supermarket to the north and car parking to the east. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered. Biodiversity, ecology, and habitat impacts will also need to be addressed. The northern half of the site is subject to flood risk (zones 2 & 3) which could reduce the developable area. Development would have an impact on the attractive outlook, with a potential scheme having to be sensitive to the setting. A new access point is likely to be required, as it may not be possible to share this with existing uses. Capacity of Links Road to provide this would need to be carefully considered. The site could be suitable for housing, if the identified constraints can be overcome, and a scheme can be developed that is sensitive to, and complementary of, the coastal setting.
4670	Land at South Beach Community Centre, South Beach	Blyth	Blyth	Blyth	South East	431285	579708	0.16	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land within an area of established residential development in Blyth. This site is part of a much larger area designated as protected open space. Loss of open space is unlikely to be supported. Current access is via a narrow estate road, which serves the car park to the east, and it is unlikely that this would have capacity for the additional traffic generated by a housing development.
4671	Land Off Sandringham Drive	Blyth	Blyth	Blyth	South East	430633	579420	1.13	Greenfield	local plan allocation	-	suitable	available	achievable	6-10 years	33	Local Plan housing allocation - developable.
4692	As New Motor Factors, 2 Double Row	Seaton Delaval	Seaton Valley	Seaton Valley	South East	429648	575960	0.79	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Industrial land within a wider area allocated for employment purposes. This parcel is occupied by a scrapyard and comprises handstanding, and a number of garage/depot buildings. Relocation of the existing business required. The wider setting amongst other industrial land would not make for an attractive location for housing. Demolition and clearance would be required prior to redevelopment. It is also highly likely that the site is contaminated, and remediation will also be required. Existing highway access should be able to support a residential development. Allocated land use, setting, and identified constraints mean that it is not suitable for residential development. Not available nor achievable. Retention in current use preferred for the foreseeable future.
4694	Land at South West Newsham	Blyth	Blyth	Blyth	South East	430073	578905	12.89	Greenfield	permitted (under-construction)	17/00499/OUT, 12/00250/OUT	suitable	available	achievable	0-5 years	88	Planning permission approved - deliverable.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
4697	Site B South of Bebside Rd, Front Street Bebside	Bebside	Blyth	Blyth	South East	428274	581210	3.69	Greenfield	-	17/04599/OUT	not suitable	not available	not achievable	discounted	0	Part of the former Bebside Colliery site, this site is now rough scrubland. Adjacent to, but outwith the defined settlement boundary. There is housing and a disused concrete plant to the north. The sloping topography will need to be taken into account in developing a scheme, although this should not be prohibitive to development. After the colliery closed, the site has also been used for landfill, and so remediation is likely to be necessary to deal with contamination. Impacts on ecology and habitats will require assessment. Adjacent to a railway line, mitigation may be required to ensure residential amenity. The existing access is likely to need upgrading to support a residential scheme. However, much of the site has now been utilised for the new Bebside railway station. Not available nor achievable.
4698	Rose Park Estate Adjacent Seghill Hall	Not in a Settlement	Seaton Valley	Seaton Valley	South East	428068	574452	1.71	Mostly Greenfield	-	11/03153/FUL, 12/02720/FUL	not suitable	available	achievable	discounted	0	Attractive, largely greenfield site, adjacent to the village, but within the Green Belt. The site is currently in use as a caravan park. A housing scheme would have a notable impact on the setting and character of the landscape to the north of Seghill. The Seaton Burn runs to the southern boundary, and there are also large numbers of mature trees on parts of the site. Impacts upon biodiversity and habitats will need to be mitigated. The southern part of the site is subject to flood risk (zones 2 & 3). Located in an area of known archaeological remains, which may require further investigation. The existing access will need to be upgraded to support a residential scheme. The identified constraints, impact of development, and Green Belt designation means that this is not suitable for a housing scheme of any size.
4702	Land to the West of Cheadle Avenue	Cramlington	Cramlington	Cramlington	South East	426126	578298	1.49	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of greenfield land within Cramlington, adjacent to residential properties. This site is designated as protected open space, which provides an important recreation space for the local community. Development would impact on the setting. Mostly rough scrubland, with some mature trees on site. Impacts on ecology and habitats will need assessment. Access may be difficult to provide, as the existing access road to the adjacent sports centre may not be suitable to also serve a housing site, and other estate roads may not have additional capacity. Protected open space designation and identified constraints mean that a residential scheme on any scale would not be suitable.
4703a	Land at South West Sector - Site A	Cramlington	Cramlington	Cramlington	South East	424884	576386	8.48	Greenfield	-	15/00098/REM, 10/S/00473/FUL, 14/00594/REM	suitable	available	achievable	11-15 years	250	Large area of agricultural land which is part of the wider Cramlington South West Sector strategic development site. Development would have an impact on the setting, although in time this will be surrounded by new housing, which is either currently being built, or has already been permitted. Impacts on environment, biodiversity, and habitats will need further assessment due to loss of agricultural land. There may be need for archaeological assessment. Development of this site should be tied in with the wider SWS development. Offers an opportunity for a further phase of development as part of the Cramlington SWS project.
4703b/i	Land at South West Sector Site B (Bellway)	Cramlington	Cramlington	Cramlington	South East	424631	576359	77.58	Greenfield	permitted (under-construction)	17/00393/REM, 15/00901/OUTES	suitable	available	achievable	0-5 years	446	Planning permission approved - deliverable.
4703b/i	Land at South West Sector Site B (Persimmon)	Cramlington	Cramlington	Cramlington	South East	424606	576213	0.12	Greenfield	permitted (under-construction)	17/00393/REM, 15/00901/OUTES	suitable	available	achievable	0-5 years	604	Planning permission approved - deliverable.
4703c/i	Land at South West Sector Site C (Bellway)	Cramlington	Cramlington	Cramlington	South East	425701	576292	9.99	Greenfield	-	-	suitable	available	achievable	16+ years	75	Large area of agricultural land which is part of the wider Cramlington South West Sector strategic development site. Development would have an impact on the setting, although in time this will be surrounded by new housing, which is either currently being built, or has already been permitted. Impacts on environment, biodiversity, and habitats will need further assessment due to loss of agricultural land. There may be need for archaeological assessment. The ECML lies to the eastern boundary, and there may be need for measures to ensure residential amenity. Development of this site should be tied in with the wider SWS development. Offers an opportunity for a further phase of development as part of the Cramlington SWS project.
4703c/i	Land at South West Sector Site C (Persimmon)	Cramlington	Cramlington	Cramlington	South East	425571	576247	0.07	Greenfield	-	-	suitable	available	achievable	16+ years	75	Large area of agricultural land which is part of the wider Cramlington South West Sector strategic development site. Development would have an impact on the setting, although in time this will be surrounded by new housing, which is either currently being built, or has already been permitted. Impacts on environment, biodiversity, and habitats will need further assessment due to loss of agricultural land. There may be need for archaeological assessment. The ECML lies to the eastern boundary, and there may be need for measures to ensure residential amenity. Development of this site should be tied in with the wider SWS development. Offers an opportunity for a further phase of development as part of the Cramlington SWS project.
4706	Land at Double Row	Seaton Delaval	Seaton Valley	Seaton Valley	South East	429711	575887	0.64	Mostly Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Industrial land within a wider area allocated for employment purposes. This parcel is occupied by a factory. Relocation of the existing business required. The wider setting amongst other industrial land would not make for an attractive location for housing. Demolition and clearance would be required prior to redevelopment. There may also be need for remediation if the site is contaminated. There is a railway line directly adjacent to the south. Existing highway access should be able to support a residential development. Allocated land use, setting, and identified constraints mean that it is not suitable for residential development. Not available nor achievable. Retention in current use preferred for the foreseeable future.
4713	Cramlington Fire Station, Shankhouse	Cramlington	Cramlington	Cramlington	South East	427586	578706	0.57	Brownfield	-	19/04062/FUL	suitable in part	not available	achievable in part	16+ years	5	Neighbourhood Plan housing allocation - developable.
4714	Blyth Fire Station, Cowpen Road	Blyth	Blyth	Blyth	South East	430329	582014	0.21	Brownfield	-	16/02054/FUL	suitable	not available	not achievable	discounted	0	Site of operational fire station. In an area with a mix of industrial/commercial uses, but also housing development. The current use remains in situ. If the site was to become available, demolition and clearance would be required, along with remediation if necessary. Access may need to be upgraded, but should not be prohibitive to a small-scale scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
4715	Brickyard Field, Mares Close	Seaton Delaval	Seaton Valley	Seaton Valley	South East	429933	575016	2.46	Greenfield	-	B/01/00188/OUT	not suitable	available	not achievable	discounted	0	Rough scrubland adjacent to Seaton Delaval, but located in the Green Belt. There are allotment gardens to the east, with agricultural land to the west. A housing scheme would have an impact on the setting, notably reducing the strategic gap towards Seghill. Loss of grassland is likely to have impacts on biodiversity and habitats, with impacts needing further assessment, and mitigation as required. In an area of known archaeological remains, which may require further investigation. A new access would be required, with capacity of highway to the south needing further consideration as it is relatively narrow and may not be able to support a sizeable residential development. Not suitable for housing due to Green Belt designation and the impacts of development.
4718	Land to the West of North Farm, Bebside	Not in a Settlement	Blyth	Blyth	South East	426844	581032	3.71	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land, outwith the defined settlement boundary for Bedlington. Although adjacent to a small collection of dwellings around Bebside North Farm, it does feel peripheral. Notably, a scheme would spread development to the west o Horton Road and have a significant impact on the landscape. The River Blyth is a short distance to the north and the site is bordered by mature trees which are part of a larger area of woodland. Impacts on environment, ecology, and habitats will need assessment. A safe point of access may be very difficult to provide from the adjacent highway. Location, impact of development, and identified constraints mean that a housing scheme would not be suitable.
4720	Land to South of Bebside Road, Bebside	Bebside	Blyth	Blyth	South East	427626	581192	2.40	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Site outwith a settlement which is covered in mature trees. Building on this land would result in the spawl of housing along Bebside Road, and narrowing of the strategic gap between settlements. Loss of trees and vegetation is likely to have significant impacts on ecology, biodiversity, and habitats. Archaeological assessment may be required. A new link tot he highway to the north would be necessary. The detached setting, impacts of development, and identified constraints mean that housing would not be suitable.
4722	Land at North Farm, Holywell	Seaton Delaval	Seaton Valley	Seaton Valley	South East	431462	575058	29.20	Greenfield	-	-	not suitable	available in part	achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notably, there is a SSSI directly adjacent. Vast investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the severe impacts of development, and the Green Belt designation, there is no scope for any housing in this location. Not suitable.
4725	East Hartford Farm, Land to the West of East Hartford	East Hartford	Cramlington	Cramlington	South East	426251	579212	56.99	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The site is completely out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. Notably, it would see development north of the A192, which would cause coalescence of Cramlington and East Hartford. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitat. Within an area of known archaeological remains, and further investigation may be required. Vast investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the severe impacts of development, and the Green Belt designation, there is no scope for any housing in this location. Not suitable.
4726	Site adjacent to (to the NE of) High House Farm, Front Street, Bebside	Bebside	Blyth	Blyth	South East	428068	581620	4.46	Greenfield	-	19/00428/OUT	suitable in part	available	achievable	11-15 years	60	Agricultural land adjacent to Bebside. A small part of the site is within the defined settlement boundary, with the remainder outwith the limit. Development would extend the settlement into the countryside and impact on the open landscape. Subsequent impacts on ecology, biodiversity, and habitats will need assessment. A railway line lies immediately adjacent to the eastern border, and there may be need for mitigation measures to ensure residential amenity. Capacity for a new access from the highway to the south will need investigation. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
4730	Land to the rear of the Brockwell Centre	Cramlington	Cramlington	Cramlington	South East	426565	577822	6.15	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of greenfield land within Cramlington, covered with scrub and trees. The western part of the site is designated as protected open space. The lad performs an important function within the local community. A residential scheme would significantly alter local character and setting. Previously, issues relating to mind gas have been identified, and this will need further appraisal to determine the scale of the matter. There is no suitable access available to the site at present, and the surrounding access/estate roads are unlikely to be suitable for supporting a sizeable residential scheme. Not considered suitable for a housing scheme of any scale.
4732	Site A West of Bebside Furnace Road, Bebside	Not in a Settlement	Blyth	Blyth	South East	427609	581782	5.50	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site outside of a settlement in a very attractive location in countryside. Development would have significant impact on the setting and local character. The River Blyth and woodland lies directly to the north, and adverse impacts on ecology and biodiversity will need considered. The existing access track would not be suitable for supporting a housing scheme of any size. Isolated location, impacts of development, and constraints, mean that no housing would be suitable on this site.
4733	Site C East of Bebside Furnace Road, Bebside	Not in a Settlement	Blyth	Blyth	South East	427880	582059	8.91	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site outside of a settlement in a very attractive location in countryside. Development would have significant impact on the setting and local character. The River Blyth and woodland lies directly to the north, and adverse impacts on ecology and biodiversity will need considered. A railway line lies to the eastern boundary, with potential for mitigation measures necessary. A new access point would be required. Isolated location, impacts of development, and constraints, mean that no housing would be suitable on this site.
4734	Area A South of Bebside Rd, Front Street, Bebside	Bebside	Blyth	Blyth	South East	428023	581333	1.94	Greenfield	-	17/04599/OUT	suitable	available	achievable	11-15 years	40	Part of the former Bebside Colliery site, this site is now mostly rough scrubland, with some mature trees to the north of the site. Adjacent to, but outwith the defined settlement boundary. There is industrial land, housing, and a disused concrete plant to the east. After the colliery closed, the site has also been used for landfill, and so remediation is likely to be necessary to deal with contamination. Impacts on ecology and habitats will require assessment. Options for access will need further investigation, as it may not be appropriate to share the existing an access with the commercial land to the east. If identified constraints can be overcome, then the site could offer potential for housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
4735	Land South of Station Road	Seghill	Seaton Valley	Seaton Valley	South East	429082	574226	10.08	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large area of agricultural land, adjacent to Seghill, and in the Green Belt. The site is completely out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Vast investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, the severe impacts of development, and the Green Belt designation, there is no scope for any housing in this location. Not suitable.
4736a	Commissioners Quay, West of Quay Road (south)	Blyth	Blyth	Blyth	South East	432041	581363	1.00	Brownfield	permitted (under-construction)	15/01941/FUL	suitable	available	achievable	0-5 years	21	Planning permission approved - deliverable.
4736b	Commissioners Quay, West of Quay Road (north east)	Blyth	Blyth	Blyth	South East	431894	581454	0.28	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Industrial site, which is part of a larger area allocated as employment land. This particular parcel is currently vacant. Remediation is also likely to be necessary to deal with contamination from current/former uses. Given the coastal location, impacts on important environmental designation, such as SSSI sites and RAMSAR, will need to be carefully considered. The site is unlikely to represent a fitting environment for housing given the industrial/commercial surroundings. Not suitable for development given wide range of constraints, the environment, and the allocated land use. Not available nor achievable. Retention in current use preferred for the foreseeable future.
4736c	Commissioners Quay, West of Quay Road (north west)	Blyth	Blyth	Blyth	South East	431960	581471	0.83	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Industrial site, which is part of a larger area allocated as employment land. This particular parcel is occupied by the Blyth Workspace project. Remediation is also likely to be necessary to deal with contamination from current/former uses. Given the coastal location, impacts on important environmental designation, such as SSSI sites and RAMSAR, will need to be carefully considered. The edge of the site is subject to flood risk (zones 2 & 3). The site is unlikely to represent a fitting environment for housing given the industrial/commercial surroundings. Not suitable for development given wide range of constraints, the environment, and the allocated land use. Not available nor achievable. Retention in current use preferred for the foreseeable future.
4737	Dun Cow Quay, Land South of Quayside, North of Sussex Street	Blyth	Blyth	Blyth	South East	431779	581675	0.38	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Industrial site, which is part of a larger area allocated as employment land. This particular parcel is currently vacant. Remediation is also likely to be necessary to deal with contamination from current/former uses. Given the coastal location, impacts on important environmental designation, such as SSSI sites and RAMSAR, will need to be carefully considered. The edge of the site is subject to flood risk (zones 2 & 3). The site is unlikely to represent a fitting environment for housing given the industrial/commercial surroundings. Not suitable for development given wide range of constraints, the environment, and the allocated land use. Not available nor achievable. Retention in current use preferred for the foreseeable future.
4741	Land between the A189 and B1505	Cramlington	Cramlington	Cramlington	South East	427159	575082	1.41	Greenfield	-	17/00389/FUL	not suitable	unknown	not achievable	discounted	0	Narrow, linear stretch of land at the edge of Cramlington . The site acts as a buffer between the trunk road and the settlement. The southern part of the parcel is within the Green Belt. The shape of the site might prove a challenge for development. There are some mature trees on site, the rest is overgrown. Impacts on ecology and habitats will need assessment. The A19 lies immediately adjacent to the eastern boundary, and mitigation of noise/visual impact may be required. A number of access points would be required from the highway to the west, due to the shape of site. The identified constraints and Green Belt designation means that the site is not suitable for development.
4744	Land at Seghill Hall, North of Fox Lea Walk	Seghill	Seaton Valley	Seaton Valley	South East	428201	574534	3.79	Mostly Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of greenfield land, in the open countryside and set in the Green Belt. The site feels peripheral to Seghill, and development would have a notable adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. The Seaton Burn lies to the southern boundary, and the southern part of the site is subject to flood risk (zones 2 & 3. Archaeological assessment may be necessary. The only potential access point is a private road to the west, which would not be able to support a large housing development. Given the location outside the settlement, the impacts of development, and the Green Belt location, there is no scope for any residential development. Not suitable.
4749	Eastlea First School, Bowmont Drive	Cramlington	Cramlington	Cramlington	South East	427430	577668	1.36	Mostly Brownfield	-	-	suitable	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and some associated land. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
4757	East Cramlington Farm House	East Cramlington	Cramlington	Cramlington	South East	427823	576458	0.77	Brownfield	neighbourhood plan allocation (made)	B/07/00533/OUT, B/99/C/0195/P, B/03/00153/OUT	suitable	unknown	achievable	16+ years	8	Neighbourhood Plan housing allocation - developable.
4760	Land at West Blyth (accessed from Chase Farm)	Blyth	Blyth	Blyth	South East	429235	580683	22.03	Greenfield	permitted (under-construction)	B/09/00080/REM, B/07/00434/REM, B/02/00621/OUT	suitable	available	achievable	0-5 years	3	Planning permission approved - deliverable.
4766	19 Brierley Road	Blyth	Blyth	Blyth	South East	429653	581273	0.40	Mixed 50:50	-	B/06/00426/RES, B/06/00022/FUL	suitable	not available	not achievable	discounted	0	The site is partly occupied by a Nisa foodstore with the remainder being open land. Demolition of the retail unit would be required prior to redevelopment. Access should be suitable for a housing scheme. This site could offer a chance for a higher-density housing development, given the location. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
4772	Units 21E-21G Briardale Road & 29-33 Cowpen Hall Rd	Blyth	Blyth	Blyth	South East	429398	581556	0.07	Brownfield	-	B/07/00539/FUL	suitable	not available	not achievable	discounted	0	The site is partly occupied by single-storey, flat-roofed, retail units. Demolition of the existing buildings would be required prior to redevelopment. Access should be suitable for a housing scheme. This site could offer a chance for a higher-density housing development, given the location. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.
4783c	Former Dam Dykes Farm and associated buildings, South of Arcot Lane (east)	Not in a Settlement	Cramlington	Cramlington	South East	425660	574874	1.62	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped site in the Green Belt at a former farmstead. Adjacent to new housing but detached and isolated from a settlement. There is a pond on part of the site the site and the rest is uneven greenfield land. The A19 lies to the southern boundary, with the ECLM adjacent to the east. Measures may be necessary to ensure residential amenity, given the proximity of these major transport routes. Access would need to be taken from Arcot Lane, but capacity will need assessment. Not considered suitable due to Green Belt designation.
4788	Land to the rear of 18 Bridge Street	Blyth	Blyth	Blyth	South East	431508	581501	0.14	Brownfield	-	B/09/S/00260/FUL, B/06/00383/FUL, B/04/00703/FUL	suitable	not available	not achievable	discounted	0	Attractive building within Blyth town centre, which has a retail unit at ground floor level and associated storage space above. There is an existing business in situ. May offer an opportunity for conversion to flats. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
4790	Land adjacent to 795 Plessey Road	Blyth	Blyth	Blyth	South East	429645	579666	0.06	Mixed 50:50	-	B/07/00242/FUL	suitable	unknown	achievable	11-15 years	5	Vacant land at the very western edge of Blyth. Immediately adjacent to established terraced residential development, the site is rough ground and partly overgrown. A higher density development, potentially flats, may be appropriate for the location. Offers an opportunity for an infill scheme in a potentially attractive location.
4791	Land at Bebside Motors, 113 Front Street, Bebside	Bebside	Blyth	Blyth	South East	428090	581513	0.26	Brownfield	-	B/07/00601/OUT	suitable	not available	not achievable	discounted	0	Commercial units in Bebside. Originally utilised as garage premises, comprising a variety of buildings hosting tenants relating to the motor industry, but now utilised for other commercial/business uses. If the site did become available, then demolition would be required prior to redevelopment. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
4796	Second Hand Shop, 9 - 10 King Street	Blyth	Blyth	Blyth	South East	431344	581751	0.03	Brownfield	-	B/08/00054/FUL	suitable	not available	not achievable	discounted	0	Existing retail premises and adjacent land within Blyth town centre. The site is part occupied by a dilapidated two-storey building forming part of the main terrace, with a shop on the ground-floor and storage space above. The rest of the site consists of vacant brownfield land. The existing building may offer an opportunity for conversion to flats. The vacant land would have capacity for additional new-build. This could be a high-density given the urban location. However, despite previous proposals, there has been no recent indication that redevelopment is being considered in the foreseeable future. Not available or achievable.
4797	Former Bart Endean Stone Masons, 29 Croft Road	Blyth	Blyth	Blyth	South East	431460	581363	0.05	Brownfield	-	B/08/00165/FUL, 10/S/00359/COU	suitable	not available	not achievable	discounted	0	Brownfield land in central Blyth, comprising a commercial unis and associated land. Demolition and clearance would be required prior to redevelopment. Current business in situ. A development of a high-density would be suitable given the location. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.
4855	Land Off Pitt Lane	Seghill	Seaton Valley	Seaton Valley	South East	428540	574693	5.35	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land, adjacent to Seghill, but within the Green Belt. Development would have a significant adverse impact upon local landscape character. A burn runs along the western boundary of the site, and a large part of the site is subject to flood risk (zones 2 & 3). Negative impacts on ecology, biodiversity, and wildlife habitats would need to be addressed. Given the size of the site, a large investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. The location outside the settlement, the severe impacts of development, and the Green Belt location, means it is not suitable for housing.
5004	22-30 Front Street East	Bedlington	West Bedlington	Bedlington	South East	426304	581704	0.14	Brownfield	-	09/E/00542/FUL, 08/00087/FUL	suitable	unknown	achievable	11-15 years	7	Vacant land between existing residential dwellings. Located within a conservation area, and development would need to be sensitive to this designation. The surrounding properties are attractive stone-built houses and shops, and a new scheme would need to be complementary. Within an existing archaeological site, and further assessment may be required. Provision of safe access would be key, as it is a confined/cramped site. Opportunity for a higher-density development, potentially a flattened scheme. Potential urban infill development if identified constraints can be overcome.
5015	Land South of Scotland Gate	Choppington	Choppington	Choppington	South East	425769	583910	14.11	Greenfield	-	-	suitable in part	available	achievable in part	11-15 years	120	Large area of agricultural land, adjacent to Choppington, but outwith the defined settlement boundary. Development would have a significant impact on the setting, extending the village into open land. Given the loss of farmland, impacts on ecology and habitats would need to be addressed and then mitigated as appropriate. The Sleek Burn lies to the southern boundary, and part of the site is subject to flood risk (zones 2 & 3). Significant highway improvements would be necessary to enable a large housing scheme, with best options for access needing further consideration. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern or western parts of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
5016	Land north of Scotland Gate	Choppington	Choppington	Choppington	South East	425596	584599	14.98	Greenfield	permitted (under-construction)	16/04411/FUL	suitable	available	achievable	0-5 years	287	Planning permission approved - deliverable.
5018	Land at Routledge Buildings, Barrington Road	Bedlington Station	Choppington	Choppington	South East	426981	583353	0.46	Greenfield	-	10/S/00019/OUT	suitable	unknown	achievable	11-15 years	5	Vacant land towards the north of Bedlington, located within the settlement boundary. There is employment land to the east, but this parcel has no designation. Interface with adjacent industrial sites would need to be carefully considered. The site is currently overgrown. Potential need for remediation given past industrial uses. A new access would need to be provided from the highway to the south. Offers potential for redevelopment of vacant land with the urban area.
5019	Land north west of Spring Vile	East Steekburn	East Bedlington	Bedlington	South East	428742	583596	1.42	Greenfield	permitted (not started)	13/03937/FUL	suitable	available	achievable	0-5 years	48	Planning permission approved - deliverable.
5020	Essendene, Kenilworth Road, Ashington	Ashington	Ashington	Ashington	South East	427269	587549	0.30	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	This was the site of a local authority day care centre which provided specialist support for elderly and disabled persons. However, following closure the building was demolished, and the site was cleared. There was no residential accommodation on site. A higher indicative yield would be appropriate given the character of adjacent residential development and the urban environment. Potentially, this could be through a flattened scheme. However, the site has now been included in the land developed to provide supporting infrastructure for the reopened Ashington Station on the Northumberland Line. Not available or achievable.
5028	West End Service Station, North Seaton Road	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430685	587272	0.10	Brownfield	-	06/00393/OUT, 10/S/00531/COU, 16/04392/COU	suitable	not available	not achievable	discounted	0	Originally the site of a petrol filling station, these premises are now operating as a commercial garage, for sales and vehicle maintenance. Demolition and remediation of the site would be required prior to redevelopment. An existing business remains operating from the site. Provision of safe access would need to be ensured, given the location on a junction. Opportunity for a higher-density development, potentially a flattened scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.
5030	The Needles	Not in a Settlement	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430915	586788	0.93	Brownfield	-	07/00086/OUT	not suitable	available	not achievable	discounted	0	Potentially attractive site beside the coast, the site is occupied by some small outbuildings. In a peripheral location, outside a defined settlement boundary. Development would have a significant impact on the landscape and setting. Located in a sensitive setting, and impact upon important coastal designations, such as SSSI, SPA, and Ramsar, will need to be very carefully considered. Biodiversity, ecology, and habitat impacts will also need to be addressed. There is a sewage works in close proximity to the west, and measures may be necessary to ensure residential amenity. The existing access road would need to be upgraded if the site were developed for residential use. Not suitable for development due to location, impact on the setting, and identified constraints.
5032	Church Farm, Woodhorn Road	Woodhorn	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430247	588902	0.31	Brownfield	permitted (under-construction)	12/01397/FUL, 06/00490/FUL, 05/00077/OUT, 09/E/00503/FUL, 06/00404/FUL	suitable	available	achievable	0-5 years	15	Planning permission approved - deliverable.
5035	23 Station Rd	Bedlington Station	East Bedlington	Bedlington	South East	427447	582781	0.07	Brownfield	-	07/00250/FUL	suitable	unknown	achievable	11-15 years	10	Former commercial garage premises that have latterly been vacant. The main building was originally a chapel, which had latterly been converted to a garage for vehicle maintenance and servicing. Existing buildings would require demolition prior to redevelopment. There is also likely to be a need for remediation given the past use of the site. Offers chance for infill in the urban environment. A higher density development, perhaps a flattened scheme would be suitable given the location and the surrounding development. Offers an opportunity for an infill development in the urban area.
5037	Land to the rear 91 North Seaton Road	Ashington	Ashington	Ashington	South East	427583	587434	0.05	Brownfield	-	08/00113/FUL, 07/00281/OUT	suitable	available	achievable	6-10 years	6	Mixed site within Ashington, comprising a number of existing buildings and associated land. The parcel is currently occupied by a workshop and adjacent vacant land, an existing terraced house and a retail unit. Redevelopment could be pursued through a combination part demolition, new-build and/or conversion. Potential for a higher yield reflecting the surrounding residential development and the opportunity urban infill.
5044	Land at Hartford Village	Not in a Settlement	West Bedlington	Bedlington	South East	424306	580739	45.94	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in the open countryside. Most of the site is within the Green Belt. The site is completely out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. The site is very close to Bedlington Country Park and Plessey Woods, so there are likely to be negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, the severe impacts of development, and the Green Belt designation, there is no scope for any housing in this location. Not suitable.
5045	Land west of Barrington Park	East Steekburn	East Bedlington	Bedlington	South East	428834	583383	0.30	Greenfield	-	-	suitable	available	achievable	11-15 years	11	Undeveloped land, to the south of village and next to existing residential dwellings, but outwith the defined settlement boundary. In an attractive, and potentially highly sensitive location adjacent to the River Blyth, development could have an impact upon setting and character. Any impact upon wildlife habitats and ecology would need to be identified and mitigated. Access would need to be via adjacent estate road, with capacity needing consideration. Could be a suitable location for a small-scale housing scheme, if the identified constraints can be overcome. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
5047	Allotment Gardens	Cambois	East Bedlington	Bedlington	South East	430142	584819	0.80	Greenfield	-	08/00403/OUTES	suitable	available	achievable	6-10 years	30	Land occupied by allotment gardens within Cambois. Relocation of the facility would be required. Clearance of the site would also be necessary. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered. Biodiversity, ecology, and habitat impacts will also need to be addressed. The former Cambois Colliery site was adjacent to the east, so there may be a need to deal with contamination through remediation. An upgraded point of access would be required. Theoretically, the site could represent a suitable location for a small-scale housing scheme if circumstances change in future.
5048	Playing Field	Cambois	East Bedlington	Bedlington	South East	430028	584709	0.90	Greenfield	-	08/00403/OUTES	suitable	available	achievable	6-10 years	30	Playing fields within Cambois. Relocation of the facility might be required to enable redevelopment. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered. Environment, ecology, and habitat impacts would need to be assessed and mitigated as required. The former Cambois Colliery site was adjacent to the east, so there may be a need to deal with contamination through remediation. The existing roads are narrow and would need to be improved to enable residential development. Potential to do so will need further investigation. Theoretically, the site could represent a suitable location for a housing scheme, if the identified constraints can be overcome.
5049	Land to the West of Cambois	Cambois	East Bedlington	Bedlington	South East	429836	584694	1.53	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land, adjacent to Cambois, but outwith the defined settlement boundary. The setting may not be appropriate for a residential scheme. A goods-only railway line lies to the southern boundary, and there may be need for mitigation measures to ensure residential amenity. A new access would be required, with capacity of adjacent highway needing assessment. There may be need for remediation given past uses in the surrounding area. The land to the south is allocated as employment land, and the interface with industrial use(s) would need to be carefully considered. The range of constraints and location mean that this is not considered a suitable location for housing.
5053	Land to the West of Netherton Hall	Nedderdon	West Bedlington	Bedlington	South East	423219	581909	0.61	Greenfield	-	-	not suitable	available	achievable	discounted	0	Undeveloped greenfield land to the west of village, but within the Green Belt. Netherton Hall, a Grade II listed building, is located adjacent to the east, and any development would need to be sensitive to this setting. There is are mature trees to the northern part of the site, and impacts on ecology and biodiversity would need assessment. The narrow land to the west would not be able to support a residential development. The identified constraints, impacts of development, and Green Belt designation means the site would not be suitable for housing.
5054	Land to the South of West Farm	Nedderdon	West Bedlington	Bedlington	South East	423147	582002	0.59	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small parcel of agricultural land to west of Netherton. Located in the Green Belt, development would have an impact on the setting by extending the settlement. Potential impacts on ecology and habitats. The lane to the east would not be appropriate for serving a housing scheme. Green Belt setting and identified constraints mean that this would not be suitable.
5055	Land to the east of West Farm	Nedderdon	West Bedlington	Bedlington	South East	423212	582148	0.92	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Farmland in the Green Belt to the north of the settlement. Development would extend the village into the countryside. The loss of agricultural land could have impacts on ecology and habitats. There is no opportunity for a link to the highway, and adjacent land would be required to enable access. Not suitable due to identified constraints and being in the Green Belt.
5056	Land to the West of the A192	Not in a Settlement	West Bedlington	Bedlington	South East	422579	581964	4.85	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of agricultural land, in the open countryside and set in the Green Belt. The scale of site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, the impacts of development, and the Green Belt location, there is no scope for any housing in this location. Not suitable.
5057	Land at Hartford Bridge	Hartford Bridge	West Bedlington	Bedlington	South East	424180	580180	1.02	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land in the Green Belt. Although adjacent to the small settlement of Harford Bridge, development would have a significant impact on the rural character of the setting. There are some agricultural buildings in situ which would require clearance. Adjacent to ancient woodland. Impacts on biodiversity, ecology, and habitats would need to be carefully considered. New access required, with options to both north and south, although these roads may not have capacity for further traffic. Site is unsuitable for development as it is in the Green Belt.
5058	Windmill Farm	Bedlington	East Bedlington	Bedlington	South East	425652	583077	0.62	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Farmstead, situated outwith a settlement in the open countryside. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the setting. The access road would need to be improved to support a housing scheme. Not suitable due to the location and impact on setting.
5059	Moorside First School	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430914	588259	2.39	Mostly Brownfield	local plan allocation	16/03954/FUL, 13/01267/DEMGDO	suitable	available	achievable	6-10 years	66	Local Plan housing allocation - developable.
5060	Ashington Fire Station	Ashington	Ashington	Ashington	South East	425712	587739	0.41	Brownfield	-	17/01879/FUL	suitable	not available	not achievable	discounted	0	Site of operational fire station. Within an area of established housing development. The current use remains in situ. If the site was to become available, demolition and clearance would be required, along with remediation if necessary. Access may need to be upgraded, but should not be prohibitive to a small-scale scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
5063	Red Row	Not in a Settlement	Choppington	Choppington	South East	427390	584000	2.11	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land, outwith a settlement, and in a peripheral location. Development would have a significant adverse impact on the landscape and local character. The Sleek Burn runs to the northern edge of the site. There are also mature trees on parts of the site. Impacts on ecology and biodiversity would need to be identified. Parts of the site are subject to flood risk (zones 2 & 3). There is a steep slope on site, which could limit the scope for development. The current access to the site is not suitable for a housing development and it may not be possible to make the necessary improvements to enable this. The significant impacts of development, isolated location, and identified constraints mean that this would not be suitable for any housing development.
5065	Eastgate/Eastgreen	Choppington	Choppington	Choppington	South East	425735	584297	1.59	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Protected open space within established residential area. The northern parcel is utilised as playing fields and the southern parcel is an attractive park. The whole site is designated as protected open space. The land performs a vital role in providing recreation space for the local community and loss land would not be appropriate. Development of even a small parcel of land would have a notable impact on character and setting. Improvements would be necessary to enable access. Not suitable for any form of housing development.
5066	Bungalov, New Dolphin Garage, Front St	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	431173	588070	0.45	Brownfield	permitted (under-construction)	11/02989/REM, 07/00557/OUT	suitable	available	achievable	0-5 years	14	Planning permission approved - deliverable.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
5078	Land to the West, A189 between N.Seaton Rd and Woodhorn Roundabout. Proposed Housing Growth Point	Ashington	Ashington	Ashington	South East	429405	587758	28.08	Greenfield	permitted (under-construction)	16/02432/OUT	suitable	available	achievable	0-5 years	409	Planning permission approved - deliverable.
5081a	Blyth Power Station, Site to the north of Brock Lane Rd (north)	Not in a Settlement	East Bedlington	Bedlington	South East	429891	584077	90.95	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Very large area of industrial land, previously the site of a power station. Allocated for employment purposes. Most of the site has been cleared but there would be need for extensive remediation and site preparation. Development would have a significant impact upon the local landscape. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered. Biodiversity, ecology, and habitat impacts will also need to be addressed. Significant investment would be necessary in highway infrastructure to support a large development. Retention for industrial uses is a priority, and this, along with the location and setting, and the wide range of constraints, means that it is not suitable for any housing.
5081b	Blyth Power Station, Site to the north of Brock Lane Rd (south)	Not in a Settlement	East Bedlington	Bedlington	South East	429931	583221	53.23	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Very large area of industrial land, previously the site of a power station. Allocated for employment purposes. Most of the site has been cleared but there would be need for extensive remediation and site preparation. Development would have a significant impact upon the local landscape. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered. Biodiversity, ecology, and habitat impacts will also need to be addressed. Significant investment would be necessary in highway infrastructure to support a large development. Retention for industrial uses is a priority, and this, along with the location and setting, and the wide range of constraints, means that it is not suitable for any housing.
5082	Plot 3, Freeman Way	Ashington	Ashington	Ashington	South East	428703	586005	2.10	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Allocated employment land within Ashington which is currently occupied by a commercial garage. Isolated from residential development. If the site did become available, then clearance would be required. There may be need for remediation given past/current use. Highway infrastructure should be adequate to support housing. The location would not be appropriate for housing, given the surrounding employment and commercial uses. This and the allocated use mean that this is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5083	Land adjacent to Cambois First School, Road between North Cambois and North Blyth	Cambois	East Bedlington	Bedlington	South East	430497	583832	2.64	Brownfield	-	-	suitable in part	unknown	achievable in part	11-15 years	30	Area of vacant land, formerly occupied by terraced houses and an infant school which were demolished some years ago. Most of the site is within the defined settlement boundary, but the northern part is outwith. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the Northumberland Shore SSSI. Biodiversity, ecology, and habitat impacts will also need to be addressed. Access would need to be improved, although this is unlikely to be prohibitive. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, within the settlement boundary.
5084	Land to east of telephone exchange, Reiverdale Road	Ashington	Ashington	Ashington	South East	427970	587994	0.63	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Vacant, overgrown parcel of land within Ashington. Impacts on ecology and biodiversity would need assessment and mitigated as appropriate. Within an area of known archaeological remains, with further investigation potentially necessary. The existing access road is very narrow and would not be able to support a residential scheme, with no scope for improvement. Not suitable due to the identified constraints.
5085	Plot B1, Warsbeck Business Park, Rotary Parkway	Ashington	Ashington	Ashington	South East	426932	588121	0.88	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Vacant grassed site, detached from residential areas. Part of a wider area of designated employment land. There may be need for remediation given past/current use. The environment would not be appropriate for housing, given the surrounding employment and commercial uses. This factor, along with the allocated use, means that it is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5086	Plot C, Warsbeck Business Park, Rotary Parkway	Ashington	Ashington	Ashington	South East	426714	588104	1.43	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Site in Ashington, detached from residential areas. Part of a wider area of designated employment land. The northern part of the site vacant, but the southern part is occupied by buildings, with occupiers in situ. There may be need for remediation given past/current use. The environment would not be appropriate for housing, given the surrounding employment and commercial uses. This and the allocated use mean that this is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5087	Former Motive Power Depot, Road between North Cambois and North Blyth	Cambois	East Bedlington	Bedlington	South East	430362	583905	10.41	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Long, linear area of brownfield land, adjacent to the west of Cambois, but located outwith the defined settlement boundary. Allocated for employment purposes. This is former railway land, which was occupied by sidings and sheds. Prior to this, it was the site Cambois Colliery. Most of the site has been cleared but there would be need for extensive remediation and site preparation. Development would have a significant impact upon the local landscape. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered. Biodiversity, ecology, and habitat impacts will also need to be addressed. Existing highway infrastructure would need to be improved to support a housing development. Not suitable for any housing due to the allocated land use and the scale of constraints. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5088	Plot A1, Warsbeck Business Park, Rotary Parkway	Ashington	Ashington	Ashington	South East	426460	588259	0.62	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Vacant site, detached from residential areas. Part of a wider area of designated employment land. There may be need for remediation given past/current use. The environment would not be appropriate for housing, given the surrounding employment and commercial uses. This factor, along with the allocated use, means that it is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5089	Plot A3, Warsbeck Business Park, Rotary Parkway	Ashington	Ashington	Ashington	South East	426856	588108	0.61	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Vacant site, detached from residential areas. Part of a wider area of designated employment land. There may be need for remediation given past/current use. The environment would not be appropriate for housing, given the surrounding employment and commercial uses. This factor, along with the allocated use, means that it is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5090	Storey Crescent (Land at)	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430443	588264	2.84	Brownfield	neighbourhood plan allocation (made)	-	suitable	available	achievable	6-10 years	45	Neighbourhood Plan housing allocation - developable.
5091	Demolished Council Flats, Simonburn Lane	Ashington	Ashington	Ashington	South East	428642	586707	0.28	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Previously the site of a block of flats, this linear site is now designated open space within an established residential area. The land performs an vital role in providing recreation space for the local community and loss land would not be appropriate. Development would have a notable impact on character and setting. Appropriate access may be difficult to provide. Not suitable for any form of housing development given the protected open space designation.
5093a	Plot B2, Warsbeck Business Park, Rotary Parkway (northern/eastern parcel)	Ashington	Ashington	Ashington	South East	426905	587967	1.46	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Vacant grassed site, detached from residential areas. Part of a wider area of designated employment land. The environment would not be appropriate for housing, given the surrounding employment and commercial uses. This factor, along with the allocated use, means that it is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5094	Welwyn Electronics Park Site A	Bedlington	East Bedlington	Bedlington	South East	427499	583619	3.22	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Part of an existing industrial site towards the edge of Bedlington. Elements of the site remain in use for car parking but the vast majority is now vacant following clearance of former factory buildings. If the site were to become available, then there may be potential for development at a slightly higher density, in keeping with the setting and nearby residential development. Clearance of remaining buildings would be required prior to redevelopment. There may also be a need for remediation. There are mature trees in situ on parts of the site. Impacts on biodiversity and habitats would need further consideration. To enable development of the full site, improvements to highway infrastructure would be necessary. The range of constraints and impacts of development mean the site is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5095	Battleship Wharf, Road between Cambois & North Blyth	North Blyth	East Bedlington	Bedlington	South East	430980	582883	3.77	Brownfield	-	19/03684/PA	not suitable	not available	not achievable	discounted	0	Two parcels of land at the Port of Blyth, outwith a settlement, and detached from residential areas. Part of a wider area of designated employment land. There may be need for remediation given past/current use. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered. Highway infrastructure is unlikely to be able to support housing. The location would not be appropriate for residential development, given the surrounding employment and commercial uses. This factor, along with the allocated use, means that it is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5096	Central most plot, Lintonville Parkway	Ashington	Ashington	Ashington	South East	427519	588151	0.48	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Vacant site, detached from residential areas. Part of a wider area of designated employment land. There may be need for remediation. A railway line runs to the northern boundary, and there may be need for mitigation measures to ensure residential amenity. The environment would not be appropriate for housing, given the surrounding employment and commercial uses. This factor, along with the allocated use, means that it is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5097	Eastern most plot, Lintonville Parkway	Ashington	Ashington	Ashington	South East	427588	588173	0.33	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Land occupied by a bus depot and detached from residential areas. Part of a wider area of designated employment land. There is likely to be need for remediation. A railway line runs to the northern boundary, and there may be need for mitigation measures to ensure residential amenity. The environment would not be appropriate for housing, given the surrounding employment and commercial uses. This factor, along with the allocated use, means that it is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5098	Vald Birn UK Ltd, C403 South View to Unity Terrace	Cambois	East Bedlington	Bedlington	South East	430231	584744	7.91	Brownfield	-	08/00403/OUTES	suitable	available	achievable in part	6-10 years	130	Large parcel of vacant land that comprises part of a wider area of cleared industrial land. This is within the defined settlement boundary for Cambois and was the site of Cambois Colliery. The land was previously occupied by the pit and associated railway land, terraced houses and allotment gardens. Development would have an impact on the open landscape and setting. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the Northumberland Shore SSSI. Impacts on biodiversity, ecology, and habitats likely, and these will have to be mitigated. Remediation will be needed to deal with contamination from past uses. Investment in highway infrastructure would be needed to support a large housing scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. Could offer opportunity to be part of an extensive redevelopment of the former Cambois Colliery site.
5099	Dewhirst Ladies Wear Site, Remscheid Way	Ashington	Ashington	Ashington	South East	427485	586386	2.79	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Occupied industrial land, detached from residential areas. Part of a wider area of designated employment land. Demolition of the existing buildings would be required prior to redevelopment. There may also be need for remediation. The environment would not be appropriate for housing, given the surrounding employment and commercial uses. This factor, along with the allocated use, means that it is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5100	Western most plot, Lintonville Parkway	Ashington	Ashington	Ashington	South East	427450	588121	0.24	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Vacant overgrown site, detached from residential areas. Part of a wider area of designated employment land. There may be need for remediation. A railway line runs to the northern boundary, and there may be need for mitigation measures to ensure residential amenity. The environment would not be appropriate for housing, given the surrounding employment and commercial uses. This factor, along with the allocated use, means that it is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5102	Mawburn House	Cambois	East Bedlington	Bedlington	South East	430417	584022	1.42	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Largely vacant land, outwith the defined settlement boundary for Cambois. Part of the former Cambois Colliery site, this remains part of a wider area of allocated employment land. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the Northumberland Shore SSSI. Impacts on biodiversity, ecology, and habitats likely, and these will have to be mitigated. Remediation will be needed to deal with contamination from past uses. Access would need to be improved to support a housing scheme. Surrounded by industrial land, this is unlikely to be an appropriate environment for housing. Not suitable for a residential development of any size. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5103	Greyhound Track and Industrial Estate	Cambois	East Bedlington	Bedlington	South East	430302	584523	3.69	Brownfield	-	08/00403/OUTES	suitable	available	achievable	11-15 years	130	Large parcel of vacant land that comprises part of a wider area of cleared industrial land. This is within the defined settlement boundary for Cambois and was the site of Cambois Colliery. The land was previously occupied by the pit and associated railway land, terraced houses and allotment gardens. More recently, this parcel was occupied by a greyhound track. Development would have an impact on the open landscape and setting. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the Northumberland Shore SSSI. Impacts on biodiversity, ecology, and habitats likely, and these will have to be mitigated. Remediation will be needed to deal with contamination from past uses. Investment in highway infrastructure would be needed to support a large housing scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. Could offer opportunity to be part of an extensive redevelopment of the former Cambois Colliery site.
5104	Former Cricket Ground, East of Vicarage, Windsor Terrace	Choppington	Choppington	Choppington	South East	425603	583943	1.00	Greenfield	-	-	suitable	available	achievable	11-15 years	5	Small parcel of greenfield land, adjacent to Choppington, but outwith the defined settlement boundary. The Grade II listed St Peter's Church lies nearby to the west, and any proposal would have to be mindful of the setting of this heritage asset. Any impacts on ecology and habitats would need to be addressed. Access could limit the scope for any development, with the adjacent Windsor Terrace being narrow. Capacity of this access road will need further assessment. If the identified constraints can be overcome, then the site could be suitable for a small-scale housing scheme. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
5105	Land to the North and East, Woodlea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	431084	588429	7.05	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Large area of open, attractive land within the settlement. Although without a formal designation, this site functions as an important recreation space for the local community. Development would have a significant impact on this area of the town, and would fundamentally change the setting local character. Much of the site is covered with mature trees, and the loss of these would not be appropriate. Impacts on biodiversity and habitats would need assessment. New access point(s) required, with best options for location needing further appraisal. The significant impact of development, and identified constraints, means that no housing would be suitable on this site.
5107	Land to the West, Brock Lane	Not in a Settlement	East Bedlington	Bedlington	South East	428238	584202	47.03	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land in the open countryside. The scale of site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. Development would narrow the strategic gap between settlements. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Vast investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, and the severe impacts of development, there is no scope for any housing in this location. Not suitable.
5108	Land to the East, Brock Lane	Not in a Settlement	East Bedlington	Bedlington	South East	428797	584376	20.27	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of undeveloped land in the open countryside. Most of the site is farmland, although there is woodland on the southern part of the site. The scale of The scale of site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. Development would narrow the strategic gap between settlements. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Vast investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, and the severe impacts of development, there is no scope for any housing in this location. Not suitable.
5109	Land to the North	Not in a Settlement	East Bedlington	Bedlington	South East	429192	583804	26.58	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land in the open countryside. Parts of the site are covered in mature woodland. The scale of The scale of site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. Development would narrow the strategic gap between settlements. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Vast investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, and the severe impacts of development, there is no scope for any housing in this location. Not suitable.
5110	Land to the North, Road between W.Sleekburn and Cambois	Not in a Settlement	East Bedlington	Bedlington	South East	428567	585204	25.51	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large greenfield site, in a potentially very attractive location the east of West Sleekburn. Outwith the defined settlement boundary, a housing scheme would have a significant impact on the setting, extending development into open land. The River Warsbeck lies immediately adjacent to the north of the site lies. Impact upon estuary will require assessment, as will wider ecology matters. A goods railway line lies to the southern boundary. There is a works and a sewage treatment works to the east. Mitigation against all of these uses may be required to ensure residential amenity. There is no opportunity for direct access to the site from the high. The significant impact of development, location, and identified constraints, mean that this site is not suitable for a housing development of any scale.
5112	Land to the North of Rotary Parkway	Ashington	Ashington	Ashington	South East	427212	588108	8.22	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Undeveloped greenfield land within Ashington. Part of the site is allocated employment land, with the remainder being protected open space. The site feels peripheral and detached from wider development. A railway line lies to the south eastern boundary. Significant highway improvements would be needed to enable access. The identified constraints, location, and allocated land use means that no housing would be suitable. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5114	Land to the South East of Lintonville, Lintonville Terrace	Ashington	Ashington	Ashington	South East	427570	587919	3.65	Brownfield	-	19/03489/FUL, 07/00409/OUT	not suitable	not available	not achievable	discounted	0	Large town centre which has a number of existing uses in situ, as well as areas of vacant land. This includes a leisure centre, bus station and garages. Significant site clearance would be required if the site were to become available. Improvements would be needed to highway infrastructure e to enable a large housing scheme. The location would be suited for higher-density development. Not suitable due to preference for retention in new/current use. Not available nor achievable.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
5115	Spital House Farm	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430389	587185	2.25	Greenfield	local plan allocation	15/01888/OUT	suitable	available	achievable	6-10 years	42	Local Plan housing allocation - developable.
5116	Woodhorn Road	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430931	588058	0.30	Mostly Brownfield	-	03/00126/FUL	suitable	available	achievable	6-10 years	12	Site within the settlement that latterly has been used as a car park for the adjacent leisure centre. There is likely to be a requirement to relocate the parking provision. Prior to the current use, it had functioned as a lorry park and before this had originally been part of wider industrial land. Mainly brownfield, with the rest undeveloped. Improvements to access may be required. A higher density development may be suitable given the setting. Offers opportunity for a small infill development, if the identified constraints can be overcome.
5117	Ashwood Business Park	Ashington	Ashington	Ashington	South East	429465	586155	34.64	Greenfield	-	11/03008/FULES	not suitable	not available	not achievable	discounted	0	Large area of allocated employment land. There are a range of industrial and commercial buildings in situ, with a variety of occupiers. Detached from residential areas. If the site were to become available, clearance would be needed, with potential need for remediation too. Significant improvements to highway infrastructure are likely to be needed to support a large residential scheme. The environment would not be appropriate for housing, given the surrounding employment and commercial uses. This factor, along with the allocated use, means that it is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5121	Land at Debdon House	Cambois	East Bedlington	Bedlington	South East	430425	584197	0.26	Brownfield	-	-	suitable	unknown	achievable	11-15 years	5	Linear parcel of land occupied by an existing dwelling, small outbuildings, and associated land. Outwith the defined settlement boundary. Former industrial land which was part of the Cambois Colliery site. There may be need for remediation due to past use. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the Northumberland Shore SSSI. Impacts on biodiversity, ecology, and habitats likely, and these will have to be mitigated. A goods railway line runs to the western boundary. Could offer opportunity for development through the intensification of development on site. This would require demolition of the existing dwelling. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
5122	Land South of Barrington	Bedlington Station	East Bedlington	Bedlington	South East	426797	583224	8.06	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of agricultural land outwith the defined settlement boundary. A housing scheme would spread development along the south side of Barrington Road. Impacts on landscape and setting would be notable. Impacts on ecology and biodiversity will need to be assessed. Railway line to northern boundary. No possibility for direct access from Barrington Road, unless a level crossing is installed. This is unlikely, so only options would be estate roads to east. These would not have the capacity to serve a big residential scheme. Location and lack of independent access means that no housing would be suitable.
5123	Land South of High Street, Whinney Hill Farm	Guidepost	Choppington	Choppington	South East	425684	584960	10.98	Greenfield	-	-	suitable in part	available	achievable	16+ years	80	Agricultural land to southern edge of Guide Post, but outwith the defined settlement boundary. Development would have an impact on the open landscape. Loss of farmland will lead to impacts on ecology and biodiversity, with mitigation as necessary. There are a number of potential access point from the highway to the north, but these will have to be upgraded to support a residential scheme of any size. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
5125	The Birches, Red Row Drive	Bedlington Station	Choppington	Choppington	South East	427346	583373	0.49	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small parcel of scrubland in a largely industrial area. There is a cement works to the south and a railway line to the eastern boundary. There may be need to mitigate against both these use to ensure residential amenity. New access required from highway to west, although this should not prove to be prohibitive. The environment would not be appropriate for housing, given the surrounding industrial and commercial uses. Not suitable for housing.
5127	Land to the N of Recreation Ground, Ellington Rd	Ashington	Ashington	Ashington	South East	426234	588395	1.13	Brownfield	-	-	suitable	unknown	achievable	11-15 years	31	Former coal depot in a peripheral location to the northern edge of Ashington. Now occupied by a range of business for industrial and commercial purposes. The are a number of buildings in situ, with the rest being hardstanding for open air storage. Demolition and clearance required prior to redevelopment. Also need to remediation, due to contamination from current/past uses. There are mature trees surrounding the site. Existing access point would need to be upgraded for a residential scheme, but this should not be prohibitive. Theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change in future.
5129	Land adj to Spital House Farm	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430259	587299	1.62	Greenfield	local plan allocation	-	suitable	available	achievable	6-10 years	30	Local Plan housing allocation - developable.
5130a	Cambois Farm, Cambois Farm Road (A)	Cambois	East Bedlington	Bedlington	South East	430167	585104	0.61	Greenfield	-	-	suitable	available	achievable	11-15 years	15	Small paddock area, adjacent to Cambois, but outwith the defined settlement boundary. Development would conjoin the main village to the south with a small pocket of development outlying to the north. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the Northumberland Shore SSSI. Impacts on biodiversity, ecology, and habitats likely, and these will have to be mitigated. New access required from highway to east. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
5130b	Cambois Farm, Cambois Farm Road (B)	Not in a Settlement	East Bedlington	Bedlington	South East	429839	585063	23.30	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Large area of agricultural land set between Cambois and the Blyth Estuary. The scale of site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. Given the proximity to the River Blyth, it is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Vast investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the scale of the site and the severe impacts of development, there is no scope for any housing in this location. Not suitable.
5132	Welbeck First School	Ashington	Ashington	Ashington	South East	429293	586984	0.76	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and some associated land. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5133	Coulson Park First School	Ashington	Ashington	Ashington	South East	428703	586666	0.74	Brownfield	-	-	suitable	available	achievable	6-10 years	25	Former school site, now cleared following closure. Represents an opportunity to provide a scheme within an established residential area. Mixed site but any development would be limited to the footprint of the former buildings, with the playing fields to be excluded. There may be opportunity for a scheme of a slightly higher density, given the location.
5137	Land to the North of 6 Liddles Street	Bedlington Station	East Bedlington	Bedlington	South East	427573	583209	0.12	Greenfield	-	-	suitable	unknown	achievable	11-15 years	6	Vacant, grassed area within an area of established residential development. Adjacent to terraced housing. Offers an opportunity for an infill scheme within the urban area. There could be possibility of a higher-density scheme given the surrounding development. Capacity of existing lane to provide access will need to be assessed, and it is likely improvements will have to be made to enable a housing scheme. If identified constraints can be overcome, then this offers an opportunity to a small infill scheme.
5138	Land to the East of the Benefits Agency Car Park, Reiverdale Road	Ashington	Ashington	Ashington	South East	427939	588063	0.23	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Vacant overgrown plot within Ashington. Adjacent to existing commercial/business uses. Development could impact upon biodiversity, especially given there is a large allotment site immediately adjacent to the north and east. Existing access road would need to be greatly improved to support a housing scheme. The environment would not be appropriate for housing, given the surrounding industrial and commercial uses. Not suitable.
5139	Site of Former Hirst North Nursery School, North of the Pavilion Bingo Hall	Ashington	Ashington	Ashington	South East	427816	587368	0.11	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Brownfield land within the urban area, currently occupied by a building in use for leisure purposes. The rest of the site functions as car parking. Demolition and clearance would be required prior to redevelopment. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5140	Land to the East of the Police Command Centre, Shalksmuhle Rd	Bedlington	West Bedlington	Bedlington	South East	426083	582113	0.21	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Overgrown parcel of land, situated to the east of Bedlington Police Station. The site is subject to heavy vegetation coverage and there are many mature trees in situ. Loss of this site could impact on biodiversity and habitats. New access point required, but there may not be scope to do so from the adjacent highway. Not suitable for housing due to the identified constraints.
5141	Site of Demolished Houses - Woodhorn Villas	Ashington	Ashington	Ashington	South East	428562	587902	0.44	Brownfield	-	-	suitable	available	achievable	16+ years	16	Vacant land, formerly occupied by dwellings which were cleared a number of years ago. Represents a potential opportunity for redevelopment through urban infill. Existing estate roads may need to be upgraded to serve a residential development. Suitable for a small-scale scheme, if the identified constraints can be overcome.
5142	Land to the West of Store Farm Road	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430275	588239	5.68	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land to the west of Newbiggin, a town without a defined settlement boundary. Designated as protected open space. A housing scheme would expand the village into the countryside and have an impact on the open landscape. Impacts on environment, ecology, habitats will need assessment. Within an area of known archaeological remains, so further investigation may be required. Access will need to be improved to support a large housing scheme. Not suitable for housing due to protected open space status.
5143	Land to the West of Woodhorn Road	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430289	588536	8.36	Greenfield	-	-	suitable in part	available	achievable	6-10 years	177	Large greenfield site to the northern edge of Newbiggin. Adjacent to existing housing, although the town has no defined settlement boundary. Development would have a notable impact on the open landscape and setting. Loss of such a large parcel of land is likely to impact upon biodiversity and ecology. A site of this site would need substantive investment in highway infrastructure. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the south eastern part of the site, adjacent to existing housing.
5147a	Northumberland College (buildings and hardstanding)	Ashington	Ashington	Ashington	South East	428244	586613	3.84	Brownfield	-	05/00160/OUT, 16/00307/FUL, 13/01934/FUL	suitable	not available	not achievable	discounted	0	Operational college site within the defined settlement boundary. It includes the main education buildings and some associated land. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5147b	Northumberland College - playing fields	Ashington	Ashington	Ashington	South East	428317	586456	3.78	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Playing fields at an operational college site within the defined settlement boundary. The whole site is designated as protected open space. Loss of the playing fields would not be appropriate. Not suitable for any housing.
5152	21-29 High Market	Ashington	Ashington	Ashington	South East	426091	587754	0.36	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Site occupied by industrial/commercial uses to the west of the town centre. The existing businesses would require relocation prior to any redevelopment taking place and clearance of the extant buildings would also be required. There may also be a need for remediation due to contamination from past/current uses. Access may need to be upgraded, but this would not be prohibitive to a housing scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5153	Land to the West of Wansbeck Road	Ashington	Ashington	Ashington	South East	426417	587000	7.36	Greenfield	-	-	suitable in part	available	achievable in part	11-15 years	55	Large greenfield site, adjacent to existing residential development, but outwith the defined settlement boundary. A housing would extend the town into the countryside and impact on the setting. Adverse impacts on ecology and habitats would require assessment. Highway infrastructure would require improvement to enable a housing scheme, with the capacity and suitability of adjacent estate roads needing investigation. If identified constraints can be addressed then a housing scheme of a lower yield, based on a reduced developable area could be appropriate. This would focus development on the eastern part of the site, immediately adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
5154	Windmill Farm, Land to the East, Choppington Road	Bedlington	East Bedlington	Bedlington	South East	425997	582946	19.09	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land set to the north of Bedlington, and outwith the defined settlement boundary. The scale of site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. Given the loss of a large area of farmland, it is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the scale of the site, and the severe impacts of development, there is no scope for any housing in this location. Not suitable.
5155i	Land to the East, Featherstone Grove (Miller)	Bedlington	West Bedlington	Bedlington	South East	425219	582756	3.96	Greenfield	permitted (under-construction)	19/01457/REM, 16/04731/OUT	suitable	available	achievable	0-5 years	150	Planning permission approved - deliverable.
5155ii	Land to the East, Featherstone Grove (Taylor Wimpey)	Bedlington	West Bedlington	Bedlington	South East	425210	582780	0.00	Greenfield	permitted (under-construction)	19/01457/REM, 16/04731/OUT	suitable	available	achievable	0-5 years	157	Planning permission approved - deliverable.
5156	Land to the North, Grange Park Avenue	Bedlington	East Bedlington	Bedlington	South East	428098	583478	14.32	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large greenfield site adjacent to Bedlington, but outwith the defined settlement boundary. Development of the whole parcel would have a significant impact on the setting and landscape. The northern part of the site lies adjacent to the Blyth Estuary, and there could be impact upon important environmental designations. Any adverse affects on ecology, biodiversity, and habitats would need to be addressed and mitigated. Substantial investment in transport infrastructure would be necessary to support housing and provide required safe access points. Given the detachment, the location outside the settlement, the severe impacts of development, there is no scope for any housing in this location. Not suitable.
5157	Land to the South, Underhill Drive	Guidepost	Choppington	Choppington	South East	424978	584783	14.61	Greenfield	-	-	suitable	available	achievable	16+ years	220	Big area of farmland, adjacent to south west of Guidepost. Outwith the defined settlement boundary. A housing scheme would have a notable impact on the open landscape and setting, extending the urban area into the countryside. Loss of agricultural land may lead to impacts on environmental and ecology. Choppington Woods lies to south west, and any scheme would need to be sensitive to this. Also in an area of archaeological remains. New access point(s) would need to be provide, with options to both east and north. Best solution will need assessment. If identified constraints can be overcome, then a scheme based on a reduced developable area, focused on the eastern part of the site could be suitable. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
5158	Land to the South of Glebe Farm and the West of Choppington Road	Bedlington	West Bedlington	Bedlington	South East	425536	582853	6.02	Greenfield	permitted (under-construction)	19/01457/REM, 16/04731/OUT	suitable	available	achievable	0-5 years	see 5155	Planning permission approved - deliverable.
5172	Welwyn Electronics Park Site B	Bedlington Station	East Bedlington	Bedlington	South East	427626	583431	5.57	Brownfield	-	18/04464/FUL	not suitable	not available	not achievable	discounted	0	Part of an existing industrial site towards the edge of Bedlington. There a large factory buildings in situ on the northern part of the site, with the southern part being greenfield. The latter is designated as protected open space. The site is home to a electrical contractor business. Relocation to a new site would be required. If the site were to become available, then there may be potential for development at a slightly higher density, in keeping with the setting and nearby residential development. Clearance of the existing buildings would be required prior to redevelopment. There may also be a need for remediation. To enable development of the full site, improvements to highway infrastructure would be necessary. The area of the site designated as protected open space would not be suitable for housing. The range of constraints and impacts of development mean the site is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
5176	Warehouse to the rear of Jubilee Terrace	Bedlington Station	East Bedlington	Bedlington	South East	427525	582749	0.05	Mostly Brownfield	-	08/00326/FUL, 08/00259/FUL, 11/01433/FUL, 15/03760/FUL	suitable	unknown	achievable	11-15 years	6	Industrial workshop and land within the urban area that were originally utilised for the storage and maintenance of heavy goods vehicles and plant. More recently, the premises have been occupied by a commercial garage, for car servicing and repair. Demolition and any necessary remediation would need to be undertaken prior to redevelopment. Potential for a higher density scheme given the location, potentially a flat/apartment development. Capacity of the existing access road would need to be very carefully considered. If identified constraints can be overcome, then the site would be suitable for a small-infill scheme.
5179	126 Front Street, Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	431336	588112	0.07	Mostly Brownfield	-	09/00040/OUT	suitable	unknown	achievable	11-15 years	5	Brownfield site occupied by existing retail and residential units within Newbiggin town centre. There may be scope for alteration and conversion to provide further residential units in the existing properties. This could be supplemented by new-build on the land to the rear. Access is constrained and a solution would need to be developed for serving the development. If identified constraints can be overcome, then a small-scale scheme, through a combination of conversion and new build could be suitable.
6036	Land South Of Hartford Hall Estate, Bedlington	Not in a Settlement	West Bedlington	Bedlington	South East	424675	579928	3.20	Greenfield	-	11/00559/OUT	not suitable	unknown	not achievable	discounted	0	Area of greenfield land, in a very attractive location at Hartford Hall Estate. Outwith a defined settlement boundary and in the Green Belt. The scale of site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon landscape, setting, and local character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, the severe impacts of development, and the Green Belt designation, there is no scope for any housing in this location. Not suitable.
6038	Moorside Lodge Caravan Park, Mill Lane, Seghill	Seghill	Seaton Valley	Seaton Valley	South East	428009	574247	0.43	Greenfield	-	12/00089/OUT	not suitable	available	not achievable	discounted	0	Land adjacent to Seghill but located in the Green Belt. The site is currently utilised for caravan storage and there is also an existing dwelling in situ. Although small, a housing scheme on this site would cause extension of the settlement into the countryside. Demolition would be require to enable the redevelopment of the site. The Seaton Burn is located nearby to the north. Impacts on ecology and habitats would need to be assessed. The existing access lane may not be able to support a residential development. Due to the Green Belt setting, and identified constraints, this site would not be suitable for housing.
6082	West Chevington Farm, West Chevington	West Chevington	Tritlington and West Chevington	Central - rest of delivery area	Central	422902	597290	0.98	Greenfield	permitted (under-construction)	15/02908/FUL, 11/02437/FUL	suitable	available	achievable	0-5 years	8	Planning permission approved - deliverable.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
6143	Hebron Hill Farm, Hebron, Morpeth	Not in a Settlement	Hebron	Morpeth	Central	418942	590213	0.32	Greenfield	permitted (under-construction)	17/00674/FUL, 11/01543/FUL, 14/03104/CLPROP	suitable	available	achievable	0-5 years	3	Planning permission approved - deliverable.
6199	Hetton Steads, Hetton Steads, Lowick	Not in a Settlement	Chatton	North - rest of delivery area	North	403236	635398	0.57	Greenfield	permitted (under-construction)	11/00699/FUL	suitable	not available	not achievable	discounted	0	Planning permission approved - discounted.
6200	Farmhouse Laverock Law Lowick Berwick-Upon-Tweed	Not in a Settlement	Lowick	North - rest of delivery area	North	403175	636309	0.85	Greenfield	-	11/00406/FUL	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing access road would need to be upgraded to support a housing scheme. Not suitable due to the isolated rural location.
6203d	Dukewilley (land to east)	Not in a Settlement	Hexham	Hexham	Central	391183	564004	0.41	Greenfield	-	21/00496/FUL, 19/02846/FUL, 17/03555/FUL, 15/00292/FUL, 14/01592/FUL, T20071214	not suitable	unknown	not achievable	discounted	0	Greenfield land, in the open countryside, and in the Green Belt. The land is occupied by mature trees, the loss of which would not be appropriate. Impacts on ecology and biodiversity would need to be identified. Existing access would need to be improved to support housing. Identified constraints, and Green Belt, means that the site is not suitable for housing.
6262	Land To North Of Mansel Terrace Front Street Bebside Blyth	Bebside	Blyth	Blyth	South East	428206	581503	0.35	Brownfield	-	B/07/00640/FUL	not suitable	not available	not achievable	discounted	0	Parcel of brownfield land in Bebside that has been used for car parking. Adjacent to a railway line, mitigation may be required to ensure residential amenity. The existing access is likely to need upgrading to support a residential scheme. Could offer an opportunity for redevelopment at a higher density given the location. However, the site has now been utilised for the new Bebside railway station. Not available nor achievable.
6326	Newton Hall Newton-On-The-Moor Morpeth	Not in a Settlement	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	416801	604781	0.39	Brownfield	permitted (under-construction)	14/00647/FUL, A/2010/0484	suitable	available	achievable	0-5 years	1	Planning permission approved - deliverable.
6339	Burnside Garage, Grange Road, Stamfordham	Stamfordham	Stamfordham	Central - rest of delivery area	Central	408010	571840	0.22	Brownfield	-	14/00945/FUL, CM/20100728	suitable in part	not available	not achievable	discounted	0	Site of a bus depot in Stamfordham that has long been occupied by Bell's Coaches. Within the defined settlement boundary and adjacent to established housing. Relocation to a new site would be required for redevelopment. If the site were to become available. The depot would require demolition prior to progressing, and there would also be a need for remediation to deal with an contamination. The southernmost part of the site is subject to flood risk (zones 2 & 3), which may limit the developable area. Access may need improvement, but this should not prove to be prohibitive. Potential for an infill scheme within a village, with an opportunity for a higher density given the location. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, where the bus depot stands. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
6372	East Holburn Farm, Holburn Village	Holburn	Lowick	North - rest of delivery area	North	404289	636171	0.24	Greenfield	permitted (under-construction)	N/09/B/0454, 16/03577/AGRTRES	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
6474a	Land Adjacent To 1-5 Windsor Drive, Blyth	Blyth	Blyth	Blyth	South East	430513	579489	0.49	Greenfield	permitted (under-construction)	18/02296/FUL, 13/02762/FUL, 13/01000/FUL, 11/01607/OUT, 12/00923/OUT	suitable	available	achievable	0-5 years	14	Planning permission approved - deliverable.
6474b	Land north of Windsor Drive, Blyth	Blyth	Blyth	Blyth	South East	430594	579526	0.98	Greenfield	permitted (under-construction)	18/02296/FUL, 13/02762/FUL, 13/01000/FUL, 11/01607/OUT, 12/00923/OUT	suitable	available	achievable	0-5 years	see 6474a	Planning permission approved - deliverable.
6539a	Butterwell Cottage (phase-1)	Not in a Settlement	Pegswood	Morpeth	Central	420233	588325	0.25	Greenfield	-	12/02087/OUT, 11/01552/OUT	not suitable	not available	not achievable	discounted	0	Undeveloped greenfield land in the open countryside, and also in the Green Belt. This site is isolated and remote from a settlement. A housing scheme would have an impact on the open landscape. A new access point would be required. Not suitable for housing due to isolated location in the Green Belt.
6539b	Butterwell Cottage (phase-2)	Not in a Settlement	Pegswood	Morpeth	Central	420331	588277	1.36	Greenfield	-	12/02087/OUT, 11/01552/OUT	not suitable	not available	not achievable	discounted	0	Undeveloped greenfield land in the open countryside, and also in the Green Belt. This site is isolated and remote from a settlement. A housing scheme would have an impact on the open landscape. A new access point would be required. Not suitable for housing due to isolated location in the Green Belt.
6547	Land South Of King Edward High School, Cottingwood Lane, Morpeth	Morpeth	Morpeth	Morpeth	Central	419728	586446	0.58	Greenfield	permitted (under-construction)	12/01106/FUL	suitable	available	achievable	0-5 years	18	Planning permission approved - deliverable.
6577	5 Battle Hill, Hexham	Hexham	Hexham	Hexham	Central	393595	563949	0.03	Brownfield	permitted (not started)	22/00740/FUL, 12/00255/FUL	suitable	available	achievable	0-5 years	6	Planning permission approved - deliverable.
6582	Land south of The Waggon Inn, Higham Dykes, Milbourn	Not in a Settlement	Ponteland	Ponteland	Central	412998	575740	0.22	Brownfield	-	12/03150/FUL	not suitable	unknown	not achievable	discounted	0	Land at a rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. Development would have a marked impact on the rural setting. The existing narrow access from a narrow lane would need to be improved for a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
6595	Belville House, Ponteland	Ponteland	Ponteland	Ponteland	Central	416926	572855	0.19	Mostly Brownfield	permitted (under-construction)	13/02074/FUL	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
6609	H M Revenue & Customs Bondgate Hall Alnwick	Alnwick	Alnwick	Alnwick	North	418958	613074	0.34	Brownfield	-	15/00835/COU, 12/02700/FUL	suitable	available	achievable	6-10 years	9	Vacant Grade II listed buildings in Alnwick town centre location. The main building has stood empty for some time, last being utilised as offices by HMRC several years ago. Offers opportunity for sensitive conversion of the main listed building. Clearance of non-listed buildings and outbuildings that remain in situ would be required. Within a conservation area, a scheme would have to be sensitive to the surrounding heritage context and designations. There could be an opportunity to supplement the conversion works with additional new-build development. Site access is quite steep and this gradient would need to addressed through a proposal. Given the location, a slightly higher yield may be appropriate. Offers an excellent opportunity for an infill development.
6663	Land at The Garage, Milfield (Whitton Park)	Milfield	Milfield	North - rest of delivery area	North	393532	633778	0.59	Brownfield	permitted (under-construction)	N/80/B/0327 (plus many detailed applications)	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
6665	Beadnell House Cottages (land adj), Beadnell	Beadnell	Beadnell	North - rest of delivery area	North	422935	629377	0.40	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land within Beadnell, associated with the adjacent holiday cottages. There are some mature trees on site which are likely to restrict the scope for development. Development may have an impact on the attractive setting. Scope for access is limited, with there being no opportunity from the highway to the north due to the presence of an impressive stone wall. The access roads to the south are very unlikely to have further capacity. Identified constraints mean that the site would not be suitable for housing.
6667	School House (land to rear), Milfield	Milfield	Milfield	North - rest of delivery area	North	393635	633696	1.53	Greenfield	-	16/00153/FUL, 15/02265/FUL	not suitable	not available	not achievable	discounted	0	Large area of agricultural land adjacent to Milfield, a village without a defined settlement boundary. Development would have a significant impact on the landscape and setting. A watercourse runs through the site, and the southern part of the parcel is subject to flood risk (zones 2 & 3). Given the loss of farmland, impacts on biodiversity and habitats would need assessment. New access required, with possibility for a link to the A697 needing further consideration. The impact of development and identified constraints mean that the site is not suitable.
6671	Holy Island The Manor, Holy Island	Holy Island	Holy Island	North - rest of delivery area	North	412621	641832	0.10	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Land in the unique location of Holy Island. Part of the site is within the settlement boundary, with the rest falling outwith this line. However, the part within the settlement is occupied by an existing bed and breakfast business. There is no indication that relocation is being considered. A housing development on the vacant land would impact upon the setting and character of this area. Immediately adjacent to the historic St Mary's Church, and also within a conservation area. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Archaeological assessment is also likely to be required given the setting. Narrow access road unlikely able to support a residential scheme. As a result, development of site will significantly impact upon the open coastal landscape and unique character of Holy Island. Therefore, the site is not suitable for any form of residential development.
6672	Site at Ellingham Hall, Ellingham	Ellingham	Ellingham	North - rest of delivery area	North	417309	625813	2.71	Greenfield	-	N/89/B/0382/P	suitable in part	unknown	achievable	11-15 years	10	Greenfield land at Ellingham Hall. A housing scheme could have a significant impact on the attractive location. A scheme would need to be mindful of the setting of the Hall and surrounding village. A burn runs through the southern part of the site and parts of the site are subject to flood risk (zones 2 & 3). There are also mature trees in situ in the west and south of the parcel. Impacts upon environment, ecology, and habitats would need to be carefully assessed and mitigated as required. The access is via a long drive to Ellingham Hall. The capacity of this lane would need to be investigated. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the undeveloped land to the north eastern part of the site.
6682	Hastings Street, Cramlington	Cramlington	Cramlington	Cramlington	South East	427352	576247	0.30	Brownfield	-	-	suitable	available	achievable	6-10 years	17	Long block of domestic garages within an established residential area. Demolition and any necessary remediation would need to be undertaken prior to redevelopment. Potential for a higher density scheme given the location, potentially a flat/apartment development. Capacity of local access roads will need to be assessed. If identified constraints can be overcome, then the site would be suitable for an infill scheme.
6683	East Hartford School, Cramlington	East Hartford	Cramlington	Cramlington	South East	426816	579296	0.63	Mixed 50:50	-	-	not suitable	not available	not achievable	discounted	0	Education site, part of which is within the defined settlement boundary. It includes the main building and some associated land. The brownfield element is within the settlement boundary, the greenfield land is not. This was previously a school but is now in private ownership. If the site was to become available, demolition and clearance would be required. Access is very constrained, and it would not be able to serve a residential development. Not suitable for housing due to identified constraints.
6685	Boathouse Garage, 65 Bridge Street, Blyth	Blyth	Blyth	Blyth	South East	431705	581626	0.01	Brownfield	-	B/08/00185/FUL	suitable	unknown	achievable	11-15 years	5	This was a small commercial garage site, but it has been vacant since closure a number of years. The existing workshop building has since deteriorated and is now derelict. Demolition would be required prior to redevelopment. There may also be a need for remediation given the past use. There could be opportunity for a high-density development given the location, with flats likely to be an option. If identified constraints can be overcome, then this could represent a good opportunity for infill development within central Blyth.
6686	Former Builders Yard And Office, 52 - 60 Union Street, Blyth	Blyth	Blyth	Blyth	South East	431562	581165	0.11	Brownfield	-	B/09/00008/FUL	suitable	unknown	achievable	11-15 years	5	Vacant land and buildings previously occupied by a builders yard within Blyth. The site will require clearance prior to redevelopment, including demolition of redundant buildings. Remediation may also be required. Higher density and yield is fitting for urban location, reflecting a likely proposal for flats/apartments. If identified constraints can be overcome, then this could represent a good opportunity for infill development within central Blyth.
6730	Angerton Home Farm, High Angerton, Hartburn	Angerton	Hartburn	Central - rest of delivery area	Central	409360	585426	0.97	Brownfield	permitted (under-construction)	CM/04/D/710	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
6737	Land at Hirst, Moorhouse Lane, Ashington	Ashington	Ashington	Ashington	South East	428656	587980	1.06	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped greenfield land within Ashington. The whole parcel is identified as protected open space. There are some mature trees on site. Within an established residential area, with Ashington AFC ground to the southern boundary. Development would impact on openness. Any adverse impacts on biodiversity and habitats would need to be assessed. New access point required from highway to the east. Not suitable due to protected open space designation.
6743	Barnoor Farm, Morpeth	Morpeth	Hepscott	Morpeth	Central	421174	584267	6.12	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large parcel of agricultural land, adjacent to Morpeth. Outwith the defined settlement boundary and in the Green Belt. Development would have a significant impact on character and setting, and adversely impact on the open landscape. It would also narrow the strategic gap towards Hepscott. Loss of agricultural land is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the impacts of development, and the Green Belt location, there is no scope for housing. Not suitable.
6745	Land at Clickemin Farm, Ponteland (north)	Ponteland	Ponteland	Ponteland	Central	417259	572816	5.10	Greenfield	-	-	not suitable	available	achievable	discounted	0	Undeveloped greenfield land to eastern edge of settlement. Adjacent to established housing development but within the Green Belt. Development of this site would exacerbate coalescence of Ponteland with the small detached residential area to the south of the main town. Whilst only a small break in built development, this would have an impact on local character. A burn runs to the northern eastern boundary. Ecology and habitat impacts will need further assessment. There is no opportunity to provide a link to the highway. Access would be reliant on adjacent land. The Green Belt designation, impact on local landscape and setting, and lack of independent access, means that development would not be appropriate and a housing scheme is not suitable.
6746	Land to the East of Humshaugh	Humshaugh	Humshaugh	West - rest of delivery area	West	392283	571145	3.74	Greenfield	-	-	suitable in part	unknown	achievable in part	11-15 years	20	Parcel of greenfield land, immediately adjacent to east of the village, but outwith the defined settlement boundary. Development would extend the village into the countryside. Loss of farmland may impact on biodiversity and habitats, with further assessment required. The eastern part of the site is subject to flood risk (zones 2 & 3), which may limit the developable area. New access point required, with the highway to the south likely to offer the best solution. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the south western part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6747a	Houghton Mains, Humshaugh - Parcel A	Not in a Settlement	Humshaugh	West - rest of delivery area	West	392307	571841	0.72	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. Improved access would be required for a housing scheme. Not suitable due to the isolated rural location.
6749	South of The Old Schoolhouse, Thornton	Not in a Settlement	Shoreswood	North - rest of delivery area	North	394605	648072	0.91	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of greenfield land, outwith a settlement in the open countryside. Development would have a marked impact on the rural setting by reducing openness. Potential impact on biodiversity and habitats due to loss of farmland. New point of access would be required. Not suitable due to the isolated rural location.
6750	West Fleetham	Not in a Settlement	Beadnell	North - rest of delivery area	North	419339	628610	0.35	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of greenfield land, outwith a settlement in the open countryside. Development would have a marked impact on the rural setting by reducing openness. Potential impact on biodiversity and habitats due to loss of farmland. There is a small agricultural building on site which would require clearance prior to redevelopment. New point of access would be required. Not suitable due to the isolated rural location.
6751	Land south of St Aidan's Road, North Sunderland	Seahouses	North Sunderland	Seahouses	North	421240	632189	11.03	Greenfield	local plan allocation	-	suitable in part	available	achievable	6-10 years	90	Local Plan housing allocation - developable.
6753	Land at Wellburn, Ovingham	Not in a Settlement	Ovington	Central - rest of delivery area	Central	408095	563590	2.14	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large parcel of agricultural land, adjacent to Morpeth. Outwith the defined settlement boundary for Ovingham, and within the Green Belt. Development would have a significant impact on the character and setting. Impacts on environment, ecology, and habitats will need assessment, and mitigation as required. New access point required, as the existing track to the east of site is not suitable for serving a housing development. Not suitable due to Green Belt designation and the impacts of development.
6754	Catchburn, Morpeth	Morpeth	Hepscott	Morpeth	Central	419838	583852	15.78	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large parcel of agricultural land, adjacent to the southern edge of Morpeth. Located within the Green Belt, development would have a significant impact on the local landscape and setting, existing built-development into the countryside. This includes narrowing the strategic gap towards Clifton. The Catch Burn lies to the southern boundary and adverse impacts on biodiversity and habitats would require mitigation. There is no link to the highway at present, with a new access from the east required. Not suitable for housing given the Green Belt designation and the severe impacts of development.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
6755	Land South of Morpeth Road Ashington	Ashington	Ashington	Ashington	South East	425699	587472	13.62	Greenfield	-	-	suitable in part	available	achievable	16+ years	40	Greenfield site located to the western edge of Ashington. Outwith the defined settlement boundary. The site is in a prominent location, and development of the whole parcel would have a significant impact on landscape and setting. Impact on ecology and habitats would need to be identified. New access required, with options from either north or west needing investigation. If the identified constraints can be overcome, then a scheme based on a reduced developable area, could be suitable. Development would be focused on the north east part of the site, immediately adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6756	Land to the south east of the A189, Ashington	Not in a Settlement	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	429606	588017	6.02	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land outwith the defined settlement boundary for Ashington. Although adjacent, it is separated from the town by the A189, and therefore feels detached and peripheral. The setting between two roads and a roundabout is not particularly attractive for housing. Impacts of biodiversity and habitats would need to be assessed. Access may not be possible from the adjacent highway. The location and identified constraints mean that housing development would not be suitable.
6758	Whalton House, Whalton	Whalton	Whalton	Central - rest of delivery area	Central	412876	581612	0.78	Greenfield	-	18/01243/FUL	not suitable	available	achievable	discounted	0	Parcel of greenfield land, adjacent to housing of Whalton. The site is in the Green Belt, and a housing scheme would expand development into the open countryside. Impacts on ecology and habitats will need assessment. Sensitive design needed due to adjacent conservation area, including consideration of layout, with impacts possibly significant. There may also be need for archaeological assessment. The adjacent narrow lane may not be suitable for providing access. Not suitable due to being in the Green Belt and impact of development.
6759	Land at North Farm, Nedderton	Nedderton	West Bedlington	Bedlington	South East	423402	582039	0.34	Greenfield	-	-	not suitable	available	achievable	discounted	0	Greenfield site, adjacent to the village, but in the Green Belt. Although small, a housing scheme would extend development into the countryside. The narrow estate road to the south is unlikely to be able to support further development. The identified constraints and Green Belt designation, means that the site is not suitable for housing.
6760	Land east of The Grange, Nedderton	Nedderton	West Bedlington	Bedlington	South East	423359	582088	1.38	Greenfield	-	-	not suitable	available	achievable	discounted	0	Farmland to north eastern edge of Netherton. Development would impact on the open landscape. Impacts on biodiversity and ecology would need assessment and mitigation as required. No opportunity for a direct link to the highway, with adjacent land being relied upon for access. Not suitable because of Green Belt and lack of independent access.
6761	Land at South Farm, Nedderton	Nedderton	West Bedlington	Bedlington	South East	423646	581833	0.97	Greenfield	-	-	not suitable	available	achievable	discounted	0	Greenfield land to the south of the village, in the Green Belt. Although small, a housing scheme see the growth of the settlement into the countryside, and cause landscape impacts. Access may be difficult to provide. The narrow estate road to the north may not have further capacity, whilst the track to the south would not be appropriate. The identified constraints and Green Belt designation, means that the site is not suitable for housing.
6764	Moorhouse Farm, Stakeford	Stakeford	Choppington	Choppington	South East	426977	585013	0.79	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land relating to a farmstead to the west of Stakeford. Although adjacent to housing, the site lies outwith the defined settlement boundary. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to location and identified constraints.
6765	West Farm, Ponteland	Ponteland	Ponteland	Ponteland	Central	415520	573491	42.69	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, to the north of Ponteland, and set in the Green Belt. The scale of site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character, including openness. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, the severe impacts of development, and the Green Belt designation, there is no scope for any housing in this location. Not suitable.
6766	Woodhorn Demesne, Newbiggin	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430853	588528	1.91	Greenfield	-	-	suitable	available	achievable	11-15 years	52	Greenfield land situated within the settlement. This is an attractive location, with housing to the south west, Allotments to the north, and mature trees to the east. Any impacts upon ecology and biodiversity will need to be considered and mitigated as required. Access will need to be resolved, with best option requiring assessment. Oakwood Road to the south would need improved to support a housing scheme, with the lane to the north probably unlikely to be appropriate. If identified constraints can be addressed, then the site could be suitable for housing.
6767	Officers Club site (N), Cramlington	Cramlington	Cramlington	Cramlington	South East	425429	577380	1.76	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Greenfield land within a much larger area of allocated employment land. Does not relate to existing housing and is surrounded by business/commercial properties. Employment related uses preferred. Not suitable for housing due to setting and allocated use. Not available nor achievable. Retention in current use preferred for the foreseeable future.
6768	Land east of Acklington Village	Acklington	Acklington	North - rest of delivery area	North	423628	601754	1.70	Greenfield	-	-	suitable	available	achievable	11-15 years	15	Undeveloped land to the east of Acklington, currently in use for equestrian facilities. The site is adjacent to the village, but is outwith the defined settlement boundary. A housing scheme would cause the extension of the village into the countryside, although this spread would be contained by the surrounding highways. There is an existing agricultural building on site that would require clearance prior to redevelopment. Impacts on ecology and habitats would need to be assessed. New point of access required. The site is surrounded by highways, but a link to the south or west is probably most appropriate. If the identified constraints can be overcome, the site could be suitable for a small-scale scheme. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6769	Land east of Fildon View, Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399221	650750	3.62	Greenfield	local plan allocation	-	suitable in part	available	achievable in part	6-10 years	see 1055	Local Plan housing allocation - developable.
6771	The Shaws Farm, Hexham	Hexham	Hexham	Hexham	Central	392090	564545	20.05	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large area of agricultural land, to the west of Hexham, and within the Green Belt. The scale of site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. Notably, the elevated nature of the site means it is visually prominent from the north, and development would impact upon the view along the Tyne Valley. High Wood lies to the western boundary. As a result of the scale and location of the site, and the loss of agricultural land, development also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. There is a plying field to the south of the site, which is designated as protected open space. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, the severe impacts of development, and the Green Belt designation, there is no scope for any housing in this location. Not suitable.
6772	Land west of Loansdean, Morpeth	Morpeth	Morpeth	Morpeth	Central	419533	584276	4.56	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of agricultural land, set in the Green Belt to the western edge of Morpeth. Although adjacent to existing housing, this site is outwith the defined settlement boundary, and the site feels detached and peripheral. Development would have a notable adverse impact upon local landscape character and openness. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. There is no opportunity for direct access to the highway. The detachment, the location outside the settlement, the lack of independent access, and the Green Belt location, there is no scope for any housing in this location. Not suitable.
6773	Land at Westlea, Bedlington	Bedlington	West Bedlington	Bedlington	South East	424751	581624	10.04	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land to the south west of Bedlington, situated outwith the defined settlement boundary. Development would have a notable impact on the open landscape and setting, extending housing into the countryside. Loss of agricultural land could lead to adverse impacts on ecology and habitats. The existing narrow access track would not be suitable for supporting a housing scheme, and it is unlikely that it could be updated to do so. Impact of development and identified constraints mean that no housing development would be suitable.
6774	Land west of Glebe Farm, Bedlington	Bedlington	West Bedlington	Bedlington	South East	425216	582969	8.21	Greenfield	permitted (under-construction)	19/01457/REM, 16/04731/OUT	suitable	available	achievable	0-5 years	see 5155	Planning permission approved - deliverable.
6776	Land at East Cramlington	Cramlington	Seaton Valley	Seaton Valley	South East	428077	575241	141.21	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large area of agricultural land, to the south east side of Cramlington, in a somewhat peripheral location. The site is completely outwith the defined settlement boundary. Around one-third of the site is in the Green Belt designation. The remainder of the site is effectively 'white land' between the two boundaries. Development of the whole parcel will have a major impact on local landscape character and cause the extension of built development. This includes narrowing the strategic ap towards Seghill. Given the scale of the parcel, there are likely to be impacts on ecology, biodiversity, and wildlife habitats, and any adverse impacts will need to be mitigated for a proposal to be suitable. A burn runs to the southern boundary, and there are areas of mature trees in situ. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, the severe impacts of development, and the Green Belt designation to parts of the site, there is no scope for any housing in this location. Not suitable.
6777	Land North of the Beeches, Ponteland	Ponteland	Ponteland	Ponteland	Central	415722	573030	5.76	Greenfield	-	-	not suitable	available	achievable	discounted	0	Area of agricultural land, to the north of Ponteland, and set in the Green Belt. Development would have a notable adverse impact upon local landscape character, including openness. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. A new access point would be needed to link to the highway. The best option for this would need further consideration. Given the location outside the settlement, the impacts of development, and the Green Belt location, there is no scope for any housing in this location. Not suitable.
6779	Links Quarry, Newbiggin by the Sea	Not in a Settlement	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430802	586658	3.25	Mixed 50:50	-	19/04806/REM, 16/00592/OUT, 10/S/00573/OUT	not suitable	not available	not achievable	discounted	0	Land outwith a settlement, in a potentially attractive location by the coast. Part of wider quarry site, which comprises a mix of buildings, hardstanding, vacant areas and greenfield land. Location is somewhat peripheral, lying outwith of a settlement. The north east part of the site and land immediately north of the site boundary is occupied by East Stone North, who have traded from the site for many years. A large shed was in situ on part of the site, however the majority of the production buildings were destroyed by fire in 2010 and the business now utilises existing smaller buildings that limit manufacturing capabilities. Clearance of remaining buildings would be required prior to redevelopment, along with remediation if necessary. Due to the sensitive coastal location, the site is subject to a number of important environmental designations. A housing scheme would have a significant impact on the setting, by extending built-development into the countryside. Impacts on ecology and biodiversity will need to be assessed and mitigated as appropriate. The existing access road would need to be upgraded to serve a housing development of any size. There is a sewage works adjacent to the north west of the site, and mitigation measures may be necessary to ensure residential amenity. However, the site has now been identified for provided holiday accommodation. Not suitable due to location, constraints, and the impacts of development. Not available nor achievable. Retention in current use preferred for the foreseeable future.
6780	Land at Birney Hill, Ponteland	Ponteland	Ponteland	Ponteland	Central	415276	569988	85.13	Mostly Greenfield	-	13/00132/OUTES	not suitable	available	achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The scale of site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, the severe impacts of development, and the Green Belt designation, there is no scope for any housing in this location. Not suitable.
6782	Hermitage, Hexham	Not in a Settlement	Acomb	Central - rest of delivery area	Central	393928	565011	13.33	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land situated just to the north of the River Tyne and in the Green Belt. Associated with The Hermitage, a Grade II* listed building. There is an industrial estate to the east and the A69 lies to the northern boundary. Although this site carries not formal designation, it does provide an attractive recreation space. Development would have a significant adverse impact on the setting and character of the area, including on openness and The Hermitage. There are mature trees on site, the loss of which would not be appropriate. Impacts on environment, ecology, and habitats likely, given the location and setting. Existing access road would need upgraded in order to support a housing scheme. No link would be possible from the A69. The impact of development, and the range and significance of the identified constraints, mean that this location is not suitable for a housing scheme of any scale.
6783	Hathery Lane, Blyth	Bebside	Blyth	Blyth	South East	428182	580913	28.49	Mostly Greenfield	-	17/04599/OUT	suitable in part	available	achievable in part	16+ years	100	Large area of rough scrubland, adjacent to, but outwith the defined settlement boundary. There are mature trees to the boundaries. Mix of uses to the north east of the site, including industrial land, housing, and a disused concrete plant to the east. Development of the whole parcel would have a significant impact on local landscape and character, causing the spread of development into open land, and extension of the settlement. Adjacent to the former Bebside Colliery site, and land in this area was subsequently used for landfill, and so remediation is likely to be necessary to deal with contamination. Impacts on biodiversity, ecology and habitats will require assessment, with mitigation measures provided as necessary. Options for access will need further investigation, as it may not be appropriate to share the existing an access with the commercial land to the north. If the identified constraints can be overcome, then a scheme based on a reduced developable area, could be suitable. Development would be focused on the northern part of the site, immediately adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6784	Land at West Ashington	Ashington	Ashington	Ashington	South East	425628	587988	6.21	Greenfield	-	18/00779/FUL	suitable	available	achievable	16+ years	99	Greenfield land to western edge of Ashington. Adjacent to existing housing, but outwith the defined settlement boundary. Development would cause the spread of housing into the countryside. Part of site has been utilised as part of past opencast workings. There is a wildlife site adjacent, and any adverse impacts on biodiversity and habitats would need to be addressed. New access will be required, with capacity to provide a junction with the A1068 needing further assessment. If the identified constraints can be overcome, then this could be suitable for housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6785	Grange Road, Stobswood	Widdrington	Widdrington Station and Stobswood	South East - rest of delivery area	South East	424360	593523	3.83	Greenfield	-	17/04618/OUT	suitable	available	achievable	11-15 years	86	Greenfield site at edge of Widdrington Station. Adjacent to established housing, but outwith the defined settlement. A housing scheme would cause the extension of the village into the countryside. Loss of farmland may impact upon ecology and habitats, with further assessment required. New access point required, although provision of a link to the adjacent highway should not prove to be prohibitive. If identified constraints can be overcome, a scheme for a lower could be suitable, based on a reduced developable area. This would be focused on the north east of the site, immediately adjacent to the existing village. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6787	Land at Hepscott	Hepscott	Hepscott	Morpeth	Central	421967	583970	11.76	Greenfield	-	-	not suitable	available	achievable	discounted	0	Relatively large area of agricultural land, in an attractive location adjacent to Hepscott. Set in the Green Belt and outwith the defined settlement boundary. Development would have a notable adverse impact upon local landscape character, including by narrowing the strategic gap towards Morpeth. The Catch Burn runs to the northern boundary. Any negative impacts on ecology, biodiversity, and wildlife habitats would need to be addressed. The capacity of the A192 to provide a new junction for access will need to be investigated. Given the location outside the settlement, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
6788a	Park End Estate Wark - Site A	Wark	Wark	West - rest of delivery area	West	385885	576883	3.26	Greenfield	-	-	not suitable	available	achievable	discounted	0	Area of agricultural land, to the western edge of Wark. Outwith the defined settlement boundary and peripheral in feel. The scale of site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. This includes impacts on ecology, biodiversity, and wildlife habitats. There is no obvious solution to access, with the estate road to the east not having the capacity to support a housing scheme of any scale. Given the detachment, the location outside the settlement, and the impacts of development, the site is not suitable for a residential scheme of any size.
6788b	Park End Estate Wark - Site B	Wark	Wark	West - rest of delivery area	West	386025	576725	1.19	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small parcel of agricultural land, outwith the defined settlement boundary for Wark. Development would have a notable adverse impact upon local landscape character. Any impacts on ecology, biodiversity, and wildlife habitats will need to be identified. Capacity of adjacent highway to provide access will need assessment. Due to the location outside the settlement, and the impacts of development, the site is not suitable for housing.
6789	Land south of Former Miners Welfare, Mickley	Mickley Square	Prudhoe	Prudhoe	Central	407796	561973	7.21	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Relatively large area of agricultural land, adjacent to Mickley Square, but in the Green Belt. Development would have a notable impact upon local character and setting. Loss of this land could impact on biodiversity and habitats. There is a sloping topography to parts of the site, which may limit the scope for development. The highway to the west is narrow and steep, and it is unlikely a junction could be provided to enable access. The Green Belt designation, impacts of development, and identified constraints, notably regarding access, mean that the site is not suitable for housing.
6790	Capheaton Estate	Not in a Settlement	Capheaton	Central - rest of delivery area	Central	402251	579361	51.69	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of isolated agricultural land in the open countryside. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site and the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
6791	Land North West of Longhirst	Longhirst	Longhirst	Central - rest of delivery area	Central	422392	589392	1.15	Greenfield	-	19/00991/FUL	not suitable	available	not achievable	discounted	0	Parcel of agricultural land, to the north of Longhirst, and set in the Green Belt. Development would extend the village into the countryside and impact on the setting. The Longhirst Burn runs through the site. Around half of the site is subject to flood risk (zones 2 & 3), which would reduce the developable area. Any impacts on ecology, biodiversity, and wildlife habitats will need to be identified. New access will be required, with the capacity of adjacent highway needing assessment. The location outside the settlement and the impacts of development, mean the site is not suitable for housing.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
6792	Land north of the Allendale Road, Hexham	Hexham	Hexham	Hexham	Central	391984	564034	12.60	Greenfield	-	-	not suitable	available	achievable	discounted	0	Very large area of agricultural land, in a very attractive location to the west of Hexham. Within the Green Belt, development would have a notable adverse impact upon local landscape character. Notably this would lead to coalescence of a detached area of housing in the Green Belt with the rest of the town. There are areas of mature woodland on site, and it is likely that negative impacts on ecology, biodiversity, and wildlife habitats would result from development. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the isolated location outside the settlement and the severe impacts of development, there is no scope for any housing. Not suitable.
6793	Land east of Ridley Arms, Stannington	Stannington	Stannington	Central - rest of delivery area	Central	421497	579426	0.46	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small greenfield site within Stannington. Adjacent to the A1, mitigation measures may be required in order to protect residential amenity. The site is very confined to the rear of the village hall and a public house. Although without formal designation, the land offers recreation space for the local community. Mature trees lie to the eastern and northern boundaries. There is no possibility of a direct link to the highway, with the only option for access being via an adjacent car park. Not suitable for development due to the lack of independent access.
6794	Land east of A1, West Cramlington	Not in a Settlement	Stannington	Central - rest of delivery area	Central	422784	577876	280.62	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
6795a	Land East of Longhorsley (west)	Longhorsley	Longhorsley	Central - rest of delivery area	Central	414999	594542	2.59	Greenfield	permitted (under-construction)	19/00790/REM, 14/03839/OUT	suitable	available	achievable	0-5 years	55	Planning permission approved - deliverable.
6795b	Land East of Longhorsley (east)	Longhorsley	Longhorsley	Central - rest of delivery area	Central	415077	594580	1.82	Brownfield	-	-	not suitable	available	achievable	discounted	0	Greenfield site to the eastern edge of the village, outwith the defined settlement boundary, and in the Green Belt. Although small, development would see extension of the village into open land. There is no opportunity to link directly to the highway, with adjacent and being relied upon for access. Green Belt location and lack of independent access means that the site is not suitable.
6796	Land west of Pegswood	Pegswood	Pegswood	Morpeth	Central	421867	587166	14.59	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large area of agricultural land adjacent to west of Pegswood. Outwith the defined settlement boundary and in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
6797	Land south of Pegswood	Not in a Settlement	Pegswood	Morpeth	Central	422420	586861	17.13	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large area of agricultural land in an isolated location in the countryside. Located in the Green Belt and to the other side of the ECML to Pegswood, this site feels peripheral and detached. The scale of the site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. The ECML lies immediately adjacent to the north of the site, and mitigation measures may be needed in order to ensure residential amenity. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
6798	Land south of Stonybank Way, Mickley	Mickley	Prudhoe	Prudhoe	Central	407232	561514	0.60	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of agricultural land which lies adjacent to West Mickley, a village without a defined settlement boundary. Within the Green Belt. Detached and peripheral in feel, a housing scheme would extend built development into the countryside. Located in wider archaeological landscape, with impact of a potential scheme requiring further assessment. There is no opportunity for a direct link to the highway, with access being dependent on adjacent land. The identified constraints and Green Belt designation means the site is not suitable for housing.
6799	Land at Hallyards Farm, Mickley	Mickley	Prudhoe	Prudhoe	Central	407413	561684	2.62	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Relatively large area of agricultural land to the north of Mickley, situated in the Green Belt. The village does not have a defined settlement boundary. Development would have a significant impact on the open landscape and setting. The Grade II listed St George's Church lies immediately adjacent to the east, and a proposal for development would need to be sensitive to this designation. Highclose Woods is immediately adjacent to the north. Impacts on environment, ecology, and habitats will need full assessment and mitigation if necessary. No opportunity a direct link to the highway, with access reliant on adjacent land. Not suitable for any housing due to impact of development, lack of independent access, and the Green Belt status.
6800	Land south east of St George's Church, Mickley	Mickley	Prudhoe	Prudhoe	Central	407596	561630	1.30	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Relatively large area of agricultural land to the north of Mickley, situated in the Green Belt. The village does not have a defined settlement boundary. Development would have a significant impact on the open landscape and setting. The Grade II listed St George's Church lies immediately adjacent to the north, and a proposal for development would need to be sensitive to this designation. There are mature trees both within the site and adjacent to the north. Impacts on environment, ecology, and habitats will need full assessment and mitigation if necessary. New access required, but suitability of the narrow highway adjacent will need further consideration. Not suitable for housing due to Green Belt designation and the impact of development.
6801	Meldon Farm Meldon	Meldon	Meldon	Central - rest of delivery area	Central	411784	583933	1.65	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing access road may not be suitable to support a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
6802	Melkridge Farm Unthank Estate	Melkridge	Melkridge	West - rest of delivery area	West	373863	563827	0.36	Greenfield	-	15/02292/OUT, T/20030604, T/940991	suitable	unknown	achievable	11-15 years	6	Open, undeveloped land to southern edge of Melkridge, a village without a defined settlement boundary. Established residential development to the north with further greenfield land and the Tyne Valley railway line to the south. Any impacts on biodiversity and ecology will need to be addressed. Existing access point would need to be upgraded to serve a housing site. If identified constraints can be overcome, then this could be suitable for a small-scale new-build scheme. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6803	Land at Meadowvale Ponteland	Ponteland	Ponteland	Ponteland	Central	414010	570809	19.27	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land in the Green Belt. Development of the site would have a significant irreversible impact on character and setting. Notably, it would lead to the loss of a strategic gap and coalescence of Ponteland and Medburn. Adverse impacts on ecology and habitats would need to be identified and addressed. There is no suitable access point to the site available, with the adjacent estate roads in both settlements not having capacity to serve a large housing scheme. Not suitable for any level of housing development, due to impacts, identified constraints, and the Green Belt designation.
6804	Land to the North of Wooler	Not in a Settlement	Wooler	Wooler	North	398677	629035	23.41	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land, outwith a settlement in the open countryside. The scale of the site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Humbleton Burn runs to the western boundary. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
6805	Land at Low Mill Farm Allendale (Site 2)	Allendale Town	Allendale	Allendale	West	383834	556272	4.07	Greenfield	-	-	suitable in part	available	achievable	11-15 years	25	Agricultural land to the northern edge of Allendale Town, within the North Pennines National Landscape (AONB). The village has no defined settlement boundary. The site feels somewhat peripheral to the rest of the village, being separated by a burn and mature trees. Development could impact on the setting and character to the north of the village, so a scheme would need to be carefully considered to ensure that it is sympathetic to this context. Dense, mature woodland lies to the south and west, with the River Allen beyond. Impacts on environmental issues, ecology, and habitats would need to be very carefully considered, and then mitigated as appropriate. New access point required from the highway to the north east. Best solution to this will require assessment. If the identified constraints can be overcome, then a scheme based on a reduced developable area, could be suitable. Development would be focused on the eastern part of the site, immediately adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6806	Land at Low Mill Farm Allendale (Site 1)	Allendale Town	Allendale	Allendale	West	383975	556381	2.55	Greenfield	-	-	suitable in part	available	achievable in part	11-15 years	15	Agricultural land to the northern edge of Allendale Town, within the North Pennines National Landscape (AONB). The village has no defined settlement boundary. Development could impact on the setting and character to the north of the village, so a scheme would need to be carefully considered to ensure that it is sympathetic to this context. Impacts on environmental issues, ecology, and habitats would need to be very carefully considered, and then mitigated as appropriate. New access point required from the highway to the south. Best solution to this will require assessment the identified constraints can be overcome, then a scheme based on a reduced developable area, could be suitable. Development would be focused on the eastern part of the site, immediately adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6807	Land South of Catton (1)	Catton	Allendale	Allendale	West	383018	557263	5.17	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large greenfield site between Catton and Allendale Town, within the North Pennines National Landscape (AONB). Although there is a row of terraced houses opposite, this site is effectively in the countryside between the two settlements. The scale of the site is out of proportion with the surroundings. Development would have a big impact, notably by reducing the gap between villages. Part of the site is designated as a SAC and a SSSI. Development would not be appropriate. Adverse impacts on biodiversity and habitats are likely. A new access point is required. The track to the north/west is unlikely to be able to support housing, so capacity of highway to east would need consideration. Not suitable due to environmental matters (SAC/SSSI), and the impact of development.
6808	Land South of Catton (2)	Catton	Allendale	Allendale	West	383232	557027	2.58	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site between Catton and Allendale Town, within the North Pennines National Landscape (AONB). There is a row of terraced houses to the north, and a caravan site to west. The scale of the site is out of proportion with the surroundings. Development would narrow the gap between the two settlements, impacting on the open landscape. Any adverse effects on ecology and habitats will need to be assessed and mitigated as appropriate. New link required from the highway to the west, with best location for access needing further investigation. Not suitable due to the impact that development would have on the landscape and setting..
6809	Land South of Catton (3)	Not in a Settlement	Allendale	Allendale	West	382986	556962	10.29	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land between Catton and Allendale Town, within the North Pennines National Landscape (AONB). There is a caravan site to east, but this site is in the countryside between the two settlements. Development would narrow the gap between the two settlements, impacting on the open landscape. The playing fields to the south of the site are designated as protected open space, and loss would not be appropriate. Any adverse effects on ecology and habitats will need to be assessed and mitigated as appropriate. There is a sewage treatment works to the north west of the site, which may impact upon residential amenity. New link required from the highway, with the road to the narrow road to the north unlikely to be able to support a large residential scheme. Not suitable due to the impact that development would have on the landscape and setting, the scale of the site, the protected open space designation, and the identified constraints.
6810	Land NE of Allenmill Bridge	Not in a Settlement	Allendale	Allendale	West	383173	556719	1.12	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site in the countryside between Catton and Allendale Town, within the North Pennines National Landscape (AONB). There is a caravan site to north, but this feels detached and peripheral. Development would help to narrow the gap between the two settlements, impacting on the open landscape. Any adverse effects on ecology and habitats will need to be assessed and mitigated as appropriate. New link required from the highway to the north, with best location for access needing further investigation. Not suitable due to the impact that development would have on the landscape and setting.
6811	Land North of Allendale	Not in a Settlement	Allendale	Allendale	West	383541	556498	17.24	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Very large greenfield site between Catton and Allendale Town, within the North Pennines National Landscape (AONB). The site is peripheral to Allendale, and lies i in the countryside between the two settlements. The scale of the site is out of proportion with the surroundings. Located opposite a row of terraced houses. Development would have a big impact, notably by reducing the gap between villages. The river East An lies to the western boundary. Adverse impacts on biodiversity and habitats are likely and would need to identified. A new access point is required from highway to the east. The scale of the site and the impact of development means that the site is not suitable for a housing scheme of any scale.
6812	Land at Lemington Lane Swarland	Swarland	Felton	North - rest of delivery area	North	416923	603713	2.28	Greenfield	-	14/03340/FUL	suitable	unknown	achievable	11-15 years	30	Small parcel of paddock land to the northern edge of Swarland. Adjacent to the village, but outwith the defined settlement boundary. There are some small agricultural buildings on site, which would require demolition prior to redevelopment. Development would cause the expansion of the village to the north of Lemington Lane, and into the countryside. Impacts on ecology and habitats will need further assessment. A new point of access would be required, although this is unlikely to be prohibitive to development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6813	Former Miners Welfare Mickley	Mickley Square	Prudhoe	Prudhoe	Central	407704	562061	0.89	Mixed 50:50	permitted (under-construction)	17/03151/REM, 14/03221/OUT	suitable	available	achievable	0-5 years	10	Planning permission approved - deliverable.
6815	Land to SE of Double Row Seaton Delaval	Seaton Delaval	Seaton Valley	Seaton Valley	South East	429958	576086	3.70	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Industrial land within a wider area allocated for employment purposes. There is a factory in situ on eastern part of the site, the western part is occupied by a motorhome company. Relocation of the existing businesses required. The wider setting amongst other industrial land would not make for an attractive location for housing. Demolition and clearance would be required prior to redevelopment. There may also be need for remediation if the site is contaminated. There is a railway line directly adjacent to the south. Existing highway access should be able to support a residential development. Allocated land use, setting, and identified constraints mean that it is not suitable for residential development. Not available nor achievable. Retention in current use preferred for the foreseeable future.
6816	Land N of Double Row Seaton Delaval	Seaton Delaval	Seaton Valley	Seaton Valley	South East	429745	576045	0.62	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Industrial land within a wider area allocated for employment purposes. Part of the site is utilised by a commercial garage, the remainder is vacant. Relocation of the existing business required. The wider setting amongst other industrial land would not make for an attractive location for housing. Clearance would be required prior to redevelopment. There may also be need for remediation if the site is contaminated. Existing highway access should be able to support a residential development. Allocated land use, setting, and identified constraints mean that it is not suitable for residential development. Not available nor achievable. Retention in current use preferred for the foreseeable future.
6817	Land SW of Double Row Seaton Delaval	Seaton Delaval	Seaton Valley	Seaton Valley	South East	429803	575991	0.84	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Industrial land within a wider area allocated for employment purposes. There are a number of existing businesses and commercial enterprises in situ on this parcel. Relocation of the existing businesses required. The wider setting amongst other industrial land would not make for an attractive location for housing. Clearance would be required prior to redevelopment. There may also be need for remediation if the site is contaminated. Existing highway access should be able to support a residential development. Allocated land use, setting, and identified constraints mean that it is not suitable for residential development. Not available nor achievable. Retention in current use preferred for the foreseeable future.
6818	Land at Burgham Park Felton	Burgham Park	Thirston	Central - rest of delivery area	Central	417086	596901	5.06	Greenfield	permitted (under-construction)	20/02094/FUL, 14/02477/FUL	suitable	available	achievable	0-5 years	48	Planning permission approved - deliverable.
6819	Park Road Swarland	Swarland	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	416506	602801	8.10	Greenfield	-	19/00623/OUT	not suitable	unknown	not achievable	discounted	0	Relatively large parcel of agricultural land to south east of the village, outwith the defined settlement boundary. The sites feels peripheral and detached, and is out of proportion with the scale of surrounding development. Development would have an adverse impact on the open landscape and attractive setting. Adverse impacts on environment, ecology, and habitats would need to be identified. It may not be possible to provide an adequate access from the narrow highway to the west. The location of the site, and impact of development, mean that it is not suitable.
6820	Low Swarland Nursery	Old Swarland	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	416445	601990	1.63	Mostly Greenfield	-	19/00624/OUT	not suitable	available	not achievable	discounted	0	Undeveloped land adjacent to Old Swarland, a small hamlet without a defined settlement boundary. Somewhat peripheral to existing dwellings. Development would have an impact on the open landscape. Impacts on ecology and habitats will need assessment. There is little opportunity for access given the adjacent road layout. Not suitable due to the impact of development and the location.
6821	Land S of B1326 East Cramlington	East Cramlington	Cramlington	Cramlington	South East	428346	575969	5.08	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site adjacent to Cramlington, outwith the defined settlement boundary and in the Green Belt. Development would have a significant impact on local character, by reducing the gap between East Cramlington and the main town. There is a pond on site and a large area is susceptible to surface water flooding. There are mature trees to the south and west of the site. Impacts on ecology, biodiversity, and habitats will need assessment, with mitigation measure put in place if required. New access point required to highway to the north. The local, impacts of development, and the Green Belt designation means the site is not suitable for housing.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
6822	Land West of Cresswell Road Ellington	Ellington	Ellington and Linton	South East - rest of delivery area	South East	427722	592240	8.07	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large greenfield site to the western edge of Ellington. Adjacent to existing residential development, but outwith the defined settlement boundary. In an attractive setting, development would impact upon the openness of the landscape and the character of the area. There is a pond to the south east, and impacts on habitats and biodiversity will need to be assessed, and potentially mitigated. Access from Cresswell Road would be required, with consideration of best location needing assessment. The location, impacts of development, and identified constraints, mean that this is not considered suitable for housing.
6823	Land to the West of Gloster Park Amble	Amble	Amble-by-the-Sea	Amble	South East	425409	603689	7.61	Greenfield	permitted (under-construction)	19/05018/REM, 18/01529/OUT	suitable	available	achievable	0-5 years	153	Planning permission approved - deliverable.
6825	South of South East Farm Horsley	Horsley	Horsley	Central - rest of delivery area	Central	409671	565903	1.76	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Undeveloped parcel of land to south of village, within the Green Belt. The development of a residential scheme would see notable impacts on the setting and change the character of this part of the village. Within an area of known archaeological remains, and assessment would be required. There is a water treatment works relatively close to the south west, and impact on residential amenity would have to be assessed and mitigated as necessary. Only option for access to is from the highway to west, but this narrow, steep road, is unlikely to be able to support housing. Green Belt status and constrained access, would prevent housing. Not suitable.
6827	Alnwick Golf Club Alnwick	Alnwick	Alnwick	Alnwick	North	418365	612375	1.19	Greenfield	permitted (under-construction)	20/01440/FUL, 17/03074/REM, 16/02824/OUT	suitable	available	achievable	0-5 years	10	Planning permission approved - deliverable.
6828	East of Whitton View Rothbury	Rothbury	Rothbury	Rothbury	North	406602	602080	2.13	Greenfield	-	-	suitable	available	achievable	11-15 years	32	Agricultural land to the eastern edge of Rothbury. Adjacent to the village, but outwith the defined settlement boundary. A housing scheme would extend the settlement into the countryside. Loss of agricultural land may impact on ecology and biodiversity. A new link to the highway would be required. This is most likely to come from the south, as the lane to the east is very narrow. If identified constraints can be overcome, then this could be suitable for housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6830b	South of Dr Thomlinsons Middle School Rothbury Site B	Rothbury	Cartington	Rothbury	North	406448	601141	2.84	Greenfield	-	-	suitable in part	unknown	achievable	11-15 years	43	Greenfield site, adjacent to the southern edge of Rothbury, but outwith the defined settlement boundary. Development would cause the spread of housing into the countryside, and would impact on openness. Environment, ecology, and habitat impacts will need further investigation. Access would need to be taken from either the east or north west of the site, with the best solution needing further assessment. If identified constraints can be overcome, then a scheme based on a reduced developable area, could be suitable. Development would be focused on the eastern part of the site, immediately adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6833	Land off Widdrington Drive, Stamfordham	Stamfordham	Stamfordham	Central - rest of delivery area	Central	408227	571851	1.08	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land to the east of village. Outwith the defined settlement boundary and within the Green Belt. Development would extend the village into the adjacent countryside, impacting on character and setting. A burn runs to the southern boundary, and impacts on ecology and habitats would require assessment. The southern part of the site is subject to flood risk (zones 2 & 3). A sewage treatment works is located close by the north east. Measures may be necessary to ensure residential amenity. Provision of appropriate access may prove to be very difficult, as the adjacent estate road is narrow, and would not be able to support a housing scheme. The Green Belt setting, impact of development, and identified constraints, mean that no housing would be suitable in this location.
6834	Land off Batt House Road, Stocksfield	Stocksfield	Broomley and Stocksfield	Central - rest of delivery area	Central	406141	559808	7.59	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large parcel of agricultural land in the Green Belt, extending south from Stocksfield. Development of this parcel would have a significant impact on the local landscape and setting, causing spread of development into the countryside. Loss of farmland could lead to adverse impact on biodiversity and ecology, with further assessment of this required. Given the size of the site, a new point of access would be needed, with notable improvements to provide a junction with the highway to the north. Not suitable due to the impact of development and Green Belt location.
6835	Land off Ingram Road, Bamburgh	Bamburgh	Bamburgh	North - rest of delivery area	North	418069	634698	1.30	Mostly Greenfield	-	-	suitable	available	achievable	6-10 years	15	Greenfield land, within the settlement, and located in the National Landscape (AONB) for the coast. Also, within the wider setting of Bamburgh Castle. Any proposal for development will need to have careful considered and sensitively designed, taking account of such designations and heritage assets. Impacts upon ecology and habitats will require further consideration. New access point required from the highway to the west, although this should not be prohibitive. A lower-density development could be most suitable, given the character of surrounding development. If identified constraints can be overcome, then this could be a good chance for provision of a relative development.
6836	Land at Manor Close, Whalton	Whalton	Whalton	Central - rest of delivery area	Central	412819	581332	1.29	Greenfield	-	18/02125/FUL, 17/02148/FUL	not suitable	available	achievable	discounted	0	Undeveloped land to the south of Whalton. Situated in the Green Belt, this could be a very attractive sport for housing. Although small, a housing scheme would spread development into the countryside. Adjacent to the conservation area. Development would need to be sensitive to this context. Impact on wildlife and ecology would need to be assessed, and measures introduced to mitigate them where necessary. The only option for access would be via the narrow estate road, which is unlikely to be suitable for supporting additional traffic. Not suitable due to the identified constraints and the Green Belt location.
6837	Land south of Blacksmith Coffee Shop and of Smithy House	Belsay	Belsay	Central - rest of delivery area	Central	410270	578525	1.03	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of farmland, adjacent to the south of the village, but within the Green Belt. Development would cause the spread of housing and extension of this small village into the countryside. Impacts on ecology and biodiversity would need further assessment. Access would need to be taken from the narrow lane to the west, but this may not have the capacity for a new junction. Not suitable Green Belt designation and the identified constraints.
6838	Land at Clickemin Farm, Ponteland (south)	Ponteland	Ponteland	Ponteland	Central	417505	572678	5.93	Greenfield	-	CM/85/D/567	not suitable	available	not achievable	discounted	0	Undeveloped greenfield land to eastern edge of settlement. Adjacent to established housing development but within the Green Belt. Development of this site would exacerbate coalescence of Ponteland with the small detached residential area to the south of the main town. Whilst only a small break in built development, this would have an impact on local character. A burn runs to the northern eastern boundary. Ecology and habitat impacts will need further assessment. There is no opportunity to provide a link to the highway. Access would be reliant on adjacent land. The Green Belt designation, impact on local landscape and setting, and lack of independent access, means that development would not be appropriate and a housing scheme is not suitable.
6839	Eltringham Works, Prudhoe	Prudhoe	Prudhoe	Prudhoe	Central	408242	562993	5.43	Mixed 50:50	-	-	not suitable	not available	not achievable	discounted	0	This land forms part of a wider site that is part occupied by a paint factory, with the remainder consisting of vacant areas of hardstanding, and greenfield land. This particular parcel includes the main factory building and associated outbuildings, and a large amount of greenfield land. There is significant vegetation coverage to the north and west of site. Location at the edge of Prudhoe is somewhat peripheral, being separated from the rest of the town by the A695. Part of the site is designated as employment land. The Tyne Valley railway line provides northern boundary and any negative impacts arising may need to be mitigated. Site likely to require remediation due to current/past use. Highways improves potentially significant if safe access is to be provided to a larger development. The wide range of constraints identified, the location, and the allocated land use, all mean that the site is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
6839a	Eltringham Works, Prudhoe (phase 1)	Not in a Settlement	Prudhoe	Prudhoe	Central	408200	562864	1.52	Mixed 50:50	permitted (under-construction)	19/03517/REM, 15/03750/OUT	suitable	available	achievable	0-5 years	48	Planning permission approved - deliverable.
6839b	Land west of Eltringham Works, Prudhoe (phase 2)	Prudhoe	Prudhoe	Prudhoe	Central	408213	562991	0.94	Mixed 50:50	-	-	suitable in part	available	achievable	11-15 years	20	This land forms part of a wider site that is part occupied by a paint factory, with the remainder consisting of vacant areas of hardstanding, and greenfield land. Location at the edge of Prudhoe is somewhat peripheral, being separated from the rest of the town by the A695. There are mature trees on part of the site, loss of which may not be appropriate. Impacts on ecology and habitats will require assessment, and mitigation measures as required. Potential need for remediation due to past use. Access will need to be improved in order to support housing, although this should not be prohibitive. If identified constraints can be overcome, then a scheme based on a reduced developable area, could be suitable. Development would be focused on the southern and western parts of the site, excluding the wooded area.
6840	Fields to the south of Middle Leazes, Hexham	Hexham	Hexham	Hexham	Central	392171	564162	1.47	Greenfield	-	-	not suitable	available	achievable	discounted	0	Long, linear parcel of scrubland in the Green Belt, to the western edge of Hexham. A housing scheme would see the extension of the town into open land and would impact on the setting. Adjacent to established, low-density housing. Loss of greenfield land may cause adverse impacts to biodiversity and habitats. There is limited highway frontage to Shaws Lane to the north, and it may not be possible to secure access. Not suitable for housing due to Green Belt location and the identified constraints, notably lack of independent access.
6841	Ideal Caravans, Clifton	Clifton	Stannington	Central - rest of delivery area	Central	420026	583160	2.47	Mostly Brownfield	permitted (under-construction)	14/02140/FUL	suitable	available	achievable	0-5 years	35	Planning permission approved - deliverable.
6842	Land east of A1068 south Guidepost	Guidepost	Choppington	Choppington	South East	426210	584521	93.97	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land, to the east of Choppington. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Notably, development of the whole parcel would cause the coalescence of Choppington and Guidepost with the northern end of Bedlington. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. The Sleafk Burn runs through the site, and the south of the site is subject to flood risk (zones 2 & 3). Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the peripheral feel, the location outside the settlement, the severe impacts of development, and the identified constraints, there is no scope for any housing. Not suitable.
6843	Land to west of 36 Station Road, Stannington	Stannington Station	Stannington	Central - rest of delivery area	Central	421422	581413	2.88	Greenfield	-	18/04170/FUL, CM/88/D/207	not suitable	available	achievable	discounted	0	Undeveloped land, adjacent to the south of Stannington Station, but within the Green Belt. Development would have a severe and adverse impact on the setting, by infilling and changing the nature of the current linear development in the village. Loss of farmland may impact upon biodiversity and habitats. A new point of access will be required, with capacity of Station Road a cause for concern. Not suitable for housing due to the Green Belt designation and the impacts of development.
6847	Land north of Burghley Gardens, Pegswood	Pegswood	Pegswood	Morpeth	Central	422589	587910	1.46	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of greenfield land, in the Green Belt, and peripheral to Pegswood. A housing scheme would extend the village into the countryside, impacting on setting and character. Any impacts on ecology and habitats would need to be identified. Located in a historic landscape, with ridge and furrow archaeological patterns evident, which will need further evaluation. The site is isolated, and there is no opportunity for a link to the highway. Not suitable due to Green Belt and lack of independent access.
6848	Land north of New Hall Farm, Amble	Amble	Warkworth	Amble	South East	425238	604132	4.40	Greenfield	-	-	not suitable	available	achievable	discounted	0	Linear greenfield site, outwith the defined settlement boundary for Amble. Development would have a marked impact on the landscape and setting, extending housing into the countryside. This parcel feels disconnected and peripheral to town. Potential impacts on environment, ecology, and habitats will need assessed, and then mitigated as appropriate. New link required to lane to the west, but this is narrow and would not be able to support significant development. Due to location, impact of development, and identified constraints, this site is not suitable for a housing scheme of any scale.
6849a	Land to the south west of Moor Road, Prudhoe	Prudhoe	Prudhoe	Prudhoe	Central	409829	562018	12.72	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large parcel of agricultural land, adjacent to south of Prudhoe, but in the Green Belt. A housing scheme would have a significant impact by extending development into the countryside. The site is elevated and in a prominent position harming, so development would impact on the landscape and setting. Ecology, biodiversity, and habitat impacts would need to be addressed. Located in a wider archaeological landscape, with further investigation potentially required. No option for a direct link to the highway, with access being reliant on adjacent land. Not suitable for housing due to Green Belt designation, impact of development, and lack of independent access.
6849b	Land to the south west of Moor Road, Prudhoe (Site B)	Prudhoe	Prudhoe	Prudhoe	Central	409536	562334	1.19	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Small parcel of greenfield land, adjacent to Prudhoe Community Highway School, and within the settlement. Although small, development would impact on openness. Located in a wider archaeological landscape, with further investigation potentially required. There is no opportunity for direct access to the highway, with this being reliant on adjacent land. Not suitable due to lack of independent access.
6849c	Land to the south west of Moor Road, Prudhoe (Site C)	Prudhoe	Prudhoe	Prudhoe	Central	409578	562152	3.16	Greenfield	-	-	not suitable	available	achievable	discounted	0	Green Belt land, south of Prudhoe. Development would lead to the spread of housing into the open countryside. Environment, biodiversity, and habitat impacts would need to be addressed. Located in a wider archaeological landscape, with further investigation potentially required. No option for a direct link to the highway, with access being reliant on adjacent land. Not suitable for housing due to Green Belt designation, impact of development, and lack of independent access.
6850	Land north west of The Shaws Farm, Hexham	Not in a Settlement	Hexham	Hexham	Central	391679	564877	7.11	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land west of Hexham, within the Green Belt. The site is surrounded by contained by woodland, and feels peripheral ad detached from the town. Development of a housing scheme would have a significant detrimental impact on the setting and character of this attractive location. Likely to have an adverse impact on ecology, biodiversity, and habitats. Improvements to highway infrastructure necessary, and a new access would be necessary from the adjacent road. Not suitable due to the impact of development on the setting and the Green Belt designation.
6851	Land to the west of Netherton Lane	Bedlington	West Bedlington	Bedlington	South East	424391	582020	1.07	Greenfield	-	-	suitable	available	achievable	11-15 years	30	Small linear strip of Greenfield land, to the western edge of Bedlington, but outwith the defined settlement boundary. Although small, development would cause the extension of the settlement. Any impacts on ecology and biodiversity will need to be assessed. Access would have to be taken from the main highway to the north, or via the adjacent estate road to the east. However, the capacity of the latter may be limited. If identified constraints, can be overcome, then a discreet, small-scale scheme could be suitable. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6852	Half Mile Wood, Fellside, Hexham	Not in a Settlement	Hexham	Hexham	Central	394770	563488	7.06	Greenfield	-	-	not suitable	available	achievable	discounted	0	Very large area of agricultural land south of Hexham, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the severe impacts of development, and the Green Belt location, there is no scope for any housing. Not suitable.
6854	Land north of Corbridge Road (Phases 2,3,4)	Hexham	Hexham	Hexham	Central	395675	563877	2.92	Greenfield	-	-	not suitable	available	achievable	discounted	0	Narrow, linear strip of land, adjacent to Hexham, but in the Green Belt. A housing scheme would see ribbon development along the A695. Woodland lies to the north, and impacts on biodiversity and habitats will need to be assessed. The Tyne Valley railway lies beyond. Topology may restrict the scope for development, as there is a steep drop off towards the railway line. Access would need to be taken directly from Corbridge Road, but the capacity for another junction will need further assessment. Not suitable due to Green Belt and identified constraints.
6855	Land west of The Grove, New Ridley Road (Phase 2)	New Ridley	Broomley and Stocksfield	Central - rest of delivery area	Central	406104	559484	0.85	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small parcel of agricultural land, situated t the north of New Ridley. This is a small village in the Green Belt. A housing scheme would be visually prominent and would impact on the landscape. Loss of farmland may impact on biodiversity. Access would have to be via one of two adjacent estate roads. Best option will need further consideration, but may limit the scope for development. Not suitable due to Green Belt location.
6857	Land south of cricket ground, Butt Bank, Newbrough	Newbrough	Newbrough	West - rest of delivery area	West	388058	567873	0.36	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Area of undeveloped land, situated west of the Methodist Church and opposite the First School in Newbrough village. However, this part of the settlement is within the Green Belt. In an area of known archaeological remains, including a Roman Road, and further assessment may be required to determine impacts. Access will need to be improved, with a new junction to the highway needed. Not considered suitable due to Green Belt location.
6858	Frankham Farm, Newbrough	Not in a Settlement	Warden	West - rest of delivery area	West	388412	568313	1.27	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a number of agricultural buildings and associated land. Recently, the site has been in use as a storage facility. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
6859	Former Pointings Yard, Prudhoe	Prudhoe	Prudhoe	Prudhoe	Central	408925	563547	0.78	Brownfield	-	15/00375/OUT, 11/01688/FUL, 17/00151/FUL, 7/78/E/313, 7/92/E/190	not suitable	not available	not achievable	discounted	0	Land within the settlement which is part of a wider area designated as employment land. The site is occupied for storage purposes by an existing business. Clearance and remediation would be necessary if the site were to become available. A railway line lies to the northern boundary, and measure may be necessary to ensure amenity. There is also a sewage treatment works in close proximity, so mitigation measures may be required. The site is subject to flood risk (zone 2). Access should not be prohibitive to redevelopment. However, partial redevelopment of this wider area for residential would not be appropriate, as the two uses would not be compatible alongside one another, with negative impacts on business operation and residential amenity. The site remains as designated employment land and, along with the defined constraints, and locational factors, this means it is not suitable for a housing scheme of any size. Not available nor achievable. Retention in current use preferred for the foreseeable future.
6861	Comb Hill, Haltwhistle	Haltwhistle	Haltwhistle	Haltwhistle	West	370450	564651	4.97	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Very large area of agricultural land, to the north of Haltwhistle, outwith the defined settlement boundary. The scale of the site is out of proportion with the context of the surroundings. The site is in a visually prominent position, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
6862	Land south of Hexham Road, Heddon on the Wall	Heddon-on-the-Wall	Heddon-on-the-Wall	Central - rest of delivery area	Central	412997	566910	2.05	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site, adjacent to Heddon, but within the Green Belt. The majority of the site is covered in mature trees. Despite being a relatively small site, development would have a notable impact on the setting. Loss is likely to have a negative impact on ecology, biodiversity, and habitats. There is no opportunity for a direct link to the highway. Not suitable due to Green Belt and lack of independent access.
6863	Land south of Heddon on the Wall	Not in a Settlement	Heddon-on-the-Wall	Central - rest of delivery area	Central	413448	566137	57.73	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
6864	Land at West Houses Farm, Dissington	Not in a Settlement	Ponteland	Ponteland	Central	412894	569531	0.49	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a parcel of land associated with the adjacent property. Development would have a marked impact on the rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
6865	Church Room, Warden	Not in a Settlement	Warden	West - rest of delivery area	West	391186	566072	0.54	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land adjacent to a very small hamlet, in the Green Belt. Development would impact on the isolated rural setting. There are mature trees to the north, and impacts on biodiversity and habitats will need consideration. The whole site is subject to flood risk (zones 2 & 3). The Tyne Valley railway line lies immediately to the south. There may be need to provide mitigation to ensure residential amenity. Existing access road would be able to support a residential scheme of any size. Not suitable for housing due to isolated location in the Green Belt.
6866	Land north east of Stocksfield Hall	Not in a Settlement	Broomley and Stocksfield	Central - rest of delivery area	Central	405448	561948	3.22	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped land in the Green Belt, in a highly attractive location close to the River Tyne. Outwith a settlement, the location feels isolated and rural. There are some mature tree on site, with more woodland to the northern and western boundaries. The site is associated with the adjacent employment land, but is vacant. Development would make a big impact on the setting and landscape, given the peripheral feel. Negative impacts on ecology and habitats would need to be assessed, and mitigated as required. Existing access not suitable for a housing scheme, with improvements needed to enable further development. Not suitable due to impacts of development and Green Belt designation.
6867	Land south east of Stocksfield Hall	Not in a Settlement	Broomley and Stocksfield	Central - rest of delivery area	Central	405588	561705	3.45	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large parcel of agricultural land, outwith a settlement, and in the Green Belt. Development would have a significant impact on character and setting. There is some employment land to the north, but this feels peripheral and isolated, being separated from Stocksfield by a railway line. Loss of farmland could impact upon biodiversity and habitats. The Tyne Valley railway line runs to the southern boundary, and mitigation may be required to ensure residential amenity. The existing access track is not suitable for supporting a housing scheme. Not suitable for housing given the location, impact of development, and Green Belt.
6868	Land north east of Bywell Home Farm	Not in a Settlement	Bywell	Central - rest of delivery area	Central	404946	563256	0.84	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a parcel of land associated with the adjacent farm. Development would have a marked impact on the rural setting. The existing narrow access road would need to be upgraded to support a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
6869	Land west of Bywell Home Farm	Not in a Settlement	Bywell	Central - rest of delivery area	Central	404829	563171	0.68	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a parcel of land associated with the adjacent farm. Development would have a marked impact on the rural setting. The existing narrow access road would need to be upgraded to support a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
6870	Bearf farm, Bywell	Not in a Settlement	Bywell	Central - rest of delivery area	Central	405580	564202	0.40	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a parcel of land associated with the adjacent farm. Development would have a marked impact on the rural setting. The existing narrow access road would need to be upgraded to support a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
6871	Land west of Mill View, Great Whittington	Great Whittington	Whittington	West - rest of delivery area	West	400493	570687	0.28	Greenfield	-	-	suitable	available	achievable	11-15 years	5	Greenfield site to southern edge of settlement, but outwith the defined settlement boundary. A housing scheme would extend the village into open land. Impacts on ecology will need to be assessed. The link to the highway accessed is via a narrow road, which would need to be improved to serve a housing scheme. If access can be achieved site, this may be suitable for small-scale development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6872	Land south of Town Foot Farm Bungalow, Slaley	Slaley	Slaley	Central - rest of delivery area	Central	398126	557790	0.64	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of undeveloped land to the eastern edge of Slaley. Adjacent to residential dwellings but in the Green Belt. Although small, development would lead to extension of the village into the countryside. Loss of farmland could lead to impacts upon biodiversity and habitats. New point of access required capacity for a further junction with the adjacent highway needing assessment. Not suitable due to Green Belt designation.
6873	Land south of Banton Manse, Powburn, Alnwick	Powburn	Hedgeley	North - rest of delivery area	North	406057	616477	0.44	Greenfield	-	18/01382/OUT	suitable	available	achievable	6-10 years	6	Undeveloped land within Powburn, which has been used for grazing. There are no major constraints to the development of a small-scale scheme. Development should be at a similar density to the surrounding residential dwellings. New access required, with best location for a junction needing further assessment. If identified constraints can be overcome, then this could represent a suitable location for a small-scale rural housing scheme.
6875	Land east of cricket ground, Broomhaugh and Riding	Not in a Settlement	Broomhaugh and Riding	Central - rest of delivery area	Central	402406	561613	2.13	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large parcel of agricultural land, in an attractive location in the Green Belt. Outwith a settlement, the site feels remote and peripheral, being detached from Broomhaugh. The prominent location means that development would have a notable impact upon landscape character and setting. Woodland and the River Tyne lie to the north of the site. Impacts upon environment, ecology, and habitats will need to be assessed. New access required with the road to the southern boundary. The Green Belt designation and the impact of development means that a housing scheme of any size would not be suitable.
6876	Land south of A695, Broomhaugh and Riding	Not in a Settlement	Broomhaugh and Riding	Central - rest of delivery area	Central	402459	561413	6.44	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The site is located between the A68 and A695, a location that feels very detached and isolated, and which may not be conducive to residential amenity. The scale of the site is out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. It may not be possible to provide a suitable access point from the adjacent busy roads. If a solution could be found, then it is likely to involve major investment in highway infrastructure. Mitigation to both the roads, and the adjacent Tyne Valley railway line, may be required. Given the detachment, the location outside the settlement, the impacts of development, and the Green Belt location, there is no scope for any housing. Not suitable.
6877	Land at Wentworth Grange, Broomhaugh and Riding	Not in a Settlement	Broomhaugh and Riding	Central - rest of delivery area	Central	402207	561105	3.80	Greenfield	-	-	not suitable	available	achievable	discounted	0	Area of farmland in a peripheral location outside of Riding Mill. The site is within the Green Belt and development would have a significant adverse impact upon setting and landscape character. Loss of farmland may impact adversely on ecology and habitats. The A68 runs to the eastern boundary. There is currently no access available to the highway, and no obvious way of providing this without a reliance on adjacent land. Not suitable due to Green Belt, the impact of development, and lack of independent access.
6878	Land at Riding Farm, Riding Mill (site 2)	Riding Mill	Broomhaugh and Riding	Central - rest of delivery area	Central	401315	561877	11.15	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large area of agricultural land, adjacent to the settlement, but in the Green Belt. Development of the site for housing would represent a major expansion of the settlement, and would have a significant impact on the landscape and setting. There are mature trees in situ on the south west of the site. It is likely that there would be negative impacts on ecology, biodiversity, and wildlife habitats. Dere Street Roman road crosses the site, so archaeological assessment would be required. The Tyne Valley railway line lies to the northern boundary, with the River Tyne beyond. Substantive improvements likely to be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. A new access would be required with the A695. The location, impacts of development, the Green Belt location, and the identified constraints, mean that the site is not suitable for any housing development.
6880	Land east of Great Whittington (S)	Great Whittington	Whittington	West - rest of delivery area	West	400693	570762	0.58	Greenfield	-	-	suitable	available	achievable	11-15 years	6	Greenfield site to easter edge of the village. Adjacent to established housing, but outwith the defined settlement boundary. A housing scheme would extend the village into open land. Impacts on ecology will need to be assessed, and then mitigated as required. The lane to the west is narrow and would have to be improved to serve a housing scheme. If appropriate access can be achieved site, this may be suitable for a small-scale development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6881	Land east of Great Whittington (N)	Great Whittington	Whittington	West - rest of delivery area	West	400707	570816	0.44	Greenfield	-	17/02921/FUL	suitable	available	achievable	11-15 years	7	Greenfield site to easter edge of the village. Adjacent to established housing, but outwith the defined settlement boundary. A housing scheme would extend the village into open land. Impacts on ecology will need to be assessed, and then mitigated as required. The lane to the west is narrow and would have to be improved to serve a housing scheme. If appropriate access can be achieved site, this may be suitable for a small-scale development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6882	Land East of Eltringham Road	Prudhoe	Prudhoe	Prudhoe	Central	408405	562636	1.88	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Land occupied by mature woodland within Prudhoe. The whole site is designated as protected open space. Development of housing on this site would have a significant and negative effect on the setting and the wider character of the area. Loss of trees is unlikely to be appropriate, with impacts on biodiversity, ecology, and habitats likely to be notable. There is currently no access to the site available. The road to the west is narrow and winding, and would not be appropriate for serving a housing site. Not suitable for any housing given the open space designation and impacts of development.
6883	Land West of Eltringham Road	Prudhoe	Prudhoe	Prudhoe	Central	408307	562624	0.87	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Land occupied by mature woodland adjacent to Prudhoe, but in the Green Belt. The whole site is designated as protected open space. Development of housing on this site would have a significant and negative effect on the setting and the wider character of the area. Loss of trees is unlikely to be appropriate, with impacts on biodiversity, ecology, and habitats likely to be notable. There is currently no access to the site available. The road to the east is narrow and winding, and would not be appropriate for serving a housing site. Not suitable for any housing given the open space designation, impacts of development, and Green Belt status.
6884	Land east of Station Bank, Mickley	Mickley Square	Prudhoe	Prudhoe	Central	407521	562336	0.36	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small parcel of undeveloped land, immediately adjacent to Mickley Square, but within the Green Belt. Loss of greenfield land may impact ecology and biodiversity, with further assessment needed. New access require to highway to the west. Not suitable due to the Green Belt designation.
6885	Land at East Cramlington Industrial Estate	East Cramlington	Cramlington	Cramlington	South East	428676	575878	0.60	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Land within East Cramlington which is somewhat remote and peripheral. Part of a wider area designated as employment land. The site is part occupied by industrial buildings, with the remainder being open handstanding utilised for storage purposes by an existing business. Clearance and remediation would be necessary if the site were to be redeveloped. Access should not be prohibitive to redevelopment, but would have to be improved to serve a housing scheme. However, partial redevelopment of this wider area for residential would not be appropriate, as the two uses would not be compatible alongside one another, with negative impacts on business operation and residential amenity. The site remains as designated employment land and, along with the defined constraints, and locational factors, this means it is not suitable for a housing scheme of any size. Not available nor achievable. Retention in current use preferred for the foreseeable future.
6886	South West Sector, Cramlington (phase 3)	Cramlington	Cramlington	Cramlington	South East	425596	575666	47.21	Greenfield	-	-	suitable	available	achievable	16+ years	850	Large area of agricultural land towards the edge of Cramlington. This site is within the defined settlement boundary for the town and from part of the wider Cramlington South West Sector strategic development site. Development will have a significant impact on the setting and landscape, through the loss of farmland land. Impacts on biodiversity and habitats likely to be notable, therefore mitigation would need to be provided. There is a SSSI immediately adjacent so this will need to be addressed through a potential scheme. A watercourse crosses east of site. If identified constraints can be overcome, this could provide a suitable location for housing development. Given the size of the site, this would need to be planned through a comprehensive masterplan to guide development, as per earlier parts of Cramlington SWS.
6889	Land north of the Avenue, Seaton Delaval	Seaton Delaval	Seaton Valley	Seaton Valley	South East	430365	575725	8.94	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land, adjacent to the settlement, located within the Green Belt. A housing scheme would see the spread of housing into farmland, and would impact upon the setting. The loss of this land is likely to see impacts on ecology and habitats, with further assessment need to consider the extent. There is no opportunity for a direct link to the highway, and access is dependent on adjacent land. Green Belt designation, the impacts of development, and lack of independent access mean that this is not a suitable location for housing.
6890	Land north of Mineral Railway, Seaton Delaval	Seaton Delaval	Seaton Valley	Seaton Valley	South East	429455	575680	4.23	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land, in the Green Belt, but adjacent to Seaton Delaval. Development would see the spread of housing into the countryside, impacting on local character and the setting. Impacts on ecology, biodiversity, and habitats would need to be assessed, with adverse effects mitigated as required. There is an existing point of access from the highway, but this would need to be significantly upgraded to support a housing development. Capacity of the highway will need further investigation. Green Belt and the impacts of development mean that housing would not be suitable.
6891	Whitehouse Farm, Stanington (phase 1)	Not in a Settlement	Stanington	Central - rest of delivery area	Central	419138	581781	6.98	Mixed 50:50	-	23/01554/FUL	not suitable	not available	not achievable	discounted	0	Large area of land relating to Whitehouse Farm Centre, a very successful visitor attraction for families, based around a former farmstead. The site is in the open countryside and within the Green Belt. A number of land parcels make up the overall site. There are a variety of buildings and outbuildings in situ. Part of the site is identified as employment land. If there were to be a change in circumstances, conversion and/or clearance of farm buildings would be required. Loss of agricultural land for housing would have a significant impact on the rural setting and character. Adverse impacts on ecology, biodiversity, and habitats are also likely. The existing access road would need to be significantly improved to support a housing scheme. Not suitable for any housing due to the impact of development and the Green Belt designation.
6892	Land north of East Hartford	East Hartford	Cramlington	Cramlington	South East	426662	579749	28.97	Greenfield	-	-	not suitable	available	achievable in part	discounted	0	Large area of agricultural land, in the countryside to the north of East Hartford. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. The site is largely surrounded by mature woodland, and rivers and watercourses. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
6893	Land north of West Hartford Farm	Not in a Settlement	Cramlington	Cramlington	South East	424961	579529	55.87	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Very large area of agricultural land, in the countryside to the north of Cramlington. Located outwith the defined settlement boundary and around half of the site is within the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. The site is largely surrounded by mature woodland, and rivers and watercourses. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation for part of the site, there is no scope for any housing. Not suitable.
6894	Whitehouse Farm, Stanington (phase 2)	Not in a Settlement	Stanington	Central - rest of delivery area	Central	419058	581818	1.18	Mixed 50:50	-	23/01554/FUL	not suitable	not available	not achievable	discounted	0	Large area of land relating to Whitehouse Farm Centre, a very successful visitor attraction for families, based around a former farmstead. The site is in the open countryside and within the Green Belt. A number of land parcels make up the overall site. There are a variety of buildings and outbuildings in situ. The site is identified as employment land. If there were to be a change in circumstances, conversion and/or clearance of farm buildings would be required. Loss of agricultural land for housing would have a significant impact on the rural setting and character. Adverse impacts on ecology, biodiversity, and habitats are also likely. The existing access road would need to be significantly improved to support a housing scheme. Not suitable for any housing due to the impact of development and the Green Belt designation.
6895	Whitehouse Farm, Stanington (phase 3)	Not in a Settlement	Stanington	Central - rest of delivery area	Central	418983	581745	1.14	Mixed 50:50	-	23/01554/FUL	not suitable	not available	not achievable	discounted	0	Large area of land relating to Whitehouse Farm Centre, a very successful visitor attraction for families, based around a former farmstead. The site is in the open countryside and within the Green Belt. A number of land parcels make up the overall site. There are a variety of buildings and outbuildings in situ. The site is identified as employment land. If there were to be a change in circumstances, conversion and/or clearance of farm buildings would be required. Loss of agricultural land for housing would have a significant impact on the rural setting and character. Adverse impacts on ecology, biodiversity, and habitats are also likely. The existing access road would need to be significantly improved to support a housing scheme. Not suitable for any housing due to the impact of development and the Green Belt designation.
6896	Woodhill Farm (land adj)	Medburn	Ponteland	Ponteland	Central	413505	570298	2.34	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of agricultural land, adjacent to the settlement, but in the Green Belt. A housing scheme would lead to extension of built-development into the countryside, impacting on the setting. Loss of agricultural land could impact on ecology and habitats. The adjacent highway is narrow and may not be able to support the additional traffic generated by a housing development. Not suitable for housing due to the Green Belt and identified constraints.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
6897	Land at Seaton Delaval	Holywell	Seaton Valley	Seaton Valley	South East	432146	574882	17.77	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land to the east of Holywell, outwith the settlement, and in the Green Belt. The site is large in the context of the surroundings, and development would have a notable adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notably, there is a SSSI directly adjacent and there is some Ancient Woodland to the south east. The narrow access lane to the south of the site is not suitable for supporting a housing scheme of any size. Not suitable for development due to the Green Belt designation, and the notable adverse impacts on ecology and environmental issues.
6898	Boatside, Warden	Not in a Settlement	Warden	West - rest of delivery area	West	390929	566117	0.51	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Paddock land adjacent to a very small hamlet, in the Green Belt. Development would have a great impact on the isolated setting, changing the rural character. There are mature trees and the Tyne Valley railway line to the north. New access road would be required from the adjacent highway. Not suitable for housing due to isolated location in the Green Belt.
6900	Land at Pegswood Moor (Site B), Morpeth	Not in a Settlement	Pegswood	Morpeth	Central	420866	587177	17.46	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
6903	Land south of Allendale Road, Hexham	Hexham	Hexham	Hexham	Central	392261	563759	1.25	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of greenfield land to the edge of Hexham, but in the Green Belt. Development would fill in a gap between established low-density housing. Ancient woodland and a burn lies to the southern boundary. Any adverse impacts of ecology, biodiversity, and habitats would need to be identified and mitigated. Capacity for new junction from adjacent highway will need to be assessed. Not suitable due to Green Belt designation.
6904	Land east of Fisher Lane, Cramlington	Not in a Settlement	Cramlington	Cramlington	South East	424051	575645	34.23	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large, linear parcel of agricultural land to the south of Cramlington. Outwith the defined settlement boundary. Although adjacent to the wider Cramlington SWS strategic site, this site does feel peripheral due to the way it produces southwards from the town. In the past the site has been earmarked for employment purposes. A housing scheme would fundamentally change the landscape by extending the settlement into the open countryside. There are areas of woodland to the east, a SSSI to the south eastern boundary, and Sandy's Letch lies to the south. Impacts on environment, ecology, and habitats will need further assessment, and mitigation measures introduced as appropriate. An existing point of access has already been installed from the north, as part of the Cramlington SWS development. Not suitable for housing, given the location, impacts of development, and identified constraints.
6905	Land at St Mary's Station	Stannington St Mary's	Stannington	Central - rest of delivery area	Central	418587	580905	6.04	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site within the Green Belt. Adjacent to the Stannington St. Mary's development. Development would have a notable impact on the landscape, and see housing extend further into the countryside. Established woodland covers the entirety of site, and loss of trees would be inappropriate. Resulting impacts on ecology, biodiversity, and habitats will be notable. New access required to highway adjacent to the north. Impacts of development and Green Belt designation mean the site is not suitable for any development.
6906	Land East of B6321 (Aydon Road), Corbridge	Corbridge	Corbridge	Corbridge	Central	400450	565128	10.49	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large tract of agricultural land, outwith a settlement, to the north east of Corbridge. Within the Green Belt and situated in a prominent position, between to the south of the A69. The site contributes to the openness of the landscape and development would cause the spread of built development into the countryside. Located in an archaeological landscape, close to known industrial remains, here is currently no access available, with capacity to provide a new junction from the highway to the west needing assessment. The impact that development would have in closing the open gap between the town and the A69, the identified constraints, and most importantly the Green Belt designation, means that a housing scheme is not suitable.
6907	Land west of A1068, West Cramlington	Not in a Settlement	Cramlington	Cramlington	South East	423999	577802	45.41	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Farmland to the west of Cramlington and within the Green Belt. Adjacent to a large industrial area, and within close proximity to an opencast mine and a large and pharmaceutical factory. Development would impact on the open landscape to the west of the town. Loss of a large area of greenfield land could have impacts on biodiversity and habitats. Further assessment is needed. The ECML runs to the northern boundary, and measures may be necessary to maintain residential amenity. Potential access is highly constrained, and the existing road to the may not have the capacity for additional traffic generated. Not suitable due to Green Belt, impacts of development, and identified constraints.
6908	Land south of Royal Border Bridge, Berwick	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399231	653064	0.54	Greenfield	-	-	suitable in part	available	achievable	6-10 years	12	Parcel of greenfield land in a highly attractive location on the River Tweed estuary. The site lies adjacent to the Grade I listed Royal Border Bridge and any development would have to be highway sensitive to this unique setting. A SSSI and other important environmental sites lie adjacent. Any impacts upon ecology, biodiversity, and habitats will need to be fully assessed and mitigated. Current access point may need to be improved to support a housing development. Current access road will need to be improved, and may limit the yield from a proposed scheme. A low-density scheme is likely to be most appropriate. A buffer is likely to be needed to the Royal Border Bridge, which will reduce the developable area. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing. If the identified issues can be overcome, then a small-scale urban infill scheme could be suitable in this unique location.
6909	Land south of East Ord (West), Berwick	East Ord	Ord	Berwick-upon-Tweed	North	398294	650887	3.70	Greenfield	-	N/76/B/0187/P	suitable	unknown	achievable	16+ years	30	Undeveloped greenfield land to the south of East Ord. Outwith the defined settlement boundary. Established housing and a cemetery lie adjacent to the north. Development of the whole parcel would extend the built-up area. Impacts on the environment, ecology, and habitats will need to be considered and mitigated as required. Somewhat peripheral in feel. Improvement to the local highway network will be necessary to enable a development of any scale, and the most suitable access point will need to be secured. Links will have to come from the south, rather than through existing development to the north. If identified constraints can be overcome, then this could offer a suitable location for future housing development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6910	Land South of East Ord (East), Berwick	East Ord	Ord	Berwick-upon-Tweed	North	398494	650854	5.25	Greenfield	-	N/76/B/0187/P	suitable	unknown	achievable	16+ years	40	Undeveloped greenfield land to the south of East Ord. Outwith the defined settlement boundary. Established housing and a cemetery lie adjacent to the north. Development of the whole parcel would extend the built-up area. Impacts on the environment, ecology, and habitats will need to be considered and mitigated as required. Somewhat peripheral in feel. Improvement to the local highway network will be necessary to enable a development of any scale, and the most suitable access point will need to be secured. Links will have to come from the south, rather than through existing development to the north. If identified constraints can be overcome, then this could offer a suitable location for future housing development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6911	Land at Leisure Centre, Ponteland	Ponteland	Ponteland	Ponteland	Central	416758	572478	11.60	Mixed 50:50	-	17/03729/CCD	not suitable	not available	not achievable	discounted	0	Parcel of land to the edge of Ponteland which is occupied by a new high school, primary school, and leisure centre, and associated land. The land is within the Green Belt. Not suitable for housing due to the Green Belt designation. Not available nor achievable. Retention in current use preferred for the foreseeable future.
6912	High School, Ponteland (main site)	Ponteland	Ponteland	Ponteland	Central	416530	572063	12.10	Mixed 50:50	-	-	not suitable	not available	not achievable	discounted	0	Mixed site to the edge of Ponteland, which was previously the site of Ponteland High School. The facility has been relocated to a new site just to the north, and the former school buildings have now been demolished. The rest of the site is home to playing fields and open land. Development would have a notable impact on the open landscape and setting. Loss of such a large area of greenfield land could impact on biodiversity and habitats. Further assessment required, along with any mitigation as required. Existing access will need to be improved to support housing. Not suitable due to the impact of development and the Green Belt setting.
6912b	High School, Ponteland (land to south east)	Not in a Settlement	Ponteland	Ponteland	Central	416885	572086	1.24	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Greenfield land to the edge of Ponteland, which is part of the wider former Ponteland High School site. This particular parcel is paddock land. Development would have a substantial impact on the open landscape, character, and setting. The loss of farmland is likely to see negative impacts on environment, biodiversity and habitat matters, and will need further assessment. There is no direct access to the site available at present. Rotary Way lies adjacent to the south, but it may not be suitable to provide a junction with this busy road. Green Belt designation, the impacts of development, and the identified constraints, mean that the site is not suitable.
6913	Land south of High School, Ponteland	Not in a Settlement	Ponteland	Ponteland	Central	416791	571940	12.47	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land, in the countryside to the south of a town and set in the Green Belt. The land is peripheral and detached from Ponteland, lying beyond the former high school site. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
6914	Land west of Haltwhistle	Haltwhistle	Haltwhistle	Haltwhistle	West	369219	563911	2.00	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of agricultural land to the west of Haltwhistle, located outwith the defined settlement boundary. Peripheral in feel, although it does lie adjacent to a new housing development. A housing scheme on this site would further extend the settlement into the countryside. Loss of agricultural land will impact upon ecology and habitats, with mitigation measures implemented as required. New access point required, but the lane to the north may not have the capacity to serve a housing site. Not suitable due to the impact of development, location, and the identified constraints.
6915	Land at County Hall, Morpeth	Morpeth	Morpeth	Morpeth	Central	420203	584389	5.12	Brownfield	-	19/03940/CCD, 16/04498/OUT, 16/04543/CCD	not suitable	not available	not achievable	discounted	0	Local authority offices and associated land, towards the southern edge of Morpeth. Within the defined settlement boundary, this is part of the wider County Hall site. If the site was to become available, demolition and clearance would be required. Development would have a significant adverse impact on local character. Any adverse impacts upon ecology and habitats will need to be mitigated. The ECML runs to the eastern boundary, and mitigation measure may be necessary to ensure residential amenity. Current access road would be able to serve a housing scheme. Not suitable due to preference for retention in new/current use. Not available nor achievable.
6916	Land north of County Hall, Morpeth	Morpeth	Morpeth	Morpeth	Central	420266	584503	1.18	Greenfield	-	16/04498/OUT	not suitable	not available	not achievable	discounted	0	Undeveloped greenfield land towards the southern edge of Morpeth. Within the defined settlement boundary, this land relates to the wider County Hall site. Development would have a significant adverse impact on local character. Any adverse impacts upon ecology and habitats will need to be mitigated. The ECML runs to the eastern boundary, and mitigation measure may be necessary to ensure residential amenity. Only option for access is via the County Hall car park, which would not be suitable. Not considered suitable due to the impact on the setting and identified constraints. Not available nor achievable. Retention in current use preferred for the foreseeable future.
6917	Land west of Willow Burn, Alnwick	Alnwick	Alnwick	Alnwick	North	418747	611625	11.77	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Large area of greenfield land to the south the town, outwith the defined settlement boundary. This area is occupied by playing fields and sports facilities for the adjacent high school, along with an associated car park. The whole of the site is designated as protected open space. Loss of playing fields would not be appropriate. Development would have a significant impact on the open landscape to the south of the town. Loss of a large area of greenfield land is likely to impact negatively on ecology and biodiversity. Not suitable due to the location and impact of development. Not available nor achievable. Retention in current use preferred for the foreseeable future.
6918	Glendale Community Middle School, Wooler	Wooler	Wooler	Wooler	North	399752	628023	5.66	Mixed 50:50	-	-	suitable in part	not available	not achievable	discounted	0	Operational school site, adjacent to the eastern edge of Wooler. The town has no defined settlement boundary. The site includes the main school buildings, associated land, and the adjacent school playing fields. The playing fields are designated as protected open space. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. Existing access will need to be upgraded to support a residential development. This is in the context of limited capacity for additional traffic in this part of Wooler. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the brownfield part of the site, excluding any playing field land. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
6919	Brewery Farm, Wooler	Wooler	Wooler	Wooler	North	399860	627880	0.56	Mixed 50:50	-	-	suitable	not available	not achievable	discounted	0	Site situated to the eastern edge of Wooler, a town without a defined settlement boundary. This was historically a farmstead but has been the home for a recycling company in recent times. There are a number of buildings in situ, as well as associated hardstanding used for storage. If the site was to become available, demolition and clearance would be required. It is also likely that remediation would be required given the current use. The existing point of access would probably need to be improved to serve a housing development. If identified constraints could be overcome, then this could be appropriate for a small-scale housing scheme at the edge of the settlement. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
6920	Land opposite St Oswald's, Bellingham	Bellingham	Bellingham	Bellingham	West	383389	583527	3.29	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large greenfield site to the western edge of Bellingham. Adjacent to the village, but outwith the defined settlement boundary. A housing scheme would have a significant impact on the landscape and setting to the west of the village. Potential impacts on ecology, biodiversity, and habitats will need further assessment. Sloping topography may impact on the developable area. Access will need to be from the south, although the capacity of the highway to the south to serve a large housing development will need further consideration/ Impact of development on local character and the setting, along with the range of constraints identified, means the site is not suitable for housing.
6921	Land opposite Jubilee Park, Bellingham	Bellingham	Bellingham	Bellingham	West	383486	583431	0.80	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of greenfield land to the western edge of Bellingham. Adjacent to the village, but outwith the defined settlement boundary. A housing scheme would have a impact on the landscape and setting to the west of the village. Potential impacts on ecology, biodiversity, and habitats will need further assessment. Sloping topography may impact on the developable area. Access will need to be from the south, although the capacity of the highway to the south to serve a large housing development will need further consideration/ Impact of development on local character and the setting, along with the range of constraints identified, means the site is not suitable for housing.
6924	Prudhoe West First School and Highfield Middle School	Prudhoe	Prudhoe	Prudhoe	Central	409231	562664	6.89	Mixed 50:50	-	-	suitable in part	not available	not achievable	discounted	0	Site of two operational schools within the defined settlement boundary. The parcel houses both a first school and a middle school. It includes the main school buildings, associated land, and the playing fields. It is also includes a strip of woodland which separates the two sites. The playing fields and woodland are designated as protected open space, and loss of these areas would not be appropriate. Relocation of school(s) would be required prior to redevelopment. Demolition and clearance would also be needed, if the site were to become available. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the brownfield part of the site, excluding any playing field land. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
6925	Prudhoe Community High School	Prudhoe	Prudhoe	Prudhoe	Central	409630	562426	8.96	Mixed 50:50	-	-	suitable in part	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings, associated land, and the playing fields. The playing fields are designated as protected open space, and loss of this area would not be appropriate. Relocation of school would be required prior to redevelopment. As would demolition and clearance, if the site were to become available. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the brownfield part of the site, excluding any playing field land. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
6926	Land west of Roberts Lodge, East Ord	East Ord	Ord	Berwick-upon-Tweed	North	398894	650859	1.51	Greenfield	-	N/76/B/0187/P	suitable	unknown	achievable	11-15 years	25	Undeveloped greenfield land to the south of East Ord. Outwith the defined settlement boundary. Established housing lies adjacent to the east. Development would extend the built-up area. Impacts on the environment, ecology, and habitats will need to be considered and mitigated as required. Somewhat peripheral in feel. Improvement to the local highway network will be necessary to enable a development of any scale, and the most suitable access point will need to be secured. Links will have to come from the south, rather than through existing development to the north. If identified constraints can be overcome, then this could offer a suitable location for future housing development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6927	Tyne Green, Hexham	Hexham	Hexham	Hexham	Central	392909	565020	0.81	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land to the western edge of the town, within the Green Belt. The whole site is designated as protected open space. There is a caravan site adjacent to the south east, but the site feels very peripheral and detached from the rest of the town. Although small, a housing scheme would extend built-development into the countryside. There is woodland adjacent, and there may be impacts on biodiversity and habitats. The whole site is subject to flood risk (zone 2). The Tyne Valley railway line runs immediately adjacent to the northern boundary., with mitigation measures potentially necessary to endure residential amenity. The only possible point of access is a very narrow lane, which is unlike to be able to support a housing scheme of any size. Identified constraints. Impacts of development, protected open space and Green Belt designation, all mean that no housing would be suitable in this location.
6928	Royal Hotel Hexham	Hexham	Hexham	Hexham	Central	393757	563983	0.05	Brownfield	permitted (under-construction)	14/01128/FUL	suitable	available	achievable	0-5 years	4	Planning permission approved - deliverable.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
6930	Land West of Beech Court, Darras Hall (Site 1)	Ponteland	Ponteland	Ponteland	Central	414273	570472	4.72	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of agricultural land to the western edge of Darras Hall. Within the Green Belt, this site would see the extension of the settlement into the countryside and contribution to narrowing the strategic gap between Darras Hall and Medburn. Loss of farmland may impact negatively on ecology and habitats. A new access would be required, but the only option would be via the adjacent estate road to the east, which may not have the capacity to support additional development. Not suitable due Green Belt designation.
6932	Land West of Beech Court, Darras Hall (Site 3)	Ponteland	Ponteland	Ponteland	Central	414115	570236	16.72	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land to the western edge of Darras Hall. Within the Green Belt, this site would see the extension of the settlement into the countryside and contribution to narrowing of the strategic gap between Darras Hall and Medburn. Loss of a large area of farmland may impact negatively on ecology, biodiversity, and habitats. Further assessment would be required. There is no opportunity for a direct link to the highway, and access would be fully dependent on adjacent land. Not suitable due Green Belt designation, impact of development, and lack of independent access.
6933	Land east of Heddon-on-the-Wall	Heddon-on-the-Wall	Heddon-on-the-Wall	Central - rest of delivery area	Central	413964	566618	3.92	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site to the south east of the village. Located outwith the defined settlement boundary and in the Green Belt. Close to Hadrian's Wall heritage zone, development could have a marked impact on the local landscape through extension of the settlement into the countryside. There is a slope on the site from north to south, which may limit the developable area. There are also mature trees to the north of the parcel. Impacts on environment, ecology, and habitats would need to be assessed. The single-track road to south is unlikely to be able to provide an acceptable access point. Green Belt designation and identified constraints mean that the site would no be suitable for a housing scheme.
6934	Land at Edgewood, Hexham	Hexham	Hexham	Hexham	Central	394861	563630	0.24	Greenfield	neighbourhood plan allocation (made)	-	suitable	available	achievable	11-15 years	5	Neighbourhood Plan housing allocation - developable.
6936	Land at Green Bank, Hexham	Hexham	Hexham	Hexham	Central	394092	563498	0.37	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Small greenfield site to the south of Hexham. Adjacent to established housing, but within the Green Belt. Adjacent to woodland, the impacts on biodiversity, and habitats will need to be furthered assessed. There is a steep slope on site, which is likely to prohibit any development. The existing access road to the north would not be suitable for serving a housing scheme. Not suitable for housing due to topography and the Green Belt designation.
6937	Land North of Bishopton Way, Hexham	Hexham	Hexham	Hexham	Central	392177	563397	1.19	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Undeveloped scrubland land to the western edge of Hexham. The vast majority of the site is located in the Green Belt. There are some mature trees and thick vegetation on parts of the site. The whole parcel is designated as protected open space. There is a relatively steep slope on the site from south to north, which will have to be taken account of through development of any scheme. There may be no capacity to provide an additional access from estate road to the south, and the narrow lane to the north is unlikely to be suitable. Green Belt, identified constraints, and the protected open space designation, means that the site is not suitable for residential development.
6939	The Martins, Wooler	Wooler	Wooler	Wooler	North	399778	627736	0.15	Greenfield	-	-	suitable	available	achievable	6-10 years	9	Small parcel of greenfield land, immediately adjacent to existing housing in Wooler. At the edge of the town, but there is no defined settlement boundary. Adjacent to a larger area of farmland and some playing fields, with any impact on ecology and biodiversity needing further consideration. Access would need to be via the adjacent estate road. The capacity of this to serve additional housing will need to be assessed. If identified constraints can be overcome, then this site offers potential for a small-scale residential development.
6940	Nelson Village Recreation Ground, Cramlington	Cramlington	Cramlington	Cramlington	South East	425692	577596	1.66	Mostly Greenfield	neighbourhood plan allocation (made)	-	suitable	available	achievable	6-10 years	25	Neighbourhood Plan housing allocation - developable.
6942	Longframlington reserve school site, Longframlington	Longframlington	Longframlington	North - rest of delivery area	North	412938	601179	0.68	Greenfield	-	-	suitable	available	achievable	6-10 years	26	Undeveloped greenfield land within an established residential area. The site has no formal designation, but it is used as an informal recreation space by the community. Impacts of loss would have to be carefully considered. No major obstacles to development. A new point of access will be required, with options to both the north and south of the site needing investigation. Capacity of these estate roads will need assessment. If the identified obstacle scan be overcome, then this offers an opportunity for an infill development within the village.
6943	Land at Carcroft Place, Cramlington	Cramlington	Cramlington	Cramlington	South East	427084	576220	0.64	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield area within Cramlington, surrounded by residential development. The whole site is designated as protected open space and performs an important role providing recreation space for the community. Loss would not be appropriate. Access would need to be via one of the adjacent estate roads, although the capacity of these will need further assessment. Not suitable for housing given the protected open space designation.
6944	Land at Wheatridge, Seaton Delaval	Seaton Delaval	Seaton Valley	Seaton Valley	South East	429826	575610	2.40	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of undeveloped land within the settlement. This land is designated as protected open space and performs an important role as recreation space for the community. Loss of this land is unlikely to be appropriate. Access would need to be via one of the adjacent estate roads, although the capacity of these will need further assessment. Not suitable for housing given the protected open space designation.
6945	Land south of Shield Burn Allendale	Allendale Town	Allendale	Allendale	West	384441	555791	1.92	Greenfield	-	18/02664/FUL	not suitable	unknown	not achievable	discounted	0	Irregularly-shaped greenfield site to the east of Allendale Town, a village without a defined settlement boundary. Situated within the North Pennines National Landscape (AONB). Although there is are a few residential properties opposite, this site is effectively outwith the settlement. The scale of the site is somewhat out of proportion with the surroundings. Development would have a big impact, notably by removing the gap between Allendale and the small hamlet of Shibburn. Part of the site is designated as ancient woodland, with the north of the site directly abutting the rest of this designated area. Adverse impacts on biodiversity and habitats are likely, and would need to be mitigated. There is a significant slope on site, and this topography could prevent much development. New access point is required. However, there may be limited opportunity to provide this, is unlikely to have capacity for an additional junction. Not suitable due to the location, impact of development, and Ancient Woodland designation on part of the site.
6946	Birchfieldgate Haltwhistle	Not in a Settlement	Haltwhistle	Haltwhistle	West	368985	564578	21.07	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land in the open countryside. The site is peripheral and detached from Haltwhistle. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Within an area of known archaeological remains, with further investigation potentially being necessary. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
6947	Land North of Bedlington	Bedlington	East Bedlington	Bedlington	South East	426420	582895	28.12	Greenfield	-	-	not suitable	available in part	achievable	discounted	0	Large area of farmland adjacent to Bedlington. The vast majority of the site is outwith the defined settlement boundary, the exception being a small field to the south east of the site which is within. Development of this parcel would have a significant impact on character and setting, and would affect the open landscape. There are significant areas of dense woodland to both the east and the south. Impacts upon biodiversity, ecology, and habitats will need further assessment, with mitigation measures as appropriate. Within an area of known archaeological remains, so further investigation may be necessary. There is no opportunity for a direct link to the highway, with adjacent land being relied upon for access. The site is not suitable for any housing due to the location, the impact of development, and the identified constraints.
6948	Land south of Well Road, Stocksfield	Stocksfield	Broomley and Stocksfield	Central - rest of delivery area	Central	405943	560017	5.42	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land in the Green Belt, extending south from Stocksfield. Development of this parcel would have a significant impact on the local landscape and setting, causing spread of development into the countryside. There is a large area of ancient woodland immediately adjacent to the west. Loss of farmland could lead to adverse impact on biodiversity and ecology, with further assessment of this required. Given the size of the site, a new point of access would be needed, with notable improvements to provide a junction with the highway to the north. Not suitable due to the impact of development and Green Belt location.
6949	Land at Park Farm Cottages, Blyth	Blyth	Blyth	Blyth	South East	430267	579113	1.13	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Overgrown grazing land within an established residential area in Blyth. There is a pond to the southern part of the site and the whole parcel is subject to flood risk (zone 2), as well as surface water flooding. Loss of this land could have negative impacts on biodiversity and habitats. A railway line runs to the eastern boundary, and measures to mitigate noise/visual impact may be required. There is an existing access in situ, and whilst it may need upgraded to serve a residential scheme, this should not prove prohibitive. Due to flood risk, the site is not considered suitable for housing development at the current time.
6950	Land at Cornhill First School	Cornhill-on-Tweed	Cornhill-on-Tweed	North - rest of delivery area	North	385782	639405	0.69	Mostly Brownfield	-	17/03894/FUL	suitable in part	not available	not achievable	discounted	0	Former school site comprising of schools buildings and adjacent playing fields. Following closure in 2012, the vacant buildings gradually deteriorating into a state of disrepair. Demolition of these premises required prior to redevelopment. The former playing fields would not be suitable for development. However, the former school building has now been converted to provide mixed-use accommodation for 'micro-enterprise'. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.
6951	Land West of Barrington Industrial Estate	Bedlington Station	Choppington	Choppington	South East	425868	583582	5.58	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Undeveloped grazing land to the west of Bedlington Station, outwith the defined settlement boundary. There is an industrial estate adjacent to the east. Development of the site would have a significant impact on the setting. Notably, it would extend the settlement and cause the coalescence of Choppington and Bedlington Station. Loss of greenfield land may
6952	Land north of Barrington Industrial Estate, Bedlington	Bedlington Station	Choppington	Choppington	South East	426148	583726	1.30	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Site is not suitable for housing as the highways network and access is not appropriate for residential use. The site is remote from residential areas of the settlement, separated by an industrial estate. The Sleek Burn and woodland lie to the northern boundary. Impacts on ecology, biodiversity, and habitats will need to be assessed. New access would be required from the highway to the south, with the most appropriate location needing to be determined. Not suitable due to the impacts of development, principally the threat of merging settlements through ribbon development.
6953	Land north of Choppington	Choppington	Choppington	Choppington	South East	425216	584619	2.71	Greenfield	-	-	suitable	unknown	achievable	16+ years	30	Small parcels of greenfield land, situated between Choppington and Guide Post. Situated outwith the defined settlement boundary. A housing scheme would have an impact on the setting by further filling in development to the west of the highway between the two settlements, and reducing openness. There is a Local Nature Reserve directly adjacent to the south west. Impacts upon biodiversity, ecology, and habitats will require assessment. Within an area of known archaeological remains. New access required to highway, with capacity for a new junction needing consideration. If identified constraints can be overcome, then this could be a suitable location for a small-scale development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6954	Cooksweil Garage, Pegswood	Pegswood	Pegswood	Morpeth	Central	422267	587450	0.23	Brownfield	-	14/00246/COU	suitable	not available	not achievable	discounted	0	Existing commercial garage site within an established residential area. Comprises of sales floorspace, workshop buildings and associated land. Relocation of the existing business would be needed prior to redevelopment. If the site was to become available, demolition and clearance would be required. There would also be a need for remediation to deal with contamination from the current use. Current access may need to be reconfigured, but this should not prove to be prohibitive to development. Potentially, the site could offer an opportunity for a slightly higher density scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.
6955	Pegswood Industrial Estate	Pegswood	Pegswood	Morpeth	Central	422927	587680	1.29	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Industrial land within Pegswood which is allocated for employment purposes. There are a wide range of industrial units on site, the majority with an existing business in situ. If the site was to become available, demolition and clearance would be required. There may also be need for remediation. Relocation of the existing businesses would be required. Existing highway access should be able to support a residential development. Allocated land use, setting, and identified constraints mean that it is not suitable for residential development. Not available nor achievable. Retention in current use preferred for the foreseeable future.
6956	Land east of A192, Seaton Delaval	Seaton Delaval	Seaton Valley	Seaton Valley	South East	429506	576452	19.26	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, to the north of Seaton Delaval, set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. There is currently no direct link available to highway, with adjacent land likely to be needed to enable access. Even if a site can be arrived at, notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
6957	Land south of A686, Haydon Bridge	Haydon Bridge	Haydon	Haydon Bridge	West	384797	564270	3.89	Greenfield	-	-	suitable in part	unknown	achievable	11-15 years	39	Greenfield site to the eastern edge of Haydon Village, but outwith the defined settlement boundary. Development would have an impact on the setting. Notably, by extending housing development beyond the town, although this spread will be confined by the road network. There is Ancient Woodland to the western edge of the site. This is also designated as Local Green Space in the Neighbourhood Plan. The western part of the site is also subject to flood risk (zones 2 & 3). Parts of the site have a relatively steep slope, and this may impact on the developable area. New link to the highway required, but it is unlikely that a junction with the A69 would be suitable. Access would need to come from the road to the north. If identified constraints can be overcome, then this may be suitable for a residential development. This would be based on a lower yield and reduced developable area, excluding the western part of the site. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
6958	West of North Grange, Ponteland	Ponteland	Ponteland	Ponteland	Central	416002	573595	3.90	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land, adjacent to the north of the settlement. The land is located in the Green Belt. Development would have an adverse impact upon the open landscape. Negative impacts on ecology, biodiversity, and wildlife habitats will need to be assessed, and then addressed as required. There is little opportunity to provide access from North Road, with a limited highway frontage available for a junction. Given the location outside the settlement, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
6959	Land North of North Road, Ponteland	Ponteland	Ponteland	Ponteland	Central	416338	573811	11.52	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large parcel of agricultural land, in the Green Belt to the north of Ponteland. Development would have a significant impact upon the setting and landscape to the north of the town. Assessment needed of impacts on ecology, biodiversity, and wildlife habitats. There may be a requirement for archaeological investigation. New access needed, with potential from roads both to the east and west of the site. Best option needs further consideration. Given the location outside the settlement, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
6960	Land East of Berwick Hill Road, Ponteland	Ponteland	Ponteland	Ponteland	Central	416654	573661	7.03	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large parcel of agricultural land, in the Green Belt to the north of Ponteland. Development would have a significant impact upon the setting and landscape to the north of the town. There is a watercourse to the eastern boundary. Assessment needed of impacts on ecology, biodiversity, and wildlife habitats. The eastern part of the site is subject to flood risk (zones 2 & 3), which would reduce the developable area available. There may be a requirement for archaeological investigation. New access needed, with potential to provide a junction with the highway to the west needing further consideration. Given the location outside the settlement, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
6961	Land North of Eland Lane, Ponteland	Ponteland	Ponteland	Ponteland	Central	416879	573507	8.93	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large parcel of agricultural land, in the Green Belt to the north of Ponteland. Development would have a significant impact upon the setting and landscape to the north of the town. There is a watercourse to the western boundary. Assessment needed of impacts on ecology, biodiversity, and wildlife habitats. The majority of the site is subject to flood risk (zones 2 & 3), which would vastly reduce the developable area available. There may be a requirement for archaeological investigation. New access needed, although the lane to the south is unlikely to be able to support a development of any size. Given the location outside the settlement, the impacts of development, the identified constraints, and the Green Belt designation, there is no scope for any housing. Not suitable.
6962	Land at Eland Hall Farm North, Ponteland	Ponteland	Ponteland	Ponteland	Central	417079	573547	2.47	Mostly Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Farmstead, located to the northern edge of Ponteland, within the Green Belt. The site comprises of agricultural land associated with the farm immediately to the south land. Development would have a marked impact upon the setting. The northern part of the site is subject to flood risk (zones 2 & 3). There may be a requirement for archaeological investigation. The existing access lane from the south is unlikely to be able to support a development of any size. Given the location outside the settlement, the impacts of development, the identified constraints, and the Green Belt designation, there is no scope for any housing. Not suitable.
6963	Land North of Stamfordham Road, Ponteland	Not in a Settlement	Ponteland	Ponteland	Central	414363	569734	3.89	Brownfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land, in the Green Belt to the south west of Darras Hall. Development would have a significant impact upon the setting and landscape. Assessment needed of impacts on ecology, biodiversity, and wildlife habitats. There may be a requirement for archaeological investigation. New access needed from Stamfordham Road, with best location for this needing further assessment. Given the location outside the settlement, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
6992	12 - 16 Bridge Street (evens) and 2 - 10 Union Street (evens) Blyth	Blyth	Blyth	Blyth	South East	431474	581511	0.05	Brownfield	-	11/03042/FUL	suitable	available	achievable	11-15 years	9	Existing three-storey commercial premises located within Blyth town centre. Comprises of occupied retail units at ground-floor level with largely vacant storage space above. If the properties were to become available, then there is potential to utilise the upper floors of existing building for flats. The whole site is subject to mild flood risk (zone 2). No major impediments to redevelopment. Theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change in future.
7085a	Hareside First School Hareside Cramlington	Cramlington	Cramlington	Cramlington	South East	426262	576288	0.54	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and some associated land. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
8000	Land to the East of Wylam	Wylam	Wylam	Central - rest of delivery area	Central	411824	565165	9.52	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. There is an area of mature trees on site and there is dense woodland to the northern/eastern boundary. There is limited scope for provision of access to the site. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
8001	Land at New Ridley Road, Stocksfield	Stocksfield	Broomley and Stocksfield	Central - rest of delivery area	Central	406290	559582	1.81	Greenfield	-	-	not suitable	unknown	achievable	discounted	0	Agricultural land, in the Green Belt to the south of the settlement. Development would have an impact upon the setting and landscape, notably by causing the coalescence of Stocksfield with New Ridley. Assessment needed of impacts on ecology, biodiversity, and wildlife habitats. A burn passes through the south, and the southern part of the parcel is covered in mature trees. New access needed from the south east, but there may be limited opportunity to provide a junction with New Ridley Road. Given the location outside the settlement, the impacts of development, identified constraints, and the Green Belt designation, there is no scope for any housing. Not suitable.
8002	Land North of Mineral Railway (Site 2)	Seaton Delaval	Seaton Valley	Seaton Valley	South East	429318	575778	3.86	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land, in the Green Belt, but adjacent to Seaton Delaval. Development would see the spread of housing into the countryside, impacting on local character and the setting. There is an important environmental site to the western boundary, which is classified as a Wildlife Trust Site, and as protected open space. Impacts on ecology, biodiversity, and habitats would need to be assessed, with adverse effects mitigated as required. It may be difficult to provide an access from the highway to the north, and it is likely that adjacent land will be relied upon to enable this. Green Belt, the impacts of development, and identified constraints, mean that housing would not be suitable.
8003	Land South of North Road, Ponteland	Ponteland	Ponteland	Ponteland	Central	415877	573949	5.91	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large parcel of agricultural land, in the Green Belt to the north of Ponteland. This site is peripheral and detached from the main town. Development would have a significant impact upon the setting and landscape to the north of the Ponteland, and would reduce the strategic gap towards the former Police HQ site. Assessment needed of impacts on ecology, biodiversity, and wildlife habitats. There may be a requirement for archaeological investigation. New access would need to be taken from the road to the northern edge of the site. Further investigation of highway capacity would be needed. Given the location outside the settlement, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
8006	Land South of Highfield Lane, Prudhoe	Prudhoe	Prudhoe	Prudhoe	Central	409175	562115	21.95	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large parcel of agricultural land, adjacent to south of Prudhoe, but in the Green Belt. A housing scheme would have a significant impact by extending development into the countryside. The site is elevated and in a prominent position harming, so development would impact on the landscape and setting. Ecology, biodiversity, and habitat impacts would need to be addressed. The sloping topography may limit the developable area. Located in a wider archaeological landscape, with further investigation potentially required. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
8007	Land South of Coopies Lane Industrial Estate	Morpeth	Hepscott	Morpeth	Central	421485	585008	4.91	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Vacant greenfield land to the southern edge of the town, outwith the defined settlement boundary. The site feels peripheral and detached, there being railway lines to both the eastern and western boundaries, and a large area of employment land to the north. A housing scheme would extend development beyond the current limits. Impacts on biodiversity and habitats will need further assessment. New point of access required from the highway to the north. Capacity to do so will need consideration. The location is unlikely to be able to provide an attractive setting for new housing. The setting, and identified constraints, means that the site is not suitable for housing.
8008	Land at Merryoaks Farm, Stocksfield (Site B)	Not in a Settlement	Broomley and Stocksfield	Central - rest of delivery area	Central	406403	562063	49.98	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Very large area of agricultural land, in the open countryside and set in the Green Belt. The Tyne Valley railway line runs through the middle of the site and splits it into two separate parcels. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Notably, development of this land would reduce the strategic gap between Stocksfield and West Mickley. It is also likely to see significant negative impacts on ecology, biodiversity, and wildlife habitats. There are significant areas of mature woodland on site. The northern part of the site, near to the River Tyne is subject to significant flood risk (zones 2 & 3). Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, the identified constraints, and the Green Belt designation, there is no scope for any housing. Not suitable.
8009	Land on Southern Edge of Medburn	Medburn	Ponteland	Ponteland	Central	413207	570285	1.15	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of land adjacent to Medburn, but within the Green Belt. The site feels peripheral and detached from the village. Development would spread housing to the south of the adjacent road, and would have a significant impact on the character and setting of the area. There is an area of established woodland to the north of the site. Impacts on environment, ecology, and habitats would need assessment. Possibility of providing access from the adjacent road to north will need consideration. Not suitable for housing given the impact of development and the Green Belt designation.
8010	Land North and West of Bedlington	Bedlington	West Bedlington	Bedlington	South East	424920	583130	35.43	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large area of agricultural land, outwith a settlement, and in the countryside. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
8011	Stobhill South Morpeth	Morpeth	Hepscott	Morpeth	Central	421422	584595	22.37	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of agricultural land, adjacent to Morpeth, but in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Notably, it would narrow the strategic gap between Morpeth and Hepscott. Due to the loss of a large area of agricultural land, it is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. There is a railway line to the north eastern boundary, and there may be need for mitigation measures to maintain residential amenity. New access would be required from the adjacent A192, although substantial improvements would be needed for a large scheme. Given the location outside the settlement, the scale of the site, and impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
8012	Land at Merryoaks Farm Stocksfield (Site A)	Stocksfield	Broomley and Stocksfield	Central - rest of delivery area	Central	406542	561509	17.03	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large undulating greenfield site to north east of Stocksfield. Peripheral in setting and within the Green Belt. Development of the whole site is completely out of proportion to the wider context and would significantly increase the size of settlement. Given the scale of the site, development is likely to impact upon the ecology, habitats, and biodiversity. Within a wider archaeological landscape, with further investigation potentially required. Opportunity for a direct access onto the A695 will need to be explored The Green Belt setting, size of the site, and wide range of constraints identified, means that it is not suitable.
8015	Dissington Estate Area 4	Medburn	Ponteland	Ponteland	Central	413167	570933	22.02	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large area of agricultural land, adjacent to Medburn, but set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character, leading to substantial expansion of the small village. A burn runs through the centre of the parcel, and there is also an area of mature woodland on site. Negative impacts on ecology, biodiversity, and wildlife habitats are likely to result. The central area of the site is subject to flood risk (zones 2 & 3). The topography of the site may also limit the developable area. The opportunity for a direct link to the highway may be limited. Even if a solution can be arrived at, no notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
8016	Land off Leamington Lane Swarland (Site A) phase 2	Swarland	Felton	North - rest of delivery area	North	417054	603641	1.22	Greenfield	-	-	suitable	unknown	achievable	11-15 years	10	Small parcel of paddock land to the northern edge of Swarland. Adjacent to the village, but outwith the defined settlement boundary. Development would cause the expansion of the village to the north of Lemington Lane, and into the countryside. Impacts on ecology and habitats will need further assessment. A new point of access would be required, although this is unlikely to be prohibitive to development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
8017	Land off Leamington Lane Swarland (Site B) phase 2	Swarland	Felton	North - rest of delivery area	North	416796	603781	1.07	Mostly Greenfield	-	-	suitable	unknown	achievable	11-15 years	8	Small parcel of paddock land to the northern edge of Swarland. Adjacent to the village, but outwith the defined settlement boundary. Development would cause the expansion of the village to the north of Lemington Lane, and into the countryside. Impacts on ecology and habitats will need further assessment. A new point of access would be required, although this is unlikely to be prohibitive to development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
8018	Land off Leamington Lane Swarland phase 3	Swarland	Felton	North - rest of delivery area	North	416613	603875	3.33	Greenfield	-	-	suitable	available	achievable	16+ years	20	Small parcel of paddock land to the northern edge of Swarland. Adjacent to the village, but outwith the defined settlement boundary. Development would cause the expansion of the village to the north of Lemington Lane, and into the countryside. Impacts on ecology and habitats will need further assessment. A new point of access would be required, although this is unlikely to be prohibitive to development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
8019a	Land off Leamington Lane Swarland phase 4 (east)	Swarland	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	416323	604051	0.69	Greenfield	-	-	suitable	unknown	achievable	16+ years	8	Small parcel of paddock land to the northern edge of Swarland. Adjacent to the village, but outwith the defined settlement boundary. Development would cause the expansion of the village to the north of Lemington Lane, and into the countryside. Impacts on ecology and habitats will need further assessment. A new point of access would be required, although this is unlikely to be prohibitive to development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
8020	Land at Miller UK Ltd Bassington Lane Cramlington	Cramlington	Cramlington	Cramlington	South East	424489	577441	7.77	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Area of industrial land within a wider area of allocated employment land. There is a large factory in situ on the northern part of the site. The southern part is rough scrubland with some mature trees. There is a business operating from the site. Detached from residential areas and adjacent to a busy road. If the site were to become available, clearance would be needed, with potential need for remediation too. Loss of the southern part of the site could impact upon biodiversity and habitats. Significant improvements to highway infrastructure are likely to be needed to support a large residential scheme. The environment would not be appropriate for housing, given the environment, being surrounded by employment and commercial uses. Not available nor achievable. Retention in current use preferred for the foreseeable future.
8022	Land North of The Laurels Whalton	Whalton	Whalton	Central - rest of delivery area	Central	413015	581606	2.32	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of greenfield land, adjacent to north of Whalton. The site is in the Green Belt, and a housing scheme would expand development into the open countryside. Impacts on ecology and habitats will need assessment. Sensitive design needed due to adjacent conservation area, including consideration of layout, with impacts possibly significant. There may also be need for archaeological assessment. The adjacent narrow lane may not be suitable for providing access. Not suitable due to being in the Green Belt and impact of development.
8024	Land East of Old Rectory Whalton	Whalton	Whalton	Central - rest of delivery area	Central	413219	581320	3.20	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of greenfield land, adjacent to the south of Whalton. The site is in the Green Belt, and a housing scheme would expand development into the open countryside. Impacts on ecology and habitats will need assessment. The sloping topography could limit the developable area. Sensitive design needed due to adjacent Grade II listed buildings and the conservation area, including consideration of layout, with impacts possibly significant. There may also be need for archaeological assessment. Capacity of the highway to the north will need further assessment. Not suitable due to being in the Green Belt and impact of development.
8025	Clifton Car Sales Clifton	Clifton	Hepscott	Morpeth	Central	420202	583160	0.19	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Commercial garage premises in the small village of Clifton, located in the Green Belt. The site comprises of a showroom and forecourt for car sales, workshops and offices. Demolition would be required prior to redevelopment, along with any necessary remediation from the current use. Relocation of the existing business to a new location would also be required. There may be constraints to safe access given the position of the site directly alongside the main road. This would need to be resolved to make development acceptable. However, not suitable for redevelopment at present, due to the Green Belt designation. Not available nor achievable.
8026	Land at Coalburn Farm Hepscott	Not in a Settlement	Hepscott	Morpeth	Central	421672	583859	2.20	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land, in an attractive location adjacent to Hepscott. Set in the Green Belt and outwith the defined settlement boundary. Development would have a notable adverse impact upon local landscape character, including by narrowing the strategic gap towards Morpeth. The Catch Burn runs to the northern boundary. Any negative impacts on ecology, biodiversity, and wildlife habitats would need to be addressed. The sloping topography on site may limit the developable area. The capacity of the adjacent narrow lane to provide a new junction for access will need to be investigated. There is an agricultural building in situ that will have to be cleared prior to development. Given the location outside the settlement, the impacts of development, and the Green Belt designation, there is not suitable.
8027	Land South of Seahouses	Seahouses	North Sunderland	Seahouses	North	421979	631361	8.43	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large greenfield site adjacent to the south of Seahouses, but outwith the defined settlement boundary. The site feels peripheral to the main village, being separated by a line of mature trees. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Significant improvements to highway network could be necessary to provide access given the size of development proposed. Not suitable for any level of housing due to the location, the impact of development, and the identified constraints.
8029	Land East of Old Cottage Dunstan	Dunstan	Craster	North - rest of delivery area	North	424897	619903	0.49	Greenfield	-	-	suitable	unknown	achievable	11-15 years	9	Parcel of greenfield land located within a small village. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Impact on character of village could be significant due to prominent location, a potential housing scheme would have to very carefully considered the heritage and conservation context. This includes the Grade II* listed Dunstan Hall. Highway improvements necessary to secure safe access. If the identified constraints can be overcome, particularly relating to environmental and heritage assets, and also be suitable, then a small-scale scheme could be justified. This should be based on an appropriate yield for the setting.
8031	The Mount Comb Hill Haltwhistle	Not in a Settlement	Haltwhistle	Haltwhistle	West	369785	564717	0.76	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield land in the countryside. The site is peripheral to Haltwhistle and feels detached. Development would have a marked impact on the rural setting. A new access would be required from the adjacent highway. Not suitable due to the rural location, outwith a settlement.
8033a	Land at Spitty Lane Catton (south)	Catton	Allendale	Allendale	West	382866	558019	0.23	Greenfield	permitted (not started)	19/03666/OUT	suitable	available	achievable	0-5 years	3	Planning permission approved - deliverable.
8033b	Land at Spitty Lane Catton (north)	Catton	Allendale	Allendale	West	382866	558019	0.36	Greenfield	local plan allocation	25/00733/FUL, 19/03666/OUT	suitable	available	achievable	6-10 years	3	Local Plan housing allocation - developable.
8035	Land to the West of 15 Station Road Stannington Station	Stannington Station	Stannington	Central - rest of delivery area	Central	421187	581461	0.29	Greenfield	-	20/01311/OUT, 15/03267/OUT	not suitable	available	not achievable	discounted	0	Parcel of greenfield land, adjacent to Stannington Station Road, but in the Green Belt. A housing scheme would cause the expansion of the village. New access required, with capacity of adjacent road needing consideration. Not suitable due to Green Belt designation.
8036	Land at Willowburn Trading Estate Alnwick	Alnwick	Alnwick	Alnwick	North	419752	612244	5.32	Brownfield	-	18/00728/OUT, 16/03642/OUT	not suitable	available	not achievable	discounted	0	Area of industrial land within a wider area of allocated employment land. There are a number of buildings, workshops, and commercial units in situ on the site, along with areas of handstanding and some vacant land. There are a number of businesses operating from the site. Detached from residential areas and adjacent to the A1. If the site were to become available, clearance would be needed, with potential need for remediation too. Significant improvements to highway infrastructure are likely to be needed to support a large residential scheme. The environment would not be appropriate for housing, given the surrounding employment and commercial uses. This factor, along with the allocated use, means that it is not suitable for housing.
8037	Errington Street Bebside Blyth	Bebside	Blyth	Blyth	South East	428140	581288	0.40	Brownfield	-	-	suitable	available	achievable	6-10 years	11	Brownfield land within the settlement which was previously the site of a concrete/cement plant. Following earlier closure, the disused buildings, industrial infrastructure and apparatus have now been cleared, leaving derelict handstanding. Remediation is likely to be required due to the past industrial use. This site is adjacent to further industrial land, much of which remains occupied by operating businesses. However there is also recently completed residential development in close proximity. Any residential scheme would have to carefully consider the relationship with surrounding uses, in order to safeguard residential amenity. Improvements would be required to the highway to accommodate access to the site. Options via Errington Street, or Heather Lea could be possible, but the best solution will require further analysis. If the identified constraints can be overcome, notably the interface with industrial land and provision of access, then this could represent a suitable site in the urban area.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
8040	Land North of Gloster Hill, Amble	Amble	Warkworth	Amble	South East	425931	604549	0.97	Mostly Greenfield	-	13/03459/OUT, 19/03746/REM, 19/04268/FUL, 13/03459/OUT	suitable in part	available	achievable	6-10 years	6	Greenfield site to the northern edge of Amble, but within the defined settlement boundary. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Guilders Burn runs to the northern boundary of the site. Impacts upon biodiversity, ecology, and habitats will need to be very carefully considered. There is a significant slope on site, which may reduce the developable area. Improvements to highways necessary to enable access. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing.
8041	Land West of The Wynding, Beadnell	Beadnell	Beadnell	North - rest of delivery area	North	422708	629156	4.43	Greenfield	-	17/01401/FUL, 18/01405/FUL	not suitable	unknown	not achievable	discounted	0	Greenfield site, adjacent to Beadnell, but outwith the defined settlement boundary. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Capacity for access from the adjacent highway will need evaluation. Location, potential impacts, and constraints, mean that residential development is not suitable in this location.
8042a	The Hermitage Mansion, Hexham (land)	Not in a Settlement	Acomb	Central - rest of delivery area	Central	393593	565184	7.73	Mixed 50:50	-	-	not suitable	available in part	not achievable	discounted	0	Greenfield land situated just to the north of the River Tyne and in the Green Belt. This site is part of the wider land associated with The Hermitage, a Grade II* listed building. Although this land carries not formal designation, it does provide an attractive recreation space. Development would have a significant adverse impact on the setting and character of the area, including on openness and The Hermitage. There are mature trees on site. Impacts on environment, ecology, and habitats likely, given the location and the attractive setting. Parts of the site are subject to flood risk (zones 2 & 3). The A69 lies immediately adjacent to the north, and impacts on residential amenity may need to be mitigated. Existing access road would need to be upgraded in order to support a housing scheme. No link would be possible from the A69. The impact of development, and the range and significance of the identified constraints, mean that this location is not suitable for a housing scheme of any scale.
8042b	The Hermitage Mansion, Hexham (listed buildings)	Not in a Settlement	Acomb	Central - rest of delivery area	Central	393613	565182	0.39	Brownfield	-	-	not suitable	available	not achievable	discounted	0	Site occupied by The Hermitage, a collection of Grade II listed buildings. This is in the Green Belt, in a highly attractive location, just to the north of the River Tyne. The listed buildings on site would require sensitive conversion to residential use. Existing access road would need to be upgraded in order to support a housing scheme. The impact of development, and the range and significance of the identified constraints, mean that this location is not suitable for a housing scheme of any scale.
8043a	Land West of Fair Moor, Morpeth - Area 1	Not in a Settlement	Morpeth	Morpeth	Central	417959	587800	3.50	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large greenfield site in the Green Belt, currently in agricultural use. Site is isolated from the main built-up area of Morpeth, being to the west of the A1, and development would represent a significant change to local character and setting. Visual impact of development could be substantial given sloping site topography and prominent position. Impacts on biodiversity, ecology, and habitats will need thorough assessment, with mitigation measures as necessary. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
8043b	Land West of Fair Moor, Morpeth - Area 2	Not in a Settlement	Morpeth	Morpeth	Central	417858	587444	1.22	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site in the Green Belt, currently in agricultural use. Site is isolated from the main built-up area of Morpeth, being to the west of the A1, and development would represent a significant change to local character and setting. Visual impact of development could be substantial given sloping site topography and prominent position. Impacts on biodiversity, ecology, and habitats will need thorough assessment, with mitigation measures as necessary. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
8043c	Land West of Fair Moor, Morpeth - Area 3	Not in a Settlement	Morpeth	Morpeth	Central	417819	587696	9.50	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large greenfield site in the Green Belt, currently in agricultural use. Site is isolated from the main built-up area of Morpeth, being to the west of the A1, and development would represent a significant change to local character and setting. Visual impact of development could be substantial given sloping site topography and prominent position. Impacts on biodiversity, ecology, and habitats will need thorough assessment, with mitigation measures as necessary. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
8044	Beauclerc Field, Riding Mill	Not in a Settlement	Broomhaugh and Riding	Central - rest of delivery area	Central	400890	561588	4.40	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land, outside a settlement, in the Green Belt. Currently mixed agricultural land, scrub and low density woodland. Development on this site could have a significant impact on the setting and character, effectively merging Riding Mill with the small collection of dwellings in Riding Lea. Impact on biodiversity and ecology will need to be assessed. Highways and access constraints also result in the site being assessed New access required, but capacity of adjacent highway will need further investigation. Not suitable due to Green Belt designation, impact of development, and identified constraints.
8046	Land to the rear of 18-20 Main Street, Felton	Felton	Felton	North - rest of delivery area	North	418592	600510	0.24	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Grazing land within the settlement, within a conservation area. Currently overgrown and bordered by mature trees. Impacts on biodiversity and habitats will need consideration, and mitigation as appropriate. This is in an area of known archaeological remains, will further investigation likely to be required. Sloping topography may limit developable area. There is no opportunity for direct access from the highway, with adjacent land required to enable this. Not suitable due to lack of independent access.
8050	Land West of Town Farm Glanton	Glanton	Glanton	North - rest of delivery area	North	406878	614643	1.97	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land to north west of Glanton. Adjacent to the village, but there is no defined settlement boundary. A housing scheme would spread development into the countryside. Impacts on environment, ecology, and habitats will need assessment. There is a steep slope on site, and this topography could limit the developable area. The impact on character and the constraints means that this is not a suitable site for housing.
8051	Land East of Horton Road, Bebside	Not in a Settlement	Blyth	Blyth	South East	427540	580673	64.61	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large area of agricultural land, in the open countryside, to the south of Bebside. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
8052	Land North of Wylam	Wylam	Wylam	Central - rest of delivery area	Central	411496	565149	5.17	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Area of agricultural land, adjacent to Wylam, in the Green Belt. This comprises two parcels of land either side of a minor road. The scale of the site is significant in the context of the surroundings. Development is likely to have an adverse impact upon local landscape character, by expanding the village into the countryside. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. There is an area of mature trees to the western edge of the site. New access required, but there may not be capacity to serve both parcels from the narrow lane. Given the location outside the settlement, the identified constraint, and the Green Belt designation, there is no scope for any housing. Not suitable.
8053	Land South of High Stobhill Farm, Morpeth	Morpeth	Hepscott	Morpeth	Central	420795	584154	10.15	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land to the southern edge of Morpeth. Outwith the defined settlement boundary and in the Green Belt. Established tree line to the northern boundary of the site separates and isolates the site from existing residential development. Development of further housing would extend the settlement into the countryside. This would have notable impacts on the landscape and local character. The Catch Burn runs to the northern boundary. The loss of a large area of farmland is likely to have notable impacts upon biodiversity and habitats. The ECML runs to the western boundary. Mitigation measure may be required to safeguard residential amenity. There is no possible means of providing a direct access to the site. A link to the highway would require adjacent land. The Green Belt designation, impact of development, scale of site, and the lack of independent access, mean that no development would be suitable.
8054	Town Farm Glanton	Glanton	Glanton	North - rest of delivery area	North	406997	614610	0.68	Greenfield	permitted (not started)	20/01969/FUL	suitable	available	achievable	0-5 years	9	Planning permission approved - deliverable.
8055	Land to south west of Prudhoe	Prudhoe	Prudhoe	Prudhoe	Central	408521	561981	11.57	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large parcel of agricultural land, adjacent to south west of Prudhoe, but in the Green Belt. A housing scheme would have a significant impact by extending development into the countryside. Ecology, biodiversity, and habitat impacts would need to be addressed, with mitigation measures provided as necessary. Located in a wider archaeological landscape, with further investigation potentially required. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
8056	Land north of West Turnpike Road	Glanton	Glanton	North - rest of delivery area	North	406532	614410	0.60	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Linear strip of greenfield land, to the western edge of Glanton. The village has no defined settlement boundary. The parcel feels peripheral to the village, and would extend ribbon development along West Turnpike. Site slopes steeply from south-east and north-west. It may be difficult to provide a safe access to the site due to this topography. Not suitable due to the impacts of development and the identified constraints.
8057	Land North of St George's Hospital	Morpeth	Hebron	Morpeth	Central	419658	587675	10.50	Greenfield	-	-	suitable	available	achievable	16+ years	140	Greenfield site to the northern edge of Morpeth. The site is outwith the defined settlement boundary, but is not covered by Green Belt designation, so is effectively 'white land' between the two boundaries. Somewhat detached from the wider settlement. Immediately to north of the St Georges Hospital strategic site. A housing scheme would cause the expansion of the town into the countryside, although the threat of further sprawl would be limited by the bypass to the north. Impacts upon ecology, biodiversity, and wildlife habitats will need further assessment, and mitigated as appropriate. There is an area of ancient woodland and a burn to the eastern boundary. New link to highway will need to be provided, with road to the west likely to provide the best point of access. Potentially to integrate as a later phase to the adjacent St George's scheme. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
8058	Land at North Seaton (North phase)	Ashington	Ashington	Ashington	South East	429834	587210	3.91	Greenfield	permitted (not started)	21/03951/REM, 16/04348/OUT	suitable	available	achievable	0-5 years	200	Planning permission approved - deliverable.
8059	Land at North Seaton (South phase)	Ashington	Ashington	Ashington	South East	429896	586870	4.54	Greenfield	permitted (not started)	20/02578/REM, 16/04348/OUT	suitable	available	achievable	0-5 years	see 8058	Planning permission approved - deliverable.
8060	Land at Cresswell	Cresswell	Cresswell	South East - rest of delivery area	South East	429515	593253	13.04	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Large greenfield site to south of Cresswell. Outwith the defined settlement boundary. A housing scheme would have a significant impact on the character of the area, representing a major extension to the village. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. There is a burn and an area of dense woodland to the southern edge of the site. Wider environmental impacts on ecology and habitats will need investigation. Impacts on the adjacent Grade II* listed Cresswell Tower would need to be mitigated. Not suitable due to the impact of development and the identified constraints.
8061	Land South of St Marys Church Woodhorn	Woodhorn	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430106	588736	2.22	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of greenfield land to the south of Woodhorn. The village has no defined settlement boundary. Mostly paddock land with mature trees in situ to the south and west. It is likely that any development would have a significant adverse impact on the landscape, by extending the village into open land. Notably, the site forms part of the setting for the Grade I listed St Mary's Church. Any impacts upon this designated heritage asset would not be appropriate. Loss of this land is likely to have negative impacts on ecology, biodiversity, and habitats. There is no opportunity for a safe link to the highway due to the layout and constraints of the road, so adjacent land would be required to enable access. Not suitable for housing due to the impacts of development, the heritage and conservation constraints, and the lack of independent access.
8062	Land to the West of Sycamore Avenue, Chapel Lands, Alnwick	Alnwick	Alnwick	Alnwick	North	417774	613037	2.19	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Attractive elevated greenfield site, adjacent to established residential area, but outwith the defined settlement boundary. There are mature trees to the western boundary, and the whole site is designated as protected open space. A housing scheme would extend built-development into the countryside. Impacts on biodiversity and ecology will need assessment. There is no opportunity for a direct link to the highway, with access dependent on adjacent land to the south. Not suitable for development due to location and protected open space designation.
8063	Land at St Thomas Close, Alnwick	Alnwick	Alnwick	Alnwick	North	418002	613216	2.31	Mostly Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Mixed site within an established residential area of Alnwick, all of which is designated as Local Green Space. The site comprises of playing fields, a playground and MUGA, and a community centre. Relocation of existing uses would be required. If circumstances were to change, clearance would be required prior to redevelopment. Existing access likely to be suitable for a small-scale scheme, although upgrades may be required if a more dense scheme were development. Not suitable for development due to designation as LGS. Not available nor achievable. Retention in current use preferred for the foreseeable future.
8064	Land at Cricket Ground, Alnwick	Alnwick	Alnwick	Alnwick	North	417854	613386	3.05	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Playing fields to the northern edge of Morpeth, outwith the defined settlement boundary. The site is designated as protected open space. The impact that development would have on the landscape in this attractive setting could be notable. Loss of land may impact ecology and habitat. Access would need to be taken from adjacent estate road, although this is unlikely to have the capacity to serve a large development. Protected open space designation, and the identified constraints, mean that the site is not suitable for any residential development. Not available nor achievable. Retention in current use preferred for the foreseeable future.
8066	Land to the North East of Medburn	Not in a Settlement	Porteland	Porteland	Central	412559	570755	6.64	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land in the open countryside and set in the Green Belt. The site is detached from the nearest settlement, and development would have a significant impact upon local landscape character. A burn runs to the northern edge of the site. Impacts on ecology, biodiversity, and wildlife habitats will need to be assessed. The northern part of the site is subject to flood risk (zones 2 & 3), which would reduce the developable area. The existing access track would need to be greatly improved to support housing. Green Belt and impact of development mean that the site is not suitable.
8067	Netherton Park Site C	Not in a Settlement	Stannington	Central - rest of delivery area	Central	421782	580859	6.44	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of agricultural land within the Green Belt. This land lies adjacent to the north of the recently redeveloped Netherton Park site, but feels peripheral and detached. A housing scheme would lead to development of housing in the countryside and narrowing of the gap between housing to the south and Stannington Station Road. The ECML lies to the eastern boundary, and mitigation measure may be required to protect residential amenity. Loss of a large area of agricultural land likely to have impacts on ecology and biodiversity. The access road to the south would not be capable of serving further residential development. Not suitable for housing due to impacts of development, identified constraints, and Green Belt designation.
8068	Berwick Seaview Caravan Site	Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed	North	400211	615657	2.65	Brownfield	local plan allocation	-	suitable in part	available	achievable	6-10 years	35	Local Plan housing allocation - developable.
8069	Border Pine Building, Aesica Road, Haltwhistle	Haltwhistle	Haltwhistle	Haltwhistle	West	370575	564163	0.06	Brownfield	permitted (under-construction)	14/03065/FUL, T/20081067	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
8072	Land South Of Greensfield Farm, Weavers Way, Alnwick	Alnwick	Alnwick	Alnwick	North	418340	611709	0.88	Greenfield	permitted (not started)	14/02219/FUL	suitable	available	achievable	0-5 years	19	Planning permission approved - deliverable.
8074	Seton Hall, Ord Road, Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	398860	652650	1.96	Brownfield	permitted (not started)	21/04453/FUL, 11/03407/OUT	suitable	available	achievable	0-5 years	58	Planning permission approved - deliverable.
8076	Former Wilson And Young, Boundary Way, Seaton Sluice	Seaton Sluice	Seaton Valley	Seaton Valley	South East	433660	576512	0.06	Brownfield	-	14/00679/FUL, B/06/00136/OUT, 13/01273/FUL	suitable	unknown	achievable	11-15 years	5	Land within an established residential area in Seaton Sluice that was occupied by a commercial garage. It is now vacant following earlier clearance of the former workshops. Remediation may be necessary prior to redevelopment. Opportunity recognised to provide a small infill scheme, potentially at a slightly higher yield, reflecting the setting and the character of surrounding residential development.
8080	C & V Developments Ltd Old Brewery Brewery Lane Tweedmouth Berwick-Upon-Tweed	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399424	652318	0.04	Brownfield	-	14/03693/FUL	suitable	not available	not achievable	discounted	0	Brownfield land within Tweedmouth, occupied by a Grade II listed building. The overall site was utilised as a brewery and for producing malt from the mid 19th Century, an operation which finally ceased in 1994. Latterly, it has been used intermittently as storage space. Originally dating from the late 18th Century, the building had been subject to extension and alteration on a number of occasions since, adding to the original structure as the site developed and the industrial use intensified. Sensitive conversion to flats could be suitable, on addressing the heritage and conservation constraints. A higher density would be expected given the location and nature of the likely scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
8082	Land West of Red Burn, Acomb	Acomb	Acomb	Central - rest of delivery area	Central	392723	566482	2.51	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land to the north of Acomb, within the Green Belt. A housing scheme would extend the village into the countryside and impact on local character and setting. The Red Burn lies to the southern and eastern boundary the south, and there is also an area of woodland. Development could also have a negative affect on ecology and wildlife habitats. In an area of known archaeological remains, and further investigation is likely to be required. A new access would be needed from the main road to the west, Green Belt designation, the impact of development, and identified constraints mean that development would not be suitable.
9000	Land at Intake Way, Hexham	Hexham	Hexham	Hexham	Central	393196	562968	12.63	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large area of agricultural land, to the south of Hexham, within the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats, in an area of known archaeological remains, so further investigation may be required. Notable investment would be needed in infrastructure to support a housing scheme, even if only a small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9001	Land east of Loughbrow Park, Hexham	Hexham	Hexham	Hexham	Central	393914	562926	1.23	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small parcel of undeveloped land to the south eastern edge of Hexham. Adjacent to existing housing but within the Green Belt. Development would lead to the spread of housing into the countryside. In an area of known archaeological remains, with further investigation potentially required. New access required from the adjacent highway. Not suitable due to Green Belt designation.
9002	Land adjacent Gallowbank Wood, Hexham	Hexham	Hexham	Hexham	Central	394184	563103	9.12	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The site feels detached from the settlement, being physically separated from Hexham by Gallowbank Wood. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. In an area of known archaeological remains, with further investigation potentially required. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9003	Land west of Medburn	Medburn	Ponteland	Ponteland	Central	412878	570532	4.73	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of land adjacent to Medburn, but within the Green Belt. The site feels peripheral and detached from the village, being separated by a line of mature woodland to the eastern edge of the site. Development would significantly extend the village, and would have a notable impact on the character and setting of the area. A burn runs to the northern edge of the site, with a small area subject to flood risk (zones 2 & 3). Impacts on environment, ecology, and habitats would need assessment. The site is in close proximity to listed buildings at Dissington Old Hall. In an area of known archaeological remains, with further investigation potentially required. Possibility of providing access from the adjacent road to north will need consideration. Not suitable for housing given the impact of development and the Green Belt designation.
9004	Land west of Police HQ, Ponteland	Ponteland	Ponteland	Ponteland	Central	415052	573853	7.02	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Area of agricultural land, to the north of Ponteland, and set in the Green Belt. The site is detached and peripheral, and development would have a adverse impact upon local landscape and character. Loss of agricultural land is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. New access required, with options from both the main road to the west, and the estate road to the east, requiring consideration. Given the location outside the settlement, the impacts of development, and the Green Belt designation, housing would not be suitable.
9005b	Land east of 33 Station Road, Stannington Station Site B	Stannington Station	Stannington	Central - rest of delivery area	Central	421609	581571	0.30	Greenfield	-	-	suitable	available	achievable	11-15 years	5	Small parcel of scrubland within Stannington Station Road. Currently utilised for storage of vehicles. There are residential dwellings to both east and west, and the site could offer opportunity for a small infill development with the settlement boundary. No notable constraints to development. An improved access point would be required, with capacity for another junction on Station Road needing further assessment. Potentially offers a suitable location, if identified constraints can be overcome.
9006	Land north of 33 Station Road, Stannington Station	Stannington Station	Stannington	Central - rest of delivery area	Central	421554	581643	2.60	Greenfield	-	-	not suitable	available	achievable	discounted	0	Rough pasture land immediately to the north of the settlement, but within the Green Belt. Development of this land would lead to expansion of the village into open land. There are mature trees to the northern boundary. Loss of this greenfield sites could have impacts on ecology and habitats. The ECML lies to the eastern boundary, and mitigation may be required to ensure residential amenity. There is no opportunity for a direct link to the highway, and adjacent land will be relied upon for access. Potential need for archaeological assessment. Not suitable due to Green Belt designation and lack of independent access.
9011	Land North East Of Rock South Farm Cottages Alnwick	Not in a Settlement	Rennington	North - rest of delivery area	North	419219	618962	0.39	Greenfield	permitted (under-construction)	15/00653/FUL, 14/03999/FUL	suitable	available	achievable	0-5 years	6	Planning permission approved - deliverable.
9013	Farm Buildings Eglingham Hill Alnwick	Not in a Settlement	Eglingham	North - rest of delivery area	North	411932	619693	0.34	Greenfield	permitted (under-construction)	15/03295/FUL	suitable	available	achievable	0-5 years	5	Planning permission approved - deliverable.
9015	Land North West Of Galagate House, Norham	Norham	Norham	North - rest of delivery area	North	389989	647202	0.55	Greenfield	permitted (under-construction)	19/04900/FUL, 12/03750/FUL	suitable	available	achievable	0-5 years	8	Planning permission approved - deliverable.
9016	Land West Of 31 St Michaels Lane St Michaels Lane Alnwick	Alnwick	Alnwick	Alnwick	North	418633	613176	0.05	Brownfield	permitted (under-construction)	15/02139/FUL	suitable	not available	not achievable	discounted	0	Planning permission approved - discounted.
9019	8 Sussex Street Blyth	Blyth	Blyth	Blyth	South East	431785	581639	0.04	Brownfield	-	15/01774/OUT	suitable	available	achievable	11-15 years	9	Vacant land within Blyth that had previously been occupied by a commercial garage and industrial workshop. However, this has been cleared at an earlier date following closure of the business. Remediation may be required given the former use. A scheme at an increased density may be fitting given the location and reflecting surrounding development. A flat/apartment scheme may be appropriate. Offers an opportunity for an infill development in the urban area.
9027	Dissington Garden Village	Not in a Settlement	Ponteland	Ponteland	Central	414539	572941	104.51	Greenfield	-	16/04672/OUTES	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. This includes a Local Wildlife Site which is located to the eastern part of the site. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9028	Narrowgate House Narrowgate Alnwick	Alnwick	Alnwick	Alnwick	North	418495	613506	0.14	Brownfield	permitted (under-construction)	15/02603/FUL	suitable	available	achievable	0-5 years	2	Planning permission approved - deliverable.
9029	Abion Court, Abion Way, Blyth	Blyth	Blyth	Blyth	South East	430616	581540	0.17	Brownfield	permitted (under-construction)	16/00935/FUL	suitable	available	achievable	0-5 years	0	Planning permission approved - deliverable.
9031	The Drill Hall Swalwell Close Prudhoe	Prudhoe	Prudhoe	Prudhoe	Central	409436	562789	0.06	Brownfield	permitted (under-construction)	16/02306/FUL	suitable	available	not achievable	discounted	0	Planning permission approved - discounted.
9035	North End Farm Longframlington	Not in a Settlement	Longframlington	North - rest of delivery area	North	412977	601766	1.13	Greenfield	permitted (under-construction)	16/00745/FUL	suitable	available	achievable	0-5 years	5	Planning permission approved - deliverable.
9039	Land East Of Dovecraigs Hillside Rothbury	Rothbury	Rothbury	Rothbury	North	404858	601714	1.18	Greenfield	permitted (under-construction)	16/01871/OUT, plus numerous detailed applications for individual plots	suitable	available	achievable	0-5 years	4	Planning permission approved - deliverable.
9041	Jools Laundry 1-3 Station Yard Corbridge	Not in a Settlement	Corbridge	Corbridge	Central	399052	563454	0.41	Brownfield	permitted (under-construction)	14/04259/FUL	suitable	available	achievable	0-5 years	18	Planning permission approved - deliverable.
9042	Heddon Mill Farm Heddon-On-The-Wall	Not in a Settlement	Heddon-on-the-Wall	Central - rest of delivery area	Central	412548	567687	0.31	Brownfield	-	19/04245/OUT, 16/02482/OUT	not suitable	available	not achievable	discounted	0	Former farmstead in the Green Belt, that is now in commercial use. Originally a working farm, the site has been occupied by Clarks Oils since 1999 as a base for collection and recycling of used cooking oils. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
9045	Former Brickworks Langley-On-Tyne	Langley	Haydon	Haydon Bridge	West	382755	561160	0.85	Brownfield	-	23/01811/FUL, 16/00699/FUL	not suitable	available	achievable	discounted	0	Brownfield land in a highly rural environment in the North Pennines National Landscape (AONB). This is the site of a derelict former brickworks, and comprises of a range of industrial buildings relating to the former works, which have gradually deteriorated following the closure of the site a number of years ago. The remainder of the site is vacant. Latterly it has been utilised for storage of building materials and plant. Demolition and clearance prior to redevelopment, with the remainder of the site vacant. There may also be need for remediation given the former use. Elements of the site subject to vegetation coverage. Agricultural land and wooded areas lie adjacent to the site with Langley Dam reservoir to south. Development could have a marked impact on the attractive setting. Impacts on biodiversity, ecology, and habitats will need careful consideration. Improvements to access likely to be required, even to support a limited development. Despite brownfield context, it is considered that the site is very remote and the impact of development means that this is not considered to be a suitable location for residential development
9046	Middle Mousen Belford	Not in a Settlement	Belford	Belford	North	412232	632029	0.71	Mostly Brownfield	permitted (under-construction)	16/04690/FUL	suitable	available	achievable	0-5 years	8	Planning permission approved - deliverable.
9047	Land East Of Warsburn House, Hexham Road, Wark	Wark	Wark	West - rest of delivery area	West	386190	576705	0.55	Greenfield	permitted (under-construction)	14/03674/FUL	suitable	available	achievable	0-5 years	9	Planning permission approved - deliverable.
9050	The Bungalow, High Pit Road, Cramlington	Cramlington	Cramlington	Cramlington	South East	427616	576489	0.03	Brownfield	-	17/03099/FUL, 17/02257/FUL	suitable	not available	not achievable	discounted	0	Small area of cleared land within an existing residential area in Cramlington. Previously occupied by a single dwelling, this was demolished some time ago. Could offer potential opportunity for intensification of the site, providing additional residential units. Currently utilised as a base for a hand car wash business. A high-density scheme of flats/apartments would be suitable given the setting. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.
9051	Land On The Orchards Callerton Lane Ponteland	Ponteland	Ponteland	Ponteland	Central	416598	572806	0.26	Mostly Greenfield	-	16/03628/FUL, 15/00803/FUL, CM/03/D/678	not suitable	available	not achievable	discounted	0	Vacant site within the settlement, mainly greenfield and sitting adjacent to River Pont. Within an area of established residential and commercial development to north. The site is subject to flood risk (zones 2 & 3). Located within conservation area, something that will have to be carefully considered through an appropriate scheme. Access is somewhat constrained, with two options available, neither of which may be suitable for a residential scheme of any size. The range of constraints identified mean that the site is not considered suitable for development.
9052	Site Adjacent To Arts Centre Newbiggin-By-The-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	431131	588044	0.26	Greenfield	local plan allocation	18/01180/FUL, 16/03979/FUL, 06/00159/FUL, 05/00167/OUT, 04/00470/OUT	suitable	available	achievable	6-10 years	13	Local Plan housing allocation - developable.
9053	Land West Of The Sidings Green Lane Cornhill-On-Tweed	Cornhill-on-Tweed	Cornhill-on-Tweed	North - rest of delivery area	North	386264	639660	0.49	Greenfield	-	16/04099/FUL, 12/00809/FUL, N/11/B/0069, N/04/B/0230, N/90/B/0455/P	suitable	available	achievable	6-10 years	11	Greenfield site to edge of village although adjacent to existing residential development. There is no defined settlement boundary. Although at the edge of Cornhill, the land relates fairly well related to the rest of the village. Established vegetation coverage across some of the site with storage buildings also in situ which would require clearance prior to redevelopment. Loss of this land may impact on biodiversity and habitats. Access should be possible from Green Lane, but suitability and capacity would need to be further considered. Could offer an opportunity for a small-scale residential development, if the identified constraints can be overcome.
9058	Hexham Register Office Hadrian House, 21 Market Street, Hexham	Hexham	Hexham	Hexham	Central	393520	564234	0.04	Brownfield	permitted (under-construction)	17/01204/FUL	suitable	available	achievable	0-5 years	7	Planning permission approved - deliverable.
9059	South Houghton Farm, Heddon-On-The-Wall	Not in a Settlement	Heddon-on-the-Wall	Central - rest of delivery area	Central	412565	566739	0.62	Mostly Brownfield	permitted (under-construction)	17/01286/FUL	suitable	available	achievable	0-5 years	13	Planning permission approved - deliverable.
9060	East Farm Bams, Cheswick, Berwick-Upon-Tweed	Not in a Settlement	Ancroft	North - rest of delivery area	North	403156	646644	0.48	Brownfield	permitted (under-construction)	17/01371/FUL	suitable	available	achievable	0-5 years	5	Planning permission approved - deliverable.
9061	106 Milburn Road, Ashington	Ashington	Ashington	Ashington	South East	427934	586963	0.01	Brownfield	permitted (under-construction)	17/01752/FUL, 09/E/00357/FUL	suitable	available	achievable	0-5 years	5	Planning permission approved - deliverable.
9063	Land West of Sleekburn Water Fisheries, Bedlington	Bomarsund	Choppington	Choppington	South East	427124	584340	0.91	Greenfield	-	17/02078/FUL	not suitable	available	not achievable	discounted	0	Small, undeveloped greenfield sites within the defined settlement boundary. The site is narrow and linear, which may represent a challenge. There is a fishing lake to the east, and any adverse impacts upon ecology and biodiversity will need to be identified and mitigated. The existing access road may not be suitable for serving a housing scheme. Identified constraints mean that the site is not considered suitable for housing.
9066	Land North East Of Bridgeford View Bellingham	Bellingham	Bellingham	Bellingham	West	384490	583424	2.00	Greenfield	-	19/02033/REM, 16/04680/OUT	suitable	available	achievable	6-10 years	31	Greenfield within the defined settlement boundary for Bellingham. Located between established residential dwellings. Loss of the land may see negative effects on biodiversity and ecology, with further assessment necessary. New access required to the adjacent highway, although his should not be prohibitive to a residential scheme. Offers a suitable location for a residential development, within a rural community.
9067	Land South West Of White Tara Cottage Whittonstall	Whittonstall	Shotley Low Quarter	Central - rest of delivery area	Central	407287	557065	1.14	Mostly Greenfield	-	16/02783/OUT	suitable in part	available	achievable	16+ years	6	Mixed site in remote village, currently part greenfield with remainder hardstanding. Agricultural land to west with other dwellings to south and east. Development of the whole parcel is likely to be out of keeping with this small community, and would impact on the rural setting. The scale of any proposal should be limited as a result. Existing access will need to be upgraded to serve a housing scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the north east part of the site, adjacent to the existing village.
9068	Golf Club House Percy Wood Golf Club And Country Retreat Swarland	Swarland	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	416198	603208	0.76	Brownfield	permitted (under-construction)	23/01695/REM, 19/04108/OUT, 17/00195/OUT	suitable	available	achievable	0-5 years	14	Planning permission approved - deliverable.
9069	West Hartford Fire Station	Not in a Settlement	Cramlington	Cramlington	South East	425468	579198	50.61	Greenfield	-	16/04741/OUT	not suitable	not available	not achievable	discounted	0	Large area of greenfield land to the northern edge of the town. The site is allocated as employment land. It feels peripheral and detached, it being located to the north of the A192, development would have a significant adverse impact upon local landscape character. Parts of the site are subject to heavy tree coverage, and there are also some ponds on site. Development is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the impacts of development, and allocated use, there is no scope for any housing. Not suitable. Not available nor achievable. Retention in current use preferred for the foreseeable future.
9070	Land East Of Old Hall Farm, Old Swarland, Swarland	Old Swarland	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	416198	601947	0.73	Greenfield	-	17/01936/OUT, 16/01703/OUT	not suitable	available	achievable	discounted	0	Parcel of agricultural land, adjacent to a very small hamlet, which does not have a defined settlement boundary. Given the size of the settlement, it is likely that a housing scheme would have a significant impact on the rural character and setting. Any negative impacts on environment, ecology, and habitats will need assessment. A new access point will be required. Not suitable due to the isolated rural location.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9071	Land North West Of Stannerton House North Side Stamfordham	Stamfordham	Stamfordham	Central - rest of delivery area	Central	407606	572223	2.10	Greenfield	-	19/00448/FUL, 17/01950/OUT	not suitable	available	not achievable	discounted	0	Agricultural land located to the west of Stamfordham village, outwith the defined settlement boundary. A housing scheme would lead to extension of the settlement into the countryside, impacting on local landscape character. Established tree coverage to southern boundary. Impacts on biodiversity and habitats will need to be addressed, immediately adjacent to conservation area, which will need to be considered through any proposed scheme. The sloping topography may impact on the developable area. Road access potentially restrictive, with opportunity for a direct access from the highway to the southern boundary needing investigation. Location and impacts on the setting mean that no development is suitable.
9072	Land east of Ulgham	Ulgham	Ulgham	South East - rest of delivery area	South East	423549	592394	1.63	Greenfield	-	17/02081/OUT	not suitable	available	not achievable	discounted	0	Agricultural land to the east of village, outwith the defined settlement boundary and in the Green Belt. A housing scheme would have notable impact on the setting, adversely affecting the open landscape. Loss of agricultural land and the impacts on biodiversity and habitats will need to be considered, and then mitigated if appropriate. There are listed buildings immediately adjacent to the west and impacts on heritage assets would need to be carefully considered. New access point required to site, with capacity of lane to west needing further assessment. Impacts on the setting, along with the Green Belt designations, means that a housing development would not be suitable.
9074	Land South East Of Blue House Farm Cottages Nethererton Colliery	Bedlington	West Bedlington	Bedlington	South East	424140	582483	0.27	Greenfield	-	17/01170/OUT	not suitable	available	achievable	discounted	0	Greenfield site in a peripheral location to the west of Bedlington. The land is associated with a farmstead, and is outwith the defined settlement boundary. Existing cottages immediately to west with vast area of agricultural land to north. Development would impact on the rural setting. Existing access is likely to need upgrading to support a small development. It is considered that the site is relatively isolated and does not offer a suitable location for residential development.
9075	Land At J & J M Straughan Unit 1 Meadowfield Industrial Estate	Ponteland	Ponteland	Ponteland	Central	416055	573064	0.22	Brownfield	-	16/03244/OUT	not suitable	not available	not achievable	discounted	0	Allocated employment land in Ponteland which is currently occupied by a number business. Comprises two blocks of small units for light industrial purposes. Clearance would be required, if the site did become available. Surrounded by other industrial and commercial land, and a range of businesses, this location is unlikely to be conducive to residential amenity. Not considered suitable due to location and designated use. Not available nor achievable. Retention in current use preferred for the foreseeable future.
9076	Woodhorn Motors Ellington Road Ashington	Ashington	Ashington	Ashington	South East	425803	587874	0.34	Brownfield	-	16/02933/OUT	suitable	not available	not achievable	discounted	0	Brownfield site within settlement currently occupied by car sales garage. The existing business would require relocation prior to redevelopment. Requirement for demolition, clearance and potential remediation due to current use. May offer potential for a higher density development given the location. Access arrangements from Ellington Road likely to need upgrading to support residential development. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.
9077	Earth Balance 2000 - Area 1	Bomarsund	Choppington	Choppington	South East	427311	584472	27.76	Greenfield	-	-	suitable in part	available in part	achievable in part	16+ years	300	Very large greenfield site to east of Bomarsund, the vast majority of which is outwith the defined settlement boundary. Most of the site is in agricultural use but the site is also home to a trout farm and there is a small area of employment land to the south west. The latter area is within the defined settlement boundary. Residential uses to west at Bomarsund. Further farmland to north and south east, with areas of established woodland also within wider locality. Development could have a significant adverse impact upon local landscape character. Notably, development of the whole site would cause the coalescence of Bomarsund with Stakeford to the north, and Bedlington Station south. This would not be acceptable. There is an area of woodland to north of the site, which serves to provide a degree of separation to development in the north, with line of established trees to eastern boundary. The Sleek Burn lies at the southern boundary. Such a sizeable development is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. A small part of the site is subject to flood risk (zones 2 & 3). Small area to east of site falls within HSE consultation zone. Highway infrastructure will need significant improvement in order to facilitate development given the scale of the site, with capacity and provision of suitable access from the A1147 being of key concern. A range of issues have been identified but if they can be successfully mitigated through an appropriate mixed-use scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to Stakeford. In order to be suitable, it would have to be ensured that development was appropriate and was well integrated with existing communities. It is crucial that an inappropriate impact on the strategic break between settlements is avoided. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9078	Earth Balance – North Site Land to South of Wansbeck Terrace	Stakeford	Choppington	Choppington	South East	427434	585156	25.72	Greenfield	-	-	suitable in part	available	achievable in part	16+ years	300	Very large greenfield site to south and east of Stakeford, currently utilised for agricultural purposes. Residential development and allotment gardens to western boundary, residential development beyond Wansbeck Terrace to the north and further farmland to south. Development would have a significant impact on local character and the setting. Such a sizeable development is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Railway line at eastern boundary, with any impacts needing to be mitigated through a proposal. South east of site within HSE consultation zone. There is a listed war memorial falls within the site, which would need to be sensitively integrated into a scheme. Substantial investment will be needed in order to improve highway infrastructure to allow development, increasing capacity, with provision of accesses from Wansbeck Terrace needing further investigation. A range of issues have been identified but if they can be successfully mitigated through an appropriate mixed-use scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to Stakeford. In order to be suitable, it would have to be ensured that development was appropriate and was well integrated with existing communities. It is crucial that an inappropriate impact on the strategic break between settlements is avoided. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9079	Shield Green Cottages Tritlington	Not in a Settlement	Tritlington and West Chevington	Central - rest of delivery area	Central	419218	592199	1.45	Brownfield	-	-	not suitable	available	achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing narrow access road may not be suitable for a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
9080	Land East Of Lambton Avenue And Kyleo View Lowick (north)	Lowick	Lowick	North - rest of delivery area	North	401940	639882	0.70	Greenfield	permitted (under-construction)	21/02723/REM, 21/01418/OUT, 17/04394/OUT	suitable	available	achievable	0-5 years	24	Planning permission approved - deliverable.
9081	Land East Of Lambton Avenue And Kyleo View Lowick (south)	Lowick	Lowick	North - rest of delivery area	North	401962	639775	0.82	Greenfield	permitted (under-construction)	21/02723/REM, 21/01418/OUT, 17/04394/OUT	suitable	available	achievable	0-5 years	see 9080	Planning permission approved - deliverable.
9082	Land South Of Potland View C121, Longhirst	Linton	Longhirst	Central - rest of delivery area	Central	426262	590947	3.72	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site to south of Linton, currently utilised for grazing with a handful of small buildings in situ to support this use. Located outwith the defined settlement boundary. Residential development to north with agricultural land and Potland Burn to south and east. Alignment of former railway line provides eastern boundary. Development would have a notable impact on the setting, as it would represent a significant extension to the village. Loss of greenfield land likely to impact on ecology, biodiversity, and habitats, with further assessment required. The north and east of the site are subject to flood risk (zones 2 & 3). Highway infrastructure likely to be able to support a small development but may need further investigation to confirm capacity, particularly to enable safe access. The location outside of a settlement, the impact of development, along with the constraints identified, means that the site is not suitable for residential development
9083	4-26 Biverfield Road, West Wylam	Prudhoe	Prudhoe	Prudhoe	Central	410204	563085	0.31	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Established residential area within the town and currently occupied by existing dwellings. Potential opportunity for urban renewal. Demolition and clearance would be required in order to allow redevelopment. Access would not present an obstacle to development. Not considered suitable at the current time. Not available nor achievable. Retention in current use preferred for the foreseeable future.
9085	Land North Of Bebside Village Front Street Bebside	Not in a Settlement	Blyth	Blyth	South East	427734	581674	5.62	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of greenfield land, outwith a settlement, in the open countryside. The site is currently in agricultural use and is peripheral and detached in feel. Development would have a great impact on the open landscape and setting. Impact on ecology and biodiversity likely given the loss of greenfield land. New access required, although the capacity of the highway to the east will need further assessment. Not suitable for housing due to impacts of development, and the peripheral location, outwith a settlement.
9086	Belford Golf Club And Driving Range South Road Belford	Belford	Belford	Belford	North	411379	633497	2.04	Greenfield	-	-	suitable in part	available	achievable	11-15 years	10	Greenfield site to south eastern edge of Belford, currently in agricultural use. Outwith the defined settlement boundary. Golf course land to north, part of Belford Hall, designated as a registered park and garden. Further agricultural land to south. Relatively peripheral location, and the site feels detached from the rest of the village. Situated within conservation area. Development of the whole site could have a significant impact on the setting, by extending the village into the countryside. Assessment of impacts on environment, ecology, and habitats will be needed. Highway infrastructure likely to need improvement, with investigation needed regarding access from the highway adjacent to the west. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the western part of the site, adjacent to the existing village. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9087	Wylam - land between Ovingham Road and Railway Line	Wylam	Wylam	Central - rest of delivery area	Central	411141	564426	2.96	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Agricultural land located in an attractive location on the River Tyne, to the west of Wylam. Within the designated Green Belt. Established vegetation coverage to east of site means that the land feels detached from, and peripheral to Wylam. Development could have a notable impact on the landscape and setting. Location next to River Tyne means that there could be impacts on biodiversity, ecology, and habitats. The site is subject to flood risk (zones 2 & 3). Highways considered to be restrictive further investigation would be needed as to whether access would be possible. Not suitable for residential development due to location, impacts of development, and identified constraints.
9088a	Land south of 56 Station Road, Stannington (Parcel A)	Stannington Station	Stannington	Central - rest of delivery area	Central	421861	581565	0.24	Greenfield	-	21/00838/FUL, 15/02297/OUT	suitable	available	achievable in part	6-10 years	9	Greenfield site within settlement, currently in use for agricultural purposes. Within the defined settlement boundary. Residential development to east and west with agricultural land to south. Access will be a key factor in determining suitability, as the capacity of Station Road is of concern. No other notable obstacles to development evident. Potential for a small-scale scheme, if the identified constraints can be overcome.
9088b	Land south of 56 Station Road, Stannington (Parcel B)	Stannington Station	Stannington	Central - rest of delivery area	Central	421851	581469	1.91	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Undeveloped land, adjacent to the south of Stannington Station, but within the Green Belt. Development would have an adverse impact on the setting, by infilling and changing the nature of the current linear development in the village. Loss of farmland may impact upon biodiversity and habitats. A new point of access will be required, with capacity of Station Road a cause for concern. Not suitable for housing due to the Green Belt designation and the impacts of development.
9089	Land North Of Horton Manor, Furnace Road, Bebside, Blyth	Blyth	Blyth	Blyth	South East	427769	581454	8.07	Greenfield	-	19/00428/OUT	not suitable	available	not achievable	discounted	0	Parcel of farmland land, adjacent to Bebside, but outwith the defined settlement boundary. The land feels somewhat peripheral. Development would have an impact on the open landscape and setting, extending the village into the countryside. Impact on ecology and biodiversity likely given the loss of greenfield land. New access required, with potential options from both the south and east needing further assessment. Not suitable for housing due to impacts of development, and the peripheral location.
9090	Land East of Bebside Furnace Road	Not in a Settlement	Blyth	Blyth	South East	427992	581802	5.35	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of greenfield land, outwith a settlement, in the open countryside. The site is currently in agricultural use and is peripheral and detached in feel. Development would have a great impact on the open landscape and setting. Impact on ecology and biodiversity likely given the loss of greenfield land. A railway line lies adjacent to the eastern boundary, and mitigation measures may be necessary to ensure residential amenity. New access required, although the capacity of the highway to the west will need further assessment. Not suitable for housing due to impacts of development, and the peripheral location, outwith a settlement.
9091	Duchess' High School, Howling Lane	Alnwick	Alnwick	Alnwick	North	418220	613594	1.76	Brownfield	neighbourhood plan allocation (made)	16/04037/DEMGDO	suitable in part	available in part	achievable	6-10 years	60	Neighbourhood Plan housing allocation - developable.
9092	Bank Top, Rugley Road	Alnwick	Alnwick	Alnwick	North	417979	612688	0.39	Greenfield	neighbourhood plan allocation (made)	-	suitable	available	achievable	16+ years	6	Neighbourhood Plan housing allocation - developable.
9096	Stone Close Garages (West)	Seahouses	North Sunderland	Seahouses	North	422006	631636	0.05	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Small parcel of brownfield land, located within an established residential area, currently occupied by domestic garages. If the site were to become available, clearance of existing structures would be required prior to redevelopment. Existing network capacity and access should be sufficient to serve a site of this scale. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. If the site were to become available, clearance of existing structures would be required. Improved access is likely to be needed to serve a residential development. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the browfield part of the site. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
9097	James Street	Seahouses	North Sunderland	Seahouses	North	421841	631707	0.22	Greenfield	-	18/00887/FUL	not suitable	unknown	not achievable	discounted	0	Area of greenfield land, located within an established residential area. The whole site is designated as Local Green Space. The site functions as recreation land, which is very important for the local community. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Narrow access road may not be able to support additional housing. Not suitable due to the LGS designation, and the identified constraints.
9098	Allendale First School	Allendale Town	Allendale	Allendale	West	384117	556017	3.06	Mostly Brownfield	-	-	suitable in part	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and associated land, including the playing fields. Relocation would be required prior to redevelopment. Within the North Pennines National Landscape (AONB), which will have to be considered through any proposal for redevelopment. The southern part of the site is designated as Local Green Space. Loss of this land would not be appropriate. The northern part of the site, occupied by buildings and hardstanding, may offer some potential for housing. If the site was to become available, demolition and clearance would be required. Improved access is likely to be needed to serve a residential development. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the browfield part of the site, excluding any playing field land. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
9099	Lindisfame Middle School	Alnwick	Alnwick	Alnwick	North	418899	612438	4.45	Mixed 50:50	neighbourhood plan allocation (made)	-	suitable	not available	not achievable	discounted	0	Neighbourhood Plan housing allocation - discounted.
9101	Seahouses First School	Seahouses	North Sunderland	Seahouses	North	421455	631711	1.33	Mostly Brownfield	-	-	suitable in part	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and associated land, including the playing fields. Relocation would be required prior to redevelopment. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. The western part of the site is designated as Local Green Space. Loss of this land would not be appropriate. The eastern part of the site, occupied by buildings and hardstanding, may offer some potential for housing. If the site was to become available, demolition and clearance would be required. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the browfield part of the site, excluding any playing field land. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
9102	Land at Corbridge Middle School	Corbridge	Corbridge	Corbridge	Central	398776	565058	3.47	Mixed 50:50	-	-	suitable in part	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and associated land, including the playing fields. Relocation would be required prior to redevelopment. Much of the site is designated as protected open space. Loss of this land would not be appropriate. The central part of the site, occupied by buildings and hardstanding, may offer some potential for housing. If the site was to become available, demolition and clearance would be required. Improved access is likely to be needed to serve a residential development. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the browfield part of the site, excluding any playing field land. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9103	Land to the north west of Derwick Village	Derwick	Derwick	Alhwick	North	420379	614376	2.22	Greenfield	-	19/04855/FUL	suitable in part	available in part	achievable in part	6-10 years	7	Large greenfield site to north of Derwick, a village without a defined settlement boundary. The land is currently in use for agricultural purposes. Residential dwellings and allotments to south with Derwick Burn and further agricultural land to north. Small area of land at north of site impacted by flood risk (zones 2 & 3). Alnwick Castle grounds, a Registered Park and Garden, and a number of listed building lie south of the site. Development of the whole parcel would have a significant impact on the setting and character of this small village. Impacts on environment, ecology, and habitats will need further assessment. The capacity of the highway network will need investigation, with the best solution to access needing to be determined. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing.
9104	Land West of Station Road	Hexham	Hexham	Hexham	Central	394003	564101	0.42	Brownfield	local plan allocation (and neighbourhood plan)	-	suitable	not available	achievable	6-10 years	15	Local Plan housing allocation - developable. Neighbourhood Plan housing allocation - developable.
9105	Land South of Grange Court	Widdrington Station	Widdrington Station and Stobswood	South East - rest of delivery area	South East	424188	593450	6.90	Greenfield	-	17/04618/OUT	not suitable	available	achievable	discounted	0	Greenfield site at edge of Widdrington Station. Adjacent to established housing, but outwith the defined settlement boundary. A housing scheme would cause the extension of the village into the countryside. Loss of farmland may impact upon ecology and habitats, with further assessment required. New access point required, but it is unlikely a direct link to the highway can be provided without a reliance on adjacent land. Not suitable for a housing scheme due to the location, impact of development, and the lack of independent access.
9106	Land South of Ashlea	Melkridge	Melkridge	West - rest of delivery area	West	374064	563845	0.67	Greenfield	permitted (not started)	21/03562/REM, 17/04501/OUT	suitable	available	achievable	0-5 years	8	Planning permission approved - deliverable.
9109b	Blyth Golf Club (east)	Blyth	Blyth	Blyth	South East	429484	579764	1.70	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Agricultural land to west of Blyth, outwith the defined settlement boundary. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the setting and character of the local area. Loss of farmland is likely to impact upon biodiversity and habitats. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the location and the impact of development.
9110	RS Marshall (Station Road)	Haydon Bridge	Haydon	Haydon Bridge	West	384463	564681	0.41	Brownfield	local plan allocation	17/03660/OUT	suitable	available	achievable	6-10 years	9	Local Plan housing allocation - developable.
9111	Land North Of Lightpipe Farm Phase 2	Longframlington	Longframlington	North - rest of delivery area	North	412838	601839	4.99	Greenfield	-	18/02843/FUL	not suitable	unknown	not achievable	discounted	0	Greenfield site currently in use as agricultural land, outwith the defined settlement boundary. Agricultural land to north and west. The site feels somewhat detached and relatively peripheral to existing development. A scheme could have a relatively significant impact on character and setting, leading to the expansion of the village further into the countryside. Loss of agricultural land could result in impacts on biodiversity and habitats. New access required, and it is likely that highway infrastructure would need improvement to enable development. Impacts of development and location means that no housing is considered suitable on this site.
9112	Land at Tranwell Airfield	Not in a Settlement	Whalton	Central - rest of delivery area	Central	417136	582314	10.77	Mixed 50:50	-	18/00250/OUT	not suitable	available	not achievable	discounted	0	Former airfield adjacent to the small settlement of Tranwell Woods. Peripheral in feel and situated in the Green Belt. Most of the site is now grassed over, but there are also areas of hardstanding and building remains in evidence. Development would significantly increase the size of this small community by spreading housing into the open countryside. This would have a significant, irreversible impact on local character and landscape. There is likely to be significant impact upon ecology issues. There are known to be protected species on site, so housebuilding would impact upon wildlife habitats. Local road network does not have the capacity to handle notable increases in traffic, and would not be able to accommodate the amount of additional usage arising from a scheme of this scale. The site is unsuitable for residential development, due to the impacts on the setting and natural environment, and the Green Belt designation.
9113	Land North West Of Blue House Farm, Netherton Colliery	Bedlington	West Bedlington	Bedlington	South East	424227	582482	0.64	Greenfield	permitted (not started)	20/00925/OUT, 17/04451/OUT	suitable	available	achievable	0-5 years	6	Planning permission approved - deliverable.
9116	Land north of A196, Guidepost	Guidepost	Choppington	Choppington	South East	424715	585175	2.65	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of agricultural at the western extremity of the town. Residential development lies to the east, but this site is outwith the defined settlement boundary. Development would impact on the setting by extending the settlement into the countryside. An SNCI and Ancient Woodland designation border the northern edge of site and would have to be carefully considered in developing a potential scheme. Impacts of ecology, biodiversity, and habitats will need assessment. Improvements would be needed to highway infrastructure to enable a suitable link from A196, with the best location for access needing to be determined. Peripheral location, impacts of development, and identified constraints, mean that development would be suitable.
9117	Lawn Cottage, Staley	Not in a Settlement	Staley	Central - rest of delivery area	Central	398508	557668	6.43	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9120	38 Hide Hill	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399900	652774	0.04	Brownfield	permitted (under-construction)	17/04396/FUL	suitable	available	achievable	0-5 years	6	Planning permission approved - deliverable.
9123	Land East of Greycroft	West Thirston	Thirston	Central - rest of delivery area	Central	418311	599824	2.41	Greenfield	permitted (not started)	23/00547/REM, 17/04290/OUT	suitable	available	achievable	0-5 years	9	Planning permission approved - deliverable.
9124	Land South West Of Lucker Hall Steading	Lucker	Adderstone with Lucker	North - rest of delivery area	North	415137	630189	0.79	Greenfield	permitted (not started)	21/00500/REM, 17/03621/OUT	suitable	available	achievable	0-5 years	20	Planning permission approved - deliverable.
9125	Kirkley Sawmill	Not in a Settlement	Ponteland	Ponteland	Central	414430	576955	0.58	Brownfield	-	17/03123/OUT	not suitable	available	achievable	discounted	0	Brownfield site in a very isolated, rural location, within the Green Belt. Part of the larger Kirkley Sawmill site, with agricultural land to surroundings. There are a number of buildings and outbuildings in situ, in a very rural location. Demolition and clearance would be required prior to redevelopment, along with remediation to deal with contamination from past uses. Cadgers Burn lies immediately to the south. Impacts on ecology and habitats will require further assessment. Existing highway infrastructure may support a small-scale development but safe access arrangements would need further consideration. Rural setting, impacts of development, and Green Belt designations means that no housing would be suitable.
9126	The Coppice, Stannington Station Road	Not in a Settlement	Stannington	Central - rest of delivery area	Central	421299	580738	3.89	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of agricultural land, in a peripheral location in the open countryside. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9127	Middle Ord Farmhouse	Not in a Settlement	Ord	Berwick-upon-Tweed	North	397306	651503	7.56	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Agricultural land in an attractive location to the west of East Ord. Outwith the defined settlement boundary. The trackbed of former railway line to Kelso runs directly through site. The River Tweed lies to north and agricultural land to west. Development would have a significant impact on local character and the open landscape, by spreading housebuilding to the west of the A1. An SNCI and SSSI lie immediately to the north of the site, with any scheme needing to be considerate to this context. Impacts on ecology, biodiversity, and habitats will need to be assessed, and mitigated as required. The A1 to eastern boundary and there may be need for mitigation measures to limit visual and noise impacts. It is likely that substantive improvements to highway access and capacity would be needed for any development to progress. A new point of access would be required from the A698 to the southern boundary. The impact of development, the scale of the site, and the wide range of constraints, mean that this site is not suitable for any housing.
9128	Beechcroft South	Fenrother	Tritlington and West Chevington	Central - rest of delivery area	Central	417578	592112	1.05	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land, adjacent to a very small hamlet, in a highly isolated location. This is also within the Green Belt. Development would have a significant adverse impact on the rural setting. Fenrother Burn lies to the northern boundary. Impacts on ecology and biodiversity will need further assessment. There are a range of agricultural buildings in situ on the site. Clearance and/or conversion required prior to redevelopment. Highway infrastructure may be able to support a limited development, but an upgraded access is likely to be required. Isolated Green Belt location means that the site is not suitable.
9129	Beechcroft North	Fenrother	Tritlington and West Chevington	Central - rest of delivery area	Central	417578	592288	2.92	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Loss of farmland is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. The existing access track to the west would not be capable of supporting a housing scheme. Given the location outside the settlement, the scale of the site, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9130	Beales	Hexham	Hexham	Hexham	Central	393691	563984	0.36	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Town centre location, within a wider area occupied by a range of established businesses, retail units and other services. If the site were to be available, conversion of existing buildings may offer an appropriate means of redevelopment, potentially through a mixed-use scheme. Located within a conservation area and there are a number listed buildings in the vicinity. A scheme would need to take account of the heritage context. Safe highway access would be a primary concern and provision of this would require further investigation. The site may offer a suitable location, probably as part of a mixed-use redevelopment, but a number of factors and constraints would have to be overcome. Development could be of a higher-density given the town centre location, with opportunity for flats/apartments. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
9131	Morpeth Caravan Park	Not in a Settlement	Longhirst	Central - rest of delivery area	Central	423990	589418	1.06	Mixed 50:50	-	-	not suitable	available	not achievable	discounted	0	Mixed land in an isolated location, outside of a settlement. A caravan park currently operates from the site, and there is also a dwellings and some cottages in situ. Set to the east of the ECML, the parcel feels peripheral and detached from any residential development. Development would impact on the setting. Relocation of the existing business may be required prior to redevelopment. Mitigation may be required to counteract impacts from the ECML. The existing access would need to be improved to support a residential development. Not suitable for housing due to isolated location in the countryside.
9132	Cottle Field	Duddo	Duddo	North - rest of delivery area	North	394022	642706	2.18	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site in a highly rural location to the east of Duddo, a village without a defined settlement boundary. The size of the site is significant in the context of this small community. Development would impact on the setting, by extending the village into the countryside. Established wooded area to northern boundary with agricultural land to all boundaries. Impacts on biodiversity and ecology will need assessment. There are a number of listed buildings and Duddo Tower (SAM) in the wider locality. Capacity and suitability of the adjacent highway to provide access will need further consideration. The site is remote and isolated and given the scale and setting of the village, development is not considered suitable.
9133	Smiddy Banks	Not in a Settlement	Cornhill-on-Tweed	North - rest of delivery area	North	389973	641867	0.26	Greenfield	-	-	not suitable	available	achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The site comprises of undeveloped land associated with the adjacent farm. Development would have a marked impact on the rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
9134	Conisk	Not in a Settlement	Ponteland	Ponteland	Central	417264	572033	2.87	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
9135	Bunker Site	Hexham	Hexham	Hexham	Central	393777	564445	2.16	Brownfield	-	19/00277/FUL	not suitable	not available	not achievable	discounted	0	Brownfield site within existing urban area, part of a wider area of employment land. The site was formerly occupied by industrial buildings and railway sidings before being cleared. Interface with adjacent industrial land would have to be carefully considered. The Tyne Valley railway line lies to the northern boundary, and measures to ensure residential amenity may be necessary. Improved access may be required. Following a period of being vacant, a retail store and hotel have now been completed. Not suitable due to preference for retention in new/current use. Not available nor achievable.
9136	Site on Chareway Lane	Hexham	Hexham	Hexham	Central	393178	564689	0.31	Brownfield	local plan allocation (and neighbourhood plan)	-	suitable	available	achievable	11-15 years	8	Local Plan housing allocation - developable. Neighbourhood Plan housing allocation - developable.
9137	Priestopple County Buildings	Hexham	Hexham	Hexham	Central	393902	563927	0.16	Brownfield	local plan allocation (and neighbourhood plan)	-	suitable	not available	achievable	6-10 years	7	Local Plan housing allocation - developable. Neighbourhood Plan housing allocation - developable.
9138	Graves Yard behind Army Reserve Centre	Hexham	Hexham	Hexham	Central	393100	563833	0.18	Brownfield	local plan allocation (and neighbourhood plan)	-	suitable	not available	achievable	6-10 years	7	Local Plan housing allocation - developable. Neighbourhood Plan housing allocation - developable.
9139	Dalesway Site	Hexham	Hexham	Hexham	Central	393433	564444	0.76	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Brownfield site on edge of town centre and occupied by a range of established buildings and operational businesses. This includes a petrol filling station. Part of a wider area of employment land, but there is established residential development to the east. The interface with this land would have to be carefully considered through a potential scheme. If the site were to become available, demolition and clearance would be required, along with remediation due to current/past use. Located adjacent to a conservation area. Safe highway access would be a primary concern given the location and would require further investigation. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.
9140	The Queen Elizabeth High School	Hexham	Hexham	Hexham	Central	392484	563964	6.14	Brownfield	-	-	suitable in part	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and associated land, including hardstanding and greenfield land. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance of some of the buildings would be required. The main school building is Grade II listed, and opportunity for sensitive conversion for residential uses would be encouraged. Impacts on biodiversity and ecology will need assessment. Improvements to highway infrastructure would be needed to support a residential development, with capacity of local highways being of concern. Conversion of the listed building may offer opportunity for flats/apartments at a higher yield. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the brownfield part of the site, excluding any playing field land. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.
9141	The Queen Elizabeth High School Playing Fields	Hexham	Hexham	Hexham	Central	392262	563924	3.07	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Playing fields for adjacent school site, currently in use. Although adjacent to the settlement, it is located in the Green Belt. Loss of recreation space would need to be mitigated by re-provision in an alternative location. Any development would have a significant impact on the character and setting of this part of the town, spreading housing into open land. Impacts on biodiversity, ecology, and habitats will need to be determined, and mitigated as required. Improvements to highway infrastructure would be needed to support a residential development, with capacity of local highways being of concern. Impact of development and Green Belt setting mean that the site is not suitable for any housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
9142	Hexham Middle School, Wanless Lane	Hexham	Hexham	Hexham	Central	393794	563663	5.78	Mixed 50:50	-	-	suitable in part	available in part	achievable in part	6-10 years	57	Extensive former school site which includes a range of existing buildings and associated land, including playing fields and hardstanding. The site has been vacant for a number of years since closure. There is a Grade II listed building on site, which may offer opportunity for sensitive conversion to residential uses. This could be supplemented by new-build. Located within a conservation area, requiring careful consideration when developing an appropriate scheme. It is likely that significant areas of open space would want to be retained in an redevelopment. There is established vegetation coverage to parts of site. Impacts that loss of the site would have on ecology and biodiversity will need assessment. Provision of suitable access will need further investigation, as the existing access roads are narrow. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, mainly focused on the brownfield parts of the site, adjacent to existing housing.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9144	26 North End	Longhoughton	Longhoughton	North - rest of delivery area	North	424396	615221	0.20	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Existing single-storey retail unit in Longhoughton that historically had been a Naafi store for RAF Boulmer. The building latterly comprised of one large shop and a smaller unit, alongside associated storage space. If the site were to become available, demolition would be required prior to such a redevelopment. However, following a period of being vacant, the building has now been converted for as a cafe. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future. .
9145	1 The Avenue	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	400021	652629	0.05	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Site located within urban area, currently occupied by an existing building although it is understood that this has been vacant. A number of listed buildings lie within the vicinity, and a redevelopment would have to take account of the unique heritage and conservation context of Berwick. Demolition and clearance may be required although there could be scope for a conversion scheme. Existing network capacity and access should be sufficient to serve a site of this scale. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
9146	Bedlington Council Offices	Bedlington	West Bedlington	Bedlington	South East	425772	581870	0.34	Brownfield	-	-	suitable	not available	achievable	16+ years	14	Former Council offices within town centre location, including existing buildings and area of car parking. Mix of uses to surrounding, including residential and commercial development. The building remains occupied. If the site were to become available, then demolition and clearance would be required. Located within conservation area, a redevelopment scheme would have to take account of this context. Provision of services unlikely to be prohibitive but access from the A193 will require careful consideration to ensure suitability. A scheme could be of a higher-density, reflecting the town centre location. Not currently available, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Future of site to be reappraised in due course, as indicated by recent evidence, and if it does become available, this could be an excellent site for a brownfield housing scheme in the longer-term.
9147	Mill Farm, Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	398993	652838	0.53	Mostly Greenfield	-	-	not suitable	available	achievable	discounted	0	Mostly greenfield site to west of settlement and adjacent to ECML. Located outwith the defined settlement boundary and peripheral in feel. The land is associated with agricultural use and partly occupied by a storage shed. Adjacent land is in agricultural use and there is established vegetation coverage to south of site. Site clearance required prior to redevelopment. Location to west of railway line means that the site is somewhat detached from the existing urban area. Development would have an impact by extending housing into the countryside. Any noise impact from railway line may need to be mitigated. The existing access road would not be suitable for supporting a housing scheme. The peripheral setting, and identified constraints, mean that the site is not suitable for development.
9148	Land at 69 Station Road	Not in a Settlement	Stannington	Central - rest of delivery area	Central	422351	581868	0.38	Mixed 50:50	-	-	not suitable	available	achievable	discounted	0	Small parcel of greenfield land, outwith the defined settlement boundary, and within the designated Green Belt. Located between existing dwellings and agricultural buildings. Served by a narrow lane which may not have capacity to support additional housing development. Green Belt designation means that housing would not be suitable. .
9149	Land North of Stannington Station	Not in a Settlement	Stannington	Central - rest of delivery area	Central	421294	581854	11.84	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Netherton Letch lies to the northern boundary. Negative impacts on ecology, biodiversity, and wildlife habitats will need assessment. The ECML provides eastern border, the impacts of which may have to be mitigated through any proposal. The existing narrow access lane would not be suitable for serving a highway scheme. Therefore, notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9150	Land West of 69 Station Road	Not in a Settlement	Stannington	Central - rest of delivery area	Central	422000	581973	15.62	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Netherton Letch lies to the northern boundary. Negative impacts on ecology, biodiversity, and wildlife habitats will need assessment. The adjacent narrow lanes would not be suitable for serving a highway scheme. Therefore, notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9151	Land to the South of Station Road Stannington (east)	Stannington Station	Stannington	Central - rest of delivery area	Central	421156	581340	1.35	Greenfield	-	18/02189/FUL	not suitable	available	not achievable	discounted	0	Undeveloped land, adjacent to the south of Stannington Station, but within the Green Belt. Development would have an adverse impact on the setting, by infilling and changing the nature of the current linear development in the village. Loss of farmland may impact upon biodiversity and habitats. A new point of access will be required, with capacity of Station Road a cause for concern. Not suitable for housing due to the Green Belt designation and the impacts of development.
9152	Old Colliery Yard, Melkridge	Melkridge	Melkridge	West - rest of delivery area	West	374340	563843	0.74	Mostly Brownfield	-	-	suitable	available	achievable	11-15 years	13	Largely brownfield land on eastern edge of a very small settlement, formerly the site of a small colliery. The village does not have a defined settlement boundary. Part of the site is hardstanding, with an existing building also in situ, with the remainder subject to established vegetation coverage, including to the north eastern boundary. Development would impact on the setting, by existing housing into the countryside. Loss of this site could have impacts on ecology and biodiversity. The Tyne Valley railway lies adjacent to the south. Visual and noise impacts may need mitigation. Remediation may be required if there is contamination evident from the former use. There is a sewage treatment works to the south west, and mitigation measures may be required to ensure residential amenity. Highway infrastructure likely to be able to support a limited development but arrangements for safe access will need further exploration. If identified constraints can be overcome then it may offer opportunity for a small residential development utilising a brownfield site in a rural location.
9153	Ladylands	Not in a Settlement	Rothbury	Rothbury	North	405645	601283	1.13	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land to the south of Rothbury, outwith the defined settlement boundary. The site is peripheral, and development would have a significant impact on the open landscape. There is established tree coverage to western boundary. Impacts on ecology and biodiversity will need further assessment. Highway infrastructure will need further investigation necessary of whether safe access can be provided Whittin Bank Road. Site feels somewhat detached and isolated from the wider settlement, and due to the setting and context it is not considered to offer a suitable location for residential development.
9154	Land at Brownieside	Not in a Settlement	Ellingham	North - rest of delivery area	North	416629	623582	2.07	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site, in a highly rural location in the countryside. The A1 is at the eastern boundary and there a handful of dwellings to the west. Development would have a significant impact given the isolated setting. Loss of greenfield land may impact upon ecology and biodiversity. Noise and visual impacts from the adjacent A1 may need to be mitigated. New access required from highway adjacent to the west. It is considered that the isolated location and setting means that this would not offer a suitable location for residential development.
9155	Ellingham 1	Ellingham	Ellingham	North - rest of delivery area	North	417157	625663	2.13	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large greenfield site to the south of Ellingham. The village has no defined settlement boundary. The site does feel a little isolated from the rest of the village. It is considered development would have a significant impact on local character, by extending the settlement into the countryside. Loss of farmland could impact on ecology and habitats. There is a sewage treatment works on site, which could impact on residential amenity, and would reduce the developable area. Capacity of adjacent lanes to provide access will need further investigation. The scale and impacts of development, and the identified constraints mean it is not suitable for a housing development of any scale.
9156	Ellingham 2	Ellingham	Ellingham	North - rest of delivery area	North	416936	625667	3.15	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large parcel of greenfield land to the edge of a rural village, that does not have a defined settlement boundary. Development of this site would represent a significant extension of the village, and would have a notable impact on the rural character and setting. There is an area of mature woodland to the north east of the site. Negative impacts on ecology and biodiversity will need assessment. Access should not be prohibitive, with options from both east and west, but the best solution would need determining. The impact of the development and scale of the site means it is not considered to be suitable.
9157	Ellingham 3	Ellingham	Ellingham	North - rest of delivery area	North	416995	625567	0.94	Greenfield	-	-	not suitable	available	achievable	discounted	0	Greenfield site to south of Ellingham, a village which does not have a defined settlement boundary. Currently in agricultural use, the site is peripheral and detached from existing development. A housing scheme would have a significant impact on local character. Environmental and ecological impacts will need appraisal. Provision of safe access from the narrow road to the north will need further assessment. Not suitable for housing due to the detached location, and the impact of development.
9158	Ellingham 4	Ellingham	Ellingham	North - rest of delivery area	North	416802	625613	2.64	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural greenfield land to the west of the village, which does not have a defined settlement boundary. Detached and peripheral, any development would have a significant impact on the rural setting. Loss of farmland could impact on ecology and biodiversity. Highway infrastructure is likely to require significant upgrade in order to support a development on this scale, both of road capacity and in access provision. It is considered that the development of this site would have an adverse impact on the character and setting of the wider village and, due to setting, scale and context, the site would not be suitable for residential development
9159	The Garden Plots	Cresswell	Cresswell	South East - rest of delivery area	South East	429196	593608	0.60	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Small, linear greenfield site outwith the defined settlement boundary for Cresswell. The site is currently overgrown, but has previously been utilised for allotments/gardens. Any housing could have a notable impact on the setting and would lead to ribbon development along the highway. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. A new access would be required. Not suitable due to location and impacts of development.
9160	Town Foot Farm (west)	Slaley	Slaley	Central - rest of delivery area	Central	397791	557862	0.37	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Small parcel of undeveloped land to the north of Slaley. Located in the Green Belt. Although small, development would see the extension of the settlement into the countryside. There is an existing access track to the east, but it is considered that this would not be suitable for supporting a housing scheme. Not suitable due to identified constraints and the Green Belt designation.
9161	Land Near Newbrough Avenue	Seaton Delaval	Seaton Valley	Seaton Valley	South East	430219	574646	4.50	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Relatively sizeable area of agricultural land, adjacent to the south of Seaton Delaval, but in the Green Belt. The impact of development would be significant, notably it would lead to the narrowing of the strategic gap towards Seghill. There is an area of mature woodland to the south of the site, and the Seaton Burn runs to the southern boundary. Impacts on ecology, biodiversity, and habitats will need assessment, with mitigation measures introduced as necessary. Access will need major improvements to support a housing scheme of any size. The existing track to the western boundary is unlikely to be suitable, with other options needing to be explored, including via the new housing development to the north east. The Green Belt location, identified constraints, and impact of development, meant that this is no suitable for housing.
9162	Land at Tynely (north)	Tynely	Ellingham	North - rest of delivery area	North	417122	624070	0.22	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Small parcel of undeveloped land in a very small, isolated hamlet. There are a handful of residential properties to both north and south, as well as garden plots. A development of any size would have a notable impact on this very rural setting. The site is subject to vegetation coverage, and impacts on ecology and biodiversity will need full consideration. Not considered suitable due to the highly isolated, rural location.
9163	Land at Tynely (south)	Tynely	Ellingham	North - rest of delivery area	North	417222	623947	0.07	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Small parcel of undeveloped land at the edge of a very small, isolated hamlet. There are a handful of residential properties adjacent to the north. A development of any size would have a notable impact on this very rural setting. The site is subject to vegetation coverage, and impacts on ecology and biodiversity will need full consideration. Not considered suitable due to the highly isolated, rural location.
9164	Barmoor, Hepscott	Not in a Settlement	Hepscott	Morpeth	Central	421717	584142	2.77	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Area of agricultural land, in an attractive location in the Green Belt, outwith a settlement. Development would have a notable adverse impact upon local landscape character, including by narrowing the strategic gap between Hepscott and Morpeth. Hepscott Burn runs to the northern boundary. Any negative impacts on ecology, biodiversity, and wildlife habitats would need to be addressed. The south eastern part of the site is subject to flood risk (zones 2 & 3). The capacity of the A192 to provide a new junction for access will need to be investigated. Given the location outside the settlement, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9166	Beacon Hill Farm	Not in a Settlement	Hauxley	South East - rest of delivery area	South East	428307	603063	11.27	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in the open countryside. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Notably, it would reduce the gap between the villages of High Hauxley and Low Hauxley. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9167	Old Farm House, West Molesden	Molesden	Meldon	Central - rest of delivery area	Central	414787	584209	0.10	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small parcel of greenfield land in a very small hamlet, in the Green Belt. The site is subject to vegetation coverage and the impacts on biodiversity and ecology will need to be assessed. The existing narrow access track will need to be improved in order to support even the smallest housing scheme. Not suitable due to the Green Belt designation.
9168	Land north of the A192 and south of Ormston Street	East Hartford	Cramlington	Cramlington	South East	427023	578996	4.61	Greenfield	-	-	not suitable	available	achievable	discounted	0	Relatively large greenfield site to south of settlement, currently in agricultural use. Outwith a defined settlement boundary. Allotments to north and further farmland to east and west, with the A192 to southern boundary. It is considered that the development of this land would lead to the merging of East Hartford and Cramlington. This would erode the strategic gap which keeps East Hartford as a distinct settlement. Biodiversity and ecology impacts will need further assessment. Highway infrastructure is likely to require notable investment given the scale of the site, in order to ensure capacity and suitable access. Any development would have to ensure sustainable links to east Hartford and/or wider Cramlington (beyond A192). Not suitable due to the impact of development and the scale of the site.
9169	South Farm Belford	Belford	Belford	Belford	North	411637	633307	16.15	Mostly Greenfield	-	18/03606/FUL	not suitable	available in part	not achievable	discounted	0	Significant area of greenfield land to south of Belford, outwith the defined settlement boundary. This farmland includes a number of existing farm buildings. Development would have a significant adverse impact on the local landscape and setting, spreading housing into the countryside. Newlands Burn lies to the southern boundary of the site. Environment, ecology, and habitats impacts will need further investigation. Clearance of the existing buildings and outbuildings would be required prior to redevelopment. The A1 lies adjacent to the eastern boundary, and mitigation measures may be required to ensure residential amenity. Given the scale of the site, substantive improvements are likely to be necessary to highway infrastructure including access from B6349 and/or South Road. Being detached from the settlement, it is considered that a development of this scale and in this location would have significant adverse impacts upon the character and setting of the village and therefore residential development would not be suitable.
9170	Land East of Church Lane and South of Humford Way	Bedlington	West Bedlington	Bedlington	South East	426382	581189	3.64	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land to the south of Bedlington. Outwith the defined settlement boundary, the whole site is designated as protected open space. The site lies immediately adjacent to a Local Nature Reserve and Plessey Woods SNCI, with an area of Ancient Woodland. Dense woodland to east and south with residential development to north but feeling somewhat detached. Any development would have a significant adverse impact on the setting. Given the environmental designation in this area, negative impacts on ecology, biodiversity, and habitats are likely. It is considered that highway infrastructure would require significant improvement to service a sit of this scale, increasing capacity and enabling access from Church Lane. Not suitable to the protected open space designation, the location, and the significant impacts that development would have.
9171	Land at Hadrian Enterprise Park (west)	Haltwhistle	Haltwhistle	Haltwhistle	West	370868	563798	0.60	Mixed 50:50	-	-	not suitable	available in part	not achievable	discounted	0	Brownfield land in Haltwhistle, within a wider area of employment land. Mixed site currently in use as car parking for adjacent businesses with remainder of site covered by established vegetation. Adjacent to Tyne Valley railway line, with any impacts having to be mitigated. There are mature trees to the south western boundary. Any impacts on ecology and habitats will need further assessment. he site is subject to flood risk (zones 2 & 3). Highway access and capacity likely to be a constraint to development with access via level crossing potentially limiting suitability or being reliant on adjacent site. Site feels somewhat detached from existing residential areas, lying to the south of the railway line. Not suitable due to allocated use, locational factors, and the identified constraints.
9172	Land at Hadrian Enterprise Park (east)	Haltwhistle	Haltwhistle	Haltwhistle	West	371090	563783	4.95	Brownfield	-	19/01547/FUL	not suitable	not available	not achievable	discounted	0	Large area of industrial land in Haltwhistle, currently occupied by a large number of industrial buildings and units, and a range of existing business. Within a wider area of employment land. Significant clearance of site would be required and there may be need for extensive remediation given current uses. Adjacent to the Tyne Valley railway line, with any impacts having to be mitigated. There are mature trees to the south western boundary. Any impacts on ecology and habitats will need further assessment. The site is subject to flood risk (zones 2 & 3). It is likely that highway access can be provided from Haltwhistle bypass, but this may require significant improvements. The scale of these will require further investigation. The Grade II listed Alston Arches Viaduct (Haltwhistle Viaduct), Not suitable due to allocated use, locational factors, and the identified constraints. Not available nor achievable. Retention in current use preferred for the foreseeable future.
9174	Land east of A197/A189 Roundabout, Newbiggin	Not in a Settlement	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	429785	588140	8.53	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land in the open countryside. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Notably, development would reduce the strategic gap between Ashington and Newbiggin. There is a large pond on site. A housing scheme is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Capacity of Summerhouse Lane would be of concern. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9175	Land north of B1334, land west of Spital Road	Not in a Settlement	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430144	587080	19.49	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Large area of agricultural land to the west of Newbiggin. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Notably, development would reduce the strategic gap between Ashington and Newbiggin. The Spital Burn lies at the eastern boundary of sites, and another watercourse runs through the parcel. A housing scheme is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. No access could be taken from the A189, so a link to the highway would have to be from the road to the southern boundary.. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9176	Woodhill Farm B	Ponteland	Ponteland	Ponteland	Central	414221	570153	0.23	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small parcel of agricultural land to the western edge of Darras Hall, within the Green Belt. Loss of farmland may impact negatively on ecology and habitats. A new access would be required, but the only option would be via the adjacent estate road to the east, which may not have the capacity to support additional development. Not suitable due Green Belt designation.
9177	Togston Hall	North Togston	Togston	South East - rest of delivery area	South East	425182	602606	3.38	Mostly Greenfield	-	-	not suitable	available	not achievable	discounted	0	Land and buildings at Togston Hall, located in a remote rural setting, outwith a defined settlement. The sites includes both greenfield land and existing buildings. Parts of the site are covered in mature woodland. A number of listed buildings are located both within and adjacent to the site, and any residential development would have to involve sensitive conversion. Any residential development would have a serious, and adverse, impact on the attractive character and setting. Biodiversity and ecology impacts likely, especially if extensive areas of trees are cleared. Current access road would need to be upgraded in order to serve a housing scheme of any size. The location and setting, and the impacts of development, mean that no housing would not be suitable
9178	Land at Mickley Square	Mickley Square	Prudhoe	Prudhoe	Central	407902	562222	0.18	Brownfield	-	-	not suitable	available	achievable	discounted	0	Brownfield site which is utilised as additional car parking for adjacent garden centre. Outwith the settlement and in the Green Belt. Heavy tree coverage to southern and eastern boundaries with agricultural land beyond. Highway infrastructure likely to be able to support a small-scale development but provision of suitable access from A695 will need further investigation. Green Belt designation means this site is not suitable.
9179	Tyne Valley Garden Centre	Mickley Square	Prudhoe	Prudhoe	Central	407843	562302	1.23	Brownfield	-	-	not suitable	available	not achievable	discounted	0	Site adjacent to the south of Mickley Square, which is within the Green Belt. Currently occupied by operational garden centre with site comprising of nursery buildings and land and car parking. Dense vegetation coverage to north and east of the site. Established residential development to west. If the site were to become available, demolition and clearance would be required. Remediation possibly need too, if there is contamination due to existing use. Redevelopment would have an impact on the character to the east of the village. It is likely that improvements would be necessary to highway infrastructure, potentially to capacity and access, given the size of the site. Not suitable for residential development due to Green Belt.
9180	Abbey Farm Mitford Road A	Not in a Settlement	Mitford	Morpeth	Central	418206	585971	0.82	Greenfield	-	19/00729/FUL	not suitable	available in part	achievable	discounted	0	Relatively isolated greenfield site, in a highly attractive location, to the west of Morpeth. Outwith the settlement and in the Green Belt. Although relatively small, development of this land would have a significant impact on landscape and setting, spreading housing into the countryside. River Wansbeck lies to the north, and a small watercourse is at the southern boundary. The site is subject to flood risk (zone 2). Likely impacts on ecology and biodiversity will need assessment. Current access point would not support a residential development and upgrades would be necessary. The capacity of the adjacent highway would need investigation. Not a suitable given location due to the Green Belt designation, with any development having a negative impact on local character.
9181	Abbey Farm Mitford Road B	Not in a Settlement	Mitford	Morpeth	Central	418422	585945	1.49	Greenfield	-	-	not suitable	available	achievable	discounted	0	Relatively isolated greenfield site, in a highly attractive location, to the west of Morpeth. Outwith the settlement and in the Green Belt. Although relatively small, development of this land would have a significant impact on landscape and setting, spreading housing into the countryside. There is a small watercourse is at the northern boundary and there is an area of mature woodland on site. The site is subject to flood risk (zone 2). Likely impacts on ecology and biodiversity will need assessment. Current access point would not support a residential development and upgrades would be necessary. The capacity of the adjacent highway would need investigation. Not a suitable given location due to the Green Belt designation, with any development having a negative impact on local character.
9182	Tay 01 Land at Gubeon Equestrian Centre	Not in a Settlement	Mitford	Morpeth	Central	417264	583267	1.15	Mixed 50:50	-	-	not suitable	available	not achievable	discounted	0	Land and buildings connected with equestrian centre, in the countryside, and within the Green Belt. Development would have a significant impact in this rural setting. There are a number of agricultural buildings in situ, along with area of dense vegetation coverage. Clearance and/or conversion of the existing buildings required. Agricultural land to all boundaries. A range of existing buildings on-site which may require clearance. Impacts on biodiversity and habitats will need assessment. Highway infrastructure would need to be improved to support even the smallest of developments. Isolated rural location in the Green Belt mean the site is not suitable
9183	Land to the north of Seaton Delaval	Not in a Settlement	Seaton Valley	Seaton Valley	South East	429143	576324	8.41	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Large agricultural greenfield site in a relatively isolated location in the Green Belt. The parcel is detached and isolated and development would have a significant impact on the open landscape, A Local Nature Reserve lies immediately adjacent to the western boundary with development potentially having a negative impact. The site is also surrounded by mature trees and vegetation. Wider impacts on ecology and biodiversity will need assessment. There is not an existing link to the highway, and not way of providing access without the reliance on adjacent land. Not suitable for a residential scheme due to the Green Belt, impacts of development, and lack of independent access.
9184	Legitt Field	Humshaugh	Humshaugh	West - rest of delivery area	West	392050	571064	0.84	Greenfield	-	-	suitable	available	achievable	6-10 years	19	Parcel of paddock land within Humshaugh, in an area of established residential development. Loss of open, greenfield land would impact on the setting and is also likely to lead to adverse effects on biodiversity and habitats. New point of access required, with a link to the road to the west probably being most appropriate for safe access. Being well related to the existing village, the site is likely to offer an appropriate location for a small-scale residential development providing constraints can be overcome. A low density scheme, reflecting the surrounding residential development, would be most fitting.
9185	Lightpipe Farm	Not in a Settlement	Longframlington	North - rest of delivery area	North	413294	601628	3.44	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Linear parcel of agricultural land to the east of Longframlington, the vast majority of which is outwith the defined settlement boundary. The nature of the site means that it feels detached from the village. Development of any of this land would have a significant adverse impact on the setting and landscape, causing the spread of housing into the countryside. Loss of this farmland is also likely to impact on ecology and biodiversity. There are some agricultural buildings at the west of the site which would require demolition to enable access to the site. It is considered that the development of this land would have an inappropriate impact upon the character of the settlement and the location and nature of the site render the location unsuitable.
9186	Barrasford Park	Not in a Settlement	Chollerton	West - rest of delivery area	West	392292	576693	25.09	Mixed 50:50	-	-	not suitable	available in part	not achievable	discounted	0	Significant area of land in the open countryside. Currently home to a caravan park with established woodland covering the rest of site. Housing on any part of this site would have a severe and irreversible impact on the rural environment. Loss of significant areas of woodland would have an adverse impact on ecology, biodiversity, and habitats. Highway infrastructure is likely to need significant investment and improvement to support a residential development. Not suitable due to isolated, rural location.
9187	Land adjacent to 6 Ancroft Town Farm Cottages	Ancroft	Ancroft	North - rest of delivery area	North	399618	645280	2.14	Greenfield	-	-	not suitable	available	achievable	discounted	0	Relatively large farmland site to western edge of a small settlement in a highly rural location. Ancroft has no defined settlement boundary. There are existing dwellings adjacent to the south east boundary. Given the setting, it is considered that residential development to this side of the village would have a detrimental impact on landscape and character. Loss of agricultural land likely to impact ecology and biodiversity. In an area of known archaeological remains, which may require further assessment. New access required, with capacity of adjacent road needing further assessment. The scale of the site, and the impact of development, means that housing would not be suitable.
9188	Plane Trees, Lowgate	Lowgate	Hexham	Hexham	Central	390429	564054	0.62	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of greenfield land to edge of a very small settlement. Within the Green Belt. There are a handful of existing dwellings and a caravan park to the west. Although small, a housing scheme would see development spreading into the countryside. Loss of agricultural land may impact on biodiversity and ecology. There is an agricultural building in situ that would require demolition prior to redevelopment. Existing access would need to be improved to support even the smallest of developments. Not suitable due to the Green Belt designation.
9189	Land opposite Ancroft Town Farm	Ancroft	Ancroft	North - rest of delivery area	North	399830	645222	0.65	Greenfield	-	N/92/B/0750/P	suitable	available	achievable	6-10 years	5	Area of undeveloped land in a small settlement in a highly rural location. Site wraps around an existing detached dwelling. In an area of known archaeological remains, which may require further assessment. Access would need to be improved, but this should not be prohibitive to a small-scale development. Whilst the highly rural setting is recognised, the site may offer opportunity for a small-scale development at an appropriate density.
9190	Land to the West of Ancroft Town Farm	Ancroft	Ancroft	North - rest of delivery area	North	399544	645205	0.83	Greenfield	-	-	not suitable	available	achievable	discounted	0	Relatively large farmland site to western edge of a small settlement in a highly rural location. Ancroft has no defined settlement boundary. There are existing dwellings adjacent to the south east boundary. Given the setting, it is considered that residential development to this side of the village would have a detrimental impact on landscape and character. Established vegetation coverage to north and south of site, with a pond also immediately to the south. Impacts on ecology, biodiversity, and habitats will need assessment. In an area of known archaeological remains, which may require further assessment. New access required, with capacity of adjacent road needing further assessment. The scale of the site, and the impact of development, means that housing would not be suitable.
9191	Land to the West of Villa Lane	Longframlington	Longframlington	North - rest of delivery area	North	412381	600498	2.58	Greenfield	-	-	suitable	available	achievable	16+ years	25	Agricultural land to south west of village, but outwith the defined settlement boundary. Development would see the extension of the village into the countryside, impacting on the open landscape and rural setting. Loss of farmland may impact ecology and habitats. It is not considered that the access track to the south east would support a residential development of any scale, but there may be potential for a link via the estate road to the east. The suitability of this will need further investigation. If identified constraints can be overcome, then the site could be suitable for a small-scale development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9192	Land to the north of Rothbury Road	Longframlington	Longframlington	North - rest of delivery area	North	412327	600835	1.17	Greenfield	-	-	suitable	available	achievable	11-15 years	25	Agricultural land to the north west of Longframlington, but outwith the defined settlement boundary. Although small, a housing scheme would see the extension of the village into the countryside, impacting on the open landscape and rural setting. Loss of farmland may impact ecology and habitats. The access track to the south east would not support a residential development of any scale, so a new access will be required from the highway to the south. The suitability of this will need further investigation. If identified constraints can be overcome, then the site could be suitable for a small-scale development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9193	Town Foot Farm (east)	Slaley	Slaley	Central - rest of delivery area	Central	398062	557888	0.85	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of undeveloped land to the north of Slaley. Located in the Green Belt. Although small, development would see the extension of the settlement into the countryside. There is an existing access track to the east, but it is considered that this would not be suitable for supporting a housing scheme. Not suitable due to identified constraints and the Green Belt designation.
9197	The Stackyard, Tughal Steads	Not in a Settlement	Beadnell	North - rest of delivery area	North	420986	626441	0.83	Greenfield	-	19/04044/FUL	not suitable	available	not achievable	discounted	0	Agricultural land situated outwith a settlement in the open countryside. The site comprises a parcel of greenfield land that is associated with the adjacent farmstead. Development would have a marked impact on the rural setting. New access required to the highway, as the existing narrow track is not considered appropriate for supporting a housing scheme.. Not suitable due to the isolated rural location.
9198	Land Adjoining Castle House	Bothal	Ashington	Ashington	South East	423998	586740	1.29	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land located adjacent to the small village of Bothal, but in the Green Belt. Development would have a significant impact on this small settlement, by extending housing into the countryside. There is an area of Ancient Woodland directly adjacent to the north and east, the site is bisected by Bothal Burn. Adverse impacts on biodiversity and habitats are very likely. The entire site is subject to flood risk (zones 2 & 3). New access required, although the adjacent highway may not have capacity for an additional junction. The range and significance of the constraints, the impact on the setting, and the Green Belt designation means that it would not be suitable for any housing.
9199a	Land adjacent Cliff Lodge - South (Site A)	Not in a Settlement	Corbridge	Corbridge	Central	399196	563289	1.22	Greenfield	-	-	not suitable	available in part	achievable in part	discounted	0	Large area of greenfield land to south east of Corbridge Station, and in the Green Belt. Relatively isolated from other development and outside of a settlement, although there are a handful of dwellings to the south east. Development of this land would have a significant impact on local character and setting. Impacts on biodiversity, ecology, and habitats would need to be assessed, with adverse effects likely if mature trees are lost. Significant improvements to highway infrastructure would be needed to enable development, particularly ensuring safe access from A695. This site is not suitable for development due to the peripheral location in the Green Belt.
9199b	Land adjacent Cliff Lodge - North (Site B)	Not in a Settlement	Corbridge	Corbridge	Central	399250	563341	2.04	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Large area of greenfield land to south east of Corbridge Station, and in the Green Belt. The majority of the site is covered with established woodland. Relatively isolated from other development and outside of a settlement, although there are a handful of dwellings to the south east. Development of this land would have a significant impact on local character and setting. Impacts on biodiversity, ecology, and habitats would need to be assessed, with adverse effects likely if mature trees are lost. Significant improvements to highway infrastructure would be needed to enable development, particularly ensuring safe access from A695. This site is not suitable for development due to the peripheral location in the Green Belt.
9200	Land to west of 57 Stannington Station Road	Stannington Station	Stannington	Central - rest of delivery area	Central	421950	581696	0.62	Mostly Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of greenfield land, adjacent to Stannington Station Road. The majority of the site is within the Green Belt, with a small parcel to the east being within the settlement. Although small, a housing scheme would cause the expansion of the village. New access required, with capacity of adjacent road needing consideration. Not suitable due to Green Belt designation.
9201	Land east of Riverdale Stables and west of Stonecroft	Bellingham	Bellingham	Bellingham	West	383289	583457	0.14	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Small paddock within the settlement. Residential development immediately to both east and west, with agricultural land to north. Loss of greenfield land may impact on biodiversity and habitats. New access required, although this shouldn't be prohibitive to development. Site could be suitable for a small infill development within a rural settlement. Not suitable due to identified constraints.
9202	Land west of Charlton View	Bellingham	Bellingham	Bellingham	West	383436	583674	1.53	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site at western edge of village and outside of the defined settlement boundary. Residential development lies immediately to east. A housing scheme would see the extension of the village into the countryside, impacting on the setting. Loss of farmland could impact on ecology and habitats. Adjacent access road would not be able to support a development of any size. Therefore, development would be dependent on adjacent land. Impact of development, along with the lack of independent access means housing would not be suitable.
9203	Land east of The Shaws and west of Riverdale Stables	Bellingham	Bellingham	Bellingham	West	383139	583560	2.76	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large area of agricultural land to the western edge of Bellingham. Outwith the defined settlement boundary, it is considered that residential development to this side of the village could have a detrimental impact on character, resulting in inappropriate sprawl. Adverse impacts on ecology and habitats will need further assessment, with mitigation measures as required. The topography is steeply sloping in parts and is likely to limit the developable area. Access may be difficult to provide from the south. Site does not offer a suitable location for residential development, due to location, the identified constraints, and the impact of development.
9204	Burnside Static Caravan Park, Land south of Police Station	Bellingham	Bellingham	Bellingham	West	383940	583243	0.28	Greenfield	-	-	suitable in part	not available	not achievable	discounted	0	Land within village currently utilised as a static caravan park. If the site was to become available, clearance would be required. Adjacent to Hareshaw Burn, within any impact on habitats needing to be considered. The site is subject to flood risk (zones 2 & 3). Access may need improved to serve a housing development. Site likely to be suitable for a small infill development, if constraints can be overcome. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
9205	Land north of Widdrington Village	Widdrington Village	Widdrington Village	South East - rest of delivery area	South East	425522	596107	3.51	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Situated to the northern edge of Widdrington Village, this is a large area of agricultural land that is disproportionate to the size of the village. Situated outwith the defined settlement boundary. Development of even a proportion of this overall potential is likely to have a major impact on the character of the settlement. There is mature woodland to the northern edge of the parcel. Impacts on the environment, ecology, and habitats will need further assessment. Significant investment in highway infrastructure and access would be needed to enable development. The scale of the site, and impact that development would have, along with the location, means that it is not suitable for residential development.
9206	Land to South of 65 Station Road	Not in a Settlement	Stannington	Central - rest of delivery area	Central	422253	581609	5.46	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Netherton Wood lies to the eastern boundary. Negative impacts on ecology, biodiversity, and wildlife habitats will need assessment. New access required, with capacity of Station Road requiring investigation. Given the location outside the settlement, the scale of the site, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9207	Howford Quarry	Not in a Settlement	Acomb	Central - rest of delivery area	Central	391931	566333	5.67	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Isolated quarry site, in the open countryside, and within the Green Belt. If the site did become available, clearance of buildings and industrial infrastructure would be required. Remediation may also be necessary. Parts of site subject to established vegetation coverage. Agricultural land to east and north, with River North Tyne to the west. The western edge of the site is subject to SNCI, Ancient Woodland, and SSSI designations. Impacts on the environment, ecology, biodiversity, and habitats could therefore be significant. Highway infrastructure would require substantive improvement to enable any development. Not suitable for any housing given the location, impact of development, current use, and the Green Belt designation.
9208	Land adjacent to existing clubhouse, New Ridley Rd	New Ridley	Broomley and Stocksfield	Central - rest of delivery area	Central	406185	559369	0.44	Greenfield	-	18/01290/OUT, 18/04446/OUT	not suitable	available	achievable	discounted	0	Small parcel of agricultural land, situated to the east of New Ridley. This is a small village in the Green Belt. The land is part of Stocksfield Golf Course. Loss of greenfield land may impact on biodiversity. The existing access track would not be able to support housing, with a new or upgraded link to the highway need to serve a residential scheme. Best option will need further consideration. Not suitable due to Green Belt location.
9209	Land to the east of Waren Mill	Waren Mill	Easington	North - rest of delivery area	North	414764	634491	0.53	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site in a very attractive location, adjacent to a very small hamlet, in an isolated rural location. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. It is unlikely that suitable access can be provided from the adjacent highway. The location, the range and importance of constraints identified, and the impact of development mean that the site is not suitable for residential development.
9210	Land at Todburn East Farm 1	Not in a Settlement	Nunnykirk	North - rest of delivery area	North	412156	595719	0.71	Mixed 50:50	-	-	not suitable	available	achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing narrow access road may not be suitable for a housing scheme. Not suitable due to the isolated rural location.
9211	Land at Todburn East Farm 2	Not in a Settlement	Nunnykirk	North - rest of delivery area	North	412125	595780	1.48	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Farmland, situated outwith a settlement in the open countryside. The site comprises of agricultural land associated with the adjacent steading. Development would have a marked impact on the rural setting. The existing narrow access road may not be suitable for a housing scheme. Not suitable due to the isolated rural location.
9212	Land to the east of the N1 Golf Centre, Morpeth 1	Tranwell Woods	Mitford	Morpeth	Central	417227	582522	7.99	Greenfield	-	19/03997/FUL	not suitable	not available	not achievable	discounted	0	Part of a former airfield adjacent to the small settlement of Tranwell Woods. Peripheral in feel and situated in the Green Belt. Most of the site is subject to heavy coverage by mature trees. Development would significantly increase the size of this small community by spreading housing into the open countryside. This would have a significant, irreversible impact on local character and the open landscape. There is likely to be significant impact upon ecology and biodiversity issues. There are known to be protected species on site, so housebuilding would impact upon wildlife habitats. Local road network does not have the capacity to handle notable increases in traffic, and would not be able to accommodate the amount of additional usage arising from a scheme of this scale. The site is unsuitable for residential development, due to the impacts on the setting and natural environment, and the Green Belt designation.
9213	Land to the east of the N1 Golf Centre, Morpeth 2	Tranwell Woods	Mitford	Morpeth	Central	417623	582596	2.95	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site in a rural location, in the Green Belt. The site is adjacent to the small hamlet of Tranwell Woods, which does not have a defined settlement boundary. Development would have a significant impact on the setting. Partially covered with established woodland. Impacts on ecology and biodiversity likely if development were to occur. Highway infrastructure likely to prohibit development, as there is limited capacity in the narrow roads locally. Setting, identified constraints, and Green Belt location make suite unsuitable for housing.
9214	Land to the east of the N1 Golf Centre, Morpeth 3	Tranwell Woods	Mitford	Morpeth	Central	417630	582767	7.46	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site in a rural location, in the Green Belt. The site is adjacent to the small hamlet of Tranwell Woods, which does not have a defined settlement boundary. Development would have a significant impact on the setting. Established mature woodland covers the whole site. Impacts on ecology and biodiversity likely if development were to occur, notably through the loss of trees. Highway infrastructure likely to prohibit development, as there is limited capacity in the narrow roads locally. Setting, identified constraints, and Green Belt location make suite unsuitable for housing.
9215	Land to the east of the N1 Golf Centre, Morpeth 4	Not in a Settlement	Mitford	Morpeth	Central	417461	583135	22.57	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Large area of agricultural land set in the Green Belt. Located to the north of the small hamlet of Tranwell Woods. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. The existing road network would not be able to support significant growth in housing. Therefore, notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9216	Land South of Paxton Road A	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	398382	653734	1.48	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land to western edge of Berwick. Outwith the defined settlement boundary and peripheral in feel. Development would have a notable impact on the setting, by extending housing into the countryside. Loss of farmland is likely to impact on biodiversity, ecology, and habitats. Existing access road would need to be upgraded to support any kind of residential development. Impacts on character and setting and location, mean that the site not considered suitable.
9217	Land South of Paxton Road B	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	398516	653795	3.12	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land to western edge of Berwick. Outwith the defined settlement boundary and peripheral in feel. Development would have a notable impact on the setting, by extending housing into the countryside. Loss of farmland is likely to impact on biodiversity, ecology, and habitats. Existing access road would need to be upgraded to support any kind of residential development. Impacts on character and setting and location, mean that the site not considered suitable.
9218	Land at Green Lane	Ashington	Ashington	Ashington	South East	427325	587053	0.63	Mostly Greenfield	-	-	suitable in part	available	achievable	11-15 years	14	Mixed site within urban area, comprising undeveloped land and an area of car parking. The greenfield land is designated as protected open space. There are allotment gardens to east and south. Impacts on biodiversity and habitats will need further consideration. Existing access will need to be improved to serve a residential scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the brownfield part of the site.
9219	Field adjacent to North End Farm Steading	Longframlington	Longframlington	North - rest of delivery area	North	413042	601829	0.74	Greenfield	-	-	suitable	available	achievable	11-15 years	5	Greenfield site to north east of Longframlingtonham, outwith the defined settlement boundary. Residential dwellings and farm buildings to north and south with further open land to east. Loss of farmland may lead to impacts on biodiversity and habitats. New access required, but the capacity of the adjacent highway and scope for a junction will need appraisal. If the identified constraints can be overcome, then this may offer opportunity for a small residential development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9220	Land to North and East of Monks Lodge	Not in a Settlement	Morpeth	Morpeth	Central	418812	585985	1.64	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site in a relatively isolated location outside of Morpeth. In the Green Belt, there are mature trees on the northern part of the site. This is a very attractive location, with the River Wansbeck to north, and Newminster Abbey SAM immediately to south. There is a Local Nature Reserve and Ancient Woodland adjacent to the north. Development could have impacts on the landscape, both heritage assets and natural environment, that are likely to be very significant. Resulting impacts on biodiversity, habitats, and ecology could be major. Most of the site is subject to flood risk (zones 2 & 3). The existing access road to the eastern boundary is unlikely to be suitable for supporting a housing scheme, so improvements to highway infrastructure would be needed to serve a housing scheme. The range and significance of impacts, the identified constraints, and the Green Belt location mean that no residential development would be suitable.
9221	Wyevale Garden Centre	Not in a Settlement	Hebron	Morpeth	Central	417473	589200	13.93	Mixed 50:50	-	-	not suitable	available in part	not achievable	discounted	0	Garden Centre site in the open countryside, and also in the Green Belt. The site comprises of a range of buildings and associated land, along with space for other commercial businesses. If the site were to become available, demolition and clearance would be required prior to redevelopment. Potential requirement for remediation if contamination is apparent relating to current use. Development would have a significant adverse impact upon local landscape character, by intensifying development in the countryside. It is also likely that negative impacts on ecology, biodiversity, and wildlife habitats will result from new housing. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing.
9222	Land south of Beach Terrace, Newbiggin by the Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430917	586990	0.66	Mostly Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Land towards the southern edge of town, currently occupied by recreation facilities, including a bowling green and tennis courts. There is no defined settlement boundary for Newbiggin. The whole, site is designated as both protected open space and as Local Green Space. Established residential development to north, with allotments to west. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Safe highway access could be constraining and would be a primary concern requiring further investigation. Identified constraints, designations, and locations, mean that the site is not suitable for housing. Not available nor achievable. Retention in current use preferred for the foreseeable future.
9223	Bywell Shooting Ground	Not in a Settlement	Thirston	Central - rest of delivery area	Central	416300	597765	58.16	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Large area of agricultural land, in a very isolated location in the open countryside. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the highly rural location, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9224	West Farm Kirkheaton	Kirkheaton	Capheaton	Central - rest of delivery area	Central	401909	577249	1.30	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land to the south of Kirkheaton, outwith the defined settlement boundary. The scale of the site is out of proportion with the existing settlement, and development of the whole area would change the context of the setting and expand the settlement into the open countryside. A development is likely to have impacts on ecology and habitats. Existing access track that links to the highway would not be able to support a residential development. Due to location, the scale of the site and subsequent impact on character, a housing scheme would not be suitable.
9226	Land to the west of Farnley Grange	Not in a Settlement	Corbridge	Corbridge	Central	400065	562954	0.43	Greenfield	-	-	not suitable	available	achievable	discounted	0	Greenfield land in the open countryside, set within the Green Belt. The site is occupied by mature trees. Any development would impact on the rural setting. Loss of woodland is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. The existing access track would have to be upgraded to serve even the smallest of residential developments. Given the Green Belt designation, location outside the settlement, the impacts of development, the site is not suitable.
9227	Earth Balance 2000 - Area 2	Not in a Settlement	East Bedlington	Bedlington	South East	427707	583784	19.57	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Very large greenfield site to north east of Bedlington Station, which is outwith the defined settlement boundary. Most of the site is in agricultural use but there are also areas occupied by mature trees. Development could have a significant adverse impact upon local landscape character. Notably, development of the whole site would cause the coalescence of Bedlington Station with Bormasund to the north. This would not be acceptable. The Sleek Burn lies at the eastern boundary. Such a sizeable development is likely to see significant negative impacts on ecology, biodiversity, and wildlife habitats. A small part of the site is subject to flood risk (zones 2 & 3). A railway line lies to the northern boundary, with need for mitigation measures to ensure residential amenity needing consideration. Highway infrastructure will need significant improvement in order to facilitate development given the scale of the site, with capacity and provision of suitable access from the A147 being of key concern. Not suitable for any housing due to the impact of development, location, and the identified constraints.
9228	Land at The Boathouse, Angerton Lake	Not in a Settlement	Wallington Demesne	Central - rest of delivery area	Central	407072	586641	3.20	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Agricultural land, in a very isolated location in the open countryside. The site is in a very attractive location immediately adjacent to Angerton Lake. In the context of the rural surroundings, development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. New access required from the adjacent highway. Given the highly rural location and the impacts of development, there is no scope for any housing. Not suitable.
9229	Land at Matfen Village	Matfen	Matfen	Central - rest of delivery area	Central	403124	571752	0.19	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Greenfield site within the settlement. Established residential development to north with Holy Trinity Church to west and Matfen Hall to south, both of which are listed buildings. Dense woodland to east with some established vegetation coverage on site. Development would impact on the character of this small village. Notably, impacts upon the listed buildings would need careful consideration. Loss of this small site may see negative impacts on biodiversity and ecology. The existing narrow access track would not be capable of serving a housing scheme. It is considered that the range of constraints identified, notably with regard to the historic environment and access, mean that the site does not offer a suitable location for a residential scheme
9230	Land west of Amble	Amble	Amble-by-the-Sea	Amble	South East	425115	603559	21.95	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant area of agricultural land adjacent to Amble but outwith the defined settlement boundary. Development of the whole site, or even a proportion of it, is likely to have significant impact on the character of the area and wider setting, spreading development into the countryside. There is an area of mature woodland to the south and east of the site. The impact on the environment and ecology will require further consideration as a number of important habitats are in close proximity. Highway access is a key constraint as the local network has limited capacity to accommodate additional housing and access from east is unlikely to be possible. Scale of setting, location, impact on setting, and the range of factors identified mean that housing would not be suitable.
9231a/i	Land south of Newbiggin-by-the-Sea - Phase 1 (North)	Not in a Settlement	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430351	586783	0.88	Greenfield	neighbourhood plan allocation (made)	-	suitable	available	achievable	6-10 years	13	Neighbourhood Plan housing allocation - developable.
9231a/ii	Land South of Newbiggin-by-the-Sea - Phase 1 (South)	Not in a Settlement	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430351	586783	4.15	Greenfield	neighbourhood plan allocation (made)	-	suitable	available	achievable	11-15 years	102	Neighbourhood Plan housing allocation - developable.
9231b	Land south of Newbiggin-by-the-Sea - Phase 2	Not in a Settlement	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430554	586603	9.31	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of farmland on the coast to the south of Newbiggin. Peripheral to the town, which does not have a defined settlement boundary. A housing scheme would lead to extension of the settlement into the countryside. Notably, it would have a significant impact on the local landscape by narrowing the strategic gap between Newbiggin and Ashington. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. There is a sewage treatment works to the north, with any impact on residential amenity needing to be mitigated. Highway infrastructure would need investment given the scale of the site, with improvements necessary to increase capacity and enable suitable access from B1334. It is considered that development would have a significant impact on the area including by narrowing the strategic gap between Newbiggin and Ashington. Not suitable for housing whether in whole or part.
9231c	Land south of Newbiggin-by-the-Sea - Phase 3	Not in a Settlement	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430348	586387	16.70	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of farmland on the coast to the south of Newbiggin. Peripheral to the town, which does not have a defined settlement boundary. A housing scheme would lead to extension of the settlement into the countryside. Notably, it would have a significant impact on the local landscape by narrowing the strategic gap between Newbiggin and Ashington. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. There is a sewage treatment works to the north, with any impact on residential amenity needing to be mitigated. Highway infrastructure would need investment given the scale of the site, with improvements necessary to increase capacity and enable suitable access from B1334. It is considered that development would have a significant impact on the area including by narrowing the strategic gap between Newbiggin and Ashington. Not suitable for housing whether in whole or part.
9232	Land to the east of Dunstan Steads 1	Dunstan Steads	Embleton	North - rest of delivery area	North	424099	622208	0.31	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Small greenfield site at edge of a very small hamlet in a highly rural location. A handful of dwellings lie adjacent to the east. Any development could have a significant impact on this small village. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, this may include the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Provision of a safe point of access may be very difficult due to the nature of the adjacent highways. The isolated setting, impact of development, and range of constraints identified, mean that the site is not suitable for residential development.
9233	Land to the east of Dunstan Steads 2	Dunstan Steads	Embleton	North - rest of delivery area	North	424349	622349	0.31	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Small greenfield site at edge of a very small hamlet in a highly rural location. A handful of dwellings lie adjacent to the west. Any development could have a significant impact on this small village. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, this may include the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Provision of a safe point of access may be very difficult due to the nature of the adjacent highways. The isolated setting, impact of development, and range of constraints identified, mean that the site is not suitable for residential development.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9234	Land to the east of Dunstan Steads 3	Dunstan Steads	Embleton	North - rest of delivery area	North	424412	622261	2.01	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Small greenfield site at edge of a very small hamlet in a highly rural location. There is an agricultural building in situ to the west of the site. This will need clearance prior to redevelopment. A handful of dwellings lie adjacent to the west. Any development could have a significant impact on this small village. The scale of the site is relatively significant in the context of this very small community. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, this may include the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Provision of a safe point of access may be very difficult due to the nature of the adjacent highways. The existing access road would not be suitable for serving a housing scheme. The isolated setting, impact of development, and range of constraints identified, mean that the site is not suitable for residential development.
9235	Tay 02 Land at Gubeon Equestrian Centre	Not in a Settlement	Miford	Morpeth	Central	417177	583203	0.95	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Land and buildings connected with equestrian centre, in the countryside, and within the Green Belt. Development would have a significant impact in this rural setting. There are some mature trees in situ. Impacts on biodiversity and habitats would need to be assessed further. Highway infrastructure would need to be improved to support even the smallest of developments. Isolated rural location in the Green Belt mean the site is not suitable
9236	Tay 03 Land at Gubeon Equestrian Centre	Not in a Settlement	Miford	Morpeth	Central	417161	583379	3.88	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Land and buildings connected with equestrian centre, in the countryside, and within the Green Belt. Development would have a significant impact in this rural setting. There are a number of agricultural buildings in situ, along with area of dense vegetation coverage. Clearance and/or conversion of the existing buildings required. A range of existing buildings may require clearance prior to redevelopment. Highway infrastructure would need to be improved to support even the smallest of developments. Isolated rural location in the Green Belt mean the site is not suitable
9237	Land at Stannington Station Road	Stannington Station	Stannington	Central - rest of delivery area	Central	422289	581800	0.51	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small parcel of greenfield land, outwith the defined settlement boundary, and within the designated Green Belt. There are some dwellings to the west and agricultural buildings to the north. There are two ponds on site. Impacts on ecology and habitats would need to be carefully considered. Station Road may not have capacity to support additional housing development. Green Belt designation means that housing would not be suitable.
9238	Fry 01 - Land to north of Burnside, Hepscoth	Hepscoth	Hepscoth	Morpeth	Central	422267	583402	3.68	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large parcel of agricultural land to the south of Hepscoth. Outwith the defined settlement boundary and in the Green Belt. Development would have a significant impact on the landscape, causing a notable expansion of the village into the countryside. Loss of farmland could impact on biodiversity, ecology, and habitats. New access required from adjacent A192. Not suitable for housing due to the impact of development and the Green Belt designation.
9239	Fry 02 - Land to north of Burnside, Hepscoth	Hepscoth	Hepscoth	Morpeth	Central	422244	583535	5.20	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large parcel of agricultural land to the south of Hepscoth. Outwith the defined settlement boundary and in the Green Belt. Development would have a significant impact on the landscape, causing a notable expansion of the village into the countryside. Loss of farmland could impact on biodiversity, ecology, and habitats. New access required from adjacent A192. Not suitable for housing due to the impact of development and the Green Belt designation.
9240	Land South of Branton Manse	Powburn	Hedgeley	North - rest of delivery area	North	405953	616439	0.88	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural site to the west of Powburn, which does not have a defined settlement boundary. The site is peripheral to the rest of the village. A housing scheme would have a significant impact on the open landscape to the west of the village. Branton Burn to southern boundary. Ecology and habitat impacts will need further assessment. Around half of the site is impacted by flood risk (zones 2 & 3). New access required to lad to the south. The peripheral location and impact of development mean that the site is not considered suitable
9241	Land south of The Old Vicarage, Church Road, Rock	Rock	Rennington	North - rest of delivery area	North	420382	619962	4.24	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land to the south of Rock, which does not have a defined settlement boundary. The site is large in the context of the village. There is established woodland to the northern boundary which serves to separate the site from the settlement and increase sense of detachment. Development would have a significant impact on character and setting, resulting in a substantial extension to the village. Environment, ecology and habitat impacts will need to be assessed further. Highway infrastructure is likely to need improvement given the scale of the site, in order to increase capacity and enable suitable access from the adjacent highway. The setting, and scale and impact of development proposed means that this is not suitable for housing.
9242	Land east of The Old Vicarage, Church Road, Rock	Rock	Rennington	North - rest of delivery area	North	420609	620067	5.11	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land to the south of Rock, a village without a defined settlement boundary. The site is large in the context of the village. Development would have a significant impact on character and setting, resulting in a substantial extension to the village. Environment, ecology and habitat impacts will need to be assessed further. Highway infrastructure is likely to need improvement given the scale of the site, in order to increase capacity and enable suitable access from the adjacent highway Road. The setting, and scale and impact of development proposed means that this is not suitable for housing.
9243	Land at Millvale 16 South Road	Wooler	Wooler	Wooler	North	399369	628105	0.20	Greenfield	-	-	suitable	available	achievable	6-10 years	5	Small site within settlement, enclosed by existing development. Part garden land and part vacant smallholding. Mix of uses in surrounding area including residential and commercial uses with dense vegetation and mature trees to the west. Situated within a conservation area with listed buildings to boundary. Any scheme would need to be mindful of this context. Adjacent, tot he far side of the highway, lies Wooler Water. This is subject to a number of important environmental designation and any impacts upon ecology and biodiversity may need consideration. Site subject to flood risk (zone 2). Opportunity for improved access will need to be assessed. If the range of constraints identified can be overcome, then the site could be suitable for a small infill development but a number of issues would need to be addressed to enable this.
9244	Field / Wood to west of Prudhoe adjacent to A695	Not in a Settlement	Prudhoe	Prudhoe	Central	408107	562330	1.72	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land between Prudhoe and Mickley Square, in the Green Belt, covered in mature trees. Development of this site would close the strategic gap between the two settlements, having a fundamental impact on local landscape character. Loss of the land is likely to have negative impacts on ecology, biodiversity, and habitats. It is unlikely that a new access could be provided from the A695. Not suitable due to Green Belt designation and the impacts of development.
9245	Land on Main Street, Lowick,	Lowick	Lowick	North - rest of delivery area	North	401067	639492	0.83	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of agricultural land to the south western edge of Lowick. Outwith the defined settlement boundary. Development would extend the footprint of the village into the countryside, impacting on the setting and character of this part of the village. A small watercourse runs through the site. Any impacts on the environment and habitats must be carefully considered. Highway improvement will be needed to support development, as there is currently no suitable point of access. Not considered suitable due to the impact of development and the identified constraints.
9246	Top Foot Walk, North Sunderland	North Sunderland	North Sunderland	Seahouses	North	421461	631502	2.01	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Parcel of farmland to southern edge of village. Outwith the defined settlement boundary. Set between a primary school and residential development. A housing scheme would see the extension of the village into the countryside, impacting on the setting. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. The existing access tracks to both north and west are not capable of supporting a residential scheme. The impact on character and setting, along with the identified constraints, mean that the site is not suitable for housing.
9247	Sunderland Hill, North Sunderland	North Sunderland	North Sunderland	Seahouses	North	421668	631355	5.77	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of farmland to southern edge of Seahouses, but outwith the defined settlement boundary. There is a primary school to the north and residential development adjacent to the east. A housing scheme would see the extension of the village into the countryside, impacting on the setting. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. The existing access track to the east is not capable of supporting a residential scheme. The impact on character and setting, along with the identified constraints, mean that the site is not suitable for housing.
9248	Land at Cornhill on Tweed	Cornhill-on-Tweed	Cornhill-on-Tweed	North - rest of delivery area	North	386136	639288	2.33	Greenfield	-	-	suitable in part	available	achievable in part	6-10 years	25	Large greenfield site to southern eastern edge of Cornhill, which does not have a defined settlement boundary. Established vegetation coverage to eastern and southern boundaries with residential development to west. Development of the whole site would represent a significant extension to the village, A watercourse runs to the southern boundary. Impacts upon biodiversity and habitats will need further assessment. The southern part of the site is subject to flood risk (zones 2 & 3), which could reduce the developable area. Existing access arrangement would have to be upgraded to support a residential development of any size. Options include a direct link to the A698, or via the adjacent estate road. Best solution will need to be determined. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the western part of the site, adjacent to existing housing.
9249	Land at Prior House (East)	East Ord	Ord	Berwick-upon-Tweed	North	398974	650426	4.94	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land at the southern extremity of Berwick, outwith the defined settlement boundary. The site feels peripheral to the town and a housing scheme would represent an extension of the development into the countryside. Impacts on biodiversity, and ecology as a result of loss of farmland would need to be investigated. Adjacent to the A1 and any negative impacts would have to be mitigated through appropriate measures. New access required, with capacity of the adjacent roads to the north and west needing further investigation. Impacts of development mean the site is unsuitable for residential development.
9250	Land at Prior House (West)	East Ord	Ord	Berwick-upon-Tweed	North	398771	650590	5.87	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land at the southern extremity of Berwick, outwith the defined settlement boundary. The site feels peripheral to the town and a housing scheme would represent an extension of the development into the countryside. Impacts on biodiversity, and ecology as a result of loss of farmland would need to be investigated. Adjacent to the A1 and any negative impacts would have to be mitigated through appropriate measures. New access required, with capacity of the adjacent roads to the north and west needing further investigation. Impacts of development mean the site is unsuitable for residential development.
9251	Part of North End Farm	Longframlington	Longframlington	North - rest of delivery area	North	413179	601983	2.85	Greenfield	-	-	suitable in part	available	achievable	11-15 years	10	Parcel of agricultural land to the north east of village. Adjacent to established housing but outwith the defined settlement boundary. Development would have an impact on the setting, extending the village into the countryside. Any impacts on biodiversity and habitats will need considered. Highway infrastructure may require improvement to enable development, including to provide suitable access from Harrogate Lane. Topography would not limit development. There may be opportunity to provide a small residential development without having an undue impact upon this part of the village, although it is likely that this would be best at a lower yield, based on a reduced developable area adjacent to existing development
9252	North End Farm	Not in a Settlement	Longframlington	North - rest of delivery area	North	413463	601788	4.17	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land in the countryside. The site is peripheral to the nearest settlement and would have a significant adverse impact on the landscape and setting if developed. The scale of the site is significant given the location. Loss of farmland could impact on biodiversity and habitats. The existing lane to the north would not be capable of serving a housing scheme of any size. Not suitable due to location, scale of site, impact of development, and identified constraints.
9253	Land to West of URC Church	Longframlington	Longframlington	North - rest of delivery area	North	412585	601471	8.88	Greenfield	-	21/01370/FUL	not suitable	available	not achievable	discounted	0	Large parcel of agricultural land to the northern edge of Longframlington. The scale of the site is large in context of the village. New housing lies to the south east, but the site is located outwith the defined settlement boundary. Development would impact on the setting by extending the village into the countryside. Impacts on biodiversity and habitats will need further assessment. Highway capacity will need further investigation, with scope for provision of a new access to Front Street being of primary concern. Impact of development, scale of the site, and identified constraints together mean that the site is not suitable for development.
9254	Land West of Whitefield Farm A	Not in a Settlement	East Chevington	South East - rest of delivery area	South East	425293	598553	1.40	Mixed 50:50	-	-	not suitable	available	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing access road would need to be upgraded to support a housing scheme. Not suitable due to the isolated rural location.
9255	Land North of Whitefield Farm B	Not in a Settlement	East Chevington	South East - rest of delivery area	South East	425343	598718	1.02	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The site comprises of land associated with the adjacent farm. The Chevington Burn lies to the northern boundary, and around half of the site is subject to flood risk (zones 2 & 3). Development would have a marked impact on the rural setting. The existing access road would need to be upgraded to support a housing scheme. Not suitable due to the isolated rural location.
9256	Land to west of Prestwick Park	Prestwick	Ponteland	Ponteland	Central	418180	572187	2.15	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Greenfield land, adjacent to Prestwick, a village without a defined settlement boundary. Within the Green Belt, and peripheral to the village, development would have a significant impact on the setting and location. Specifically, it will narrow the gap between Prestwick village and Newcastle Airport. Over half of the site is identified as employment land. Any impacts on biodiversity and habitats as a result of loss of agricultural land would need to be mitigated. Shared access with adjacent industrial/commercial land is unlikely to be suitable. The peripheral location in the Green Belt means that no housing would be suitable.
9257	Land near Boatside Inn	Not in a Settlement	Warden	West - rest of delivery area	West	391125	566038	0.53	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Land adjacent to a very small hamlet, in the Green Belt. Most recently utilised for timber storage and as a works compound. Development would impact on the isolated rural setting. The River South Tyne lies adjacent to the south. Impact on biodiversity and habitats will need further assessment. The whole site is subject to flood risk (zones 2 & 3). Tyne Valley railway line lies immediately to the north. There may be need to provide mitigation to ensure residential north. Existing access road would need to be improved to support a residential scheme, table for housing due to isolated location in the Green Belt.
9258	Land to the south and west of Fourstones Substation	Not in a Settlement	Warden	West - rest of delivery area	West	389614	568502	1.42	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Agricultural land, in the open countryside and set in the Green Belt. The narrow, linear shape of the site does not lend itself to housing development. Any development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. The current access is not suitable for serving a housing development. The isolated location outside of a settlement, the scale and shape of the site, and the Green Belt designation, means there is no scope for any housing. Not suitable.
9259	HEP 01 Land to the east of Field House Close	Hepscoth	Hepscoth	Morpeth	Central	422800	584097	4.83	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land in the Green Belt, to the eastern edge of Hepscoth. Established residential development to west but outwith the defined settlement boundary. Development could have a substantial impact on the setting and local character through the extension of the village into the countryside. Loss of farmland may impact on biodiversity and ecology, with further assessment required. There is a railway line to the northern boundary, the impacts of which may need to be mitigated to ensure residential amenity. There is a sewage treatment works to the south east, which may also impact negatively on new housing. The existing access lane would not be suitable for a housing scheme. Green Belt setting, the scale of the site, impacts of development, and identified constraints, together mean that a residential scheme would not be suitable.
9260	HEP 02 Land to the east of Park Side	Hepscoth	Hepscoth	Morpeth	Central	422777	583939	5.29	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large parcel of agricultural land in the Green Belt, to the eastern edge of Hepscoth. Established residential development to west but outwith the defined settlement boundary. Development could have a substantial impact on the setting and local character through the extension of the village into the countryside. The Hepscoth Burn lies to the southern boundary, and impact on ecology and habitats will need assessment. Part of the site is subject to flood risk (zones 2 & 3). There is a sewage treatment works immediately to the south east, the impacts of which may need to be mitigated to ensure residential amenity. The existing access lane would not be suitable for a housing scheme. Green Belt setting, the scale of the site, impacts of development, and identified constraints, together mean that a residential scheme would not be suitable.
9261	HEP 03 Land to the east of Park Side	Hepscoth	Hepscoth	Morpeth	Central	422679	583862	1.25	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land in the Green Belt, to the eastern edge of Hepscoth. Outwith the defined settlement boundary. Development would impact on setting and character through the extension of the village into the countryside. The Hepscoth Burn lies to the northern boundary, and impact on ecology and habitats will need assessment. Part of the site is subject to flood risk (zones 2 & 3). The existing access track would not be suitable for a housing scheme. Green Belt setting and the identified constraints, together mean that a residential scheme would not be suitable.
9262	HEP 04 Land to the south of Hepscoth	Hepscoth	Hepscoth	Morpeth	Central	422494	583832	6.03	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land in the Green Belt, to the eastern edge of Hepscoth. Established residential development to west but outwith the defined settlement boundary. Development could have a substantial impact on the setting and local character through the extension of the village into the countryside. There is established mature woodland on the northern part of the site. The Hepscoth Burn lies to the northern boundary, and impact on ecology and habitats will need assessment. Part of the site is subject to flood risk (zones 2 & 3). The existing access lane would not be suitable for a housing scheme, and it is unlikely this could be upgraded to the necessary standard. Green Belt setting, the scale of the site, impacts of development, and identified constraints, together mean that a residential scheme would not be suitable.
9263	Land to South East of Horsley Place	Christon Bank	Embleton	North - rest of delivery area	North	421628	623171	2.21	Greenfield	-	-	suitable	available	achievable	11-15 years	33	Agricultural site to the east of Christon Bank. Outwith the defined settlement boundary. Development of the whole site would impact on the open landscape and setting. Loss of agricultural land could impact biodiversity, ecology, and habitats. Topography would allow residential development. New link required from highway to the north, with best location for access needing further consideration. n response suggests suitable access is available from the adjacent highway. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing and the main road. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9264	Land to South of Horsley Place	Christon Bank	Embleton	North - rest of delivery area	North	421530	623106	1.80	Greenfield	-	-	suitable	available	achievable	11-15 years	32	Agricultural site to the east of Christon Bank. Outwith the defined settlement boundary. Development of the whole site would impact on the open landscape and setting. Loss of agricultural land could impact biodiversity, ecology, and habitats. Topography would allow residential development. New link required from highway to the north, with best location for access needing further consideration. n response suggests suitable access is available from the adjacent highway. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing and the main road. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9265	East Fourstones Farm	Fourstones	Warden	West - rest of delivery area	West	389360	568031	0.23	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small parcel of agricultural land, adjacent to Fourstones, but in the designated Green Belt. Located between agricultural buildings and residential dwellings. Any impacts on biodiversity, ecology, and habitats will need to be assessed. Existing access would need to be upgraded to serve a residential scheme of any size. Green Belt designation means the site is not suitable for housing.
9266	Land to the South East of The Steadings	Christon Bank	Embleton	North - rest of delivery area	North	421541	622757	1.98	Greenfield	-	-	suitable	available	achievable	11-15 years	35	Agricultural site to the south of Christon Bank, but outwith the defined settlement boundary. Development of the whole site would impact on the open landscape and setting. Loss of agricultural land could impact biodiversity, ecology, and habitats. Topography would allow residential development. New point of access required to highway to the west. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9267	Land at Dunces Houses	Morpeth	Hepscott	Morpeth	Central	421585	585235	0.38	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small parcel of greenfield land to the east of Morpeth. Outwith the defined settlement boundary and in the Green Belt. Detached from the town and isolated in feel. Development would impact on the setting. There is some established woodland in situ on the eastern part of the site. Impact on ecology and habitats will need consideration. A railway line lies to the western boundary, with any need for measures to ensure residential amenity needing investigation. Current access would need to be improved to serve a residential scheme of any size. Not suitable due to the location and Green Belt designation.
9268	Land West of Greyfield Estate	Embleton	Embleton	North - rest of delivery area	North	422694	622783	2.15	Greenfield	-	-	suitable in part	available	achievable	11-15 years	22	Parcel of agricultural land to west of village and outwith the defined settlement boundary. Somewhat peripheral, a successful development would have to ensure there is a strong connection to the existing village. The impact of developing the whole site would be inappropriate, extending the built-form of the village into the countryside. Impact on biodiversity and ecology through loss of farmland will need further consideration. Falls within an archaeological site, which will require further assessment. Highway issues are also evident, with capacity and access potentially being limiting factors. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it lies outside the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9269	SUT-01 Land adjoining the South of High Newton	High Newton by-the-Sea	Newton-by-the-Sea	North - rest of delivery area	North	423675	625119	0.50	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small greenfield site, adjacent to the south of the village, which does not have a defined settlement boundary. Residential development to north although a tree line provides a strong boundary and a degree of separation. Although small, development would impact on the setting of this historic village. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. New access to adjacent highway required. Whilst adjacent to the village the site does feel somewhat detached and separated from established development and, due to this setting it is considered that the site would not be suitable for residential development
9270	SUT - 02 Land south of Newton House, High Newton	High Newton by-the-Sea	Newton-by-the-Sea	North - rest of delivery area	North	423556	625242	0.66	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Small greenfield site within the village, with dwellings to surroundings. There is significant mature tree coverage on much of the site, the rest being rough scrub. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Loss of woodland could impact on ecology and habitats. The site is located at a highway junction and is tightly hemmed in by roads and, as such, access may be difficult At the current time it is considered that the identified constraints to development mean the site is not suitable for a residential scheme
9271	SUT- 03 Land north of the Willows, High Newton	High Newton by-the-Sea	Newton-by-the-Sea	North - rest of delivery area	North	423496	625341	0.43	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land, adjacent to north western edge of a village without a defined settlement boundary. Although small, development would impact on the historic setting of the village. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Ability to provide access from the adjacent narrow lane may be limited and arrangements will need further investigation. At the current time it is considered that the impact of development and the identified constraints mean the site is not suitable.
9272	Land to the North of Creighton Place	Embleton	Embleton	North - rest of delivery area	North	422859	623115	0.94	Greenfield	-	-	suitable	available	achievable	16+ years	28	Greenfield site to north of the Embleton, outwith the defined settlement boundary. Development would lead to the extension of the village into the countryside. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. There are ponds to the immediate west of the site. Impacts on ecology, biodiversity, and habitats will need investigation. New access required, either from highway to the east or from the adjacent estate road. Best solution will need consideration. If identified constraints can be overcome, then the site could be suitable for a small housing development. Offers potential for residential development, although it would not be LP compliant as it lies outside the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9273	Land to the North of Cambridge House	Holy Island	Holy Island	North - rest of delivery area	North	412575	642080	0.41	Greenfield	-	-	suitable	available	achievable	11-15 years	7	Greenfield site to northern edge of the village, outwith the defined settlement boundary. Residential development adjacent to west and south. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Archaeological assessment may be required. Provision of highway access and capacity would require further consideration, with capacity of adjacent road of key consideration. The unique character and setting of the settlement must be carefully considered in any proposed scheme, but the site could offer a suitable opportunity for a small-scale residential infill scheme if the identified constraints can be mitigated. Opportunity for a small, discreet, sensitive development. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9274	Land to the West of B6347, Christon Bank	Christon Bank	Embleton	North - rest of delivery area	North	421020	622906	4.51	Greenfield	-	-	suitable in part	available	achievable	11-15 years	23	Relatively large area of farmland to the west of Christon Bank, outwith the defined settlement boundary. Existing residential development immediately adjacent to the east and a heavy established vegetation line provides boundary to west of site. Development of the whole site could have a significant impact on local character and setting, through the expansion of housing into the countryside. Negative impacts on biodiversity, ecology, and habitats will need assessment, with mitigation measures introduced as required. Highway infrastructure is likely to require investment to provide the necessary safe access. Most appropriate link to the highway likely to be at the south east of the site. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the south eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9275	Land north of Hartford Road, west of Lane Farm	Bedlington	West Bedlington	Bedlington	South East	425172	581342	8.67	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land to the south west of Bedlington, situated outwith the defined settlement boundary. Relatively detached, the site is separated from the town by a line of mature trees. This is currently the site of a livery yard, grazing land, and a commercial business. Development would have a notable impact on the open landscape and setting, extending housing into the countryside. Loss of agricultural land could lead to adverse impacts on ecology and habitats. The existing narrow access track would not be suitable for supporting a housing scheme, and it is unlikely that direct access could be provided from Hartford Road to the south. Impact of development, location, and identified constraints mean that no housing development would be suitable.
9276	Land west of Hartford Road, at Lane Farm	Bedlington	West Bedlington	Bedlington	South East	425393	581333	8.22	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land to the south west of Bedlington, situated outwith the defined settlement boundary. Relatively detached, the site is separated from the town by a line of mature trees. This is currently the site of a livery yard, grazing land, and a commercial business. Development would have a notable impact on the open landscape and setting, extending housing into the countryside. Loss of agricultural land could lead to adverse impacts on ecology and habitats. The existing narrow access track would not be suitable for supporting a housing scheme, and it is unlikely that direct access could be provided from Hartford Road to the south and east. Impact of development, location, and identified constraints mean that no housing development would be suitable.
9277	Land to the West of Chare Ends Road	Holy Island	Holy Island	North - rest of delivery area	North	412566	642205	0.97	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site to northern edge of the village, outwith the defined settlement boundary. Although relatively small, a housing scheme would represent a notable extension of the village into open land. Residential development adjacent to east. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Archaeological assessment may be required. Provision of highway access and capacity would require further consideration, with capacity of adjacent road of key consideration. It is considered that the scale of the site, the location and impact of development would negatively affect the unique character and setting of the settlement. Not suitable for housing.
9278	Land to the East of Green Lane	Holy Island	Holy Island	North - rest of delivery area	North	412807	642101	0.67	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Greenfield site to north eastern edge of the village, outwith the defined settlement boundary. Although relatively small, a housing scheme would represent a notable extension of the village into open land. Residential development adjacent to east. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Archaeological assessment may be required. Provision of highway access and capacity would require further consideration, with capacity of adjacent road of key consideration. It is considered that the scale of the site, the location and impact of development would negatively affect the unique character and setting of the settlement. Not suitable for housing.
9279	Land to rear of Christon Cottage, Morwick Road	Warkworth	Warkworth	North - rest of delivery area	North	423865	605027	0.27	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Small linear, greenfield site to the west of Warkworth, outwith the defined settlement boundary. An area of Ancient Woodland lies immediately to the west, with the River Coquet and an SSSI beyond. Impacts on biodiversity, ecology, and habitats would need assessment. Access is constrained and there is no opportunity for a direct link to the highway without reliance on adjacent land. Not suitable for a residential scheme given the identified constraints.
9280	Land Adjacent to the Ringway	Stakeford	Choppington	Choppington	South East	425863	586119	3.77	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large greenfield site in an attractive location to the northern edge of Guide Post. Outwith the defined settlement boundary. Parts of site are subject to heavy vegetation coverage. Development would have a significant, irreversible impact on local landscape character and setting, by spreading housing into open land. The eastern part of the site is part of a Local Nature Reserve. There is designated ancient woodland to both east and west. The River Wansbeck lies to the north with around half of the site impacted by flood risk (zones 2 & 3). The sloping topography may limit the developable area. Significant improvements likely to be necessary in order to provide suitable access and ensure appropriate highway network capacity. The adjacent estate road may not be capable of supporting further development. The significant impacts of development, location, and identified constraints, mean no housing is suitable.
9281	Land to the South of St Coombs Farm	Holy Island	Holy Island	North - rest of delivery area	North	412788	642199	0.39	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Greenfield site peripheral to north of village, outwith the defined settlement boundary. Although relatively small, a housing scheme would represent a notable extension of the village into open land. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Archaeological assessment may be required. Provision of highway access and capacity would require further consideration, with capacity of adjacent road of key consideration. It is considered that the scale of the site, the location and impact of development would negatively affect the unique character and setting of the settlement. Not suitable for housing.
9282	Land at Broomhouse Road, Prudhoe	Prudhoe	Prudhoe	Prudhoe	Central	410599	563437	0.65	Mostly Greenfield	-	-	not suitable	available	achievable	discounted	0	Greenfield site to northern edge of Prudhoe. Currently in use for recreation purposes, with a sports pitch and hall in situ. Established and heavy tree coverage to western and northern boundary. Development could have a significant impact on the setting. A Local Nature Reserve lies immediately adjacent to the west and it must be ensured that no negative impacts occur from a housing scheme. Ecology and habitat impacts will need assessment. Current access arrangements would need to be carefully considered and could be restrictive to residential development. Further investigation necessary. Not suitable due to the impacts of development, identified constraints, and due to preference for retention in current use.
9283	Garden land of Newminster Abbey House	Morpeth	Morpeth	Morpeth	Central	419220	586073	0.48	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Greenfield site to western edge of Morpeth, outwith the defined settlement boundary, and in the Green Belt. There is a strip of mature trees in situ on the east of the site. A watercourse lies close by to the north. Impacts on biodiversity and ecology will need further assessment. Part of the site is subject to flood risk (zones 2 & 3). Current access arrangements would not support a residential development of any size. Not suitable for residential development due to the Green Belt designation and identified constraints.
9284	Land to north east of Watson Haulage Yard	Bedlington Station	Choppington	Choppington	South East	427190	583338	0.39	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Site to the northern edge of Bedlington currently utilised for parking in association with an adjacent haulage yard. Outwith the settlement boundary. Commercial uses to the south and west with open agricultural land to north. Identified as employment land, being part of a wider industrial/commercial area. The interface with adjacent haulage yard would need to be carefully considered through any proposal, and impacts mitigated if necessary. With improvement, to access, highway infrastructure is likely to be able to support a development a small-scale. Range of factors, notably employment land allocation and setting within the industrial estate, makes the site unsuitable for housing.
9285	Land north of Springhill Walk - Newminster Abbey Phase 1	Morpeth	Morpeth	Morpeth	Central	419192	585854	0.76	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Greenfield site in a very attractive location adjacent to west of Morpeth. Outwith the defined settlement boundary and within the Green Belt. Development is likely to have a negative impact on the setting around Newminster Abbey. There are mature trees on the western part of the site and impacts of biodiversity and habitats would need to be carefully considered. be necessary. The sloping topography may impact on the developable area. Access is very constrained and there is no opportunity for a direct link to the highway. The Green Belt designation, impact of development, and identified constraints, means that the parcel is not suitable for residential development.
9286	Redundant mine building, Land east of Overgrass Mill Cottage	Not in a Settlement	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	414638	603627	0.36	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land, isolated in the open countryside. The site is occupied by mature trees and a derelict former industrial building. Given the isolation, development would have a marked impact on the rural setting. Much improved access would be required to support a housing scheme of any size. existing access road would need to be upgraded to support a housing scheme. Not suitable due to the isolated rural location.
9287	Land at Arcot Hall	Not in a Settlement	Cramlington	Cramlington	South East	424713	575174	2.02	Mixed 50:50	-	-	not suitable	available	not achievable	discounted	0	Isolated site in the open countryside occupied by Arcot Hall, a Grade II listed building. The site is also within the Green Belt. The main building current functions as a clubhouse for the adjacent golf course. There are also some dilapidated buildings i situ, the rest being wasteland. Development would impact on the rural setting. A SSSI lies adjacent to the east and the golf course to the north. Access unlikely to be prohibitive to a small-scale development. The impacts on local character and setting, and Green Belt designation, mean this is not suitable for housing.
9288	Land south of Common Road	Not in a Settlement	Wooler	Wooler	North	398293	627987	1.51	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land on edge of Wooler, which has not defined settlement boundary. Detached from other development and it is likely that a residential scheme would completely alter the character of the local area. Humbleton Burn lies to the northern boundary, and the northern part of the site is also subject to heavy tree coverage. Environmental, ecological, and habitat impacts are likely, with significance needing further assessment. Part of the site is subject to flood risk (zones 2 & 3). There is a significant slope on the site, and this topography could limit the scope for any development. There is a scheduled ancient monument located on site in the form of a pair of WWII pillboxes. There is also no suitable point of access available to the highway, and little scope for providing this. It is likely that additional land would be required to enable this. Not considered suitable for housing due to the SAM, the peripheral location, impact of development, and significant constraints highlighted.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9289	BOA - 1 Land South West of Seaton Delaval	Not in a Settlement	Seaton Valley	Seaton Valley	South East	429367	575224	5.29	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant parcel of agricultural land, outwith a settlement, in the Green Belt. The site is peripheral to the west of Seaton Delaval and is currently utilised for equestrian use. Development would have a significant, irreversible impact on the setting and local landscape, leading to the reduction of the strategic break towards Seghill. This would not be acceptable. Loss of greenfield land likely to impact on biodiversity, habitats, and ecology. There is a railway line to the western boundary, impacts of which may require mitigation to ensure residential amenity. Significant investment likely to be required in highway infrastructure in order to secure suitable access, as the surrounding lanes are narrow. Setting, impact of development, constraints and Green Belt location, mean that no housing development on the site would be suitable.
9290	BOA – 2 Land South West of Seaton Delaval	Not in a Settlement	Seaton Valley	Seaton Valley	South East	429527	575307	4.24	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant parcel of agricultural land, outwith a settlement, in the Green Belt. The site is peripheral to the west of Seaton Delaval and is currently utilised for equestrian use. Development would have a significant, irreversible impact on the setting and local landscape, leading to the reduction of the strategic break towards Seghill. This would not be acceptable. Loss of greenfield land likely to impact on biodiversity, habitats, and ecology. The existing access road would not be suitable for supporting a residential scheme. Setting, impact of development, constraints and Green Belt location, mean that no housing development on the site would be suitable.
9291	BOA - 3 Land South West of Seaton Delaval	Not in a Settlement	Seaton Valley	Seaton Valley	South East	429660	575078	2.39	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant parcel of agricultural land, outwith a settlement, in the Green Belt. The site is peripheral to the west of Seaton Delaval and is currently utilised for equestrian use. Development would have a significant, irreversible impact on the setting and local landscape, leading to the reduction of the strategic break towards Seghill. This would not be acceptable. Loss of greenfield land likely to impact on biodiversity, habitats, and ecology. Significant investment likely to be required in highway infrastructure in order to secure suitable access, as the surrounding lanes are narrow. Setting, impact of development, constraints and Green Belt location, mean that no housing development on the site would be suitable.
9292	BOA - 4 Land South West of Seaton Delaval	Seaton Deleval	Seaton Valley	Seaton Valley	South East	429714	575270	11.01	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant parcel of agricultural land, outwith a settlement, in the Green Belt. Located to the west of Seaton Delaval, adjacent to established housing. Development would have a significant, irreversible impact on the setting and local landscape, leading to the extension of the village into the countryside, and the reduction of the strategic break towards Seghill. This would not be acceptable. Loss of greenfield land likely to impact on biodiversity, habitats, and ecology. There is no opportunity for a direct link to the highway, and access would be dependent on adjacent land. Setting, impact of development, constraints and Green Belt location, mean that no housing development on the site would be suitable.
9293	Spital Hill, Spital Hill	Not in a Settlement	Mitford	Morpeth	Central	417541	586068	9.60	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Notably, it would remove the strategic gap between the Mitford and Morpeth. There are areas of mature trees on site. Impacts on biodiversity, ecology, and habitats will need assessment. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. The River Wansbeck lies to the south of the adjacent road, and this area is subject to a number of important environmental designations. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9294	Land adjacent to Tlesheds Farm A	Not in a Settlement	Wooler	Wooler	North	400128	627954	2.38	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land located to the east of Wooler, which does not have a defined settlement boundary. The site feels detached and peripheral to existing development. Given the location, development would have a significant impact, extending housing into the countryside. Loss of farmland is likely to impact upon biodiversity and habitats. Topography is sloping and may impact on development potential. Improvements to highway infrastructure are likely to be required to support a residential development, with the capacity of the existing roads to east of Wooler known to be a constraint. Given the detached location, and identified constraints, it is considered that development have an adverse impact on character and setting and is therefore not suitable.
9295	Land adjacent to Tlesheds Farm B	Not in a Settlement	Wooler	Wooler	North	400363	628055	11.30	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant area of agricultural land in the open countryside. Detached and peripheral to Wooler, the scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Loss of such a large area of farmland is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. The sloping topography may limit the developable area. Notable investment would be needed in infrastructure to support a housing scheme, with the capacity of the existing roads to east of Wooler known to be a constraint. This would be the case even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9296	Land adjacent to Tlesheds Farm C	Not in a Settlement	Wooler	Wooler	North	400191	627721	5.78	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land in the open countryside. Detached and peripheral to Wooler, development would have a significant adverse impact upon local landscape character. Loss of farmland is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. The sloping topography may limit the developable area. Notable investment would be needed in infrastructure to support a housing scheme, with the capacity of the existing roads to east of Wooler known to be a constraint. This would be the case even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the impacts of development, there is no scope for any housing. Not suitable.
9297	Land north of Northgate Hospital	Not in a Settlement	Hebron	Morpeth	Central	418454	588297	8.61	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land to the north of Morpeth, within the Green Belt. Adjacent to new housing, but peripheral and detached in feel. Development would have an impact by extending housing into the countryside. Loss of greenfield land could impact on habitats and biodiversity. The A1 lies to the western edge of the site, and mitigation measures may be necessary to limit impacts on residential amenity. Highway infrastructure would require significant improvement to support a housing scheme, it being unlikely that access could be provided from the estate adjacent to the south. Not suitable due to location, impact of development, and Green Belt designation.
9298	Land West of Fontside	Mitford	Mitford	Morpeth	Central	416926	585927	3.79	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large area of agricultural land in a very attractive setting to the west of Mitford. Outwith the defined settlement boundary and in the Green Belt. The site is peripheral to the village and of a scale which is considered to be out of proportion to the existing settlement. Development would have a significant impact on the setting, representing a significant incursion into the countryside. There is a Local Wildlife Site close by, to the south of the adjacent road. Impacts on environment, ecology, and habitats likely, with further assessment of significance needed. New access required, with capacity of the road to the south to provide an additional junction needing investigation. Not considered to be suitable given the location, scale and impact of development, and the Green Belt designation.
9299	Land North of Cornhill	Cornhill-on-Tweed	Cornhill-on-Tweed	North - rest of delivery area	North	386002	639625	4.19	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land at the north of Cornhill, which does not have a defined settlement boundary. The site is in a prominent position in relation to the village. Development of the site would have a significant impact on landscape and setting, representing a large extension of the village into the countryside. Loss of farmland could impact on ecology and biodiversity. A large site would need improvements in the local highway infrastructure, including a new access to the east. The scale of the site, location, impact of development, and the identified constraints, mean that the site is not suitable for any housing.
9300c	Maidens Hall Farm (land to west)	Not in a Settlement	Meldon	Central - rest of delivery area	Central	414384	588429	0.44	Greenfield	-	-	not suitable	available	achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a number of agricultural buildings and associated land. Some of the farm buildings are Grade II listed. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing access road would need to be improved to serve a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
9301	East end of Acklington Village 1	Acklington	Acklington	North - rest of delivery area	North	423169	601973	0.67	Greenfield	-	-	suitable	available	achievable	11-15 years	12	Parcel of agricultural land adjacent to the village, but outwith the defined settlement boundary. Development would see the extension of the village into the countryside. Impacts on ecology will need assessment. A new access would need to be provided from the adjacent highway, with capacity for an additional junction needing assessment. It is considered that the site could offer a suitable location for residential development on addressing the identified constraints. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9302	East end of Acklington Village 2	Acklington	Acklington	North - rest of delivery area	North	423347	601986	1.72	Greenfield	-	-	suitable in part	available	achievable	16+ years	18	Relatively large area of agricultural land to the eastern edge of the Acklington. Outwith the defined settlement boundary and somewhat peripheral. Development of the whole parcel could have a notable impact on the setting by spreading housing into the countryside. Loss of agricultural land could impact on ecology and biodiversity. New access required, with best option for a link to the highway needing assessment. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the western part of the site, adjacent to existing village. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9303	West end of Acklington Village	Acklington	Acklington	North - rest of delivery area	North	422485	601820	0.74	Greenfield	-	-	suitable	available	achievable	11-15 years	15	Greenfield site to the west of the village. Outwith the defined settlement boundary. Although small, a housing scheme would lead to the expansion of the village into open land. Development could impact on the setting. Loss of agricultural land may impact negatively on biodiversity and habitats. New access required to highway to the north. Site could offer an opportunity for a small-scale scheme to the edge of Acklington. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9304a	Acklington C of E First School (Site A)	Acklington	Acklington	North - rest of delivery area	North	422838	601998	0.17	Mostly Greenfield	-	-	not suitable	available	not achievable	discounted	0	Mixed site which is the part of the site of a former first school. It incorporates former school buildings, associated land, and car parking. The whole site is designated as protected open space. Demolition and clearance of the existing buildings would be required prior to redevelopment. Provision of safe access will need to be investigated further, as there is no direct access available to the highway. Identified constraints and protected open space designation means the site is not suitable for housing.
9306	Land north of Railway Line, Barrasford	Barrasford	Chollerton	West - rest of delivery area	West	391957	573620	2.17	Greenfield	-	20/00173/OUT , 18/02109/OUT	not suitable	available	not achievable	discounted	0	Agricultural land to the north of the village, outwith the defined settlement boundary. Although adjacent to the village, the site does feel detached, being separated by mature trees and the alignment of the former Border Counties railway line. The impact on character and the setting would be significant as a result of development. Loss of farmland could impact on biodiversity and ecology. The existing access road would need to be significantly improved to support a housing development of any scale. The location and scale of the site, along with the impact of development, means that the site would not be suitable for a residential scheme.
9307	Land north of Barrasford Village	Barrasford	Chollerton	West - rest of delivery area	West	391612	573576	5.01	Greenfield	-	-	suitable in part	available	achievable in part	11-15 years	20	Large greenfield site at the western edge of Barrasford. Outwith the defined settlement boundary. The site is of a significant scale in the context of the village, and development of the whole parcel would have a significant adverse impact upon local landscape character. Loss of a large area of farmland is likely to lead to negative impacts on biodiversity and habitats. New access required, with improvements to the highway infrastructure necessary, if a larger development were to be progressed. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the south east part of the site, adjacent to existing village. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9308	West of Chatton Village	Chatton	Chatton	North - rest of delivery area	North	405344	628142	0.92	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site just outside of Chatton. The village has no defined settlement boundary. Although adjacent to existing housing, the site feels somewhat peripheral to the rest of the village. Development would impact on the setting, extending housing into the countryside. Impacts on biodiversity and habitats will need further assessment. Sloping topography may impact on the developable area. New access required, with the best location for a new link to the highway needing to be determined. Impact of development and location means that the site is not considered suitable for housing.
9309	Land north-east of Chatton	Chatton	Chatton	North - rest of delivery area	North	405719	628519	1.51	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Farmland land to north eastern edge of village. Adjacent to established low-density housing, but there is no defined settlement boundary. A housing scheme would lead to the spread of development into the countryside, potentially having a notable impact. Loss of agricultural land could impact on biodiversity and habitats. A sewage works is located to the north east, and any negative impacts on residential amenity will need to be mitigated through a proposed scheme. Capacity to provide a junction with the adjacent highway will need investigation. The scale of the site, and its impact on local character, means that it is not suitable for housing.
9312	Horsley East of Village North of B6528	Horsley	Horsley	Central - rest of delivery area	Central	409708	566119	1.06	Greenfield	-	19/04648/FUL, 18/01453/FUL	not suitable	available	achievable	discounted	0	Agricultural land to east of village, within the designated Green Belt. The site feels peripheral and detached and development of it would represent a significant extension of the village and would have a notable impact on the setting. Loss may impact on ecology and biodiversity. New access required to the adjacent highway. Not suitable due to Green Belt and the impact of development.
9313	Horsley West of Village North of B6528	Horsley	Horsley	Central - rest of delivery area	Central	409016	565957	0.95	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of agricultural land lying to the west of Horsle and in the Green Belt. Detached from the settlement and peripheral in feel. Development would represent linear sprawl of the settlement along the highway. Any impacts of ecology and biodiversity will need to be identified. Appropriate access would have to be secured from the adjacent highway. Not suitable because of the detached setting and the Green Belt designation.
9314	Horsley West of Village South of B6528	Horsley	Horsley	Central - rest of delivery area	Central	409000	565865	1.83	Greenfield	-	-	not suitable	available	achievable	discounted	0	Area of farmland to the west of Horsle and in the Green Belt. Detached from the settlement and peripheral in feel. The scale of the site is relatively large in the context of the village. Development would represent linear sprawl of the settlement along the highway. Any impacts of ecology and biodiversity will need to be identified. Appropriate access would have to be secured from the adjacent highway. Not suitable because of the detached setting and the Green Belt designation.
9315	North of Lesbury (north of 0045)	Not in a Settlement	Lesbury	North - rest of delivery area	North	423358	612154	20.88	Greenfield	-	18/04527/OUT	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in the open countryside to the north of Lesbury. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. A watercourse runs through the middle of the site, and there is also an area of mature woodland to the north east of the site. Negative impacts on ecology, biodiversity, and wildlife habitats will need to be addressed. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Options to link to the highway to either the east or west could be considered. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9316	South of Station Road, Longhoughton	Longhoughton	Longhoughton	North - rest of delivery area	North	424115	614920	1.37	Greenfield	-	-	suitable	available	achievable	11-15 years	22	Small parcel of farmland to the south western edge of the village, outwith the defined settlement boundary. Although small, development would represent an extension of the village into the countryside. Established vegetation line to southern boundary. Impact on biodiversity, ecology, and habitats will need assessment. Highway infrastructure likely to require improvement, particularly access, with further work required to ensure that this would be possible from Station Road. Located adjacent to, but not within, a number of important coastal designations, such as Northumberland Coast National Landscape (AONB) and North-Near Coast. If the identified constraints can be mitigated, then this site could represent a suitable site for residential development in a location that could related well to the existing settlement. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9317	Land south west of Longhoughton	Longhoughton	Longhoughton	North - rest of delivery area	North	424086	614698	9.03	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land to the south of Longhoughton. Outwith the defined settlement boundary. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. The ECML is at the western boundary - any noise or visual impacts would have to be mitigated. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. There are agricultural buildings n situ to the east of the site, with clearance required, notably to enable access from South End. Given the location outside the settlement, the scale of the site, the impacts of development, and the identified constraints, there is no scope for any housing. Not suitable.
9318	South-east of Longhoughton	Longhoughton	Longhoughton	North - rest of delivery area	North	424421	614828	3.65	Greenfield	-	-	suitable in part	available	achievable in part	16+ years	24	Agricultural land to the east of the village, outwith the defined settlement boundary. There is established housing to north and west. Development of the whole parcel would have a significant adverse impact on the setting. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Given the loss of a large area of farmland, environmental impacts on ecology and habitats will need investigation. Highway infrastructure will require improvement to enable development, with further work necessary to consider whether suitable access can be provided from Boulmer Road. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the north western part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9319	Beadnell Green East	Beadnell	Beadnell	North - rest of delivery area	North	423029	628935	8.04	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of farmland, in a very attractive location, adjacent to the western edge of Beadnell. Outwith the defined settlement boundary. There is established housing to north and east, and a caravan park to the south east. The scale of the site is out of proportion in the context of the wider village. Development would have a significant adverse impact on the special character and setting of the location. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. There are likely to be impacts upon ecology, biodiversity, and habitats as a result of development, with mitigation measures potentially required. Highway infrastructure will require improvement to enable development, however, the capacity of Coble Road to the northern boundary will need further assessment. Due to the impact of development, the location, and the identified constraints, this site is not considered suitable for a housing development of any size.
9320	Beadnell Green West	Beadnell	Beadnell	North - rest of delivery area	North	422834	628890	4.78	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site to south western edge of the village, outwith the defined settlement boundary. Although adjacent to Beadnell, the site feels peripheral and detached. . Although small, development would represent an incursion of housing into open land. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. There are ponds on the site, and impacts on ecology, biodiversity, and habitats will need to be very carefully considered. The adjacent road may not be suitable for serving a housing site. Not suitable due to the location and impacts of development.
9321	Ovingham North of B2642	Ovingham	Ovingham	Central - rest of delivery area	Central	408519	564318	1.19	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Sloping parcel of greenfield site to north of settlement, located in the Green Belt. Established dwellings lie adjacent to the west, but the site does feel detached from the wider settlement. Development will extend the village into the countryside and would impact on the setting and local landscape character. Potential for adverse impact on ecology, biodiversity, and habitats given the site and the surrounding uses. Located in wider archaeological landscape which may need further evaluation. The main road through the village is adjacent to the west of the site, but it may be difficult to provide a safe access point. Green Belt designation, along with the range of constraints identified, means that a housing scheme is not suitable.
9322	South of Silvertown Lane, Rothbury	Rothbury	Cartington	Rothbury	North	406476	601047	3.44	Greenfield	-	-	suitable	available	achievable	16+ years	52	Agricultural land, adjacent to the southern edge of Rothbury, but outwith the defined settlement boundary. Development would cause the spread of housing into the countryside, and would impact on openness. Environment, ecology, and habitat impacts will need further investigation due to the loss of farmland. Access would need to be taken from the east of the site. If identified constraints can be overcome, then a scheme based on a reduced developable area, could be suitable. Development would be focused on the north eastern part of the site is likely to be most appropriate. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9323	South of Lordenshaw, Rothbury	Rothbury	Cartington	Rothbury	North	406721	601147	3.26	Greenfield	-	-	suitable	available	achievable	11-15 years	49	Greenfield site to the south of the village. Adjacent to established housing but outwith the defined settlement boundary. Development would cause the spread of housing into the countryside, and would impact on openness. Environment, ecology, and habitat impacts will need further investigation due to the loss of farmland. Access would need to be taken from the highway to the west, with the narrow track to the east unlikely to be suitable. If identified constraints can be overcome, then a scheme based on a reduced developable area, could be suitable. Development would be focused on the northern part of the site is likely to be most appropriate. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9324	Rothbury Hillside Road (East)	Rothbury	Rothbury	Rothbury	North	405093	601691	0.88	Greenfield	-	-	suitable	available	achievable	11-15 years	9	Linear greenfield site, adjacent to the village, but outwith the defined settlement boundary. Residential development to north and west. Development would represent further ribbon development along the highway. Loss could impact on biodiversity and habitats. Site topography will need to be carefully considered through a scheme, as it is steeply sloping in places. Provision of suitable access from Gravelly Bank/Hillside Road will be crucial. If the identified constraints can be overcome, then this could be a suitable location for a small-scale development, with a scheme similar to existing housing along Hillside Road likely to be most appropriate. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9325	North of North Side, Shibottle	Shibottle	Shibottle	North - rest of delivery area	North	419523	609059	6.08	Greenfield	-	-	suitable in part	available	achievable in part	16+ years	36	Large greenfield site to the north of Shibottle, outwith the defined settlement boundary. The scale of the site is relatively large in the context of the wider village, and development of the whole site could have a significant adverse impact upon the landscape and setting. Loss of farmland could impact upon ecology and habitats, with further assessment required. Improvements are likely to be needed to highway infrastructure, including to capacity and access. Further work necessary to determine whether this is suitable from North Side and/or Percy Road. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9326	North of Tylaw Meadow, Shibottle	Shibottle	Shibottle	North - rest of delivery area	North	419789	609209	6.34	Greenfield	-	-	suitable in part	available	achievable in part	16+ years	36	Large greenfield site to the north of Shibottle, outwith the defined settlement boundary. The scale of the site is relatively large in the context of the wider village, and development of the whole site could have a significant adverse impact upon the landscape and setting. Loss of farmland could impact upon ecology and habitats, with further assessment required. Improvements are likely to be needed to highway infrastructure, including to capacity and access. Further work necessary to determine whether this is suitable the highway to the west, or the access point to the south. The latter would require an upgrade to serve a housing scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9327	South of Tylaw Meadow, Shibottle	Shibottle	Shibottle	North - rest of delivery area	North	419897	608949	4.90	Greenfield	-	-	suitable in part	available	achievable in part	11-15 years	36	Large greenfield site to the east of Shibottle, outwith the defined settlement boundary. The scale of the site is relatively large in the context of the wider village, and development of the whole site could have a significant adverse impact upon the landscape and setting. Loss of farmland could impact upon ecology and habitats, with further assessment required. Improvements are likely to be needed to highway infrastructure, including to capacity and access. The access to the north would need to be improved to support a housing scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9328	Prudhoe Highfield Lane (west of school)	Prudhoe	Prudhoe	Prudhoe	Central	409122	562456	3.96	Greenfield	-	-	not suitable	available	achievable	discounted	0	Relatively large area of greenfield land within the defined settlement boundary. The land currently performs a role as open space for local community and includes playground facilities. The whole site is designated as protected open space. Loss of this facility would not be appropriate and development would have a significant impact. Negative impacts on biodiversity and habitats could also be seen. New access required to Highfield Lane, although capacity for an additional junction will need to be assessed. Not considered suitable due to preference for retention in current use.
9329	South of Greensfield Farm Steading (NE2)	Alnwick	Alnwick	Alnwick	North	418161	611557	9.47	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in a peripheral location to the south of Alnwick, and outwith the defined settlement boundary. In an attractive location, there is a golf course to west and the alignment of a former railway line forms the eastern boundary. Development of this parcel would represent a significant extension to the settlement, and would have a marked impact on the setting. Loss of a large area of farmland is likely to have impacts upon biodiversity and habitats. It is considered that highways matters are limiting and that restrictions to capacity and access prohibit development of such a large site. The detached location, impact of development, identified constraints, and scale of the site mean that the site is not suitable for housing.
9330	Land North of Foxton Drive	Not in a Settlement	Lesbury	North - rest of delivery area	North	425139	611721	2.63	Greenfield	-	-	not suitable	available	achievable	discounted	0	Linear greenfield parcel of land in an isolated rural location. There are a small number of residential dwellings to the south, but this site lies outside of a settlement. Development would have a significant impact on the setting and landscape. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. New access required, but Foxton Drive is unlikely to have capacity to accommodate additional residential development. Location, the impact of development, and identified constraints mean that the site is not suitable for any residential development.
9331	Land NE of Hareshaw Linn Caravan Park, Bellingham	Bellingham	Bellingham	Bellingham	West	384427	583621	2.91	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large greenfield site, in a prominent position adjacent to the north east of Bellingham, but outwith the defined settlement boundary. There is a caravan site adjacent to the west, which serves to separate this land from the rest of the village. Development would significantly impact the setting, representing a notable extension to the village. Loss of farmland is likely to impact upon biodiversity, ecology, and habitats. The topography of the land could be restrictive to development, as it is steeply sloping in parts. Provision of safe access from the adjacent highway would have to be carefully considered. The location, impact of development, and identified constraints, means that this is not considered suitable.
9332	Land North of Noble Street, Bellingham	Bellingham	Bellingham	Bellingham	West	384587	583633	1.78	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Sloping agricultural land in a peripheral location to the north east of the Bellingham. Outwith the defined settlement boundary. A covered reservoir is located at the northern end of the site. There are a handful of dwellings adjacent to the south, but the site does feel detached from the wider settlement. Development would impact the setting, representing an extension of the village into the countryside. Loss of farmland is likely to impact upon biodiversity, ecology, and habitats. The topography of the land could be restrictive to development, as it is steeply sloping in parts. Provision of safe access from the adjacent highway would have to be carefully considered. The location, impact of development, and identified constraints, means that this is not considered suitable.
9333	Land West of St Giles Church Birtley	Birtley	Birtley	West - rest of delivery area	West	387731	577995	0.87	Greenfield	-	-	suitable	available	achievable	6-10 years	5	Agricultural land within a rural settlement, set between established residential dwellings. The Grade II* listed St Giles Church lies adjacent to the east. Any adverse impacts on this important heritage asset will have to be mitigated. Strong line of established trees lies to the south eastern corner of the site. The impacts of loss of such a large area of farmland on ecology, biodiversity, and habitats, will need further assessment. Highway infrastructure will need improvement given the scale of the site, with the existing access track which crosses the site not being suitable for serving a housing scheme. The peripheral location, impact of development, and identified constraints, render the site unsuitable.
9334	Land North of Glenshotton, East of C111 West Thirston	West Thirston	Thirston	Central - rest of delivery area	Central	418338	599666	5.49	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large parcel of agricultural land to the south west of West Thirston, outwith the defined settlement boundary, and detached in feel. The scale of the site is out of proportion with the nearby village, and development would have a significant impact on the setting and landscape character. Impacts on ecology, biodiversity, and habitats will need further assessment. A new access will be required with the highway adjacent to the west, with capacity for providing this needing further consideration. Not considered suitable due to the peripheral location and the impacts of development.
9335	Land East of Waterside Farm, B6345 West Thirston	West Thirston	Thirston	Central - rest of delivery area	Central	418998	599962	5.84	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land, located to the south east of West Thirston, outwith the defined settlement boundary. The site is significant in scale and would have substantive impacts on local character if brought forward for development. There is a watercourse to the south of the site. The impacts of loss of such a large area of farmland on ecology, biodiversity, and habitats, will need further assessment. Highway infrastructure will need improvement given the scale of the site, with the existing access track which crosses the site not being suitable for serving a housing scheme. The peripheral location, impact of development, and identified constraints, render the site unsuitable.
9336	Land South of The Green Kirkwhelpington	Kirkwhelpington	Kirkwhelpington	West - rest of delivery area	West	399690	584303	0.46	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of greenfield land situated in a very attractive location to the southern edge of Kirkwhelpington. There is no defined settlement boundary for the village. Although small, a housing scheme could impact the character and setting of this location. The River Wansbeck lies adjacent to the south and there are mature trees to both the southern and western boundaries. Situated within a conservation area, any proposed scheme must take account of this context and setting. It is considered that highway matters would restrict development, as there is no scope for a safe point of access from the highway. Not suitable due to the impact of development, and the identified constraints.
9337	Land South of Lucker Hall Farm Steading	Lucker	Adderstone with Lucker	North - rest of delivery area	North	415155	630103	0.63	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of agricultural land associated with an adjacent farmstead, set at the edge of Lucker. The village has no defined settlement boundary. There is a caravan park to both the east and south, but the site feels peripheral to the main village. Warren Burn lies to eastern boundary, and there is a small part of the site impacted by flood risk (zones 2 & 3). There is an existing access lane to the west of the site, but this may not have the capacity to serve additional residential dwellings. Location and identified constraints mean that the site is not considered to be suitable for housing.
9338	Land SE of North Farm Steading Rennington	Rennington	Rennington	North - rest of delivery area	North	421175	618720	0.34	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Small greenfield site, adjacent to the east of Rennington, but outwith the defined settlement boundary. Although small, development would represent extension of the village into the countryside. Impacts on ecology would need to be assessed. There is no opportunity for a direct link to the highway, with access dependent on adjacent land. Not suitable for housing due to the lack of standalone access.
9339	Land West of B1340 Rennington	Rennington	Rennington	North - rest of delivery area	North	421359	618692	1.82	Greenfield	-	-	suitable in part	available	achievable in part	16+ years	18	Agricultural land to the edge of Rennington. Outwith the defined settlement boundary, the site is relatively large in the context of the village. Impacts likely to be fairly significant if the whole site were to be developed, given it would represent a significant extension into the countryside. Loss of farmland could impact on biodiversity and habitats, with further assessment required. There is a sewage treatment works to the immediate north, and mitigation measures to ensure residential amenity may be necessary. The access lane to the north east would not be appropriate for serving a housing development, so a new link to the highway will be required. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the southern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9341	Land South of Old Barns Cottages Morwick Road Warkworth	Warkworth	Warkworth	North - rest of delivery area	North	424194	604930	5.92	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large parcel of agricultural land, outwith the defined settlement boundary for Warkworth. The site is peripheral to the village and feels detached from the village. Development would have a significant impact on the setting and landscape, leading to a notable extension of housing into the countryside. Loss of agricultural land is likely to impact on ecology and biodiversity. New access required, but the capacity of the narrow lanes to both the eastern and western boundaries of the site will need to be investigated. There may not be scope for providing safe, suitable access to the highway. The impact of development, scale of the site, the peripheral location, and the identified constraints, mean that the site would not be suitable for housing.
9342	Land south of Gulden Place Gulden Road Warkworth	Warkworth	Warkworth	North - rest of delivery area	North	424581	604939	2.69	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Linear parcel of agricultural land, outwith the defined settlement boundary for Warkworth. Development would have an impact on the setting and landscape, representing an extension of the settlement into the countryside. Loss of agricultural land is likely to impact on ecology and biodiversity. New access required, but the capacity of the narrow lanes to both the eastern and western boundaries of the site will need to be investigated. There may not be scope for providing safe, suitable access to the highway. The scale of the site, impact of development, the peripheral location, and the identified constraints, mean that the site would not be suitable for housing.
9343	Land South of Maudlin Farmhouse East of Gulden Road Warkworth	Warkworth	Warkworth	North - rest of delivery area	North	424876	605049	4.20	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of farmland to the south of Warkworth. Outwith the defined settlement boundary. The site feels somewhat detached from the village and development would have a significant impact on the setting, extending housing into the countryside. Loss of farmland is likely to impact on biodiversity, ecology, and habitats. New access required, with the capacity of the narrow lane to the west of the site needing further appraisal. There may not be scope for providing safe, suitable access to the highway. The impact of development, the peripheral location, and the identified constraints, mean that the site would not be suitable for housing.
9344	South of Greensfield Farmstead Alnwick	Alnwick	Alnwick	Alnwick	North	418471	611346	21.36	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in an attractive, but peripheral location to the south of Alnwick. Outwith the defined settlement boundary. Development of this parcel would represent a significant extension to the settlement, and would have a marked impact on the setting. Loss of a large area of farmland is likely to have impacts upon biodiversity and habitats. It is considered that highways matters are limiting and that restrictions to capacity and access prohibit development of such a large site. The detached location, impact of development, identified constraints, and scale of the site mean that the site is not suitable for housing.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9345	West of Hope House Farm Alnwick	Alnwick	Alnwick	Alnwick	North	418330	612610	3.17	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land in an attractive location at the edge of Alnwick. There is a golf course to south west and a hotel and accompanying grounds to the north. The site feels peripheral to the town. Development would have a significant impact on the setting and landscape character, representing a notable expansion of housing into the countryside. The boundaries to east and north are subject to heavy tree coverage, serving to enclose the site and add to the sense of detachment. Negative impacts on ecology, biodiversity, and habitats could be notable, and will need further assessment to determine severity. The current access road is not considered suitable to support a residential development, and there could be limited scope to improve this to serve a site of this size. Not suitable for any housing, given the impact on setting and character, the location, and the identified constraints.
9347	East of Denwick Lane Alnwick	Alnwick	Alnwick	Alnwick	North	419825	613543	7.67	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large, peripheral greenfield site to the north east of Alnwick. Adjacent to new housing, but outwith the defined settlement boundary. A large proportion of the site is within the Alnwick Castle Registered Parks and Gardens designation. Development would have a significant and irreversible impact on this special landscape and setting. Ecology, biodiversity, and ecological impacts could be notable. The suitability of the existing access road to serve further residential development will need to be assessed. The severe impacts of development, location and scale of the site, and identified constraints mean that no housing would be suitable.
9348	Land at Chesterford, Whittingham	Whittingham	Whittingham	North - rest of delivery area	North	406664	611865	0.44	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site within a small village in a rural location. Residential dwellings and gardens to north, with dense vegetation line to south boundary. The shape of the site could be prohibitive to development. Although small, a housing scheme could impact adversely on the very attractive setting. The River Ah lies beyond to south, and impacts on biodiversity, ecology, and habitats will need further assessment. Located within a conservation area, and a proposed scheme must take account of this heritage context. The current access would not be appropriate for serving a housing scheme of any size, and it is unlikely that this track could be upgraded to do so. The location and shape of the site, impact of development on the setting, and identified constraints, combine to render this site unsuitable for a residential scheme.
9350	Land south of Castle Meadow (site 1), Whittingham	Whittingham	Whittingham	North - rest of delivery area	North	407162	611921	0.89	Greenfield	-	-	suitable	available	achievable	6-10 years	21	Agricultural buildings forming part of an established farmstead at the eastern edge of a village. Whittingham does not have a defined settlement boundary. If the site was to become available, demolition and clearance would be required for remediation prior to redevelopment. Situated within a conservation area, a proposed scheme would need to take account of this context. The existing access will need to be improved to support a development, although this should not be prohibitive. Site offers an opportunity for a small-scale infill scheme within the village
9351	Land North of Park Road (northern parcel)	Haltwhistle	Haltwhistle	Haltwhistle	West	369764	564116	2.73	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Undulating agricultural land to the north west of Haltwhistle. Peripheral to the town and outwith the defined settlement boundary. Development would have a significant impact on the setting and local landscape character, by extending housing into the countryside. Further assessment necessary of the impact on biodiversity and habitats, resulting from loss of farmland. The sloping topography could limit the developable area available. Direct access from the main highway is not possible, and the narrow access lane to the west of the site would not be suitable for supporting a housing scheme of any size. Therefore, there would be a reliance on adjacent land to enable access. The impact of development, location, and identified constraints, together mean that this is not suitable for housing.
9352	Land North of Park Road (southern parcel)	Haltwhistle	Haltwhistle	Haltwhistle	West	369729	563967	0.61	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Small parcel of undeveloped land, within the defined settlement boundary for Haltwhistle. Existing housing to west and south, with an area of mature trees to the east. Any impacts on biodiversity and habitats will need to be assessed. There is no opportunity for a direct link to the highway, with adjacent land being relied upon for access. This site is not suitable for housing due to the lack of independent access.
9353	Crossbank Field, Haltwhistle	Haltwhistle	Haltwhistle	Haltwhistle	West	369386	563646	2.21	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Greenfield land at the western edge of Haltwhistle, peripheral and outwith the defined settlement boundary. The site is located between the A69 and the Tyne Valley railway line, and there is occupied employment land to east. Development would represent expansion of the settlement into open land. The parcel is also bordered by mature trees, and impacts on biodiversity and habitats will need careful consideration. The only opportunity for access is likely to be via the adjacent employment land, which would not be appropriate. Mitigation measures may be required to the main road and the railway line, in order to ensure residential amenity. It is considered that the environment would not be appropriate for housing, given the surrounding industrial and commercial uses, and major transport routes. The setting and location, identified constraints, together mean that this site is not suitable for any housing.
9355	Bankfoot, Greenhead	Bankfoot	Greenhead	West - rest of delivery area	West	366123	564813	0.94	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site in a relatively isolated location, Although there are a handful of dwellings adjacent, the site is well detached from the nearest settlement of Greenhead. Much of the site is subject to heavy vegetation coverage. Although small, a housing scheme could impact negatively on the character of the area. Loss is also likely to impact on biodiversity and habitats. There is a sewage treatment works directly adjacent to the site, and this is likely have a negative impact on residential amenity. The existing access, which leads directly off the A69, may not have the capacity to service additional development. The identified constraints and location mean that the site is not suitable for residential development.
9356	Byron Terrace, Greenhead	Bankfoot	Greenhead	West - rest of delivery area	West	366009	564938	0.74	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site in a relatively isolated location, Although there are a handful of dwellings adjacent, the site is well detached from the nearest settlement of Greenhead. Some of the site is subject to heavy vegetation coverage. Although small, a housing scheme could impact negatively on the character of the area. Loss may also impact on biodiversity and habitats. The existing access, which leads directly off the A69, may not have the capacity to service additional development. The identified constraints and location mean that the site is not suitable for residential development.
9357	Land southwest of Warkworth Terrace, South Broomhill	Broomhill	East Chevington	South East - rest of delivery area	South East	424527	600872	11.84	Greenfield	-	-	not suitable	available	achievable	discounted	0	Very large area of agricultural land, in a peripheral location to the west of Broomhill. Outwith the defined settlement boundary. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Notably, development of this parcel will lead to the narrowing of the strategic gap towards Hadston. Given the loss of a large area of farmland, it is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. New access required, either from the highway from the east or the north. If a solution can be found, notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9358	Land east of Chevington Cemetery	South Broomhil	East Chevington	South East - rest of delivery area	South East	424802	599888	9.69	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land, to the west of Hadston, outwith the defined settlement boundary. There is a cemetery to the western boundary. The scale of the site is large in the context of the village. Development would have a significant adverse impact upon local landscape character, spreading housing into the countryside. Impacts on biodiversity, ecology, and habitats are likely, with further assessment required. Given the loss of a large area of farmland, it is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. New access required, either from the highway to the east or the south. The best solution will require further investigation. Given the location outside the settlement, the scale of the site, and the impacts of development, the site is not suitable.
9359	Land south east of Chevington Cemetery	South Broomhil	East Chevington	South East - rest of delivery area	South East	424808	599580	7.04	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land, to the west of Hadston, outwith the defined settlement boundary. There is a cemetery to the north west. The scale of the site is large in the context of the village. Development would have a significant adverse impact upon local landscape character, spreading housing into the countryside. Impacts on biodiversity, ecology, and habitats are likely, with further assessment required. Given the loss of a large area of farmland, it is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. New access required from the north, with capacity of this highway needing further assessment. Given the location outside the settlement, the scale of the site, and the impacts of development, the site is not suitable.
9360	Land at Black Bull Farm Lowick	Lowick	Lowick	North - rest of delivery area	North	401142	639474	0.61	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of agricultural land to the south western edge of Lowick. Outwith the defined settlement boundary. Development would extend the footprint of the village into the countryside, impacting on the setting and character of this part of the village. Any impacts on the environment and habitats must be carefully considered. There is no opportunity for an independent link to the highway, and access will be dependent on adjacent land. Not considered suitable due to the impact of development and lack of independent access.
9361	Land to the east of Oakdale Nedderton	Nedderton	West Bedlington	Bedlington	South East	423748	581928	3.62	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land in the Green Belt to the east of Nedderton. Outside of the village, there is an area of established woodland to the east. It is considered that development could have a negative impact on local character, as development would represent a major extension to the settlement, given the small size of the village. Notably, it would also narrow the strategic gap towards Bedlington. New access required, with capacity of the adjacent highway needing further assessment. Not suitable due to Green Belt designation and the impact of development.
9362	Land off South Road Lowick	Lowick	Lowick	North - rest of delivery area	North	401629	639340	1.00	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small parcel of agricultural land to the south of Lowick. Outwith the defined settlement boundary, the site feels peripheral to the village. Although small, a housing scheme would represent extension of the settlement into the countryside, impacting on the setting. There is a small watercourse to the northern boundary. Impacts on biodiversity, ecology, and habitats will require assessment. New access required to adjacent highway, with the narrow access track to the northern boundary not suitable for serving a housing scheme of any size. Location and impact of development mean that the site is not suitable.
9363	THO – 01 Land adjacent to Hartburn	Hartburn	Hartburn	Central - rest of delivery area	Central	409089	585920	1.33	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Farmland adjacent to a small rural settlement, within the Green Belt. In a very attractive location adjacent to the River Wansbeck, it is considered that any development would have a significant adverse impact on landscape character and setting. There is a Local Wildlife Site immediately to the eastern boundary. Impacts on biodiversity, ecology, and habitats are likely, and the impact will need to be assessed. Over half of the site is subject to flood risk (zones 2 & 3). The site is close to some important heritage assets. The Grade I listed St Andrews Church lies adjacent to the north, with the churchyard also containing a large number of Grade II listed headstones. In addition, the Grade II listed Hartford Bridge is immediately to the north east. Any residential development is likely to impact upon these important conservation assets. Given the layout of the highway to the northern boundary, it is doubtful whether safe access could be provided to a housing scheme. Due to the severe impacts of development, including on the natural and built environment, as well as the Green Belt designation, no development on this site would be suitable.
9364	Land Near Byron Terrace, Greenhead	Blenkinsopp	Greenhead	West - rest of delivery area	West	366223	564531	4.96	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large greenfield site in a peripheral location to the south of Greenhead. Whilst there is a holiday park and some dwellings the east, the site does feel relatively remote and isolated. Any development would have a significant impact on the landscape and setting. Part of the site is covered in mature trees, designated as ancient woodland, with further area to both the north and south. There is also a watercourse to the west. Impacts on ecology and habitats will need careful assessment. The sloping topography may prove a challenge by limiting the developable area available. Blenkinsopp Castle, a Grade II listed Scheduled Ancient Monument, is close by to the east. Although not immediately adjacent, any adverse impact on this 14th Century heritage asset must be avoided. Existing access would need to be improved to serve a housing scheme. The location, impact on the setting, and the identified constraints, mean that this is not suitable for any housing.
9365	Former hospital site (2), The Drive, White House Farm, Stanington	Not in a Settlement	Stanington	Central - rest of delivery area	Central	418818	582052	5.13	Greenfield	-	23/01554/FUL	not suitable	available	achievable	discounted	0	Large area of greenfield land in the open countryside, and within the Green Belt. Parts of the site are covered in mature trees and there are also ponds on site. Development of even a relatively small proportion of the site would have a significant impact on the landscape and setting. Loss of trees would not be acceptable. It is also likely there will be impacts on ecology and habitats, and these will need to be mitigated. The current access road would not be suitable for a large housing development. Not suitable due to Green Belt location and impacts upon the setting.
9366	Land north of Muncaster Steads	Longframlington	Longframlington	North - rest of delivery area	North	412538	601686	2.64	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Greenfield site currently in use as agricultural land, outwith the defined settlement boundary. The site feels somewhat detached and relatively peripheral to existing development. A scheme would have a relatively significant impact on character and setting, extending the village further into the countryside. Loss of agricultural land could result in impacts on biodiversity and habitats. New access required, and it is likely that highway infrastructure would need improvement to enable further housing. Impacts of development and location means that no housing is considered suitable.
9367	Land off West Street Norham	Norham	Norham	North - rest of delivery area	North	389568	647105	0.33	Greenfield	-	-	suitable	available	achievable	11-15 years	7	Linear strip of greenfield land adjacent to the highway, outwith the defined settlement boundary. The site is located at the western edge of Norham, but there is residential development to east and west. Development could impact upon character and setting by extending the footprint of the village. Loss of agricultural land could impact on biodiversity and ecology. Further consideration needed as to whether appropriate access can be provided from the adjacent West Street. If the identified constraints can be overcome, then the site could be suitable for a small-scale housing scheme, as long as it was ensured that impacts on the village were minimised. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9368	Field at Wyndoncleughside, Greenhead	Blenkinsopp	Greenhead	West - rest of delivery area	West	366786	564273	7.10	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large greenfield site in a peripheral location, immediately to the south of the A69. Whilst there is a holiday park to the east, the site does feel remote, and is some distance from Greenhead. Any development would have a significant impact on the landscape and setting. A small part of the site is covered in mature trees, and there is an area of ancient woodland to the south west. Impacts on biodiversity and habitats will need appraisal. Blenkinsopp Castle, a Grade II listed Scheduled Ancient Monument, is close by to the east. Although not immediately adjacent, any adverse impact on this 14th Century heritage asset must be avoided. Existing access would need to be improved to serve a housing scheme. The location, impact on the setting, and the identified constraints, mean that this is not suitable for any housing.
9369	Land to the east of Aspen Ridge	Great Whittington	Whittington	West - rest of delivery area	West	400684	570883	0.60	Greenfield	-	-	suitable in part	available	achievable	6-10 years	6	Greenfield site at the eastern edge of the village. The western part of the site is within the defined settlement boundary, the eastern part is not. Development of the whole site would lead to encroachment into the countryside. Any impacts on ecology and biodiversity will need to be identified. Within a conservation area, and a proposed scheme would need to be sympathetic to this designation and the surroundings. New link to the highway required, with the best solution to providing access requiring further assessment. Whilst the edge of settlement location is noted, it is considered that if constraints can be resolved a small discreet development could be delivered without having an adverse impact on the setting. This would be based on a lower yield and reduced developable area, focused on the western part of the site, which lies within the defined settlement boundary.
9370	Land north west of Embleton Tower	Embleton	Embleton	North - rest of delivery area	North	422950	622489	1.18	Greenfield	-	-	suitable	available	achievable	11-15 years	15	Parcel of greenfield land, at the edge of village. Adjacent to housing, but outwith the defined settlement boundary. Development would result in the extension of the village into open land. The site is located immediately adjacent to two Grade I listed buildings, Holy Trinity Church and the Old Vicarage, as well as a number of associated Grade II listed heritage assets. The site is also within a conservation area. Any proposal for development must take these important designations into account, and any adverse impacts would have to be mitigated. In addition to the conservation context, there are also important environmental designations to take into account. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (ANLS) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Provision of safe access from the highway will need to be further investigated, as the site is adjacent to a sharp bend in the road. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the north eastern part of the site, furthest from the Grade I listed buildings. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9371	Land Between Railway & B630 West of Greenhead School	Greenhead	Greenhead	West - rest of delivery area	West	365948	565163	1.83	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site adjacent to Greenhead, a village without a defined settlement boundary. However, this land lies to the other side of the Tyne Valley railway line to the rest of the village, and therefore feels detached and peripheral. Parts of the site are covered in established vegetation. Impacts on biodiversity and ecology through the loss of this land would need to be carefully considered. Topography could be prohibitive to development. The A69 runs to the south of the site. The impacts from this, and the railway line, may need to be mitigated to protect residential amenity. It may not be possible to provide safe access to the site due to the layout of the surrounding roads. A direct link from the A69 would not be appropriate. It is considered that the constrained location and identified constraints means that the site would not be suitable for any housing.
9372	Land west of Ellington (site 4)	Ellington	Ellington and Linton	South East - rest of delivery area	South East	428500	591742	3.98	Greenfield	-	-	suitable in part	available	achievable in part	16+ years	30	Large greenfield site to the south east of Ellington, outwith the defined settlement boundary. Established residential development to the northern boundary, and community and leisure facilities further to west. Development of the whole site would result in a notable extension of the village, and an encroachment into the countryside. A site of this scale is likely to have a relatively significant impact on local character and setting. There is a Local Wildlife Site and woodland immediately adjacent to the east, with impacts of biodiversity, ecology and habitats needing to be identified, and then mitigated as appropriate. Highway infrastructure is likely to require improvement given the scale of the site, with suitability of access from Abion Terrace needing to be further considered. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9373	Land West of North Road, Ponteland	Ponteland	Ponteland	Ponteland	Central	415907	574125	3.44	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large parcel of agricultural land, in the Green Belt to the north of Ponteland. This site is peripheral and detached from the main town. Development would have a significant impact upon the setting and landscape to the north of the Ponteland. There is a small area of protected open space to the south west of the site, which would not be suitable for development. Much of the western part of the site is subject to mature tree coverage. Assessment needed of impacts on ecology, biodiversity, and wildlife habitats. There may be a requirement for archaeological investigation. New access would need to be taken either from the access road to the southern edge of the site, or the highway to the east. Further investigation of capacity would be needed. Given the location outside the settlement, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9374	Land at Birchfieldgate Farm, Haltwhistle	Not in a Settlement	Haltwhistle	Haltwhistle	West	369316	564193	12.47	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of sloping agricultural land in the open countryside. The site is peripheral and detached from Haltwhistle. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. A small watercourse runs through the site, and there are also some mature trees on site. Negative impacts on ecology, biodiversity, and wildlife habitats are likely given the scale and nature of the site. Within an area of known archaeological remains, with further investigation potentially being necessary. There are some steep gradients on part of the site and this could limit the developable area. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9375	Land south of Mares Close	Seghill	Seaton Valley	Seaton Valley	South East	429302	574953	1.76	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land outwith Seghill and in the Green Belt. There are some existing dwellings to the north, but the site feels detached from the settlement, and peripheral in character. Although small, development could have an impact on local landscape, notably by narrowing the gap between Seghill and Seaton Delaval. The Seaton Burn lies to the southern boundary with areas of established vegetation also apparent. Impacts on biodiversity and habitats will need to be assessed. The whole site is subject to significant flood risk (zones 2 & 3). The ECML lies immediately to the western boundary, with measures to ensure residential amenity potentially necessary. Highway matters could be restrictive, as it may not be possible to provide a safe point of access to the road to the north. There is a sewage pumping station on the northern part of site. The impact of development, identified constraints, and Green Belt designation means that no housing would be suitable.
9376	Grey – 02 Land to South East of Dunstan	Dunstan	Craster	North - rest of delivery area	North	425068	619944	1.07	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land to the south east of Dunstan. Adjacent to housing but outwith the defined settlement boundary. It is likely that any development will have an substantive impact on the character and setting of the village. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPARamsar, and SSSI sites may need to be evaluated. There is an area of mature woodland to the north. Wider environmental impacts on ecology and habitats will need investigation. Also falls within an archaeological site which will need consideration. New access required to the east. The location, severe impacts of development, and identified constraints, mean that the site is not suitable for any residential development.
9377	Land Adjacent to Whittingham Close	Ashington	Ashington	Ashington	South East	426268	586586	2.23	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land at the western edge of Ashington. In a relatively peripheral location and outwith the defined settlement boundary. Development would extend the settlement into the countryside. There is an extensive area of woodland to south, which is designated as a Local Nature Reserve and as protected open space. The site is also close to the River Wanbeck. Impacts on biodiversity and habitats will need to be assessed. There is no opportunity for a direct link to the highway, and access is dependent on adjacent land. The location, setting and significant number of constraints identified mean that the site is not considered to be suitable for residential development.
9378	Land Adjacent Haltwhistle Golf Course, Greenhead	Greenhead	Greenhead	West - rest of delivery area	West	365705	565461	4.31	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land to the west of Greenhead, extending into the open countryside. The village does not have a defined settlement boundary, but the site feels peripheral and detached, due to being to the west of the Tyne Valley railway line. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. There is a line of mature trees to the southern boundary. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. There are some notable gradients and steps on site, and this topography could limit the developable area. Given the scale of the site, notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. The location outside the settlement, the scale of the site, and the severe impacts of development, means there is no scope for any housing. Not suitable.
9379	Land north east of Togston	Not in a Settlement	Togston	South East - rest of delivery area	South East	426652	601849	1.49	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Rural farmstead, situated outwith a settlement, in the open countryside. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing access road would need to be improved to support a housing scheme. Not suitable due to the isolated rural location.
9380	Land off Lonkley Terrace Allendale	Allendale Town	Allendale	Allendale	West	384014	555775	0.28	Greenfield	local plan allocation	-	suitable	available	achievable	6-10 years	see 2349	Local Plan housing allocation - developable.
9381	Land north of Whittingham (site 1)	Not in a Settlement	Whittingham	North - rest of delivery area	North	406710	612228	3.32	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large parcel of farmland to the north of the village. Whittingham does not have a defined settlement boundary, but the site is peripheral and detached. It is considered that a development of this scale would have an adverse impact on the setting and character of the wider village. Further assessment required of impacts upon ecology and biodiversity, given the loss of agricultural land. Highway infrastructure is likely to require improvement to enable a development of this size, with capacity and provision of suitable access needing further investigation. The scale of the site, the impact of development, and the detached location, means the site is not suitable.
9382	Land north of Whittingham (site 1a)	Whittingham	Whittingham	North - rest of delivery area	North	406826	612117	0.50	Greenfield	-	-	suitable	available	achievable	6-10 years	10	Agricultural land, adjacent to the north of Whittingham. Established residential development to the south, although the village does not have a defined settlement boundary. Although small, a housing scheme would lead to the expansion of the village into the countryside. Impacts on ecology and biodiversity will need further assessment. Located adjacent to a conservation area, within any scheme needing to be sensitive to this designation. New access to the adjacent highway will need to be explored. The site may be suitable for delivering a small-scale housing scheme, if the identified constraints can be overcome.
9383	High West Farm, Seghill	Seghill	Seaton Valley	Seaton Valley	South East	428248	573991	28.64	Mostly Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Large area of agricultural land, adjacent to the south and west of Seghill, and in the Green Belt. The site is completely out of proportion with the context of the surroundings, and development would have a notable adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. A small part of the overall site is designated as protected open space. Vast investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the detachment, the location outside the settlement, the severe impacts of development, and the Green Belt designation, there is no scope for any housing in this location. Not suitable.
9386	Wooley House, Wooley	Wooley	Slaley	Central - rest of delivery area	Central	396426	559453	0.95	Greenfield	-	-	not suitable	available	achievable	discounted	0	Undeveloped greenfield site in a highly rural setting in the countryside. Peripheral to Wooley and within the Green Belt. A housing scheme would spread development into the open countryside, having a notable impact on the setting. Assessment of environmental and ecological impacts will be required. A new point of access would be required to support a residential scheme. Due to the impact on the setting, the isolated rural location, and the Green Belt location, the site is not suitable for a residential scheme.
9387	Land at Bamburgh Hall Farm	Bamburgh	Bamburgh	North - rest of delivery area	North	417921	635043	1.89	Greenfield	-	-	suitable in part	available in part	achievable in part	6-10 years	25	Agricultural site within the defined settlement boundary for Bamburgh. The parcel encompasses a number of buildings and outbuildings utilised for agricultural purposes, along with associated land. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPARamsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Some of the agricultural buildings on site a Grade II listed. Sensitive conversion of these particular buildings would be required. Clearance of the non-listed buildings may be required. In addition, the Grade II listed Bamburgh Hall, and the Grade I listed St Adan's Church lie immediately adjacent to the site. A proposal would need to take this important heritage context into account, and any adverse impacts would need to be successfully mitigated. Existing access will need to be improved to support a residential development. A small-scale development could be appropriate, as long as the identified constraints can be overcome, particularly relating to heritage assets. However, it may be that a scheme is based on a lower yield and reduced developable area, focused on the sensitive conversion of the existing buildings. There may be opportunity for some new-build development alongside this.
9388	Land west of B1340, Christon Bank	Christon Bank	Embleton	North - rest of delivery area	North	421445	622763	1.20	Greenfield	-	20/03302/OUT	suitable	available	achievable	11-15 years	7	Agricultural site to the south of Christon Bank, but outwith the defined settlement boundary. Development of the whole site would impact on the open landscape and setting. Loss of agricultural land could impact biodiversity, ecology, and habitats. Topography would allow residential development. The ECML lies to the western boundary, with need for mitigation to ensure residential amenity requiring further consideration. New point of access required to highway to the west. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the northern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9389	Land to the north and west of Bedlington (south west parcel)	Bedlington	West Bedlington	Bedlington	South East	424321	582327	8.42	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Large area of agricultural land, to the west of Bedlington, set outwith the defined settlement boundary. The site is large in the context of the surroundings, and development would represent a significant incursion in to the countryside. Impact upon landscape and character likely to be notable. Importantly, it would narrow the strategic gap towards Netherton. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. A new access would be required to Netherton Lane, as the access road to the western boundary would not be suitable to support a development of this size. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9390	Land at Ponteland Golf Club	Ponteland	Ponteland	Ponteland	Central	417098	572975	3.79	Greenfield	-	-	not suitable	available	achievable	discounted	0	Golf course land, adjacent to the edge of Ponteland, but in the Green Belt. Development would have a significant impact on the setting, extending housing into the countryside, and reducing openness. Fairney Burn lies to southern boundary and there are mature trees on site. Impacts on biodiversity and ecology will need to be fully assessed and mitigated as required. Scope for safe access could be constrained, with the existing roads to the golf club unlikely to be appropriate for supporting a housing development. The impact on local character and setting, and Green Belt designation, means that no housing would be suitable.
9391	Kirkley Park - Site A	Not in a Settlement	Ponteland	Ponteland	Central	414733	576934	0.20	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small parcel of land, in the countryside and within the designated Green Belt. The site is associated with Kirkley Hall, but is located in an isolated rural location, adjacent to a horticultural centre. The site is currently utilised for car parking. Although small, the impact on the rural setting is likely to be notable. Loss of this land could impact on ecology and habitats. The access arrangements would not be able to support a residential scheme of any scale. The isolated location and the Green Belt designation means that it is not suitable.
9392	Land to the South of Kirkley Park - Site B	Not in a Settlement	Ponteland	Ponteland	Central	414725	576852	0.14	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small parcel of greenfield land, in the countryside and within the designated Green Belt. The site is associated with Kirkley Hall, but is located in an isolated rural location, adjacent to a horticultural centre. Part of a larger site for equestrian purposes. Although small, the impact on the rural setting is likely to be notable. Loss of this land could impact on ecology and habitats. The access arrangements would not be able to support a residential scheme of any scale. The isolated location and the Green Belt designation means that it is not suitable.
9393	Land opposite Kirkley Hall Stables - Site C	Not in a Settlement	Ponteland	Ponteland	Central	414454	577361	0.27	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small greenfield site, part of the wider Kirkley Hall site, in rural location. There are some agricultural buildings and facilities to the east, but the site does feel remote. Although small, the impact on the rural setting is likely to be notable. Loss of this land could impact on ecology and habitats. Access is likely to require improvement to support a residential development. Setting and Green Belt designation means residential development would not be suitable.
9394	Land opposite Kirkley Hall Stables - Site D	Not in a Settlement	Ponteland	Ponteland	Central	414444	577330	0.38	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small greenfield site, part of the wider Kirkley Hall site, in rural location. There are some agricultural buildings and facilities to the east, but the site does feel remote. Part of a large paddock utilised for grazing. Although small, the impact on the rural setting is likely to be notable. Loss of this land could impact on ecology and habitats. Access is likely to require improvement to support a residential development. Setting and Green Belt designation means residential development would not be suitable.
9395	Man – 01 - Land to the north east of Embleton	Embleton	Embleton	North - rest of delivery area	North	423093	623128	3.03	Greenfield	-	-	not suitable	available	achievable	discounted	0	Relatively large area of farmland, to north east of the village, outwith the defined settlement boundary. Development is likely to have a significant adverse impact on the character and setting of the local landscape. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPARamsar, and SSSI sites may need to be evaluated. The site of Embleton Quarry is immediately to the south. This area is designated as a Local Wildlife Site, and protected open space. Impacts on ecology, biodiversity, and habitats will need to be appraised. New access required to the adjacent highway. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9396	Man – 02 - Land to the north east of Embleton	Embleton	Embleton	North - rest of delivery area	North	423068	623018	0.32	Greenfield	-	18/00579/FUL	not suitable	available	achievable	discounted	0	Parcel of greenfield land to the north east of the village, outwith the defined settlement boundary. Although small, development would impact on the setting. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPARamsar, and SSSI sites may need to be evaluated. The site of Embleton Quarry is immediately to the south. This area is designated as a Local Wildlife Site, and protected open space. Impacts on ecology, biodiversity, and habitats will need to be appraised. New access required to the adjacent highway. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9397	Land south of Stannington Station Road	Stannington Station	Stannington	Central - rest of delivery area	Central	422109	581543	3.24	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large area of agricultural land, adjacent to Stannington Station Road, but set in the Green Belt. Part of the site was occupied by commercial greenhouses, but these have been cleared. The scale of the site is relatively large in the context of the village, and development would have a significant adverse impact upon local landscape character. Loss of farmland may impact on ecology and biodiversity. New access required, with capacity of Station Road requiring investigation. Given the location, the scale of the site, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9398	Land at Houndalee Farm (Site 1) North	Widdrington Station	Widdrington Station and Stobswood	South East - rest of delivery area	South East	424521	594625	6.99	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land to north of Widdrington Station, outwith the defined settlement boundary. Part of a wider area of land which has been identified for residential use. This is particular parcel is somewhat peripheral to the village. Development would significantly increase the size of the settlement, and would impact on the openness of the landscape. Any impacts on ecology and habitats will need to be identified and mitigated. Ancient woodland to north and west, and a buffer may be required. There is no access to the site available at present, and the most suitable location to link to the highway to the south will need further assessment. The peripheral location, and impact on character and setting, means that the site is not considered suitable for housing.
9399	Land West of Ashington Allotments	Ashington	Ashington	Ashington	South East	426065	586989	8.60	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of agricultural greenfield land to the west of town, being somewhat peripheral in nature and outwith the defined settlement boundary. Areas of established vegetation coverage to western boundary. Development would lead to the extension of the settlement into the countryside. Impacts upon ecology and habitats will need to be further assessed, and mitigated as required. Highway matters are restrictive as there is no scope for a direct link to the highway, with access reliant on adjacent land. The location and lack of independent access mean that the site is not suitable.
9400	Land at Schools House Acomb	Acomb	Acomb	Central - rest of delivery area	Central	393479	566554	0.74	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of agricultural land in an attractive location to the south east of Acomb. Outwith the defined settlement boundary and in the Green Belt. Residential dwellings to north west, with the First School to the north east. Development would spread the footprint of the existing village. Located immediately adjacent to conservation area, which would require consideration through any proposal. Sloping topography is evident and it is considered that this may limit the developable area. Provision of satisfactory access would require further review, with the capacity of Bishops Hill to accommodate another junction being of concern. The identified constraints, impact of development, and Green Belt designation means that the site is not suitable.
9401a	HFC Prestige Manufacturing UK Ltd (factory)	Seaton Delaval	Seaton Valley	Seaton Valley	South East	430346	574891	10.33	Mostly Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Brownfield site within Seaton Delaval, occupied by a large operational factory and associated land. The whole parcel is allocated as employment land. Relocation of existing business would be required. If the site were to become available, demolition and clearance would be required, potentially followed by remediation. Presence of HSE consultation zone relates to current use. Given the size of the site, notable investment would be needed in highway infrastructure. Not suitable due to preference for retention in new/current use. Not available nor achievable. Retention in current use preferred for the foreseeable future. Not available nor achievable.
9401b	HFC Prestige Manufacturing UK Ltd (land to the south)	Seaton Delaval	Seaton Valley	Seaton Valley	South East	430253	574758	4.47	Greenfield	permitted (not started)	23/00584/OUT, 23/04617/REM	suitable	available	achievable	0-5 years	99	Planning permission approved - deliverable.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9402	Land Adjacent to Ashington Gardens	Ashington	Ashington	Ashington	South East	426382	586510	2.61	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land at the western edge of Ashington. In a relatively peripheral location and outwith the defined settlement boundary. Development would extend the settlement into the countryside. There is an extensive area of woodland to the south and west, which is designated as a Local Nature Reserve and as protected open space. The site is also close to the River Wanbeck. Impacts on biodiversity and habitats will need to be assessed.. The only opportunity for a direct link to the highway is via the adjacent estate road. However, this is unlikely to be appropriate for serving a housing scheme of any size. The location, impact on the setting, and identified constraints, mean that the site is not considered to be suitable for residential development.
9403	Apperley Farm, Stocksfield	New Ridley	Broomley and Stocksfield	Central - rest of delivery area	Central	405594	559225	1.24	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Detached parcel of land, situated outwith a settlement in the open countryside, and within the Green Belt. The site is peripheral to New Ridley and well outside of Stocksfield.. Impacts on the setting are likely to be notable given the location. Ecology, biodiversity, and habitat impacts would also need assessment. Parts of the site are quite steeply sloping and this would impact upon the developable area. The existing narrow access road would not be suitable for a housing scheme, and a link to the adjacent highway may not be possible due to the sharp corner. Not suitable due to the peripheral location in the Green Belt.
9404	Apperley Farm Site 1, Stocksfield	Not in a Settlement	Broomley and Stocksfield	Central - rest of delivery area	Central	406250	558870	13.49	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Apperley Woods, a substantial area of Ancient Woodland is located directly adjacent to the north. Negative impacts on ecology, biodiversity, and wildlife habitats are expected. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9405	Land South East Of Parkside Place West Woodburn	Not in a Settlement	Corsenside	West - rest of delivery area	West	390220	586036	1.93	Greenfield	-	17/02595/OUT	not suitable	available	not achievable	discounted	0	Isolated greenfield site in a highly rural setting, not falling within a settlement. There are a handful of scattered dwellings and agricultural buildings in the surrounding area with scattered dwellings also in situ. Alignment of former Wanbeck railway line to northern boundary, established vegetation line to south. The former Woodburn Quarry site is also close by. Given the rural environment, any development would have a significant impact on the character and setting of the local landscape. Impact on ecology and biodiversity will also need to be explored. The existing access track is not suitable for serving a residential scheme of any size. Location, impacts of development, and identified constraints mean that it would not be suitable in whole or part.
9406	Low Mill Farm, Embleton	Not in a Settlement	Embleton	North - rest of delivery area	North	423897	622886	1.31	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. The Embleton Burn lies to the southern boundary. Impacts on ecology and habitats will need investigation. Around half of the site is subject to flood risk (zones 2 & 3). The existing access would not be suitable for a housing scheme. Not suitable due to the isolated rural location and impacts of development.
9407	Land west of Eleanor's Byre, Spital Ford	Not in a Settlement	Craster	North - rest of delivery area	North	423276	621715	0.29	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Greenfield land situated outwith a settlement in the open countryside. The site comprises a number of land associated with a former farmstead, the buildings have now been repurposed for commercial and business uses. There is a cemetery immediately to the west, making this a sensitive location. Although small, development would have a marked impact on the rural setting. Although not within the designated area, the site lies adjacent to important coastal designations, the impact upon which may still need to be considered. The Embleton Burn and an area of mature woodland lies adjacent to the north. Impacts on ecology and habitats will need further assessment. The existing access would not be suitable for a housing scheme. Not suitable due to the isolated rural location and impacts of development.
9408	Moor Gair, Slaley	Not in a Settlement	Slaley	Central - rest of delivery area	Central	396381	556764	0.35	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. Improved access would be required to support a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
9409	Land West of Netherton Lane, Bedlington	Bedlington	West Bedlington	Bedlington	South East	424262	581877	13.59	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large area of agricultural land, to the west of Bedlington, set outwith the defined settlement boundary. The site is large in the context of the surroundings, and development would represent a significant incursion in tot the countryside. Impact upon landscape and character likely to be notable. Importantly, it would narrow the strategic gap towards Nedderton. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. A new access would be required to Netherton Lane. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9410	Land to the west of Silver Hill Capheaton	Capheaton	Capheaton	Central - rest of delivery area	Central	403400	580441	2.75	Greenfield	-	-	not suitable	available in part	achievable	discounted	0	Agricultural land to the north of a very small rural village, outwith the defined settlement boundary. Although relatively small, the site is of a significant scale in this context. A housing scheme would represent an extension of development into the countryside and fundamentally change the character of the setting. Any impacts on biodiversity and ecology will need to be addressed. The site lies adjacent to a number of designations including a conservation area, land within the Capheaton registered parks and gardens and a number of listed buildings, all of which would need to be taken into account through any proposed development. New access required, with a link to the east likely to be most appropriate. Given the rural location, and the scale and context of the settlement, development of this site would have an adverse impact upon local character. No housing development would not be suitable in this isolated setting.
9411	Land at Medburn A	Medburn	Ponteland	Ponteland	Central	413363	570136	7.67	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Parcel of agricultural land, adjacent to the settlement, but in the Green Belt. A housing scheme would lead to extension of built-development into the countryside, impacting on the setting. Loss of agricultural land could impact on ecology and habitats. The adjacent highway is narrow and may not be able to support the additional traffic generated by a housing development. Not suitable for housing due to the Green Belt and identified constraints.
9412	Land at Medburn B	Not in a Settlement	Ponteland	Ponteland	Central	412379	570608	16.55	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. There is a watercourse to the northern boundary, and another to the southern edge of the site. Mature woodland lies to both north and west. Development is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. A small area of the north of the site is subject to flood risk (zones 2 & 3). There is no opportunity for a direct link to the highway, with adjacent land being relied upon for access. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, the lack of independent access, and the Green Belt designation, there is no scope for any housing. Not suitable.
9413	Land at Medburn C	Not in a Settlement	Ponteland	Ponteland	Central	412649	570375	4.70	Mostly Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Buildings and associated land at Desington Hall, a large property set in the countryside, and in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. There is a watercourse to the northern boundary, and development is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. A small area of the north of the site is subject to flood risk (zones 2 & 3). The main Hall is one of a number of Grade II listed buildings on site. Any development would need to be sensitive to these designations. The existing access track is narrow and unsuitable for serving a housing development. Therefore, it is likely that adjacent land will be required to enable direct link to the highway, with adjacent land being relied upon for access. Given the location outside the settlement, the scale of the site, the severe impacts of development, the identified constraints, and the Green Belt designation, there is no scope for any housing.
9414	Land Adjacent to Shire Farm Grove	Ashington	Ashington	Ashington	South East	426271	586843	1.30	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land at the western edge of Ashington, outwith the defined settlement boundary. Although small, the site is relatively peripheral, and development would extend the settlement into the countryside. There is an area of mature woodland to the west. Impacts on biodiversity and habitats will need to be assessed. A new access to Wanbeck Road will be required, with capacity for an additional junction needing assessment. The location, impact on the setting, and identified constraints, mean that the site is not considered to be suitable for residential development.
9415	Land to the adjacent to Islestone Drive	North Sunderland	North Sunderland	Seahouses	North	420720	631342	2.34	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Undeveloped greenfield site to edge of village, located outwith the defined settlement boundary. The alignment of the former North Sunderland Railway lies directly to the north. Development of this parcel is likely to have a notable impact on the character of this area, and it will expand the footprint of built development into the countryside. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Impact upon all of these important environmental designation will need considered. Although there is existing housing to the east, the only possible access is from an existing estate road, which is unlikely to be able to support additional development. The location, impact of development, and identified constraints, mean that no housing would be suitable.
9416	Potland Burn Phase I (northern parcel)	Ashington	Ashington	Ashington	South East	425744	588347	1.38	Greenfield	-	18/00779/FUL	suitable in part	available	achievable	16+ years	see 6784	Greenfield land to western edge of Ashington. Adjacent to existing housing, but outwith the defined settlement boundary. Development would cause the spread of housing into the countryside. Part of site has been utilised as part of past opencast workings. There is a wildlife site adjacent, and any adverse impacts on biodiversity and habitats would need to be addressed. New access will be required, with capacity to provide a junction with the A1068 needing further assessment. If the identified constraints can be overcome, then this could be suitable for housing. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, nearest to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9417	Potland Burn Phase II	Ashington	Ashington	Ashington	South East	425860	588327	6.23	Greenfield	-	-	suitable in part	available	achievable	16+ years	93	Greenfield land to western edge of Ashington. Adjacent to existing housing, but outwith the defined settlement boundary. Development would cause the spread of housing into the countryside. Part of site has been utilised as part of past opencast workings. There is a wildlife site adjacent, and any adverse impacts on biodiversity and habitats would need to be addressed. New access will be required, with capacity to provide a junction with the A1068 needing further assessment. If the identified constraints can be overcome, then this could be suitable for housing. This would be based on a lower yield and reduced developable area, focused on the eastern part of the site, nearest to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9418	Land to the north of Stamfordham village	Stamfordham	Stamfordham	Central - rest of delivery area	Central	407754	572256	5.25	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Large area of farmland in a peripheral location to the north of Stamfordham. Outwith the defined settlement boundary and detached in feel. The scale of the site is notable in the context of the surroundings. The site is visually prominent, and development would have a notable impact on character and setting, through extension of the settlement into the countryside. Established tree coverage to southern boundary. Impacts on biodiversity and habitats will need to be addressed. The sloping topography may impact on the developable area. New access required to the east, with capacity of additional highway needing further consideration. Location and impact of development meant that no housing would be suitable in this setting.
9419	Bedlingtonshire Golf Club (former Driving Range), East of Hartford Road	Bedlington	West Bedlington	Bedlington	South East	425689	581312	3.04	Greenfield	-	19/02870/FUL	not suitable	available	not achievable	discounted	0	Greenfield land to the south of Bedlington. Outwith the defined settlement boundary, the whole site is part of a much larger area designated as protected open space, being sandwiches between a public park and a golf course. Any development would have a significant adverse impact on the setting. There are a handful of small buildings to the south of the site, which were once utilised as a driving range. These will require clearance prior to redevelopment. Negative impacts on ecology, biodiversity, and habitats are likely, given the location and context. It is considered that highway infrastructure would require significant improvement to service a sit of this scale, increasing capacity and enabling access from Hartford Road. The protected open space designation, the location, and the significant impacts that development would have, mean that no development would be suitable.
9420	Land at Butt Bank, Newbrough	Newbrough	Newbrough	West - rest of delivery area	West	388073	567697	1.61	Greenfield	-	-	not suitable	available	achievable	discounted	0	Relatively large parcel of agricultural land to south western edge of settlement. There is housing to both the northern and southern boundaries, but the site is within the Green Belt. Development of the whole site would have a significant impact given the small size of the village, causing expansion into the countryside. Archaeology will need careful consideration, as there is a Roman Road located to the north. Impact upon ecology and habitats will need to be further explored. Junction and access improvements required, with potential for a link from the highway to the east needing assessment. The Green Belt designation and impact on the setting means that housing development would not be suitable.
9421	Acomb House	Acomb	Acomb	Central - rest of delivery area	Central	393182	566269	4.35	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Relatively large greenfield site to the southern edge of Acomb, within the Green Belt. Residential dwellings to north, although heavy vegetation does impose a degree of separation. Development of the site would have significant impacts on local character and setting. There are mature trees on site and Birkey Burn lies to the southern boundary. Impacts on ecology, biodiversity, and habitats needing consideration. A conservation area lies to the north, with the Grade II listed Acomb House and other associated listed assets immediately to the east. This heritage context will need to be carefully considered through any proposal. Improvements to highway infrastructure would be needed. The existing access lane would not be suitable for supporting a housing scheme of any size, and the capacity of Garden House Lane could potentially be restrictive. The Green Belt designation, impacts on setting, and identified constraints mean that housing is not suitable for this site.
9422	Land to the Rear of Sheepwash Road	Ashington	Ashington	Ashington	South East	426098	587229	5.64	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of agricultural greenfield land to the west of town, being somewhat peripheral in nature and outwith the defined settlement boundary. There are allotment gardens to the east. Development would lead to the extension of the settlement into the countryside. Impacts upon ecology and habitats will need to be further assessed, and mitigated as required. Highway matters are restrictive as there is no scope for a direct link to the highway, with access reliant on adjacent land. The location, impact of development, and lack of independent access mean that the site is not suitable.
9423	Burgham Park	Burgham Park	Thirston	Central - rest of delivery area	Central	417438	597032	2.55	Greenfield	-	-	not suitable	available in part	achievable	discounted	0	Greenfield land in an isolated location, adjacent to the Burgham Park development. The site is within the Green Belt. Rural setting, with a golf course, woodland and farmland in the locality. Development would have a notable adverse impact on the setting and character. Loss of greenfield land could impact on biodiversity and habitats. Highway infrastructure would need improvement to enable safe access. Location and Green Belt mean that this is not suitable for housing.
9424	Land North of Slaley at Hillhead Farm	Slaley	Slaley	Central - rest of delivery area	Central	397500	557888	3.36	Greenfield	-	-	not suitable	available in part	achievable	discounted	0	Relatively large area of agricultural land to the immediate north of the village, but located within the Green Belt. The site is out of proportion with Slaley, and a housing scheme of this size would have a significant and irreversible impact on the setting, representing a substantial extension of the settlement. Loss of a large area of farmland could impact on biodiversity and habitats. Ability to provide suitable access will need to be further considered. The existing access track would not be suitable for supporting a residential scheme of any size and, given the size of the site, the options for linking directly to the main road through the village may be suitable. The location, impact of development, identified constraints, and Green Belt, together mean that this is not suitable for any development.
9425	South Side Farm, Slaley	Slaley	Slaley	Central - rest of delivery area	Central	397837	557723	1.29	Greenfield	-	-	not suitable	available	achievable	discounted	0	Site to the southern edge of the Slaley, within the Green Belt. The parcel comprises of agricultural land and buildings. Established residential development immediately adjacent to the north. Development would lead to the extension of the village into the countryside, and would fundamentally alter the linear nature of development seen in the village. There are Grade II listed agricultural buildings in situ, and sensitive conversion would be required as part of any scheme. The existing access point is not suitable for serving a housing scheme of any size. Green Belt setting and impact of development means that the site is not suitable.
9426	Land at Garden House Farm Acomb	Acomb	Acomb	Central - rest of delivery area	Central	393006	565867	4.12	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land to the south of Acomb, peripheral in nature, and in the Green Belt. Development would result in a significant extension to the village, with adverse impacts upon character and setting resulting. Notably, it would reduce the strategic gap towards Hexham. The Birkey Burn lies to the northern boundary and mature woodland to the south east Impacts on ecology, biodiversity and habitats, could be notable. The majority of the site is subject to flood risk (zones 2 & 3), which would reduced the developable area available. Highway infrastructure would need to be improved, with opportunity to provide safe access from A6079 needing exploration Given the scale of the setting, impacts of development, identified constraints, and Green Belt designation, means that housing is not suitable.
9427	Grey – 01 Land to west of Dunstan	Dunstan	Craster	North - rest of delivery area	North	424697	619807	0.84	Greenfield	-	-	not suitable	available	achievable	discounted	0	Greenfield land, adjacent to west of Dunstan, but outwith the defined settlement boundary. A residential scheme would result in spread of development into the countryside and it is likely that any housing would have a substantive impact on the character and setting of the village. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. There is a line of established trees to the south. Any environmental impacts on ecology and habitats will need further investigation. New access required, although the existing road layout means that it may not be possible to provide a safe link to the highway. The location, impacts of development, and identified constraints, mean that the site is not suitable for any residential development.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9428	Grey – 03 Land to the west of Craster	Not in a Settlement	Craster	North - rest of delivery area	North	425433	619687	1.54	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Greenfield land to the west of Craster, outwith the settlement boundary. The site is awkwardly shaped, the majority being peripheral and detached from the village. The majority of the site is densely covered in mature trees, with a small area being used for car parking on a seasonal basis. Development would have a significant impact on the attractive setting. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. There is further woodland, a non-designated nature reserve, and designated open space to the east. Adverse impacts upon ecology, biodiversity, and habitats are likely. There is also a SAM to the south east, the setting of which may need to be taken into account in a proposal. Existing access would need to be improved to support a residential scheme of any size. Impacts of development, shape and scale of the site, and identified constraints, mean that this is not suitable for housing.
9429	Land to the west of Bets Lane, Morpeth	Not in a Settlement	Stannington	Central - rest of delivery area	Central	418215	581620	25.38	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large area of agricultural land in the open countryside. Adjacent to the Stannington St. Mary's development and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. There is an area of mature woodland to the west and a Registered Park and Garden to the south. Any development is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9430	Land north of Ordeley	Not in a Settlement	Hexhamshire	Central - rest of delivery area	Central	394705	559616	0.41	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Parcel of greenfield land in a highly rural location, detached from any built development. Any housing in this location would fundamentally change the character of the setting. There is a large area of mature woodland to the east, which is designated as a Local Wildlife Site. Any impacts upon this and wider biodiversity and habitats would need to be carefully considered. A new access to the highway would be required. Residential development would not be suitable given the remote location, the impact of development, and the identified constraints.
9431	Land north west of Castle Island Way and east of St Johns Church Cemetery (North)	Ashington	Ashington	Ashington	South East	428424	585758	3.55	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land outwith the defined settlement boundary to the south of Ashington. Somewhat peripheral, development would cause the spread of housing into the countryside. The River Wansbeck lies to the south, and this adjacent land is designated as a Local Wildlife Site, Local Nature Reserve, and as protected open space. There is also Ancient Woodland and a cemetery to the west. Impacts upon ecology, biodiversity, and habitats is likely to be notable. It is considered that significant improvement would needed to highway infrastructure, and it may not be possible to enable safe and appropriate access from Castle Island Way. The impacts of development and wide range of constraints identified, along with the somewhat peripheral location and setting on the edge of an industrial area, mean that the site is not suitable.
9432	Land north west of Castle Island Way and east of St Johns Church Cemetery (South)	Ashington	Ashington	Ashington	South East	428412	585904	2.02	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land outwith the defined settlement boundary to the south of Ashington. Somewhat peripheral, development would cause the spread of housing into the countryside. The River Wansbeck lies to the south, and this adjacent land is designated as a Local Wildlife Site, Local Nature Reserve, and as protected open space. There is also Ancient Woodland and a cemetery to the west. Impacts upon ecology, biodiversity, and habitats is likely to be notable. It is considered that significant improvement would needed to highway infrastructure, and it may not be possible to enable safe and appropriate access from Castle Island Way. The impacts of development and wide range of constraints identified, along with the somewhat peripheral location and setting on the edge of an industrial area, mean that the site is not suitable.
9433	Land west of the Woodhorn Mineral Line	Woodhorn	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430125	588627	3.20	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of agricultural land to the south of Woodhorn. The village has no defined settlement boundary. It is likely that any development would have a significant adverse impact on the landscape, by extending the village into open land. Notably, the site forms part of the setting for the Grade I listed St Mary's church. Any impacts upon this designated heritage asset would not be appropriate. Loss of this land is likely to have negative impacts on ecology, biodiversity, and habitats. A goods railway line lies immediately to the southern boundary, in a prominent position on an embankment. There is no opportunity for a safe link to the highway due to the layout and constraints of the road, so adjacent land would be required to enable access. Not suitable for housing due to the impacts of development, the heritage and conservation constraints, and the lack of independent access.
9434	Land to the adjacent to Main Street	North Sunderland	North Sunderland	Seahouses	North	420771	631229	3.57	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Undeveloped greenfield site to edge of village, located outwith the defined settlement boundary. The alignment of the former North Sunderland Railway lies directly to the north. Development of this parcel is likely to have a notable impact on the character of this area, and it will expand the footprint of built development into the countryside. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Impact upon all of these important environmental designation will need considered. Although there is existing housing to the east, the only possible access is from an existing estate road, which is unlikely to be able to support additional development. The location, impact of development, and identified constraints, mean that no housing would be suitable.
9435	Land to the North of Town Hall, Newbrough	Newbrough	Newbrough	West - rest of delivery area	West	387378	567965	1.04	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of farmland, immediately to north of Newbrough, but in the Green Belt. Adjacent to established residential development. A housing scheme would represent an extension of the village, impacting on the character and setting. Loss of agricultural land may impact on ecology and biodiversity. Situated within the conservation area and there are a number of listed buildings to the south of the site. Any proposal must be sympathetic to this heritage context. Provision of safe access need further consideration, with options to both the south and the north east of the site. Not suitable for housing due to the Green Belt designation.
9436	Land to the south of A695 opposite Tyne Valley Nurseries (east)	Not in a Settlement	Prudhoe	Prudhoe	Central	408122	562217	5.42	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large greenfield land between Prudhoe and Mickley Square, in the Green Belt. Development of this site would close the strategic gap between the two settlements, fundamentally changing the local landscape character. There is an area of mature woodland directly to the north. Loss of the land is likely to have negative impacts on ecology, biodiversity, and habitats. There is no opportunity for direct link to the highway, with access dependent on adjacent land. The severe impact of development, lack of independent access, and Green Belt designation, means that this is not suitable.
9437	North End Farm (north)	Not in a Settlement	Longframlington	North - rest of delivery area	North	413352	602362	13.41	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Significant, linear parcel of agricultural land to the north of the village, outwith the defined settlement boundary. The site is peripheral and detached from the village, and any development will have a significant impact on landscape character, causing ribbon development along the road north from Longframlington. Loss of such an area of greenfield land is likely to impact on ecology and biodiversity. Considerable improvements are likely to be necessary to highway infrastructure in order to provide for a site of this size, with capacity of adjacent highway and best point of access needing to be further considered. Development on this scale will have a significant impact on the character and setting and would lead to the inappropriate expansion of the settlement to the north. Not suitable.
9438	Land south of Haydon Bridge	Haydon Bridge	Haydon	Haydon Bridge	West	384505	564041	6.44	Greenfield	-	-	suitable in part	available	achievable in part	11-15 years	32	Large greenfield site to the south of Haydon Bridge, outwith the defined settlement boundary. The north western corner of the site is utilised as playing fields, and is designated as protected open space. The remainder of the site is agricultural land. The site is large in the context of the surroundings. The A69 lies at the southern boundary. Development of this whole site would have a notable impact on local character, representing a significant extension to the settlement, changing the nature of the landscape to the south of the town. The Langley Burn and an area of Ancient Woodland lie to the north east. This is also designated as Local Green Space. Any adverse impacts on biodiversity, ecology, and habitats will need to be assessed. Undulating topography may limit the developable area. Adjacent to A69, the noise and visual impacts of which may need to be mitigated through appropriate measures. Highway infrastructure is likely to require significant investment in order ensure capacity and appropriate access. The narrow track to the north is not suitable for supporting a housing development, and a direct of the A69 would not be possible. So, a new access would be required, either from the west or north east. Suitability of these options will need to be assessed. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the north eastern part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9439	Land West of Former St Pauls R.C. First School Cramlington	Cramlington	Cramlington	Cramlington	South East	426519	576367	1.03	Greenfield	-	-	suitable	available	achievable	6-10 years	25	Parcel of greenfield land within Cramlington. This was formerly playing fields but the school has now closed and the site has now been redeveloped for housing. The site has no formal designation. There is a wooded area sits to north western boundary. Although small, loss of this urban greenspace could be detrimental to ecology and biodiversity. Capacity of Doddington Drive to serve further residential development will need to be assessed. If the identified constraints can be overcome, particularly relating to access, then this may offer opportunity for a relatively small urban infill development. A scheme should be of a similar density to existing housing.
9440	Haughton Strother, Humshaugh	Not in a Settlement	Humshaugh	West - rest of delivery area	West	389634	573866	44.86	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Large area of greenfield land, in the countryside, and isolated from any form of settlement. Site currently in use for mineral extraction and agricultural purposes being a reclaimed sand and gravel quarry. Any development would have a significant and irreversible impact on the rural setting. The River North Tyne lies to the eastern/northern boundary, and there are two large lakes on site. The river and adjacent land are designated as a Low Wildlife Site. Impacts on biodiversity and habitats likely. Around half of the site is subject to flood risk (zones 2 & 3). Existing access track is unlikely to be able to support any further development. Location, scale of site, and the impacts of development, mean that no housing would be suitable on this site.
9453	Land at Pont Hollows Farm	Not in a Settlement	Ponteland	Ponteland	Central	415798	575518	2.03	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Greenfield land, in the open countryside, and set in the Green Belt. Completely isolated, development would have an adverse impact upon the rural environment. Part of the site is occupied by mature woodland. There River Pont lies to the eastern boundary. Any development is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. New access required, with capacity of narrow roads needing consideration. Location, the impacts of development, and Green Belt designation, mean that no housing would be suitable on this site.
9454	Land adjacent to South Side Farm High Mickley (southern parcel)	Not in a Settlement	Prudhoe	Prudhoe	Central	407325	561340	4.58	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large parcel of agricultural land, in the open countryside, and the Green Belt. The site is detached from the nearest settlement of West Mickley. Any development would have a significant impact on local landscape character and will fundamentally change the setting. Loss of agricultural land likely to impact upon biodiversity and ecology. Located in wider archaeological landscape, with impact of a potential scheme requiring further assessment. The sloping topography may limit the developable area. There is no opportunity for a direct link to the highway, with access being completely dependent on adjacent land. The identified constraints, impact of development, and Green Belt designation, means the site is not suitable for housing.
9455	Howick Quarry Littlehoughton	Not in a Settlement	Longhoughton	North - rest of delivery area	North	423609	617001	28.37	Mixed 50:50	-	-	not suitable	not available	not achievable	discounted	0	Operational quarry site and pipeworks in a very isolated and in the open countryside. Part of the site is identified as employment land. The industrial buildings and infrastructure will need to be cleared prior to any redevelopment. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Adjacent to some mature woodland. The scale of the site and location means negative impacts on ecology, biodiversity, and wildlife habitats are likely. The ECML lies to the western boundary, and mitigation of impacts ay be required if a development were to come forward. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable. Not available nor achievable. Retention in current use preferred for the foreseeable future.
9459	Whittle Colliery	Not in a Settlement	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	417834	605919	21.93	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large, isolated, linear site in the open countryside, formerly the site of Whittle Colliery. The majority of the site has been cleared, with the land now a mix of handstanding, greenfield land, and some areas covered by mature trees. Any development would have a significant adverse impact on the rural setting. The Hazon Burn lies to the western boundary. Adverse impacts on ecology and biodiversity likely given the scale and location of the site. Topography is extremely varied. Remediation would be necessary given the former use. Listed buildings at Newton Low Hall to west of site. Substantive improvements would be necessary to highway infrastructure to facilitate development including need to potentially link to the A1. Significant impact of development, highly rural location, and identified constraints mean that the site is not suitable for any housing development.
9461	Land known as Foggon's Yard	Rothbury	Rothbury	Rothbury	North	405776	601814	0.14	Brownfield	-	18/01144/FUL	suitable	available	achievable	6-10 years	5	Brownfield site within Rothbury, comprising an area of vacant handstanding. Established residential development surrounds the site. Situated within a conservation area, any development would need to be sympathetic to this designation. Highway matters are unlikely to be completely prohibitive although suitable access from Providence Lane will need careful consideration. This includes ensuring the retention of access to the rear of existing properties. If the identified constraints can be overcome, then site offers opportunity for a small-scale infill development on brownfield land. A slightly higher density may be appropriate given the location. Site.
9462	Chapel Rise, East Cramlington	Not in a Settlement	Cramlington	Cramlington	South East	428056	576588	37.97	Greenfield	-	-	not suitable	available in part	not achievable	discounted	0	Large area of agricultural land adjacent to the east of Cramlington. Outwith the defined settlement boundary and located in the Green Belt. The development of a site of this scale would represent a significant extension of the town. Notably, this site lies to the east of the A189 and any housing would have a significant adverse impact upon local landscape character. The site lies adjacent to a Local Nature Reserve and a substantial area of protected open space, with mature trees to the boundary. Given the scale of this parcel, development is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Direct access from the A189 would not be possible but the highway to the southern boundary may not have the capacity to support a development of any size. Given the location outside the settlement, the scale of the site, the severe impacts of development, the identified constraints, and the Green Belt designation, there is no scope for any housing. Not suitable.
9474	Bebside North West	Not in a Settlement	Blyth	Blyth	South East	427184	581455	51.76	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Very large area of agricultural land, in the open countryside, to the north of Bebside. In an attractive location, the scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Notably, it would lead to the coalescence of Blyth with Bedlington. The River Blyth and Ancient Woodland lies directly to the north. This area is also designated as a Local Wildlife Sites. Adverse impacts on ecology, biodiversity and habitats will need to be carefully considered. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. A new junction would be required with Bebside Road to the southern boundary. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9475	Bebside South West	Not in a Settlement	Blyth	Blyth	South East	427005	580473	37.43	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in the open countryside and remote from a settlement. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Notably, it would narrow the strategic gap between Bedlington and Cramlington. The Horton Burn runs to the western edge of the site, and it is adjacent to a Local Wildlife Site, Ancient Woodland, and designated open space. The sale of the site, and location, means that negative impacts on ecology, biodiversity, and wildlife habitats are likely. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9477	Quayside Amble Harbour A	Amble	Amble-by-the-Sea	Amble	South East	427016	604771	0.81	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Brownfield land in a very attractive location at Amble Harbour. There are two car parks in situ and the rest is vacant greenfield land. The latter is designated as protected open space. The central part of the site is designated as protected open space. Development could have a big impact on the setting, if it is not sensitively designed. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Also situated within a conservation area. There may be need for remediation to deal with any legacy of contamination from port-related uses. Existing access road may need to be improved in order to support a residential scheme. Capacity of Harbour Road is a key concern. Theoretically, the site could represent a suitable location if circumstances change in future. A higher-density scheme may be suitable given the location, potentially a flattened scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the brownfield parts of the site, and excluding the protected open space. Not suitable due to the impacts of development and the wide range of constraints. Not available nor achievable. Retention in current use preferred for the foreseeable future.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9478	Quayside Amble Harbour B	Amble	Amble-by-the-Sea	Amble	South East	426939	604827	0.34	Brownfield	-	19/01966/FUL	not suitable	not available	not achievable	discounted	0	Site in a very attractive location at Amble Harbour. There are currently a number of small buildings in situ, including an existing business. Development could have a big impact on the setting, if it is not sensitively designed. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Part of the site is subject to flood risk (zones 2 & 3). Also situated within a conservation area. There may be need for remediation to deal with any legacy of contamination from port-related uses. Existing access road may need to be improved in order to support a residential scheme. Capacity of Harbour Road is a key concern. Not suitable due to the impacts of development and wide range of constraints. Not available nor achievable. Retention in current use preferred for the foreseeable future.
9479	Quayside Amble Harbour C	Amble	Amble-by-the-Sea	Amble	South East	426676	604780	0.12	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	Small linear site within Amble Harbour. This land is vacant hardstanding, but the site is tightly hemmed in by a wide range of uses connected to the port. This includes fishing infrastructure, an RNLI Station, a range of commercial and leisure uses and other port related buildings and land, and car parking. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Wider environmental impacts on ecology and habitats will need investigation. Part of the site is subject to flood risk (zones 2 & 3). Also situated within a conservation area. There may be need for remediation to deal with any legacy of contamination from port-related uses. The existing access road would need to be significantly improved to support a residential scheme, and there may not be any scope to improve Leazes Lane would have to be ensured. Given the surrounding uses and the constraints identified, it is not considered that a residential development would be suitable. Not available nor achievable. Retention in current use preferred for the foreseeable future.
9481	Portgate Farm Allendale 2	Allendale	Allendale	Allendale	West	384386	555789	0.20	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Small greenfield site to the east of Allendale, a village that does not have a defined settlement boundary. Located within North Pennines National Landscape (AONB), a designation that would need to be considered in any prospective scheme. Development would impact on the open setting. Notably, it would lead to ribbon development along the highway. Around half of the site is designated as Ancient Woodland. Located within North Pennines National Landscape (AONB), a designation that would need to be considered in any prospective scheme. It is likely that development would impact adversely upon ecology, biodiversity, and habitats. A new access from Shiburn Road would be required, with best location for this needing further assessment. Location, impact of development, and Ancient Woodland designation mean that the site is not suitable for any housing.
9482	Portgate Farm Allendale 3	Allendale	Allendale	Allendale	West	384417	555729	0.22	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small greenfield site to the south of Allendale, a village that does not have a defined settlement boundary. Although there are a handful of dwellings adjacent, it is peripheral and detached in feel. Located within North Pennines National Landscape (AONB), a designation that would need to be considered in any prospective scheme. Development would lead to ribbon development along the highway, impacting on the character and setting. There is an area of Ancient Woodland adjacent to the north, and impacts on ecology, biodiversity, and habitats will need to be assessed. A new access from Shiburn Road would be required, with best location for this needing further assessment. Location, and impact of development, mean that the site is not suitable for any housing.
9483	Portgate Farm Allendale 4	Allendale	Allendale	Allendale	West	384495	555705	0.11	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small greenfield site to the south of Allendale, a village that does not have a defined settlement boundary. Although there are a handful of dwellings adjacent, it is peripheral and detached in feel. Located within North Pennines National Landscape (AONB), a designation that would need to be considered in any prospective scheme. Development would lead to ribbon development along the highway, impacting on the character and setting. There is an area of Ancient Woodland adjacent to the north, and impacts on ecology, biodiversity, and habitats will need to be assessed. A new access from Shiburn Road would be required, with best location for this needing further assessment. Location, and impact of development, mean that the site is not suitable for any housing.
9484	Portgate Farm Allendale 5	Not in a Settlement	Allendale	Allendale	West	384853	556070	0.77	Greenfield	-	-	not suitable	available	achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. Located within North Pennines National Landscape (AONB), a designation that would need to be considered in any prospective scheme. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the isolated rural location.
9485	South Side Farm, High Mickley	High Mickley	Prudhoe	Prudhoe	Central	408186	561017	3.39	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. It is also likely to see negative impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9491	Land at Coalburn Farm (Parcel B)	Not in a Settlement	Hepscott	Morpeth	Central	421486	584060	7.43	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Area of agricultural land, in an attractive location in the Green Belt, outwith a settlement. Development would have a notable adverse impact upon local landscape character, notably by reducing the strategic gap between Hepscott and Morpeth. Hepscott Burn runs to the southern and western boundaries. Any negative impacts on ecology, biodiversity, and wildlife habitats would need to be addressed. The south eastern part of the site is subject to flood risk (zones 2 & 3). The capacity of the A192 to provide a new junction for access will need to be investigated. Given the location outside the settlement, the impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9492	Land at Coalburn Farm (Parcel C)	Not in a Settlement	Hepscott	Morpeth	Central	421568	583740	1.33	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land, in an attractive location adjacent to Hepscott. Set in the Green Belt and outwith the defined settlement boundary. Development would have a notable adverse impact upon local landscape character, including by narrowing the strategic gap towards Morpeth. Negative impacts on ecology, biodiversity, and wildlife habitats would need to be addressed. The sloping topography on site may limit the developable area. The existing access would not be able to support a residential scheme of any size. Given the location outside the settlement, the impacts of development, and the Green Belt designation, there is no suitable.
9493	Land at Coalburn Farm (Parcel D)	Hepscott	Hepscott	Morpeth	Central	421974	583370	2.04	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Agricultural land to the south of Hepscott. Set in the Green Belt and outwith the defined settlement boundary. Development would have a notable adverse impact upon local landscape character, spreading housing into the countryside. Negative impacts on ecology, biodiversity, and wildlife habitats would need to be addressed. A new access would be required to the adjacent A192. Given the location outside the settlement, the impacts of development, and the Green Belt designation, there is no suitable.
9494	North Farm Holywell	Not in a Settlement	Seaton Valley	Seaton Valley	South East	431464	574230	7.83	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Relatively large parcel of agricultural land to the south of Holywell. The site is within the Green Belt and feels detached from the settlement in context and setting. Any development would have a significant impact on the open landscape to the south of the village. The Seaton Burn lies to the north and there is also an area of Ancient Woodland adjacent. Impacts of ecology and biodiversity will need to be very carefully considered through any development proposal. A small part of the site is subject to flood risk (zones 2 & 3). The north of the site is within the conservation area, with the impact on setting having to be carefully considered. The existing access track is not suitable for serving a housing scheme, and there is no opportunity for an independent link to the highway, so there would be a reliance on adjacent land for access. Not suitable for any development due to the Green Belt designation, the location, impact of development, and lack of independent access.
9495	Broadway House Farm	Not in a Settlement	West Bedlington	Bedlington	South East	425798	580407	136.73	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in the open countryside. The scale of the site is completely out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Notably, development of the whole site would eradicate the strategic gap between Bedlington and Ashington. The River Blyth lies to the southern boundary, and this adjacent area is designated as a Local Nature Reserve, Local Wildlife Site, Ancient Woodland, and protected open space. There are some small areas of mature trees on site. A development of this scale and in this location is likely to have severe impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9496	Land to west of West Court	Blyth	Blyth	Blyth	South East	429848	580689	18.05	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of greenfield land, within the existing urban area, but currently utilised as leisure and recreation space for the local community. The whole area is a large park which is designated as protected open space. Part of site subject established vegetation and tree coverage and crossed by a network of footpaths. The alignment of a former railway line also cuts through the site. Development of this land would have a significant, and irreversible, negative impact on local character. Loss of an important urban green space may impact upon biodiversity, ecology, and habitats. Significant investment would be needed in highway infrastructure to support such a large development, with the capacity of the local roads known to be of concern. Development of this land would not be suitable due to the scale of the site, the loss of protected open space for recreation, and the identified constraints.
9497	Land at Meggies Burn	Not in a Settlement	Blyth	Blyth	South East	431800	578576	15.85	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, in the open countryside and set in the Green Belt. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. Notably, a scheme would represent a substantial development in the strategic break between Blyth and Seaton Sluice. The majority of the site is designated as protected open space. Loss of this land is likely to see negative impacts on ecology, biodiversity, and wildlife habitats. A small proportion of the site is subject to flood risk (zones 2 & 3). The existing access track would not be able to support a residential development, and further investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, the severe impacts of development, and the Green Belt designation, there is no scope for any housing. Not suitable.
9498	Land to east of Railway Line at Bebside	Blyth	Blyth	Blyth	South East	428156	581994	8.76	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large, linear area of land in a peripheral location, to the west of Blyth. Outwith the defined settlement boundary, the vast majority of the site is in agricultural use, with some allotment gardens also occupying part of site. Development would have an impact on the setting. The site is hemmed in by strategic infrastructure. It is bounded by a railway line to the west, the A189 to the east, A193 to south and River Blyth to north. The locational characteristics mean the site is cut off and isolated. The noise and visual impacts of both of these transport routes would need to be considered and mitigated where necessary. Loss of this land is likely to have an impact upon ecology and biodiversity. The land immediately adjacent to the north is designated as a Local Wildlife Site and Special Protection Area. The existing access track would not be suitable for supporting a housing scheme, and there is unlikely to be an opportunity to provide an appropriate and safe access. Due to the impacts of development, the location, and the range of constraints apparent, the site is not suitable for a housing scheme of any scale.
9499	Land to the East of Hexham, south of the A695	Hexham	Corbridge	Corbridge	Central	396113	563669	21.76	Greenfield	-	-	not suitable	available in part	achievable	discounted	0	Large parcel of agricultural land to the east of Hexham. Adjacent to existing housing but in the Green Belt. Development of this site would have a significant and irreversible impact on the setting, extending the town into the countryside. There is a large area of mature woodland to the south and west. The loss of such a large area of land is likely to negatively impact upon ecology, biodiversity, and habitats. A new access will be required to the A695, with substantive improvements likely to be required to support a development of this size. The site is not suitable for housing, due to the scale of the site, impacts of development, and Green Belt designation.
9500	Land behind Stannington Nurseries	Stannington Station	Stannington	Central - rest of delivery area	Central	421979	581483	1.33	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Parcel of agricultural land, immediately to the south of the village, but in the Green Belt. Although small, a housing scheme would lead to the extension of the village into the countryside, and would lead to further housebuilding which is not in keeping with the linear development of the wider village. Any impacts on ecology and biodiversity will need assessment. Access would need to be via the adjacent estate road. This may not have the capacity to carry additional traffic. Not suitable due to the Green Belt designation.
9504	Land at 49 Station Road	Stannington Station	Stannington	Central - rest of delivery area	Central	421754	581854	2.99	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Large area of agricultural land, adjacent to Stannington Station Road, but set in the Green Belt. The scale of the site is large in the context of the village, and development would have a significant adverse impact upon local landscape character, by spreading development into the countryside. Loss of farmland may impact on ecology, biodiversity, and habitats. The existing narrow access track would not be suitable to support a housing scheme of any scale, and there does not seem to be opportunity for a direct link to the highway. Given the location, the impacts of development, identified constraints, and the Green Belt designation, housing would not be suitable.
9505	Haydon Bridge High School	Haydon Bridge	Haydon	Haydon Bridge	West	383891	564536	3.67	Mixed 50:50	-	-	suitable in part	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and some associated land. This includes the school playing field, which are designated as protected open space and as Local Green Space. Loss of this land would not be appropriate. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the brownfield part of the site, excluding any playing field land. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
9506	Bellingham Middle School	Bellingham	Bellingham	Bellingham	West	384453	583093	5.12	Mixed 50:50	-	-	suitable in part	not available	not achievable	discounted	0	Operational school site within the defined settlement boundary. It includes the main school buildings and some associated land. This includes the school playing field, which are designated as protected open space. Loss of this land would not be appropriate. Relocation would be required prior to redevelopment. If the site was to become available, demolition and clearance would be required. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the brownfield part of the site, excluding any playing field land. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
9507	Whytzig Community Middle School	Seaton Delaval	Seaton Valley	Seaton Valley	South East	430053	575583	1.28	Mostly Brownfield	local plan allocation	16/01969/DEMGDO	suitable	available	achievable	6-10 years	40	Local Plan housing allocation - developable.
9509	Land south of Riding Mill	Riding Mill	Broomhaugh and Riding	Central - rest of delivery area	Central	401760	560961	3.33	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Greenfield site to the south of Riding Mill, within the Green Belt. Although there is established low density housing development to the north, the site is peripheral, and feels detached for the wider settlement. A housing scheme would extend development into the countryside. There is established tree coverage on part of the site and to the western boundary. There is also an area of Ancient Woodland to the east. Development is likely to impact up biodiversity and habitats. New access would need to be taken from the east, with capacity of narrow lane needing further assessment. Location, impacts of development, ad Green Belt designation means that housing would not be suitable.
9510	Land west of Battlesteads Hotel, Wark	Wark	Wark	West - rest of delivery area	West	385962	576827	0.49	Greenfield	-	-	suitable	available	achievable	6-10 years	9	Parcel of land to the western edge of the village, within the defined settlement boundary. There is pond and some small outbuildings on site, with a pub and residential dwellings to the east. Loss of the site may impact upon biodiversity, ecology, and habitats, and further assessment may be required. It is likely that improvements would be necessary to enable satisfactory access to the site, even for a small residential scheme. The existing access area would not be suitable for supporting a housing development of any size, and improvements will be required to enable a safe and appropriate link to the highway. If the identified constraints can be overcome, then this could offer opportunity for a potential infill development in the existing village. Any scheme would need to take into consideration the character and setting of the village, including through design and density.
9511	Land south of Whittingham	Whittingham	Whittingham	North - rest of delivery area	North	407140	611778	0.50	Greenfield	-	-	suitable	available	achievable	6-10 years	10	Greenfield site in an attractive location at the southern edge of village. There is no defined settlement boundary. Development would impact upon the character of the settlement, and extent it into the countryside. A housing scheme may impact upon ecology, and habitats. Site lies within an archaeological site, with further investigation and potential mitigation required. Development should be sensitive to the setting and historic assets. Highway infrastructure would need improvement with a new access point needed. If the identified constraints can be addressed, a low-density scheme could be suitable.
9512	7C Netherton Lane And Land To The East And South East	Bedlington	West Bedlington	Bedlington	South East	424684	582017	0.38	Brownfield	permitted (not started)	18/02329/OUT, 03/00250/OUT	suitable	available	achievable	0-5 years	15	Planning permission approved - deliverable.
9514	Land west of The Schooner Hotel, Northumberland Street, Alnmouth	Alnmouth	Alnmouth	North - rest of delivery area	North	424586	610403	0.18	Greenfield	permitted (under-construction)	18/02275/FUL, 17/03669/FUL	suitable	available	achievable	0-5 years	6	Planning permission approved - deliverable.
9515	Land East Of The Masons Arms, Stamford Cottages, Stamford	Not in a Settlement	Rennington	North - rest of delivery area	North	421548	619054	0.44	Greenfield	-	17/00396/FUL	not suitable	available	achievable	discounted	0	Isolated parcel of agricultural land in a rural location. There are a handful of dwellings adjacent to the west, but the site is detached from the nearest village of Rennington. Any development would have a marked impact on the rural environment. Loss may impact on ecology and habitats. Safe access would need to be carefully considered given the location and rural road network. Given the isolated rural location, the site is not considered suitable for housing.
9516	Land at Matfen	Matfen	Matfen	Central - rest of delivery area	Central	402920	572020	0.72	Greenfield	-	-	suitable	available	achievable	11-15 years	13	Small parcel of agricultural land in an attractive location to the northern fringe of Matfen. Established residential development to the south, but the site is outwith the defined settlement boundary. Although small, a housing scheme would represent an incursion into the countryside. Loss of farmland may impact on ecology and biodiversity. New access required from the highway to the east. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9517	Land east of 27 Station Road, Stannington Station	Stannington Station	Stannington	Central - rest of delivery area	Central	421461	581711	5.07	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land to the north of the settlement, but within the Green Belt. The site is relatively large in the context of the settlement, and any development of this land could be significant, leading to expansion of the village into the countryside. Loss of this greenfield sites could have impacts on ecology and habitats. Potential need for archaeological assessment. The ECLML lies to the eastern boundary, and mitigation may be required to ensure residential amenity. There is no opportunity for a direct link to the highway, and adjacent land will be relied upon for access. Not suitable due to Green Belt designation and lack of independent access.
9518	Land south east of Warden View (a), Wall	Wall	Wall	West - rest of delivery area	West	391771	568834	0.41	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small paddock, immediately to the southern edge of the village, but in the Green Belt. Although small, development would represent expansion of the settlement into the countryside. Site bounds a conservation area and this will have to be addressed through any scheme. Existing access would not be suitable for serving a housing scheme, and may not have capacity to be upgraded. Identified constraints and Green Belt designation means that no housing is suitable.
9519	Land south east of Warden View (b), Wall	Wall	Wall	West - rest of delivery area	West	391768	568752	1.92	Greenfield	-	-	not suitable	available	achievable	discounted	0	Parcel of farmland in the Green Belt, to the southern edge of Wall. A housing scheme would lead to the spread of development into the countryside. This could have a relatively big impact on the character and setting of the village. Loss of agricultural land may impact on biodiversity and habitats. Site bounds a conservation area and this will have to be addressed through any scheme. New access required from highway to the west. Impact of development and Green Belt means that this is not suitable for housing.
9520	Land west of Front Street, Wall	Wall	Wall	West - rest of delivery area	West	391497	568886	1.18	Greenfield	-	-	not suitable	available	achievable	discounted	0	Greenfield land to the west of the settlement. Within the designated Green Belt, development would result in the extension of the village, and would impact on local character. Loss of agricultural land may impact on biodiversity and habitats. Site bounds a conservation area and this will have to be addressed through any scheme. The existing access track is not suitable for serving a housing scheme, and upgrades to highway infrastructure would be required. Impact of development, identified constraints, and Green Belt means that this is not suitable for housing.
9521	Land at Horsley Road, Ovingham	Ovingham	Ovingham	Central - rest of delivery area	Central	408417	564243	1.09	Greenfield	-	-	not suitable	available	achievable	discounted	0	Sloping parcel of greenfield site to north of settlement, located in the Green Belt. Established dwellings lie adjacent to the east and south, but the site does feel peripheral to the wider settlement. Development will extend the village into the countryside and would impact on the setting and local landscape character. There is dense vegetation and tree coverage on the south eastern part of the site. Potential for adverse impact on ecology, biodiversity, and habitats given the nature of the site. Located in wider archaeological landscape which may need further evaluation. The main road through the village lies to the east of the site. However, it may be difficult to provide a safe access point as the road is relatively steep and there is only limited highway frontage, and this is on a bend. Green Belt designation, along with the range of constraints identified, particularly relating to access, means that housing is not suitable.
9522	Land north of the Beeches, Stannington	Stannington	Stannington	Central - rest of delivery area	Central	421087	579737	6.74	Greenfield	-	-	not suitable	available	achievable	discounted	0	Agricultural land to the north of Stannington Village, within the Green Belt. The site is relatively large in the context of the surroundings. A housing scheme would see the extension of development into the countryside, affecting the open landscape. Impacts on biodiversity and habitats may result from the loss of farmland. It may not be possible to provide a direct link to the highway adjacent to the east. Therefore, access may rely on adjacent land. Not considered suitable due to Green Belt designation and the identified constraints.
9523	Land at Tynedale Rugby Club	Not in a Settlement	Corbridge	Corbridge	Central	398972	563539	0.44	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small greenfield site at Corbridge Station. The site is detached from the main settlement and in the Green Belt. Part of the wider Tynedale Park site, there are pitches for the rugby club to the east, and the whole parcel is designated as protected open space. The Tyne Valley railway line lies to the southern boundary, and there may be need for mitigation to ensure residential amenity. The adjacent station building is Grade II listed and any scheme would have to ensure no adverse impacts on character and setting. An existing access road runs through the middle of the site, and this would not be suitable for serving a housing site, as it would be a shared access with the cricket and rugby clubs. Not suitable due to the Green Belt, protected open space designation, and the identified constraints.
9524	Former A1 Diner/Bardon Site	Stannington Station	Stannington	Central - rest of delivery area	Central	420915	581392	0.88	Mixed 50:50	-	17/01177/FUL, 15/04176/FUL, 14/02520/OUT	not suitable	available	not achievable	discounted	0	Vacant land in the Green Belt, to the western edge of Stannington Station Road. This was previously the site of a former roadside diner, but this was demolished following closure, and the site is now cleared. Part hardstanding and part grassed over, with vegetation in situ. Development would represent an extension of the village into the countryside. Biodiversity and ecology impacts will need further investigation. The A1 lies to the western boundary, and this may need mitigation to ensure residential amenity. Access would need to be improved to support a residential development. Not suitable due to Green Belt.
9525	Newminster Abbey Phase 3	Morpeth	Morpeth	Morpeth	Central	419315	586084	1.20	Greenfield	-	-	not suitable	available	achievable	discounted	0	Greenfield site in an attractive setting to the western edge of Morpeth. Outwith the defined settlement boundary and in the Green Belt. Development would result in the expansion of the town, impacting on the setting and local character. The site is covered in mature trees and Purdy's Stream lies adjacent to the north. There is also a Local Nature Reserve to the south. Negative impacts on biodiversity, ecology, and habitats will need further assessment. Part of the site is subject to flood risk (zones 2 & 3). The existing access roads and adjacent estate roads would not be able to support a residential development of any size. Not suitable for housing due to the Green Belt designation, impacts of development, and the identified constraints.
9526	Land to the West of Bardon Mill Pottery	Bardon Mill	Henshaw	West - rest of delivery area	West	377687	564697	0.87	Greenfield	-	18/02665/FUL, T/20010156	not suitable	available	not achievable	discounted	0	Linear greenfield site located to the western edge of Bardon Mill, but outwith the defined settlement boundary. The site is located between the A69 and the old main road. Development would result in the extension of the settlement, and narrowing of the strategic gap towards Redburn. Any impacts on biodiversity will need to be identified. The topography is steeply sloping and it is considered that this would be highly limiting to any development. It is likely that scheme would be restricted to a linear area adjacent to the old A69. Provision of safe and appropriate access may not be possible. Given the significant constraints and site-specific matters evident it is considered that the site is not suitable for any residential development.
9527	Land West Of Field House Hepscott Northumberland	Not in a Settlement	Hepscott	Morpeth	Central	422773	583479	0.36	Greenfield	permitted (under-construction)	19/03789/FUL, 21/03628/AGTRES, 21/04571/AGTRES	suitable	available	achievable	0-5 years	8	Planning permission approved - deliverable.
9528	Land at North Charlton	North Charlton	Eglingham	North - rest of delivery area	North	416697	622929	0.34	Greenfield	-	-	suitable	available	achievable	11-15 years	5	Greenfield site in the very small rural village of North Charlton, which does not have a defined settlement boundary. Currently utilised as grazing land, there are a handful of dwellings adjacent. Due to the rural location, development could have a marked impact on the setting and character of the community. There is a Scheduled Ancient Monument lies immediately adjacent to the north, and any proposal will need to carefully consider the impacts on this heritage asset. Existing access will need to be improved to support a housing scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. However, this is only if any adverse impacts on the SAM can be avoided and/or mitigated. This is likely to be based on a lower yield, reflecting the low-density development in the village. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9529	Land west of North Charlton Reading Room	North Charlton	Eglingham	North - rest of delivery area	North	416887	622935	0.33	Greenfield	-	-	suitable	available	achievable	11-15 years	5	Parcel of grazing land in a very small rural village. North Charlton does not have a defined settlement boundary, but there are a handful of dwellings adjacent to the east. Due to the rural location, development could have a marked impact on the setting and character of the community. There is a Scheduled Ancient Monument lies immediately adjacent to the west, and any proposal will need to carefully consider the impacts on this heritage asset. A new access will be required from the highway to the north. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. However, this is only if any adverse impacts on the SAM can be avoided and/or mitigated. This is likely to be based on a lower yield, reflecting the low-density development in the village. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9530a	Plessey Hall Farm Stables	Not in a Settlement	Cramlington	Cramlington	South East	423269	579185	0.14	Brownfield	-	18/01470/OUT	not suitable	available	achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises of agricultural buildings associated with the adjacent farmstead. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
9531	The Dyke Neuk	Not in a Settlement	Meldon	Central - rest of delivery area	Central	411822	585676	0.10	Greenfield	-	-	not suitable	available	achievable	discounted	0	Small parcel of land in a very rural location, situated in the Green Belt. The site is adjacent to a public house and guest house, and is currently utilised for car parking and storage. Given the setting, any development could have a significant impact on local character. Existing access would need to be improved to support a housing development. Not suitable due to the isolated location in the Green Belt.
9532	Land north of Bassington Avenue	Cramlington	Cramlington	Cramlington	South East	425188	577247	1.25	Brownfield	-	-	not suitable	available	achievable	discounted	0	Small site within a much larger area of allocated employment land. There is an existing building in situ that would require clearance prior to redevelopment. There may also be need for remediation. The site does not relate to existing housing and is surrounded by business/commercial properties. Employment related uses preferred. Not suitable for housing due to setting and allocated use.
9533	Land north west of Hadston Community Centre	Hadston	East Chevington	South East - rest of delivery area	South East	425188	600116	0.49	Greenfield	-	18/03055/FUL	not suitable	unknown	not achievable	discounted	0	Greenfield site in the settlement which is surrounded by established residential and retail development. The whole site is designated as protected open space, and functions as recreation land for the local community. Loss of this land would not be appropriate. Any environmental impacts of loss would need to be established. Access may be prohibitive, as the adjacent estate roads may not have capacity to support further housing development. Not suitable for development due to the protected open space designation.
9534	Land adjacent to Foreshore, Cambois	Cambois	East Bedlington	Bedlington	South East	430425	584548	6.47	Mixed 50:50	-	-	not suitable	available	not achievable	discounted	0	Large linear area of greenfield land, situated directly on the coastline, outwith the defined settlement boundary for Cambois. A number of terraces of houses previously occupied parts of the site but have been cleared, with small areas of hardstanding remaining. Industrial land and building, both occupied and vacant, lie to the west with significant areas of derelict land also evident in wider area. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. Any development would have a significance and irreversible adverse impact. The wider environmental impacts on ecology and habitats are also likely to be substantial. Parts of the site are impacted by flood risk (zones 2 & 3). Interface with industrial land would have to be carefully managed and addressed through any proposal. Potential need for remediation given this context. Highway infrastructure and access is likely to need improvement to facilitate a scheme of any notable scale. Not suitable for any housing, due to designations, location, severe impact on character and setting, the scale of the site, and identified constraints.
9537	Land at Guyzance C	Not in a Settlement	Acklington	North - rest of delivery area	North	421352	603927	0.45	Greenfield	permitted (not started)	20/04349/FUL	suitable	available	achievable	0-5 years	6	Planning permission approved - deliverable.
9538	Land north of Barrington Road, Bedlington	Bedlington Station	Choppington	Choppington	South East	427022	583397	0.61	Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Brownfield site to northern edge of Bedlington that is currently occupied by a scrapyard. The site is within the defined settlement boundary. Vacant greenfield land to the south, industrial land to the east and residential dwellings to the west. If the site was to become available, clearance would be required. Remediation also likely to be needed given the current use of the site. Interface with adjacent industrial sites would need to be carefully considered. The existing access would need to be improved to serve a housing development. Provided from the highway to the south. The environment would not be appropriate for housing, given the surrounding industrial and commercial uses. Not suitable.
9539	Land to the north of Acklington	Acklington	Acklington	North - rest of delivery area	North	422772	602068	2.51	Greenfield	-	-	suitable in part	available	achievable	16+ years	19	Large area of agricultural land to the northern edge of settlement, outwith the defined settlement boundary. Established low-density residential development to south, but the site does feel somewhat peripheral due to the established vegetation line to the southern boundary. Development of the whole site would represent a relatively significant expansion of the settlement and would adversely impact the open landscape and setting. Loss of farmland is likely to impact on biodiversity and habitats. New access required, and highway infrastructure is likely to need upgrade in order to enable a residential development of any scale. If identified constraints can be overcome, a scheme for a lower could be suitable, based on a reduced developable area. This would be focused on the east and/or south of the site, immediately adjacent to the existing village. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9540	Land to the west of Acklington	Acklington	Acklington	North - rest of delivery area	North	422380	601923	4.21	Greenfield	-	-	suitable in part	available	achievable	16+ years	21	Large parcel of farmland to the west of Acklington. There is established housing to the east, but the vast majority of the site is outwith the defined settlement boundary. Development of the whole site would represent a relatively significant expansion of the settlement and would adversely impact the open landscape and setting. Loss of farmland is likely to impact on biodiversity and habitats. The ECLML lies to the western boundary, and measures may need to be introduced to ensure residential amenity. New access required, and highway infrastructure is likely to need upgrade in order to enable a residential development of any scale. If identified constraints can be overcome, a scheme for a lower could be suitable, based on a reduced developable area. This would be focused on the east of the site, immediately adjacent to the existing village. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9541	Land And Buildings North West Of Walwick	Not in a Settlement	Humshaugh	West - rest of delivery area	West	390272	570500	0.13	Mostly Greenfield	permitted (under-construction)	18/00503/FUL	suitable	available	achievable	0-5 years	4	Planning permission approved - deliverable.
9542	Prudhoe Police Station	Prudhoe	Prudhoe	Prudhoe	Central	409890	562986	0.06	Brownfield	permitted (under-construction)	18/02504/FUL, 18/02051/FUL	suitable	available	achievable	0-5 years	2	Planning permission approved - deliverable.
9543	Water Works, Dock Road, Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399761	652089	0.14	Brownfield	-	18/01164/OUT	suitable	available	achievable	6-10 years	10	Brownfield land within Tweedmouth which is the site of a former waterworks. There is an existing building in place on part of the site and the remainder of the site is vacant. Located in a sensitive setting, and impact upon important coastal designations will need to be very carefully considered, including the National Landscape (AONB) and Heritage Coast. Similarly, impacts on SAC, SPA/Ramsar, and SSSI sites may need to be evaluated. There is a large area dense, established vegetation to south west of site, and impacts on ecology and habitats will need further investigation. Site lies with a conservation area, which will have to be taken into account through a proposal. Demolition and/or conversion of main building would be required prior to redevelopment. There may also be a need for remediation. A number of issues are apparent, but if these can be overcome, the site should be suitable for a small-scale residential development.
9544	Land to north of Tyne Valley Railway Line, to west of Haltwhistle	Haltwhistle	Haltwhistle	Haltwhistle	West	369183	563773	2.72	Greenfield	-	-	not suitable	unknown	not achievable	discounted	0	Parcel of agricultural land to the west of Haltwhistle, located outwith the defined settlement boundary. Peripheral in feel, although it does lie adjacent to a new housing development. A housing scheme on this site would further extend the settlement into the countryside. There are mature trees to the southern and western boundary. Loss of agricultural land will impact upon ecology and habitats, with mitigation measures implemented as required. The undulating topography may impact upon the developable area available. The Tyne Valley railway line lies to the southern boundary, and there may be need for measures to safeguard residential amenity. There is no opportunity for a direct link to the highway, with access entirely dependent on adjacent land. Not suitable due to the impact of development, location, and the identified constraints.
9545	Felton (land at)	Felton	Felton	North - rest of delivery area	North	418185	601049	26.82	Greenfield	-	-	not suitable	available	achievable	discounted	0	Very large parcel of agricultural land to the west of Felton. Outwith the defined settlement boundary, most of the site is peripheral to the settlement. The scale of the site is out of proportion with the context of the surroundings, and development would have a significant adverse impact upon local landscape character. There are areas of mature woodland both on the site and to the boundaries, and the Back Burn also runs to the southern edge of the site. There are likely to be substantial impacts on ecology, biodiversity, and wildlife habitats. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the location outside the settlement, the scale of the site, and the severe impacts of development, there is no scope for any housing. Not suitable.
9546	Land at Lyndon Walk	Blyth	Blyth	Blyth	South East	428868	581706	0.43	Mostly Brownfield	permitted (not started)	22/02324/FUL	suitable	available	achievable	0-5 years	11	Planning permission approved - deliverable.
9547	Land South Of Rothbury Cemetery	Not in a Settlement	Rothbury	Rothbury	North	405527	601199	0.92	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site to west of Rothbury and north of Whitton. Outwith a defined settlement boundary and peripheral in feel given location. Development would lead to the spread of housing into the countryside, and notably the narrowing of the gap between the two settlements. Impacts on biodiversity and ecology would need further assessment. A conservation areas lies immediately to the southern boundary of the site and any proposal would need to be sensitive this designation. There is also a cemetery to the north. Highways matters will need further appraisal, as there is a sharp bend on Whitton Bank Road adjacent to the site. Given the location outwith the settlement, identified constraints and the impacts that would be apparent on local character, this land is not considered to represent a suitable location for residential development.

Northumberland Strategic Housing Land Availability Assessment
(SHLAA 2024 to 2039)

SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9548	Former St Mary's C Of E Middle School	Belford	Belford	Belford	North	410626	633673	0.91	Mostly Brownfield	-	19/04179/COU	suitable	not available	not achievable	discounted	0	Brownfield land, part of a former school site within the defined settlement boundary. This parcel includes the main school buildings and some associated hardstanding. The school closed in 2018. However, the existing building has now been repurposed and is utilised for office and storage uses. If the site was to become available, either demolition and clearance, or a conversion would be required. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
9549	Seaton Delaval AFC	Seaton Delaval	Seaton Valley	Seaton Valley	South East	429992	575805	1.39	Mostly Greenfield	-	-	not suitable	not available	not achievable	discounted	0	Site of Seaton Delaval Amateurs FC, including football pitch, clubhouse and associated land, currently occupied and in use. The majority of the site is designated as protected open space. Loss of those would impact greatly on the local community. Relocation would be required if development were to be progressed. Existing access points may need improvement to support a housing scheme. Not suitable due to the protected open space designation.
9550	Land north-east of Park Road (south-east of Bridge Road)	Lynemouth	Lynemouth	South East - rest of delivery area	South East	429632	590733	4.50	Greenfield	local plan allocation	CM/20090157	suitable	available	achievable	6-10 years	85	Local Plan housing allocation - developable.
9551	Former Police Houses, Fairfield, Tynedale Terrace	Hexham	Hexham	Hexham	Central	392891	563917	0.74	Mostly Brownfield	local plan allocation (and neighbourhood plan)	-	suitable	available	achievable	6-10 years	8	Local Plan housing allocation - developable. Neighbourhood Plan housing allocation - developable.
9552	Land adj. former Kwik Save, Walkergate	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399858	653135	0.10	Brownfield	local plan allocation	-	suitable	available	achievable	6-10 years	10	Local Plan housing allocation - developable.
9553	Land south of St. Nicholas Drive	Bedlington	West Bedlington	Bedlington	South East	425871	581245	2.47	Greenfield	-	-	suitable	available	achievable	11-15 years	40	Small parcel of agricultural land to the southern edge of Bedlington. Outwith the defined settlement boundary. Golf course land to the south west and Broadway House farmstead to the south east. Although small, development would see the expansion of the settlement into the countryside. Loss of farmland may impact upon ecology and habitats. New access required, with only option being the adjacent estate road. The capacity of this will need further assessment. If identified constraints can be overcome, then this could be suitable for a small-scale scheme. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9554	Land North East of Glenholme	Gunnerton	Chollerton	West - rest of delivery area	West	390433	574893	1.14	Greenfield	-	-	suitable in part	available	achievable	11-15 years	10	Greenfield land, adjacent to the west of Gunnerton, outwith the defined settlement boundary. Any housing would lead to the extension of the village into open land, and could have a significant impact on the rural setting. Notably, development of the whole parcel would conjoin the main village with the detached houses to the south west. Loss of this land could impact upon biodiversity and ecology. New access required, with options to both the north and west. Best option will need assessment. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the north eastern part of the site, adjacent to existing village. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9556	Land South Of Horton Manor	Bebside	Blyth	Blyth	South East	427865	581319	0.24	Greenfield	-	18/00176/OUT	not suitable	available	not achievable	discounted	0	Land adjacent to Bebside, outwith the defined settlement boundary. The site is overgrown and covered in mature trees. Loss may have significant impacts on biodiversity and habitats. The land is situated adjacent to a household waste recovery centre, other commercial land, and a gun club. There will be need for a new access, although the scope for an additional access point from Front Street may be limited. Given the surrounding industrial and commercial uses, the environment would not be appropriate for housing. Not suitable.
9558	Christon Bank Farm	Not in a Settlement	Embleton	North - rest of delivery area	North	421012	622381	0.35	Greenfield	permitted (not started)	23/00439/REM, 18/02965/OUT, A/89/A/645	suitable	available	achievable	0-5 years	5	Planning permission approved - deliverable.
9560	3 Nelson Drive	Swarland	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	416540	603777	0.59	Greenfield	permitted (not started)	19/00335/FUL	suitable	available	achievable	0-5 years	7	Planning permission approved - deliverable.
9562	Athol House, Callerton Lane	Porteland	Porteland	Porteland	Central	416671	572741	0.32	Brownfield	permitted (under-construction)	19/01223/FUL	suitable	available	achievable	0-5 years	34	Planning permission approved - deliverable.
9563	Land South Of Chesters Meadow	Humshaugh	Humshaugh	West - rest of delivery area	West	391986	570849	1.29	Greenfield	-	19/00861/FUL	suitable	available	achievable	11-15 years	12	Triangular parcel of open, greenfield land adjacent to Humshaugh, but outwith the defined settlement boundary. Development would represent an encroachment of housing into the countryside. There is some Local Green Space to the north east and the site is close to the River North Tyne LWS. Impacts of ecology and habitats will need assessment. There is a sewage treatment works to the south east, and impacts on residential amenity will need to be considered. Existing access lane would need to be improved to support a housing scheme of any scale, with best option for a link to the highway needing further appraisal. If the identified constraints can be overcome, then this could be suitable for a small-scale assessment. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9569	Land at Ashington Farm, North of Wellhead Dean Road	Not in a Settlement	Ashington	Ashington	South East	426054	586772	6.20	Greenfield	-	-	not suitable	available	achievable	discounted	0	Large parcel of agricultural land to the west of Ashington. Detached and outwith the defined settlement boundary. Development would have a significant impact on the local landscape, spreading housing into the countryside. There is an area of woodland also sits immediately adjacent to the west. Impacts on biodiversity and habitats will need to be assessed. It is likely that improvement would be needed to highway infrastructure to enable development, notably as to whether safe access could be provided from Wellhead Dean Road/Wansbeck Road. The peripheral location outwith the settlement, and impacts of development on local character means that no housing would be suitable on this site.
9571	Former St Mary's C Of E Middle School playing field	Belford	Belford	Belford	North	410586	633605	0.89	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield land, part of a former school site within the defined settlement boundary. This parcel includes the former playing fields. The school closed in 2018. The site is designated as recreational space in the neighbourhood plan. Loss is likely to impact on the community in a negative manner. There may also be effects on ecology through the loss of a greenfield site. There is a conservation area adjacent, and this may need to be taken into account through any proposal. There is no chance for independent access, and this is dependent on the rest of the former school site, adjacent to the east. Designation and lack of independent access mean that the site is not suitable for development.
9572	Land west of The Elms, Duns Road	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	398567	654077	2.25	Greenfield	-	-	suitable	available	achievable	6-10 years	36	Undeveloped land to the northern edge of Berwick. Within the defined settlement boundary, there is existing housing to the south and potentially for new housing adjacent to the east. Any development would impact on openness to the north of the town. Any impacts on biodiversity and habitats will need to be addressed. The A1 runs to the boundary, and mitigation measures may be necessary to limit impacts on residential amenity. A new access would need to come from Duns Road. If identified constraints can be overcome, then this could provide opportunity for a housing development within the settlement boundary.
9573b	Land west of Ladyburn House, Simonside Crescent - southern parcel	Hadston	East Chevington	South East - rest of delivery area	South East	425216	600162	0.21	Greenfield	-	19/01714/FUL, 18/03055/FUL	not suitable	unknown	not achievable	discounted	0	Greenfield site in the settlement which is surrounded by established residential and retail development. The majority of the site is designated as protected open space, and functions as recreation land for the local community. Loss of this land would not be appropriate. Any environmental impacts of loss would need to be established. Access may be prohibitive, as the adjacent estate roads may not have capacity to support further housing development. Not suitable for development due to the protected open space designation.
9588	Former Benfield Garage, Hexham	Hexham	Hexham	Hexham	Central	394068	564153	0.19	Brownfield	-	-	suitable	unknown	achievable	16+ years	8	Brownfield land within Hexham which is now utilised for car parking and storage. It was previously the site of a commercial garage. If the site was to become available, some clearance may be required, and there may be a need for remediation due to previous uses. Interface with surrounding industrial and commercial land would need to be carefully considered in any proposed housing scheme. Existing access would need to be improved to support a housing scheme, with the capacity of surrounding road to provide a safe access needing further consideration. There is opportunity for a higher density development, potentially a flattened scheme, given the location. If the identified constraints can be overcome, then theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change in future.
9589	Land to rear of Front Street, Newbigin	Newbigin-by-the-Sea	Newbigin-by-the-Sea	Newbigin-by-the-Sea	South East	431311	588105	0.20	Brownfield	-	09/00040/OUT	suitable	unknown	achievable	11-15 years	18	Brownfield site to the rear of Front Street in Newbigin. Occupied by a range of one- and two-storey buildings of various ages, clustered around a central yard for access/service. The buildings are mostly late 19th and early 20th Century in origin, with some more recent additions and extensions. This includes two Newbigin-by-the-Sea Cooperative Society brick buildings and a more modern building used for vehicle repair. If the site was to become available, some clearance may be required, with potential for conversion and/or new-build. There may be a need for remediation due to previous uses. The whole site is subject to flood risk (zones 2 & 3). Existing access would need to be improved to support a housing scheme, with the capacity of surrounding road to provide a safe access needing further consideration. There is opportunity for a higher density development, potentially a flattened scheme, given the location. If the identified constraints can be overcome, then theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change in future.
9592	Land North Of Shaws House Cottages	Not in a Settlement	Bywell	Central - rest of delivery area	Central	403825	564079	0.32	Brownfield	permitted (under-construction)	18/03543/FUL	suitable	available	achievable	0-5 years	7	Planning permission approved - deliverable.
9593	1-3 Beaumont Street	Hexham	Hexham	Hexham	Central	393580	564071	0.04	Brownfield	permitted (under-construction)	19/03875/FUL	suitable	available	achievable	0-5 years	9	Planning permission approved - deliverable.
9594	Melkridge Farm (south)	Melkridge	Melkridge	West - rest of delivery area	West	373860	563778	0.45	Greenfield	-	-	suitable	unknown	achievable	11-15 years	8	Agricultural land to the south of Melkridge, a village without a defined settlement boundary. Although small, development would extend the footprint of the village. Further assessment of impact upon biodiversity and habitats from loss of agricultural land may be required. Parts of the site are subject to flood risk (zones 2 & 3). The Tyne Valley railway line lies to the southern boundary, and mitigation measures may be needed to ensure residential amenity. The existing access track will have to be improved to support a residential development of any size. If the identified constraints can be overcome, then this may be suitable for a small-scale residential development. A scheme should be of a relatively low density, reflected the existing housing in this rural village. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9595	Land East of Catton Lane Foot Methodist Chapel	Catton	Allendale	Allendale	West	383088	557504	0.30	Greenfield	-	20/00201/OUT	not suitable	available	achievable	discounted	0	Greenfield land to the eastern edge of Catton, a village without a defined settlement boundary. Although small, a housing scheme would impact on the setting, spreading development into the countryside. Located within North Pennines National Landscape (AONB), a designation would need to be considered in any prospective scheme. Loss of this land could have impacts on biodiversity and habitats. The sloping topography may impact on the developable area, but should not be prohibitive to development. Scope to provide a safe access from the adjacent highway may be limited, given the layout of the highway. Due to the impact of development and the identified constraints, there is no scope for residential development.
9597	Land North East Of 51 Station Road	Stannington Station	Stannington	Central - rest of delivery area	Central	421863	581667	0.31	Mixed 50:50	-	18/04275/OUT	not suitable	available	not achievable	discounted	0	Parcel of greenfield land, adjacent to Stannington Station Road, but within the Green Belt. Although small, a housing scheme would cause the expansion of the village. New access required, with capacity of adjacent road needing to be considered further. Not suitable due to Green Belt designation.
9600	Land at junction of Station Road	Longhoughton	Longhoughton	North - rest of delivery area	North	424199	615015	1.08	Greenfield	-	18/03330/OUT	suitable	available	achievable	11-15 years	5	Open, undeveloped land within Longhoughton. Any development could have an impact on the setting and landscape. There are large numbers of mature trees on site. Impacts on biodiversity, ecology, and habitats will need investigation. Provision of safe access will need further consideration given the layout of the adjacent roads. If the identified constraints can be overcome, then this could offer a suitable location for a housing development.
9606	Depot and land at Station Road	Haydon Bridge	Haydon	Haydon Bridge	West	384527	564699	0.32	Brownfield	-	-	suitable	not available	not achievable	discounted	0	Brownfield land at the edge of Haydon Bridge, within the defined settlement boundary. The site is occupied by a number of storage buildings and containers, the remainder being hardstanding for open-air storage. The site has been used for a variety of industrial purposes over the years, including a haulage yard, for vehicle repair and servicing, a coach depot and premises for a skip hire firm. If the site was to become available, demolition and clearance would be required. It is likely that remediation will be required to deal with any contamination from current/previous uses. The whole site is subject to flood risk (zone 2). Existing access may need to be improved to support a residential scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Retention in current use preferred for the foreseeable future.
9607	Land South East Of 1 And 2 Anvil Court	Whittonstall	Shotley Low Quarter	Central - rest of delivery area	Central	407277	557116	0.25	Greenfield	-	T/940415	suitable	available	achievable	16+ years	5	Small greenfield site within Whittonstall, a village without a defined settlement boundary. Given the highly rural location, impact on the character of the village will need to be carefully considered. Mature trees to the western boundary. Loss of land may impact upon biodiversity and habitats. New access required from adjacent highway. Few constraints to development evident, although a scheme would have to be sensitive to the surroundings. If constraints can be overcome then this could be a suitable location for a small-scale development.
9621	Land East Of Turner Square	Morpeth	Hepscott	Morpeth	Central	420815	584822	0.41	Greenfield	-	15/01485/OUT	not suitable	available	achievable	discounted	0	Small parcel of greenfield land within an established residential area of Morpeth. The site is designated as protected open space. There are mature trees on site, with impacts on ecology and biodiversity housing due to the protected open space designation. Capacity to accommodate a new access will need to be further assessed. Not suitable for development.
9624	Land to south west of Coble Quay	Amble	Amble-by-the-Sea	Amble	South East	426547	604626	0.66	Greenfield	-	A/2006/0500	suitable	not available	not achievable	discounted	0	Brownfield land within Amble which is currently utilised for car parking. Potentially represents an attractive location for new housing. There is an SPA and LWS immediately adjacent to the site. Any adverse impacts on biodiversity and habitats would need to be mitigated. The site is subject to flood risk (zone 2). Existing access may need to be upgraded, but this would not be prohibitive. There could be opportunity for a higher-density scheme, potentially a flattened development, given the location. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change.
9631	Rudchester Farm Cottage	Not in a Settlement	Heddon-on-the-Wall	Central - rest of delivery area	Central	411266	567421	0.42	Brownfield	-	19/03490/FUL	not suitable	available	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing access would need to be improved to support a housing scheme. Not suitable due to the isolated rural location in the Green Belt.
9636	Lynemouth - Disposed Application Site (Parcel C)	Lynemouth	Lynemouth	South East - rest of delivery area	South East	429953	590464	16.90	Brownfield	-	CM/20090157	not suitable	available	not achievable	discounted	0	This land forms part of the extensive Lynemouth Colliery site, which has been largely vacant in recent years. Coal extraction at Lynemouth Colliery had ceased in 1966, but after this the site was linked with Ellington Colliery. This site continued to be utilised as a coal preparation plant, dealing with coal from the neighbouring pit at Ellington, Bewick Drift, and from local opencast sites, until final closure in 2005. This particular parcel retains some elements of the industrial legacy. The southern part of the site is identified as employment land. There are six reservoirs in situ to the south of the site, the rest being rough industrial land, now a mix of brownfield and grassed area. The former pithead baths still stand, a building which is Grade II* listed. Part of the site is utilised for caravan storage. Located outwith the defined settlement boundary, any scheme would impact on openness by extending development to the south of the village. Clearance of remaining industrial buildings and infrastructure would be required prior to redevelopment. Further remediation may also be necessary. Part of the site is utilised for caravan storage. Impacts on ecology, biodiversity, and wildlife habitats will need to be identified and addressed. A goods-only railway line runs to the eastern boundary, and Lynemouth power station is directly to the south east. The environment would not be appropriate for housing, given the surrounding industrial uses. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the surrounding environment, location outside the settlement, the scale of the site, and the impacts of development, there is no scope for any housing. Not suitable.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9645	Lyemouth (power station and slag heap)	Not in a Settlement	Lyemouth	South East - rest of delivery area	South East	430409	590273	38.40	Brownfield	-	-	not suitable	not available	not achievable	discounted	0	This land forms part of the extensive Lyemouth Colliery site, which has been largely vacant in recent years. Coal extraction at Lyemouth Colliery had ceased in 1966, but after this the site was linked with Ellington Colliery. This site continued to be utilised as a coal preparation plant, dealing with coal from the neighbouring pit at Ellington, Bewick Drift, and from local opencast sites, until final closure in 2005. This particular parcel is home to Lyemouth Power Station, which provided the main source of electricity to the nearby Alcan Lyemouth Aluminium Smelter until closure. Since 2018, the power station has been biomass-fired. The plant continues to operate, and there are a variety of industrial buildings in situ, along with associated infrastructure and apparatus, and reservoirs. The southern part of the site is identified as employment land. Located outwith the defined settlement boundary, any scheme would impact on openness by extending development to the south of the village. If the site was to become available, demolition and clearance of the site would be required. Further remediation may also be necessary. Impacts on ecology, biodiversity, and wildlife habitats will need to be identified and addressed. A small part of the site is subject to flood risk (zone 3). A goods-only railway line runs to the western boundary. The environment would not be appropriate for housing, given the surrounding industrial uses. Notable investment would be needed in infrastructure to support a housing scheme, even if only a relatively small proportion of the site were to be brought forward. Given the current use, surrounding environment, location outside the settlement, the scale of the site, and the impacts of development, there is no scope for any housing. Not suitable. Not available nor achievable. Retention in current use preferred for the foreseeable future.
9655	Lyemouth - Disposed Application Site (Parcel B)	Lyemouth	Lyemouth	South East - rest of delivery area	South East	429785	590921	4.54	Greenfield	-	CM/20090157	suitable in part	available	achievable in part	11-15 years	45	Greenfield land to the southern edge of Lyemouth. Adjacent to established housing but outwith the defined settlement boundary. There is a substantial area of industrial land to the south east. Development would impact on the setting, extending housing into open land. Adjacent to an Local Wildlife Site. Impacts upon ecology and habitats will need further assessment. There is a sewage treatment works to the southern boundary, and measures may be necessary to mitigate impacts on residential amenity. New access required, with best location for a link to Albion Terrace needing further assessment. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the north western part of the site, adjacent to existing housing, and giving a buffer to the sewage treatment works. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9683	Land North Of Piper Road - Site B	Wylam	Wylam	Central - rest of delivery area	Central	408962	564254	0.33	Greenfield	permitted (not started)	20/03425/FUL	suitable	available	achievable	0-5 years	9	Planning permission approved - deliverable.
9690	Land at St George's Park Hospital	Morpeth	Morpeth	Morpeth	Central	420197	587365	3.76	Greenfield	-	18/03650/OUT	suitable	available	achievable	16+ years	50	Greenfield land to northern edge of Morpeth, within the defined settlement boundary. The sire is to the north of St George's Park Hospital, with a large strategic housing site to the west. Any development would further extend the reach of the settlement. There is some established woodland on site, with more extensive areas beyond. The impacts that the loss of such land could have on environment, ecology, and biodiversity will need to be assessed. Best option for access will need to be appraised. If the identified constraints can be overcome, then this could offer a suitable location for housing.
9691	Land West Of High House	Mitford	Mitford	Morpeth	Central	418426	585363	2.89	Greenfield	-	15/03172/OUT	not suitable	available	not achievable	discounted	0	Greenfield site adjacent to Morpeth, but outwith the defined settlement boundary. Located in the Green Belt, development would have a significant impact on the setting by extending the town into the open countryside. Adjacent to Ancient Woodland, a Local Wildlife Site, and a Local Nature Reserve, which could result in adverse impacts on ecology and habitats. Significant upgrading of High House Lane would be required to support a large development and provide the necessary capacity and safe access. The impacts of development, constraints, and Green Belt designation means that no housing development would be suitable.
9692	Land South West Of Wilkinson Park	Not in a Settlement	Biddystone	North - rest of delivery area	North	394206	606504	0.69	Greenfield	-	14/00069/FUL	not suitable	available	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site comprises of greenfield land associated with the adjacent farm. Any development would have a marked impact on the rural setting. The existing narrow access road would not be suitable for a housing scheme. Not suitable due to the isolated rural location.
9704	Land North East Of Chathill Station, Chathill	Chathill	Ellingham	North - rest of delivery area	North	418633	627048	0.38	Greenfield	-	13/03392/FUL	suitable	available	achievable	11-15 years	5	Greenfield land to the north of Chathill Station, which has been used for storage. The village does not have a defined settlement boundary. Given the rural environment, any housing development in this location would have an impact on the character and setting. Chathill Station is Grade II listed, and any proposal must be sensitive to this designation. The ECML is directly adjacent, and there may be a need for mitigation measures to ensure residential amenity. The current access point will need to be improved to support a housing scheme, with safety being a key concern given the proximity of the level crossing. If the identified constraints can be overcome, then this could represent a suitable location for a small-scale housing scheme. This should be fitting for the very rural location. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9705	Land North West Of Oaklea Lodge, Main Street, Cornhill-on-Tweed	Cornhill-on-Tweed	Cornhill-on-Tweed	North - rest of delivery area	North	385662	639286	0.49	Greenfield	-	14/02320/OUT	not suitable	available	not achievable	discounted	0	Small parcel of greenfield land adjacent to Cornhill, a village without a defined settlement boundary. Development would lead to the extension of the village into the countryside, and sprawl of development along the highway out of the settlement. There are mature trees to the eastern boundary. Loss of agricultural land may impact upon biodiversity and ecology. New access required. This is unlikely to be possible from the east, so a link would need to come from the narrow access lane to the south. This may not be appropriate for supporting a residential scheme. Location, impacts of development, and identified constraints, mean that the site is not suitable.
9706	Land East Of Fawdon House Longhirst	Not in a Settlement	Longhirst	Central - rest of delivery area	Central	421986	588246	1.27	Greenfield	-	15/01321/OUT	not suitable	unknown	not achievable	discounted	0	Greenfield land at a farmstead, situated outwith a settlement in the open countryside, and within the Green Belt. The site is rough pasture land, associated with the adjacent farm. Any development would have a marked impact on the rural setting. There are mature trees on site, and loss of this land is likely to impact upon biodiversity, ecology, and habitats. The existing narrow access road is unlikely to be suitable for a housing scheme of any scale. Not suitable due to the rural location in the Green Belt.
9710	Land North East Of Bridgend Park, Brewery Road, Wooler	Wooler	Wooler	Wooler	North	399640	627800	0.11	Brownfield	-	13/02393/FUL	suitable	not available	not achievable	discounted	0	Linear parcel of brownfield land within Wooler, that has been used as a maintenance yard for the nearby Riverside Caravan Park. There is an existing house on site, which has also operated as an office for the holiday park, together with a large shed for storage of vehicles and materials. If the site was to become available, demolition and clearance is likely to be required. The existing access may need to be improved to support a housing scheme. Not currently available or achievable, but theoretically, the site could represent a suitable location for brownfield redevelopment if circumstances change. Not available nor achievable. Retention in current use preferred for the foreseeable future.
9714	Land to east of West Hartford Farm, Cramlington	Cramlington	Cramlington	Cramlington	South East	425089	579014	0.53	Greenfield	-	14/00187/FUL	suitable	unknown	achievable	11-15 years	10	Small parcel of open land to the north of Cramlington. The site is within the defined settlement boundary, but is located to the north of the A192, so feels detached from the wider town. There are a handful of houses and a farmstead adjacent however. There are mature trees to the north and eastern boundaries. Existing access would need to be improved to serve a housing scheme, with safety being a key concern that requires further analysis. If the identified constraints can be overcome, then this could represent a suitable location for a small-scale new-build scheme.
9716	The Friars Radcliffe Road Bamburgh	Bamburgh	Bamburgh	North - rest of delivery area	North	417390	634785	0.56	Greenfield	-	14/03277/FUL	suitable	unknown	achievable	16+ years	7	Undeveloped land to the western edge of the Bamburgh. Adjacent to established housing but located outwith the settlement boundary. A housing scheme would lead to the extension of development beyond the existing village. Loss of greenfield site could impact upon ecology, biodiversity, and habitats, with further assessment required. Existing access road would need to be improved to serve a residential development. If identified constraints can be overcome, then this may be suitable for a small-scale housing scheme. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9717	Land South Of Red House Farm Estate Bedlington	Bedlington	West Bedlington	Bedlington	South East	424570	581835	0.47	Greenfield	-	15/00844/FUL	not suitable	unknown	not achievable	discounted	0	Greenfield land to the edge of Bedlington, the majority of which is outwith the defined settlement boundary. Most of the site is designated as protected open space, and provides a valuable recreation area for the local community. Any impacts on ecology would require assessment. The opportunity for access is from an estate road to the north which is unlikely to be appropriate for supporting a housing scheme of any scale. Not suitable, due to protected open space designation and the identified constraints.
9721	Land North Of Duxford Newhouses Duxford	Not in a Settlement	Newton-by-the-Sea	North - rest of delivery area	North	418717	622312	1.02	Greenfield	-	16/03759/FUL	not suitable	unknown	not achievable	discounted	0	Greenfield land situated outwith a settlement in the open countryside. The site is associated with the adjacent farmstead, and is used to provide pitches for camping and caravans. Any development would have a marked impact on the rural setting. The impact upon biodiversity, ecology, and habitats will need to be considered. Capacity of adjacent lane to provide suitable access will need to be reviewed. Not suitable due to the isolated rural location.
9723	Avala Park Residential Home Mile Road Widdrington Station	Widdrington Station	Widdrington Station and Stobswood	South East - rest of delivery area	South East	424677	594212	0.38	Brownfield	permitted (not started)	19/02283/FUL	suitable	available	achievable	0-5 years	8	Planning permission approved - deliverable.
9724	Bradford Leisure Club Bradford Farm Belford	Not in a Settlement	Adderstone with Lucker	North - rest of delivery area	North	415157	632312	0.27	Brownfield	permitted (not started)	19/03876/FUL	suitable	available	achievable	0-5 years	8	Planning permission approved - deliverable.
9725a	Fenwick Granary Farmhouse Belford Berwick-Upon-Tweed	Not in a Settlement	Kyloe	North - rest of delivery area	North	407043	640433	0.62	Brownfield	-	19/04570/FUL	not suitable	available	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The site comprises a number of agricultural buildings and associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing access would need to be improved to serve a housing scheme. Not suitable due to the isolated rural location.
9727	Office Buildings at East Stobswood Opencast Site, Widdrington	Not in a Settlement	Widdrington Station and Stobswood	South East - rest of delivery area	South East	422524	594628	0.96	Brownfield	-	13/02208/PA	not suitable	unknown	not achievable	discounted	0	Land in the open countryside, outwith a settlement. This was previously the site of the offices for Stobswood Opencast Site, but has been cleared and is now vacant. Any development would have aa notable impact on the open landscape, given the isolated location. There is an area of mature woodland to the east. Impacts on ecology and habitats will need to be further assessed. New access required from adjacent highway. Isolated location and impact of development means that this is not a suitable location for housing.
9730	Former St Aidans Rc First School Norham Road Ashington	Ashington	Ashington	Ashington	South East	427981	586357	0.67	Brownfield	permitted (under-construction)	20/02894/FUL	suitable	available	achievable	0-5 years	25	Planning permission approved - deliverable.
9732	Amble Boatyard (retail/commercial)	Amble	Amble-by-the-Sea	Amble	South East	426597	604711	0.21	Greenfield	-	13/03731/FUL, A/2006/0500	not suitable	unknown	not achievable	discounted	0	Brownfield land, in a very attractive location in Amble. The site is occupied by light industrial/commercial units. If the site was to become available, demolition and clearance would be required. There could be an opportunity for a higher-density development, potentially a flattened scheme, given the location. Not considered suitable due to preference for retention in current use.
9739	Baldersbury Hill Farm Berwick-Upon-Tweed	Not in a Settlement	Berwick-upon-Tweed	Berwick-upon-Tweed	North	395598	653695	0.41	Brownfield	permitted (not started)	21/03553/FUL, 20/02677/FUL	suitable	available	achievable	0-5 years	5	Planning permission approved - deliverable.
9741	Ravensmount Residential Home	Alnwick	Alnwick	Alnwick	North	420114	612636	0.22	Brownfield	lapsed	19/04800/FUL, 16/00451/FUL	suitable	available	achievable	6-10 years	8	Substantial, three-storey building, which has most recently been used as a care home. It has been closed for a number of years and has since been standing vacant. The building is deteriorating due to the risk of vandalism and the impacts of the natural elements. Conversion and alteration of the building is likely to be the most appropriate method of redevelopment. Existing access may need to be upgraded to support a residential development, with safety of junction with Alnmouth Road be a key concern. If the identified constraints can be overcome, then this could offer an opportunity for conversion to a flattened scheme.
9744	Land North Of B6530 Corbridge	Corbridge	Corbridge	Corbridge	Central	399879	564287	0.71	Greenfield	-	20/01600/FUL	not suitable	available	not achievable	discounted	0	Parcel of greenfield land to the east of Corbridge. Peripheral to settlement, detached from existing residential development, and set in the Green Belt. Development would have an impact on the local setting, impacting on the openness of the landscape. There is mature woodland to the east, with impacts on ecology and habitats needing further assessment. Located in wider archaeological landscape, with further assessment of impacts potentially necessary. No suitable access at present, with a new junction needed to highway to the south. The Green Belt location and impact of development means that a housing scheme of any scale would not be suitable.
9746	Lyemouth - Disposed Application Site (Parcel D)	Lyemouth	Lyemouth	South East - rest of delivery area	South East	429949	590724	5.99	Brownfield	-	CM/20090157	not suitable	available	not achievable	discounted	0	Greenfield land to the southern edge of Lyemouth, outwith the defined settlement boundary. There is a substantial area of industrial land to the south east. The site is detached from the village, and any development would impact on the setting, extending housing into open land. There is some mature woodland immediately adjacent, and any impacts upon ecology and habitats will need further assessment. There is a sewage treatment works adjacent to the north east, and measures may be necessary to mitigate impacts on residential amenity. New access required, with best location for a link to Albion Terrace needing further assessment. The location and impact of development means that this would not be suitable for housing.
9754	Land South Of Rothbury Golf Club Whitton Northumberland	Not in a Settlement	Rothbury	Rothbury	North	405505	601107	1.76	Greenfield	-	15/03995/FUL	not suitable	unknown	not achievable	discounted	0	Farmland to west of Whitton, a small village without a defined settlement boundary. Peripheral in feel given location, any development would lead to the spread of housing into the countryside. There are mature trees to the site boundary, and more on adjacent land. Loss of agricultural land may impact upon biodiversity and ecology. There is a slope on site, and the topography may restrict the developable area. A conservation areas lies immediately to the south east of the site and any proposal would need to be sensitive this designation. Highways matters will need further appraisal, as it may not be possible to provide a safe point of access. Given the location outwith the settlement, identified constraints and the impacts that would be apparent on local character, this land is not considered to represent a suitable location for residential development.
9755	Land north of Fairshaw Crescent	Bellingham	Bellingham	Bellingham	West	383758	583756	0.98	Greenfield	-	-	suitable	unknown	achievable	11-15 years	18	Agricultural land lying to the north of Bellingham. Adjacent to established housing, but outwith the defined settlement boundary. Development would extend the village into the countryside and would impact on local character. Impacts on the environment, ecology, and habitats will need further assessment and mitigation as necessary. Located in wider archaeological landscape, with assessment potentially being necessary prior to development. New access required. The existing narrow farm track to the north of the site is inadequate to support housing, so a new link to the highway to the east would be required. If the identified constraints can be overcome, then this could represent a suitable location for a small-scale scheme. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9757	Land North East Of Hastings Hartley Arms Lysson Avenue New Hartley	New Hartley	Seaton Valley	Seaton Valley	South East	430885	576992	0.27	Mixed 50:50	full (pending)	21/01588/FUL	suitable	available	achievable	6-10 years	9	Planning permission approved - December 2024
9758	High End 22 Thorp Avenue Morpeth	Morpeth	Morpeth	Morpeth	Central	420120	586572	0.16	Brownfield	permitted (under-construction)	21/01614/FUL	suitable	available	achievable	0-5 years	5	Planning permission approved - deliverable.
9761	Land To North West Of Lal Khazana Deanmoor Road Shilbottle	Shilbottle	Shilbottle	North - rest of delivery area	North	419059	608665	0.19	Greenfield	-	21/02327/OUT	not suitable	available	not achievable	discounted	0	Small parcel of farmland land, outwith the defined settlement boundary for Shilbottle. Although close to the village, the site does feel detached to it. Any housing would represent an incursion into the countryside, impacting on the open setting. Loss of agricultural land could impact ecology and biodiversity. New access required to adjacent highway. Not suitable for housing due to the location and the impacts of development.
9766	1 Windmill Farm Smallholdings Choppington Road Choppington Bedlington	Bedlington	West Bedlington	Bedlington	South East	425651	582864	0.61	Mixed 50:50	full (pending)	21/03369/FUL	suitable	available	achievable	6-10 years	9	Small parcel of land within Bedlington. There is an existing cottage and some outbuildings on site, and it is surrounded by new housing development. Potential opportunity for intensification of development. Demolition and clearance of the existing buildings may be required, but there is still potential for new-build development on the vacant parts of the site. Current access may need to be improved to support a larger housing scheme. If the identified constraints can be overcome, then this could offer a chance for more intensive use of the site for residential use.
9767	1 - 4 The Square Guide Post Choppington	Guidepost	Choppington	Choppington	South East	425423	585060	0.09	Brownfield	permitted (not started)	21/03733/FUL	suitable	available	achievable	0-5 years	6	Planning permission approved - deliverable.
9775	Peat Processing Yard Kemping Moss Wooler	Not in a Settlement	Lowick	North - rest of delivery area	North	400639	636971	0.31	Brownfield	-	16/02223/OUT	not suitable	unknown	not achievable	discounted	0	Rural farmstead, situated outwith a settlement in the open countryside. The site comprises of agricultural buildings and a small amount of associated land. Conversion and/or clearance needed. Development would have a marked impact on the rural setting. The existing narrow access road would need to be improved to support a housing scheme of any size. Not suitable due to the isolated rural location.
9777	Land West Of Dunholme	Not in a Settlement	Haltwhistle	Haltwhistle	West	370007	564634	0.22	Brownfield	permitted (not started)	21/03827/FUL	suitable	available	achievable	0-5 years	5	Planning permission approved - deliverable.
9778	Land South Of Village Meadows (phase 2)	Lowick	Lowick	North - rest of delivery area	North	401606	639469	1.24	Greenfield	permitted (not started)	21/04136/FUL	suitable	available	achievable	0-5 years	16	Planning permission approved - deliverable.
9779	Abshields Farm	Not in a Settlement	Netherwitton	Central - rest of delivery area	Central	415186	590518	0.23	Brownfield	permitted (not started)	21/04148/FUL	suitable	available	achievable	0-5 years	6	Planning permission approved - deliverable.

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SHLAA Ref	Site Name	Settlement	Parish	Local Plan Spatial Geography	Delivery Area	Grid_Ref_X	Grid_Ref_Y	Area (ha)	Land Type	2024 Planning Status	Planning App Ref(s)	Suitability	Availability	Achievability	SHLAA 2024 conclusion	Total Future Yield (2024+)	2024 Site Comment
9780	Land south of Churchill Way, Acklington	Acklington	Acklington	North - rest of delivery area	North	423193	601723	5.71	Greenfield	-	-	suitable in part	unknown	achievable	11-15 years	17	Large area of agricultural land to the southern edge of settlement, outwith the defined settlement boundary. Established residential development to north, but the site does feel somewhat peripheral. Development of the whole site would represent a significant expansion of the settlement and would adversely impact the open landscape and setting. Loss of farmland is likely to impact on biodiversity and habitats. New access required, and highway infrastructure is likely to need upgrade in order to enable a residential development of any scale. If identified constraints can be overcome, a scheme for a lower could be suitable, based on a much reduced developable area. This would be focused on the west of the site, immediately adjacent to the existing village. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9787	Land At Bank House Farm Acklington	Not in a Settlement	Acklington	North - rest of delivery area	North	420913	605047	0.33	Greenfield	-	18/00670/FUL	not suitable	available	achievable	discounted	0	Parcel of greenfield land in a highly rural location the open countryside. There are a number of dwellings surrounding the site, but this is not a defined settlement. Given the setting, any development would have a substantive impact on local character. There are some mature trees on the site, and impact due to loss of habitats would need further appraisal. The capacity of the adjacent narrow access track to serve further housing is questionable. Not considered suitable due to the isolated rural location.
9799	4 Princess Louise Road Blyth	Blyth	Blyth	Blyth	South East	431538	581200	0.02	Brownfield	full (pending)	23/03147/FUL, 21/00321/FUL	suitable	available	achievable	6-10 years	5	Planning permission approved - May 24
9804	Thrunton Brickworks	Not in a Settlement	Whittingham	North - rest of delivery area	North	409160	609758	2.37	Brownfield	permitted (under-construction)	21/00904/FUL	suitable	available	achievable	0-5 years	14	Planning permission approved - deliverable.
9805	Former Holland & Barrett, 23 Station Road, Ashington	Ashington	Ashington	Ashington	South East	427417	587769	0.02	Brownfield	permitted (under-construction)	21/04938/PA	suitable	available	achievable	0-5 years	1	Planning permission approved - deliverable.
9806	46 High Street, Wooler	Wooler	Wooler	Wooler	North	399042	628143	0.02	Brownfield	permitted (not started)	22/00575/PA	suitable	available	achievable	0-5 years	5	Planning permission approved - deliverable.
9807	Lawsons Farm, Whittonstall	Not in a Settlement	Shotley Low Quarter	Central - rest of delivery area	Central	407213	557324	0.29	Brownfield	permitted (under-construction)	21/03212/FUL	suitable	available	achievable	0-5 years	4	Planning permission approved - deliverable.
9809	26 - 30 High Market Ashington	Ashington	Ashington	Ashington	South East	426185	587706	0.05	Brownfield	full (pending)	23/02445/FUL	suitable	available	achievable	6-10 years	5	Planning permission approved - July 24
9810	Land South Of 15-47 Stakeford Crescent Stakeford	Not in a Settlement	Choppington	Choppington	South East	426679	585413	1.71	Greenfield	full (pending)	23/02165/FUL	suitable	available	achievable	6-10 years	32	Planning permission approved - July 24
9812	Beacon Farm Care Centre Beacon Lane Cramlington	Cramlington	Cramlington	Cramlington	South East	425026	576711	0.51	Brownfield	permitted (not started)	22/03701/FUL	suitable	available	achievable	0-5 years	8	Planning permission approved - deliverable.
9821	9-13 West Street Berwick-Upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	North	399819	652904	0.03	Brownfield	permitted (not started)	23/02755/FUL	suitable	available	achievable	0-5 years	5	Planning permission approved - deliverable.
9830	20 - 22 Priestpottle, Hexham	Hexham	Hexham	Hexham	Central	393741	563982	0.07	Brownfield	full (pending)	23/03899/FUL	suitable	available	achievable	6-10 years	8	Planning permission approved - June 2024
9834	Shoreston Hall, Seahouses	Not in a Settlement	North Sunderland	Seahouses	North	420436	632665	0.06	Brownfield	full (pending)	23/04329/FUL	suitable	available	achievable	6-10 years	6	Planning permission approved - April 2025
9838	Spittal House Farm, Spital Road, Newbiggin By The Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	South East	430491	587039	1.54	Greenfield	full (pending)	23/04535/FUL	suitable	available	achievable	6-10 years	27	Planning permission approved - February 2025
9840	Aesca House, South View, Ashington	Ashington	Ashington	Ashington	South East	427438	587686	0.12	Brownfield	permitted (not started)	23/04746/CUD	suitable	available	achievable	0-5 years	8	Planning permission approved - deliverable.
9841	Land at Swarland Equestrian Centre	Swarland	Newton-on-the-Moor and Swarland	North - rest of delivery area	North	416845	603188	2.44	Greenfield	-	-	suitable in part	available	achievable	11-15 years	20	Greenfield land that is part of a wider equestrian centre site. A small part of the site is within the defined settlement boundary, but the majority is outwith this limit, and lies adjacent to the village. Development could have a marked impact on the landscape and character to this side of the village. Loss of greenfield land may impact on biodiversity and ecology. There may be need for clearance of some existing buildings and/or equestrian infrastructure to enable redevelopment. Existing access would need to be improved to serve a housing scheme. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. This would be based on a lower yield and reduced developable area, focused on the north western part of the site, adjacent to existing housing. Offers potential for residential development, although it would not be LP compliant as it is outwith the defined settlement boundary. Not considered a priority for development at present but offers longer-term potential if necessary.
9844	Land To North West Of Brocksbushes Farm, Stocksfield	Not in a Settlement	Bywell	Central - rest of delivery area	Central	402010	564051	0.59	Brownfield	full (pending)	24/00345/FUL	suitable	available	achievable	6-10 years	5	Planning permission approved - September 2024
9846	Land Adjacent To Ellington Business Centre, Lynemouth Road	Ellington	Ellington and Linton	South East - rest of delivery area	South East	428428	591707	0.25	Brownfield	full (pending)	22/03938/FUL	suitable	available	achievable	6-10 years	8	Planning permission approved - March 2025
9848	South Clarewood Farm, Great Whittington, Corbridge	Not in a Settlement	Whittington	Central - rest of delivery area	Central	402406	568916	0.35	Brownfield	full (pending)	24/00304/FUL	suitable	available	achievable	6-10 years	5	Planning permission approved - August 2024
9852	Land North Of Katerdene, Fulbeck, Morpeth	Not in a Settlement	Hebron	Morpeth	Central	419038	587590	0.33	Brownfield	permitted (not started)	22/00369/FUL, 17/01729/AGTRES	suitable	available	achievable	0-5 years	6	Planning permission approved - deliverable.
9853	High Buston Farm	Not in a Settlement	Alnmouth	North - rest of delivery area	North	423115	608611	0.33	Greenfield	full (pending)	24/01586/AGTRES	suitable	available	achievable	6-10 years	5	Planning permission approved - August 2024
9860	Agricultural Building at Broadlaw Farm, Shilvington	Not in a Settlement	Whalton	Central - rest of delivery area	Central	416029	579946	0.17	Greenfield	full (pending)	24/04259/AGTRES	suitable	available	achievable	6-10 years	6	Planning permission approved - February 2025
9861	Land at Bays Leap Farm, Heddon-on-the-Wall	Not in a Settlement	Heddon-on-the-Wall	Central - rest of delivery area	Central	413787	567103	11.41	Greenfield	-	-	not suitable	available	not achievable	discounted	0	Greenfield site to the north of the village, and located in the Green Belt. The location to the north of the main road means it is peripheral to wider development. Within the Hadrian's Wall Heritage Zone, and development could have an adverse impact on the SAM and the setting of the World Heritage Site. A housing scheme would spread development into the countryside. There could also be impacts on biodiversity and habitats. Access may be difficult to provide, as it is unlikely a junction directly with the Military Road would be allowed. Not suitable due to the range of constraints identified, the potential impacts of development, and the Green Belt designation.
9862	Longbank Farm, Longhoughton	Not in a Settlement	Longhoughton	North - rest of delivery area	North	424269	614276	0.13	Greenfield	full (pending)	24/02852/AGTRES	suitable	available	achievable	6-10 years	6	Planning permission approved - October 2024
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