

Northumberland Five-Year Supply of Deliverable Sites

2017/18 to 2021/22

November 2017

Contents

Contents.....	2
1 Introduction	3
2 Methodology.....	4
The Baseline Housing Requirement.....	4
Determining the Residual Requirement	6
The Timeframe for Analysis	6
Determining the Scale of the Backlog.....	6
Options for Addressing the Backlog.....	8
Application of the Buffer.....	9
Forecasting Future Delivery	10
Large Sites	11
Large Windfall Sites.....	13
Small Windfall Sites.....	14
3 The Five-Year Housing Land Supply Position	16
Affordable Housing Forecast	18
4 Appendices.....	19
Appendix A – Large Sites with Planning Consent.....	20
Appendix B – Deliverable Large Sites without Planning Consent	21
Appendix C – Deliverable Sites Providing Affordable Housing	22

1 Introduction

- 1.1 The National Planning Policy Framework¹ (NPPF, 2012) requires every local planning authority (LPA) to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing. Planning Practice Guidance² (PPG) provides a methodology for undertaking this assessment. The assessment of this position is a material consideration in the determination of planning applications for residential development.
- 1.2 The Council's five-year supply of housing land must be assessed against its housing requirements. Following the withdrawal of the Northumberland Core Strategy in July 2017, the Council has undertaken an objective assessment of need (OAN) in accordance with PPG, using Department of Communities and Local Government (DCLG) official household projections as the starting point. For the purposes of this assessment, the five-year housing land supply is calculated against the OAN identified by applying this methodology.
- 1.3 The data that informs this assessment has a base date of 31 March 2017. This report updates and supersedes the previous housing land supply assessment published in December 2016³, and fulfils the Council's requirement to update the assessment annually.

¹ National Planning Policy Framework, DCLG (2012), is available [here](#)

² Planning Practice Guidance can be read [here](#)

³ See the Five Year Supply of Deliverable Sites (2016) – which considered the deliverable housing supply between 1 April 2016 and 31 March 2021, can be read at the following [link](#)

2 Methodology

- 2.1 The five-year housing land supply position calculation follows a number of steps which can be summarised as follows:
- Identifying the baseline housing requirement for the five-year period;
 - Calculation of the residual five-year housing land supply requirement, taking account of housebuilding to date;
 - Identification and assessment of potential sites to deliver housing within the five-year period; and finally,
 - Determining a conclusion as to the five-year housing supply position by considering the deliverable supply against the residual requirement.

The Baseline Housing Requirement

- 2.2 The NPPF requires local planning authorities to meet the full objectively assessed need for new development (FOAN) across the local area; this includes the requirement for both market and affordable housing. PPG advises that a local authority should assess housing supply against the up-to-date housing requirement, ideally a target set out in an adopted Local Plan⁴. Reflecting this, advice from the Planning Advisory Service⁵ (PAS) suggests that the most recent figures available should be used in this assessment: *“these might be your SHMA figures which set out OAN, or could be the most recent household projections, or ideally an emerging new plan figure, which will have the constraints and duty issues factored in.”* Given the withdrawal of the Northumberland Core Strategy from the examination process in July 2017⁶, there is a need to establish a baseline housing requirement.
- 2.3 Previously, housing targets were defined at a regional level, with the former North East of England Regional Spatial Strategy⁷ (RSS, 2008) setting out housing requirements for all local authorities across the North East, including Northumberland. However, the RSS was revoked by the Government in April 2013 and, in common with all regional planning policy, no longer holds any weight in the planning process⁸. The development plans for each former district and borough across Northumberland⁹ also outline housing requirements, though these figures either pre-date, or were informed by, the RSS. Despite a number of policies currently being ‘saved’ under direction of the Secretary of State¹⁰, the housing requirement policies in each Local Plan (or Core Strategy) are considered to be out-of-date and can no longer be used as a basis for determining future housing need.
- 2.4 In such circumstances, the PPG states that a local planning authority should assess housing supply against the most up-to-date figure for OAN¹¹. The Northumberland Strategic Housing

⁴ PPG, DCLG, Paragraph: 030 Reference ID: 3-030-20140306

⁵ Planning Advisory Service – 5-Year Housing Land Supply FAQs are available [here](#)

⁶ For further details please see [this link](#)

⁷ North East Regional Spatial Strategy, TSO (2008), although revoked is available in archive [here](#)

⁸ As supported by the ‘*Hunston Decision*’ in 2013: *Hunston Properties Limited v (1) Secretary of State for Communities and Local Government and (2) St Albans City and District Council* [2013] EWHC 2678, which can be read [here](#)

⁹ The former district and borough councils of: Alnwick; Berwick; Blyth Valley; Castle Morpeth; Tynedale; and, Wansbeck. Details regarding extant planning policies are available at [this link](#)

¹⁰ See the Northumberland Consolidated Policy Statement at [this link](#)

¹¹ PPG, DCLG, Paragraph: 015 Reference ID: 2a-015-20140306

Market Assessment¹² (SHMA, 2015) is the latest assessment of need undertaken by the Council. Following the withdrawal of the Northumberland Core Strategy in July 2017, this is no longer considered to contain an up-to-date objective assessment of need for the five year period 2017/18 to 2021/22.

- 2.5 In the absence of an up-to-date OAN identified in a SHMA, the Council has calculated an OAN in accordance with the methodology set out in the PPG, using the most up-to-date official 2014-based household projections as the starting point. These figures¹³ suggest that the number of households across the county will increase by 11,148 over the period 2011 to 2031, at an average of 558 per annum.
- 2.6 However, the PPG indicates that plan makers may consider sensitivity testing, specific to their local circumstances, based on alternative assumptions in relation to the underlying demographic projections and household formation rates. Analysis of migration trends over a longer ten-year period, and the number of housing completions in Northumberland, suggests that supply was suppressed during the period upon which the official projections are based (2009 to 2014). A '10-year migration scenario'¹⁴ suggests a dwelling requirement of 14,680 units over the 2011 to 2031 period, or 734 homes per annum.
- 2.7 The PPG indicates that consideration should be made to the likely change in job numbers based on past trends or economic forecasts, and have regard to the growth of the working age population. The '10-year migration scenario' indicates a loss of jobs, and a marked reduction in the working age population. A baseline jobs-led forecast to deliver an additional 325 jobs per annum indicates a requirement for 22,920 dwellings over the period 2011 to 2031, or 1,146 per annum¹⁵. While a reduction in the working age population is indicated, this scenario stems the decline significantly when compared to demographic scenarios¹⁶.
- 2.8 The PPG also indicates that the housing number suggested by the household projections should be adjusted to reflect market signals. The 2015 SHMA did not recommend any adjustments be made in the light of market signals relating to property price or quantity data. Therefore it is not considered necessary to make an adjustment for market signals.
- 2.9 From the above, it is concluded that it is appropriate to adjust the household projections number to take into account long-term migration trends and job growth, but that no adjustment from the baseline to take into account market signals is considered justified. It is considered that the OAN falls within the range of 14,680 to 22,920 dwellings, the numbers presented by the above 10-year migration and baseline jobs-led scenarios. Given that the PPG is not prescriptive as to how adjustments should be applied to the household projections, until an updated SHMA has been undertaken in preparation of a new Local Plan, Northumberland's OAN for the purposes of calculating a five-year housing land supply is considered to fall at a midpoint within the above range. This equates to 18,880 dwellings over the period 2011 to 2031, an annual average of 944 dwellings per annum. The baseline five-year requirement for the period 2017 to 2022 is therefore 4,720 dwellings. The above scenarios suggest that development on this scale will support job growth over the period 2011 to 2031, and help stem the decline in the working age population from that that may be experienced if planning to meet the household projections alone.

¹² The 2015 Northumberland SHMA can be read [here](#)

¹³ The 2014-based household projections in England, 2014 to 2039, are available at [this link](#)

¹⁴ Northumberland Demographic Analysis and Forecasts - County Level & Sub-County Level (2017) is available [here](#)

¹⁵ As above, see [here](#)

¹⁶ As above, see [here](#)

- 2.10 In September 2017, the Government published the consultation document ‘Planning for the right homes in the right places’¹⁷, which sets out a standardised methodology for calculating local housing need. A figure is outlined for each LPA across the country, with 707 dwellings per annum (dpa) being identified for Northumberland¹⁸. This number covers the ten-year period from 2016 to 2026.
- 2.11 However, the methodology and the housing requirement figure issued by DCLG remains in draft form and are still subject to consultation. Given the status of the DCLG document, the fact that the methodology is likely to be subject to significant challenge, and that it does not align with current extant national policy and guidance, the consultation document has not formed the basis of calculating Northumberland’s objectively assessed need. This decision has also been informed by legal advice and a review of a small number of appeal decisions since the publication of the document.

Determining the Residual Requirement

- 2.12 As identified above, the baseline housing requirement is 4,720 dwellings. This provides a starting point for determining the five-year housing land supply requirement. The standard methodological approach is that past housing delivery should be assessed since the start of the plan period, to establish whether there has been a surplus or deficit over this timeframe; from this the residual need is determined. However, following the withdrawal of the Core Strategy, there is no defined plan period for Northumberland and, as a result, an appropriate timeframe for assessing the shortfall or surplus in past delivery must be considered.

The Timeframe for Analysis

- 2.13 For the purposes of this analysis, 1 April 2011 has been taken for the starting point for calculating any backlog or surplus. Whilst this aligns with the now withdrawn Core Strategy it is still considered to represent an appropriate base date.
- 2.14 The latest assessment of housing need for previous years is the 2015 Northumberland SHMA. This study considered the requirement for new homes over the period from 2011 to 2031. Whilst, given the withdrawal of the Northumberland Core Strategy it is not considered appropriate to use the SHMA figures looking forward, the numbers did represent the figures for housing need between 2011 and 2017, against which supply has previously been assessed. Therefore, the backlog over the period 2011 to 2017 has been determined, and accordingly, the residual five-year housing land supply requirement calculated taking into account development from 1 April 2011.

Determining the Scale of the Backlog

- 2.15 The SHMA 2015, as the latest up-to-date evidence of past need, provides the requirement for the six-year period between 2011 and 2017. In total this represents a past baseline requirement of 7,296 homes.

¹⁷ Planning for the right homes in the right places, DCLG (2017), can be read [here](#)

¹⁸ The annual local housing need figure is derived from the household projections over the period 2016 to 2026 with an adjustment made to reflect local affordability

- 2.16 Between 2011/12 and 2016/17 there were 5,707 net additional homes completed across Northumberland¹⁹. The data evidences a generally positive trend, with delivery in the last three years showing a marked increase on the initial monitoring years.
- 2.17 As part of the overall objective to increase the supply of homes and offer the choice and competition in the housing market required by the NPPF, local authorities are encouraged to bring empty homes back into use. Specific plans and strategies²⁰ are seen as method of enabling this and the Council has both a Housing Strategy (2013)²¹ and Private Sector Housing Strategy (2015)²², which actively seek to reduce the number of long-term empty homes by returning such dwellings to occupation. The PPG advises that empty homes can help to contribute towards meeting housing need²³ and, for this reason the net change from the total empty homes brought back into use has been identified as a source that should be accounted for in determining the residual housing land supply position.
- 2.18 The Council can identify the net change across the county since the start of the monitoring period and account for the resulting gain or loss within the figures for final housing delivery. As a target for 'homes returned to use' has not been specified within the Housing Strategy, only the actual net change is to date is included within the housing land supply calculation and no forward prediction is made. The data demonstrates that since monitoring commenced in 2012²⁴ a net total of 435 homes have been brought back into use through this approach.

Table 1: Long-Term Empty Homes – net change (2012/13 to 2016/17)

	Total Dwellings
Long term empty homes at 1 April 2012	2,212
Long term empty homes at 1 April 2017	1,777
Net Change 2012 to 2017	+435

- 2.19 As a result, a total of 6,142 additional homes have been provided across the county between 2011/12 and 2016/17. Relative performance has fluctuated, but over the timeframe there has been a cumulative under-supply of 1,154 homes²⁵. This shortfall needs to be addressed.

¹⁹ There have been 6,105 gross completion during this timeframe, reducing to 5,707 net additional homes once losses to stock are taken into account (for instance through demolition and also through schemes involving conversion and change-of-use)

²⁰ NPPF, DCLG, Paragraph 51

²¹ Housing Strategy 2013 to 2018, available to read [here](#)

²² Private Sector Housing Strategy 2015 to 2020, can be viewed at [this link](#)

²³ PPG, DCLG, Paragraph: 039 Reference ID: 3-039-20140306

²⁴ Long-term empty homes monitoring information is not available for the first year of the monitoring period. DCLG live tables on dwelling stock indicate that there were more long term empty homes in 2011 than at the base date of the empty homes monitoring period in 2012

²⁵ This is the position when including the adjustment for reoccupation of long-term empty homes

Table 2: Performance against the Housing Requirement (2011/12 to 2016/17)

Year	Housing Requirement	Net Completions	Performance against Requirement (+/-)
2011/12	1,216	558	-658
2012/13	1,216	621	-595
2013/14	1,216	559	-657
2014/15	1,216	1,447	+231
2015/16	1,216	991	-225
2016/17	1,216	1,531	+315
Total	7,296	5,707	-1,589
With Adjustment for Empty Homes	-	-	-1,154

Options for Addressing the Backlog

- 2.20 As noted, the residual requirement for new homes is determined by adjusting the baseline to take account of past performance. The PPG is clear²⁶ that any under-delivery of housing against the requirement, should be met “...within the first five years where possible.” If this is not feasible, it states that local planning authorities need to work with neighbouring authorities under the duty to cooperate²⁷.
- 2.21 When dealing with under-supply, there are two widely accepted methods for arriving at the residual requirement for the immediate five years: the *Sedgefield* method – whereby the shortfall in housing delivery is added to the next five years of the plan period in entirety; and the *Liverpool* approach – when the shortfall is spread equally across all remaining years of the plan period. Both approaches have been highlighted as “good examples” by DCLG²⁸, and have been commended as “clear and transparent” in the manner in which the shortfall is addressed.
- 2.22 Following the withdrawal of the Northumberland Core Strategy, there is now no defined plan period against which to spread the shortfall and apply the *Liverpool* method. In the current circumstances the *Sedgefield* method must be used by the Council.
- 2.23 Therefore, the entire shortfall in delivery since 1 April 2011 has been added to the baseline housing requirement for the period 2017/18 to 2021/22. This establishes the residual five-year housing requirement, a total of 5,874 dwellings.

²⁶ PPG, DCLG, Paragraph: 035 Reference ID: 3-035-20140306

²⁷ For further information on the duty to cooperate please see [this link](#)

²⁸ Land Supply Assessment Checks, DCLG (2009), is available to read [here](#)

Application of the Buffer

- 2.24 The NPPF advises that the LPA should apply a 5% buffer to the housing requirement for the forthcoming five-year period to ensure “*choice and competition*” in the market for land²⁹. However national policy then goes on to set out that “...*where there has been a record of persistent under delivery of housing...*” the buffer should be increased to 20%. It is important to note that the buffer does not represent additional delivery but is a proportion of the overall requirement for new homes, moved forward from later in the period.
- 2.25 The NPPF does not define persistent under-delivery, or prescribe a method for determining whether persistent under-delivery has occurred. The Council considers that persistent under-delivery has occurred because:
- On a cumulative basis, the total number of homes delivered has not met the requirement since the start of the monitoring period (2011/12); and,
 - On an annual basis over the monitoring period, the number of occasions when housing delivery has failed to meet the requirement is greater than the years during which it has been successfully met.
- 2.26 Over the monitoring period (2011/12 to 2016/17) there has been a cumulative shortfall of 1,154 homes when compared to the baseline requirement of 7,296 homes. Since 2011, the annual housing requirement has been met on two occasions (in 2014/15 and 2016/17) but delivery has fallen short in the other four years. Therefore a 20% buffer has been applied.

Table 3: Performance against the Housing Requirement (2011/12 to 2016/17)

Baseline Target (6 years at 1,216 dpa)	7,296
Actual Delivery	6,142
Cumulative Position (+/-)	-1,154
Years Target Met (out of 6)	2 years
Proportionate Success (%)	33%
Buffer Conclusion (5% or 20%)	20%

²⁹ NPPF, DCLG, Paragraph 47

Table 4: Summary of Residual Housing Land Supply Requirement (2017/18 to 2021/22)

	Total Dwellings
A Past Baseline Housing Requirement (2011/12 to 2016/17)	7,296
B Net Delivery (2011/12 to 2016/17)	5,707
C Net Change in Change in Empty Homes (2011/12 to 2016/17)	+435
D Total Delivery (2011/12 to 2016/17) (B + C)	6,142
E Performance (+/-) against Baseline Requirement (2011/12 to 2016/17) (D - A)	-1,154
F 5-Year Baseline Housing Requirement	4,720
G Plus/Minus Shortfall or Surplus	1,154
H Basic Residual Housing Requirement using a <i>Sedgefield</i> Method (2017/18 to 2021/22) (F + G)	5,874
I Buffer (20% of baseline and shortfall)	1,175
J Total Residual Requirement (H+I)	7,049

Forecasting Future Delivery

- 2.27 The NPPF states³⁰ that: “to be considered deliverable, sites should be available now, offer a suitable location for development now and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.” Therefore, as part of the five-year housing land supply assessment and the wider SHLAA process, each site with the capacity to deliver five or more dwellings has been considered on an individual basis against the three criteria of *availability*, *suitability* and *achievability*.
- 2.28 The PPG sets out the range of characteristics a site must demonstrate in order to meet each of the definitions³¹ and this provides the parameters for the assessment in Northumberland. A positive conclusion regarding the development potential, whether that be in short- or long-term, is only possible when there is evidence available that the site meets the following criteria:
- *Suitable* – it offers a suitable location for housing development, including assessment of physical limitations and the potential impacts of development, and that a scheme would contribute to the creation of sustainable, mixed communities.

³⁰ NPPF, DCLG, footnote 11 to Paragraph 47 and also see PPG, DCLG, Paragraph: 031 Reference ID: 3-031-20140306

³¹ PPG, DCLG, see the following paragraphs: *suitability*, Paragraph: 019 Reference ID: 3-019-20140306; *availability*, Paragraph: 020 Reference ID: 3-020-20140306; and, *achievability*, Paragraph: 021 Reference ID: 3-021-20140306

- *Available* – there is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners that prevent the site being available for housing development.
- *Achievable* – the particular point in time in which there is a reasonable prospect that the particular type of development could occur on the site and the overall period during which the site could be developed. This is essentially a judgment about the economic viability of a site and the capacity of the developer to complete and sell the housing over a certain period.

2.29 From this, the Council has determined whether sites are: ‘*deliverable*’; ‘*developable*’; or alternatively, if they do not meet either criteria, ‘*not presently developable*’. Deliverable sites are forecast to provide homes in the immediate five-year period, whereas on developable sites, housebuilding is anticipated to commence and take place after this initial timeframe³². When considering the deliverability and developability of sites, the SHLAA sets out specific timescales for delivery of each site within five-year tranches³³.

Large Sites

2.30 As part of the site appraisal, all sites with planning permission with an overall capacity for five or more dwellings³⁴ have been assessed.

2.31 The sites that have the potential to deliver housing in the initial five-year period are from two distinct categories:

- *Sites with planning permission* (either with full or outline consent) – noting that the NPPF indicates that sites with consent should be considered deliverable until the permission expires, unless there is clear evidence that schemes will not be implemented within five years³⁵.
- *Sites without planning consent* – with the PPG confirming that planning permission is not a prerequisite for a site to be considered deliverable within five years³⁶; however, the Council assume that sites without planning consent will not deliver within the initial five year timeframe unless there is clear evidence to suggest rapid progress and delivery in the short-term.

2.32 In order for the Council to make a robust assessment of the deliverability of sites, a consultation exercise has been undertaken with developers, landowners and agents and other interested parties. This concentrated on large sites with planning permission, those with an overall capacity of five units or more, and helped to establish likely delivery rates for individual sites and to gather any other relevant site-specific information that may affect development.

2.33 Information received was reviewed by planning officers and then used to inform the site delivery forecasts. Importantly, only sites that meet the NPPF criteria have been forecast to deliver units in the next five years.

2.34 It is recognised that developers, landowners and agents have a critical understanding with regard to the above considerations, particularly when it comes to issues of marketability and details such as the appropriate site capacity and yield, and realistic delivery rates. As a result,

³² From year-6 onwards, with delivery in the medium- and long-term being set out in the SHLAA

³³ Again the latest Northumberland SHLAA (February 2017) sets out this information for all sites, although the base date for the assessment is 31 March 2016

³⁴ Referred to as ‘large sites’

³⁵ NPPF, DCLG, Paragraph 47, Footnote 11

³⁶ PPG, DCLG, Paragraph: 031 Reference ID: 3-031-20140306

unless there are clear reasons to the contrary, the information provided by the development industry, through the consultation process, has usually been taken as conclusive.

- 2.35 Full details regarding the delivery on all large sites with outstanding planning permission are outlined in Appendix A.
- 2.36 For sites where the Council has not received delivery information from developers, a judgement on potential delivery has been taken by officers, using the best available evidence. Assumptions about build-out rates are made by drawing on officer experience of prevailing market conditions, and taking into account of the planning status of sites, and the nature, scale and type of scheme proposed.
- 2.37 The methodological assumptions are outlined at the end of this section, based on the status of different sites.
- 2.38 Planning permission is not a prerequisite for deliverability so consideration is given to a limited pool of sites without consent at the 31 March 2017 base date. Only sites with robust evidence to support a positive assessment of deliverability within the first five years are included, with forecasts taking into account the necessary timescales for negotiating the development management process and for then undertaking any supporting work and site preparation before construction can begin.
- 2.39 In undertaking this analysis, a '*line in the sand*' was drawn at 30 September 2017, with a contextual update to this date being set out in the notes that accompany each site in Appendix B. Two distinct categories of site without permission at the base date have been considered for deliverability; firstly, those granted consent between 1 April and the end of September 2017; and then, other sites with an outstanding planning application for which consent is ' *minded to approve*' subject to the resolution of outstanding points, such as the signing of a Section 106 legal agreement³⁷.
- 2.40 Again advice from developers, landowners and agents as to likely timescales for delivery has been used to inform the decision. Full details, including examples of when methodological assumptions have been applied, are set out in the site schedule in Appendix B.

³⁷ Once this process is completed then planning permission is formally granted

Table 5: Delivery Assumptions (applied to sites identified in the 5-YHLS and SHLAA)

Site Category	Delivery Assumption
Sites with Outstanding Planning Consent	
<i>Extant</i> sites with outline permission – development yet to commence	Where no information is submitted, delivery will start from <i>year-3</i> at a rate of no more than 30 dwellings per annum (dpa)
<i>Extant</i> sites with full permission – development yet to commence	Where no information is submitted, delivery will start from <i>year-2</i> at a rate of no more than 30 dpa
<i>Under-construction</i> sites – planning permission implemented but development yet to be completed	Where no information is submitted, delivery will be informed by the previous rate. If there is no relevant history, delivery will start from <i>year-1</i> at a rate of no more than 30 dpa
Sites without Planning Consent	
Sites granted outline planning permission after the base date (between 31 March and 30 September 2017)	Delivery will start from <i>year-3</i> at a rate of no more than 30 dpa
Sites granted full planning permission after the base date (between 31 March and 30 September 2017)	Delivery will start from <i>year-2</i> at a rate of no more than 30 dpa
Large sites identified as suitable, available, achievable, for which there is an application pending with a resolution to approve subject to a S106 agreement	Delivery will start from <i>year-4</i> at a rate of no more than 30 dpa
Other developable SHLAA sites – including those with an outstanding planning application that is ‘ <i>pending decision</i> ’ or ‘ <i>pending consideration</i> ’	Delivery will start no earlier than from <i>year-6</i> at a rate of no more than 30 dpa. No delivery forecast within first five years

Large Windfall Sites

- 2.41 The current stock of outstanding planning consents and other specific sites that are identified through the SHLAA process represent the chief source of future housing delivery. However, new sites that are not currently identified in the plan-making process will continue to come forward in the future.
- 2.42 As a result, an effective strategy for providing new homes should take account of potential delivery from sites that are yet to be identified through the planning process. Known as ‘*windfall*’ sites, these are defined in the NPPF³⁸ as those which: “*have not been specifically identified as available in the Local Plan process*”. The NPPF indicates that LPAs “*...may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a*

³⁸ NPPF, DCLG, Glossary

reliable source of supply. Any allowance should be realistic having regard to the SHLAA, historic windfall delivery rates and expected future trends, and should not include residential gardens.”

- 2.43 Accordingly, the potential for future windfall housing development across Northumberland has been appraised. However, following analysis of specific local circumstances, it is considered that the Northumberland SHLAA is comprehensive in the way in which it identifies and assesses large sites, capturing potential sources of delivery at the earliest possible stage. As a result, the Council does not consider that there is compelling evidence to justify the inclusion of an allowance in the trajectory for windfall delivery from larger sites of five dwellings or more.

Small Windfall Sites

- 2.44 The Council classifies sites with an overall capacity of fewer than five dwellings as ‘small sites’ and includes them as a separate category for the purposes of monitoring. Due to the significant number of smaller sites with planning consent across Northumberland, a characteristic of the vast overall scale of the county and the largely rural environment, the identification and assessment of sites of fewer than five dwellings requires a substantive level of resource.
- 2.45 As a result, it is not considered practical to record these sites individually as part of the SHLAA process and for consistency, in assessing the housing land supply position, a minimum site capacity threshold of five dwellings is adopted. Therefore, no delivery from the ‘*specific identifiable small sites*’, which currently benefit from planning permission, is forecast for the coming five years. Instead, an allowance for windfall delivery from the small sites has been made.
- 2.46 Analysis of historic data, collected through the monitoring process, shows that there are no clear trends associated with delivery of small sites; this relates both to the implementation of planning consents or for annual rates of delivery once underway. Therefore, historic completions are used as the basis for future forecasting.
- 2.47 As a result of a comprehensive review undertaken a number of years ago³⁹, the Council is confident that the figures for annual average delivery from 2011/12 are robust and are a reliable basis for forecasting an allowance for the next five years and beyond. Over the period 2011/12 to 2016/17, a total of 870 homes were delivered on small sites of less than five units, an annual average of 145 homes across the county.

³⁹ NB - to help gain a better understanding of small sites, during 2010/11 the Council undertook a review of housebuilding statistics. This process led to the identification of previously unrecorded completions on small sites, those that had not been captured through the monitoring process in past years and therefore had not been highlighted in figures for housing completions

Table 6: Net Completions on Small Sites (2011/12 to 2016/17)

Year	Northumberland Total
2011/12	85
2012/13	94
2013/14	110
2014/15	374
2015/16	102
2016/17	105
Total	870
Annual Average	145

3 The Five-Year Housing Land Supply Position

- 3.1 The following section sets out the latest five-year housing land supply position across the county, drawing on the analysis and discussion in this report, including the information gathered through the consultation exercise. It sets out the delivery from all potential sources for the next five years; the supply figure coming from sites on which it has been determined that there is a realistic prospect that housing will be delivered within this immediate period. In doing so, this deliverable supply meets the definition of the NPPF and PPG.
- 3.2 The conclusion below relates to 2017/18 to 2021/22 and to Northumberland as a whole. The position is based on:
- The latest objective assessment of need over the period 2017 to 2022, calculated in accordance with national guidance (944 per annum);
 - Identifying the shortfall in delivery over the period 2011 to 2017 against the objectively assessed need for this period in the 2015 SHMA (1,216 per annum);
 - Application of a *Sedgefield* methodology in response to the under-supply apparent to date; and finally,
 - A buffer of 20% based on acknowledgement of “*persistent under-delivery*” in recent years, a decision influenced by an overall cumulative under-supply since 2011, and also an annual shortfall in four of the six years to date (against the 2015 SHMA requirement).

Table 7: Summary Five-Year Housing Land Supply Position (*Sedgefield* approach, 20% buffer)

Requirement - 2017/18 to 2021/22		
A	Baseline Requirement	4,720
B	Shortfall/Surplus	-1,154
C	Residual Requirement (<i>Sedgefield</i>) (A + B)	5,874
D	Buffer (20% of baseline and shortfall)	1,175
E	Total Residual 5-YHLS Requirement (C + D)	7,049
5-YHLS Position - 2017/18 to 2021/22		
F	Identified Supply from All Sources	9,116
G	Supply (%) (F / E)	129%
H	Supply ('Years') (G x 5)	6.5 years

- 3.3 From the above, a deliverable supply of housing land can be demonstrated equivalent to 6.5 years (129%). As part of this, 7,337 dwellings are considered to be deliverable from existing planning permissions in the next five years to 31 March 2022 alone, representing an indicative 5.2 year supply.

Table 8: Summary of the Deliverable Supply (2017/18 to 2021/22)

Future Supply - 2017/18 to 2021/22		Total Dwellings
<i>A</i>	<i>Large Sites with Outstanding Planning Permission</i>	7,337
<i>B</i>	<i>Large Sites without Planning Consent</i>	1,049
<i>C</i>	<i>Small Site Windfall Allowance</i>	730
D	Total Deliverable Supply from All Sources (A + B + C)	9,116

- 3.4 A range of additional information supports this main report, with Appendix A and Appendix B detailing the specific large sites (those with a capacity of five units or more) comprising the five-year supply of deliverable sites, those forecast to provide new homes by 31 March 2022. As an additional reference source, the latest Northumberland SHLAA should be referred to for a fully comprehensive position beyond the initial five-year period (from 2022/23 onwards) and wider commentary of long-term housing supply⁴⁰.

⁴⁰ Again as previously noted, this has a base date of 31 March 2016

Affordable Housing Forecast

- 3.5 A list of sites with planning permission at 31 March 2017 that are forecast to deliver affordable housing in the next five-year period is set out in Appendix C. The number of units presented in this table is a subset of the overall five-year supply position; therefore the dwellings identified are not in addition to the deliverable supply from planning permissions of 7,337 homes.
- 3.6 Where affordable housing has been secured on a site through an existing planning permission, the forecast of the affordable element of the scheme has been informed by the information provided through the consultation process. Therefore, as with the predicted delivery of market housing, this is directly informed by evidence from developers, landowners, agents and any other relevant stakeholders.
- 3.7 However, it should also be noted that there are occasions where affordable housing has been secured through a permitted application but for which the specific delivery of these units has not been provided. If the information provided by a developer did not specifically outline the delivery of the affordable units, or indeed if the consultee was unable to provide a forecast, then a methodological assumption has been applied. This prediction is based on local knowledge and understanding of best practice.
- 3.8 Only sites with planning permission as of 31 March 2017 have been considered in the affordable housing supply; a total of 1,116 units are forecast for delivery in the next five years. Again, site-specific information is outlined in Appendix C.

4 Appendices

Appendix A – *Large Sites with Planning Consent*

Appendix B – *Deliverable Large Sites without Planning Consent*

Appendix C – *Deliverable Sites Providing Affordable Housing*

Appendix A – Large Sites with Planning Consent

Schedule of all large sites (those with a total capacity of five dwellings or more), that benefitted from planning permission at 31 March 2017. Sites are listed by parish in alphabetical order, with those sites under-construction at the base date separated from those which had not started.

Appendix B – Deliverable Large Sites without Planning Consent

Schedule of large sites (those with a total capacity of five dwellings or more), without planning permission at 31 March 2017, which have been considered for deliverability. Sites are listed by parish in alphabetical order.

Appendix C – Deliverable Sites Providing Affordable Housing

The schedule outlines the large sites with planning permission (with overall capacity of five units or more) that are forecast to deliver affordable housing in the forthcoming five-year period. It is important to note that this is not additional delivery to that outlined in the overall five-year supply (in the site schedules in Appendix A and Appendix B) but rather shows the portion of the delivery that is forecast to be affordable units. Sites are listed by parish in alphabetical order.

Appendix A: Details of large sites with planning consent that compose the 5yr supply of deliverable sites

Planning Apn No.	SHLAA Site Ref	Site Location/Address	Settlement	Parish	Decision Date	Expiry Date	Net Capacity of Site	Site Area (ha)	Position of site at 01/04/2017			Brownfield	Greenfield	Agricultural Brownfield	New Build	Conversions	Change of use	Demolitions	Commuter Pressure Area	Rural Area	Allocated in the Development Plan for Housing	NPPF Assessment of Deliverability			Comments	Discounted	Forecasts				
									Outstanding	Under Construction	Completed											Available	Suitable	Achievable			2017/18	2018/19	2019/20	2020/21	2021/22
Extant Large Sites																															
15/02504/FUL	0287	Acklington Garage, 9 Acklington Village, Acklington	Acklington	Acklington	06/01/2016	06/01/2019	17	0.68	17	0	0	✓	✓		✓							✓	✓	✓	Delivery informed by developer forecasts						5
A/2009/0034	0382	Alnwick RC St John's Aided School, Lisburn Street, Alnwick	Alnwick	Alnwick	22/08/2014	22/08/2017	29	0.86	29	0	0	✓			✓							✓	✓	✓	Delivery informed by developer forecasts			4	20	5	
16/03770/FUL	0230	Allerburn House, Denwick Lane, Alnwick	Alnwick	Alnwick	27/02/2017	27/02/2020	20	1.37	20	0	0		✓		✓	✓						✓	✓	✓	Delivery informed by developer forecasts			20			
16/02824/OUT	6827	Alnwick Golf Club, Swansfield Park Road, Alnwick	Not in a Settlement	Alnwick	07/12/2016	07/12/2019	10	1.50	10	0	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts					5	5
15/02603/FUL	9028	Narrowgate House, Narrowgate, Alnwick	Alnwick	Alnwick	14/10/2016	14/10/2019	8	0.13	8	0	0	✓			✓		✓					✓	✓	✓	Delivery informed by developer forecasts			2	3	3	
15/02603/FUL	9028	Narrowgate House, Narrowgate, Alnwick	Alnwick	Alnwick	14/10/2016	14/10/2019	-1	0.13	-1	0	0				✓		✓					✓	✓	✓	Delivery informed by developer forecasts			-1			
A/2010/0522	0145	Land North of Queen Street and adjacent to The Gut and The Braid, Amble	Amble	Amble-by-the-Sea	08/05/2015	08/05/2018	49	2.25	49	0	0	✓	✓		✓							✓	✓	X	Site currently not considered deliverable or developable	x					
15/03472/FUL	9024	Land To Rear Of The Boatyard, Coquet Street, Amble	Amble	Amble-by-the-Sea	04/07/2016	04/07/2019	8	0.12	8	0	0	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		8				
13/03459/OUT	8040	Land North Of Gloster Hill, Gloster Hill, Amble	Amble	Amble-by-the-Sea	01/09/2016	01/09/2019	6	0.96	6	0	0		✓		✓							✓	✓	✓	Site currently not considered deliverable within next five years	x					
16/01688/OUT	6752	Land South Of Kennedy Green, Beadnell	Beadnell	Beadnell	01/03/2017	01/03/2020	45	2.55	45	0	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts						15
12/01670/FUL	1260	77 Marygate, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	04/09/2014	04/09/2017	11	0.03	11	0	0	✓			✓							✓	✓	✓	Delivery informed by developer forecasts			11			
11/03407/OUT	8074	Seton Hall, Ord Road, Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	22/01/2015	22/01/2018	45	2.00	45	0	0	✓			✓							✓	✓	✓	Site currently not considered deliverable within next five years	x					
14/03054/REM	1017 (part)	West Hope (Land at), Castle Terrace, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	12/12/2014	12/12/2017	10		10	0	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts			10			

Appendix A: Large Sites with Planning Consent

08/B/0696	1017	West Hope (Land at), Castle Terrace, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	12/12/2014	12/12/2017	240	10.11	240	0	0	✓	✓								✓	✓	✓	Delivery informed by developer forecasts				15	15	15	
13/00589/FUL (hybrid application)	1543	Springhill/Highcliffe (Land at), Tweedmouth, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	12/08/2013	12/08/2018	110	10.04	110	0	0	✓	✓								✓	✓	✓	Site currently not considered deliverable within next five years	x						
14/03693/FUL	8080	C & V Developments Ltd, Old Brewery, Brewery Lane, Tweedmouth, Berwick-Upon-Tweed	Tweedmouth	Berwick-upon-Tweed	21/04/2015	21/04/2018	5	0.41	5	0	0	✓				✓					X	✓	X	Site currently not considered deliverable or developable	x						
09/B/0317	1411	Spittal Point (Land at), Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed	18/02/2014	18/02/2019	136	2.93	136	0	0	✓		✓							✓	✓	✓	Site currently not considered deliverable within next five years	x						
14/00814/FUL	4663	Land surrounding and including Malvin's Close House and Harpenden House, Malvins Close, Blyth	Blyth	Blyth	24/04/2014	24/04/2017	48	0.45	48	0	0	✓		✓							✓	✓	✓	Delivery informed by developer forecasts		13	22	13			
14/02727/OUT	4560	Land South Of Hunter Avenue, Shotton Avenue, Blyth	Blyth	Blyth	13/03/2015	13/03/2018	6	0.23	6	0	0	✓		✓							✓	✓	✓	Delivery based on methodology assumptions				3	3		
15/04185/FUL	4668	Land At Newsham North Farm, South Newsham Road, Blyth	Blyth	Blyth	21/11/2016	21/11/2019	40	1.76	40	0	0		✓	✓		✓					✓	✓	✓	Delivery based on methodology assumptions				20	20		
15/04185/FUL	4668	Land At Newsham North Farm, South Newsham Road, Blyth	Blyth	Blyth	21/11/2016	21/11/2019	-2	1.76	-2	0	0		✓	✓		✓					✓	✓	✓	Delivery based on methodology assumptions				-2			
B/09/00008/FUL	6686	Former Builders Yard And Office, 52 -60 Union Street, Blyth	Blyth	Blyth	14/08/2014	14/08/2017	23	0.10	23	0	0	✓		✓							✓	✓	✓	Site currently not considered deliverable within next five years	x						
15/01774/OUT	9019	8 Sussex Street, Blyth	Blyth	Blyth	27/07/2015	27/07/2018	9	0.04	9	0	0	✓		✓							✓	✓	✓	Site currently not considered deliverable within next five years	x						
15/03129/FUL	9020	Land At Crawford Street, Blyth	Blyth	Blyth	12/02/2016	12/02/2019	16	0.21	16	0	0		✓	✓							✓	✓	✓	Delivery informed by developer forecasts		16					
15/01941/FUL	4736	Land At Commissioners Quay, Quay Road, Blyth	Blyth	Blyth	31/03/2016	31/03/2019	49	0.98	49	0	0	✓		✓							✓	✓	✓	Delivery informed by developer forecasts			24	25			
14/03266/FUL	6831	Land South Of Lordenshaw Drive And Silverton Lane, Garleigh Road, Rothbury	Rothbury	Cartington	27/04/2016	27/04/2019	57	3.51	57	0	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts				10	20	17	10

Appendix A: Large Sites with Planning Consent

11/00699/FUL	6199	Hetton Steads, Hetton Steads, Lowick	Not in a Settlement	Chatton	08/11/2011	08/11/2014	5	0.65	5	0	0			✓			✓					X	✓	X	Site currently not considered deliverable or developable	x					
15/02442/FUL	2639	Land South West Of Chollerton First School, Station Road, Barrasford	Barrasford	Chollerton	18/11/2015	18/11/2018	18	0.91	18	0	0		✓		✓				✓		✓	✓	✓	✓	Delivery informed by developer forecasts			9	9		
15/00381/OUTES	2471 & 2347 (part)	Land West Of Milkwell Lane, Milkwell Lane, Corbridge	Corbridge	Corbridge	21/09/2016	21/09/2019	233	11.60	233	0	0		✓		✓			✓			✓	✓	✓	✓	Delivery informed by developer forecasts				23	48	48
15/03033/OUT	2380	Land At Redewater View, Redewater View, Otterburn	Otterburn	Corsenside	01/08/2016	01/08/2019	8	0.31	8	0	0			✓	✓						✓	✓	✓	✓	Site currently not considered deliverable within next five years	x					
10/S/00473/FUL	4703a	Development Site South Of Beacon Lane, Land To The East Of Fisher Lane, Cramlington (Bellway & Persimmon)	Cramlington	Cramlington	22/05/2015	22/05/2017	250	10.04	250	0	0		✓		✓					✓	✓	✓	✓	✓	Delivery informed by developer forecasts			30	60	60	60
15/02869/FUL	9021	Land North Of Barry House, Old Crow Hall Lane, Cramlington	Cramlington	Cramlington	16/03/2016	16/03/2019	9	0.68	9	0	0		✓		✓						✓	✓	✓	✓	Delivery informed by developer forecasts		4	5			
15/00901/OUTES	4703b	South West Sector Of Cramlington, Land South And West Of White Hall Farm, Beacon Lane, Cramlington	Cramlington	Cramlington	28/11/2016	28/11/2019	1,600	85.60	1,600	0	0		✓		✓						✓	✓	✓	✓	Delivery informed by developer forecasts			30	50	50	50
16/03184/REM	4701 (part)	Land North Of Station Road, Cramlington	Cramlington	Cramlington	22/02/2017	22/02/2019	480	14.36	480	0	0		✓		✓						✓	✓	✓	✓	Delivery informed by developer forecasts			70	70	70	70
11/01565/FUL	4754	13 Allensgreen, Cramlington	Cramlington	Cramlington	12/05/2016	12/05/2019	5	0.09	5	0	0	✓			✓						✓	✓	✓	✓	Site currently not considered deliverable within next five years	x					
14/04120/OUT	0057	The Bark Pots Tea Room, 9 West End, Craster	Craster	Craster	22/07/2015	22/07/2018	6	0.23	6	0	0	✓			✓						✓	✓	✓	✓	Site currently not considered deliverable within next five years	x					
14/02219/FUL	8072	Land South Of Greensfield Farm, Weavers Way, Alnwick	Not in a Settlement	Denwick	22/12/2014	22/12/2017	12	1.25	12	0	0			✓	✓		✓				✓	✓	✓	✓	Delivery informed by developer forecasts				12		
13/03937/FUL	5019	Land To North Of Spring Ville, East Sleekburn, Bedlington	Not in a Settlement	East Bedlington	20/05/2015	20/05/2018	48	1.41	48	0	0		✓		✓						✓	✓	✓	✓	Delivery informed by developer forecasts				20	20	8
15/02628/FUL	5017	Land East Of Barrington Park, East Sleekburn	East Sleekburn	East Bedlington	30/01/2017	30/01/2020	59	2.30	59	0	0		✓		✓						✓	✓	✓	✓	Delivery informed by developer forecasts			20	20	19	

Appendix A: Large Sites with Planning Consent

CM/20090540	3406 (part)	Nordstrom House, North Broomhill	Broomhill	East Chevington	07/07/2016	07/07/2019	18	0.66	18	0	0	✓		✓							✓	✓	✓	Site currently not considered deliverable within next five years	x					
15/04272/OUT	3014	Land to the South of Hadston Road and West of the A1068, Chevington	Not in a Settlement	East Chevington	22/02/2017	22/02/2020	90	2.81	90	0	0		✓	✓							✓	✓	✓	Delivery informed by developer forecasts		3	45	36	6	
15/03295/FUL	9013	Farm Buildings, Eglington Hill, Alnwick	Eglington	Eglington	26/02/2016	26/02/2019	5	0.73	5	0	0			✓			✓				✓	✓	✓	Delivery informed by developer forecasts						5
15/03731/FUL	1068	Ellingham Home Farm, Ellingham	Ellingham	Ellingham	17/06/2016	17/06/2019	10	0.50	10	0	0			✓			✓				✓	✓	✓	Delivery based on methodology assumptions			3	3	4	
14/03065/FUL	8069	Border Pine Building, Aesica Road, Haltwhistle	Haltwhistle	Haltwhistle	07/01/2015	07/01/2018	14	0.25	14	0	0	✓					✓		✓		✓	✓	✓	Site currently not considered deliverable within next five years	x					
13/03921/OUT	2512	Land North Of Newholme Avenue, Willia Road, Haltwhistle	Haltwhistle	Haltwhistle	05/12/2014	15/12/2017	50	3.89	50	0	0		✓	✓					✓		✓	✓	✓	Delivery informed by developer forecasts				25	25	
13/03434/FUL	2353	Anchor Garage, John Martin Street, Haydon Bridge	Haydon Bridge	Haydon	24/07/2014	24/07/2017	6	0.80	6	0	0	✓		✓				✓			✓	✓	✓	Delivery informed by developer forecasts			6			
16/00524/REM	3050	Land South West Of Northgate Hospital, A192 District Boundary To Northgate Roundabout, Morpeth	Not in a Settlement	Hebron	23/07/2014	23/07/2017	218	9.72	218	0	0		✓	✓							✓	✓	✓	Delivery informed by developer forecasts		20	35	35	35	35
15/02794/FUL	2497 & 2258	Hexham Bus Station & The Ropery, Priestpopple/Argyle Terrace, Hexham	Hexham	Hexham	18/11/2015	18/11/2018	36	0.45	36	0	0	✓		✓				✓			✓	✓	✓	Delivery informed by developer forecasts					36	

Appendix A: Large Sites with Planning Consent

16/03281/FUL	9030	St Cuthberts Close, Hexham	Hexham	Hexham	08/03/2017	08/03/2020	38	0.63	38	0	0	✓		✓			✓			✓	✓	✓	Delivery informed by developer forecasts				38			
16/02439/FUL	9030	St Cuthberts Close And 22 And 24 Hencotes, Hexham	Hexham	Hexham	08/12/2016	08/12/2019	-43	0.48	-43	0	0	✓					✓	✓			✓	✓	✓	Delivery informed by developer forecasts		-43				
16/02970/REM	2377, 2585, 2586 & 6746 (part)	Land East Of East Lea, East Lea, Humshaugh	Humshaugh	Humshaugh	01/02/2017	01/02/2020	20	2.50	20	0	0		✓		✓				✓		✓	✓	✓	Delivery informed by developer forecasts		6	14			
11/00660/FUL	9033	Land North West Of Sports Club, Branton	Not in a Settlement	Ingram	30/11/2016	30/11/2019	5	0.23	5	0	0		✓			✓					✓	✓	✓	Delivery informed by developer forecasts		5				
15/02054/FUL	2641 (part)	Land East Of Eastlands, Eastlands, Kirkwhelpington	Kirkwhelpington	Kirkwhelpington	31/08/2016	31/08/2019	17	0.90	17	0	0	✓			✓						✓	✓	✓	Delivery informed by developer forecasts				3	10	
15/02771/FUL	9012	Buildings Surrounding Lesbury House, Lesbury	Lesbury	Lesbury	14/10/2015	14/10/2018	5	1.92	5	0	0	✓				✓					✓	✓	✓	Delivery based on methodology assumptions			1	2	2	
15/02771/FUL	9012	Buildings Surrounding Lesbury House, Lesbury	Lesbury	Lesbury	14/10/2015	14/10/2018	-2	1.92	-2	0	0	✓				✓					✓	✓	✓	Delivery based on methodology assumptions			-2			
14/03236/FUL	0426	Land North Of Townfoot, Townfoot, Lesbury	Lesbury	Lesbury	18/12/2015	18/12/2018	20	1.24	20	0	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts		8	12			
16/02973/FUL	0070 (part)	Land North Of Cairn View, Fenwick Park, Longframlington	Longframlington	Longframlington	18/01/2017	18/01/2020	26	1.63	26	0	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts			7	19		
15/01319/OUT	9018	Land East Of Longframlington Cemetery, North Road, Longframlington	Longframlington	Longframlington	12/05/2016	12/05/2019	10	0.53	10	0	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts			5	5		
16/00745/FUL	9035	North End Farm, Longframlington	Not in a Settlement	Longframlington	02/03/2017	02/03/2020	9	1.20	9	0	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts		1	2	2	2	2
15/02208/FUL	0070 (part)	Land North Of Fairfield's, Longframlington	Longframlington	Longframlington	12/08/2016	12/08/2019	6	0.97	6	0	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts			2	2	2	
14/02116/FUL	8071	Longhirst Hall, Longhirst	Not in a Settlement	Longhirst	18/09/2014	18/09/2017	31	0.68	31	0	0	✓				✓					✓	✓	✓	Delivery based on methodology assumptions		10	10	11		
16/00626/REM	3420	Normandy Terrace (Land adj) East Road, Longhorsley	Longhorsley	Longhorsley	07/07/2016	07/07/2019	12	0.38	12	0	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts			6	6		
14/03839/OUT	6795	Land South East Of The Shoulder Of Mutton, South Road, Longhorsley	Longhorsley	Longhorsley	11/03/2016	11/03/2019	55	2.62	55	0	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts				20	25	10
16/03951/REM	0044	Land West Of St Peter And St Paul Church, North End, Longhoughton	Longhoughton	Longhoughton	28/02/2017	28/02/2020	66	4.85	66	0	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts		20	25	21		
16/04530/FUL	9037	Seaton House Farm, Boulmer, Alnwick	Not in a Settlement	Longhoughton	01/03/2017	01/03/2020	5	0.36	5	0	0	✓			✓		✓	✓			✓	✓	✓	Delivery informed by developer forecasts					5	
16/04530/FUL	9037	Seaton House Farm, Boulmer, Alnwick	Not in a Settlement	Longhoughton	01/03/2017	01/03/2020	-1	0.36	-1	0	0	✓			✓		✓	✓			✓	✓	✓	Delivery informed by developer forecasts					-1	
14/01679/FUL	1070	Land At South Road, Lowick	Lowick	Lowick	29/05/2015	29/05/2018	8	0.50	8	0	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts			2	2	2	2

Appendix A: Large Sites with Planning Consent

16/00153/FUL	6667	Land West Of Meldon Burn, Milfield	Milfield	Milfield	16/02/2017	16/02/2020	10		10	0	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts				5	5	
15/03842/REM	3651	Former Mitford Water Treatment Works, Mitford	Not in a Settlement	Mitford	29/01/2016	29/01/2019	8	2.49	8	0	0	✓			✓							✓	✓	✓	Delivery informed by developer forecasts			4	4		
16/00078/OUT	3073	Land West Of Lancaster Park, Lancaster Park, Morpeth	Not in a Settlement	Mitford	28/11/2016	28/11/2019	150	36.93	150	0	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts			45	45	45	15
16/00275/FUL	6981	Greystoke Surgery, Kings Avenue, Morpeth	Morpeth	Morpeth	29/06/2016	29/06/2019	5	0.17	5	0	0	✓					✓					✓	✓	✓	Delivery informed by developer forecasts		5				
16/00145/REM	6991	Morpeth Parish Office, Morpeth Parish Hall, Grange Road, Morpeth	Morpeth	Morpeth	10/05/2016	10/05/2019	5	0.12	5	0	0	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		5				
15/01569/CCD	9022	Railway Inn And New Dolphin Inn, 74 - 78 Front Street, Newbiggin-By-The-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	26/10/2015	26/10/2018	8	0.11	8	0	0	✓			✓			✓				✓	✓	✓	Delivery informed by developer forecasts		8				
15/01569/CCD	9022	Railway Inn And New Dolphin Inn, 74 - 78 Front Street, Newbiggin-By-The-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	26/10/2015	26/10/2018	-2	0.11	-2	0	0	✓			✓			✓				✓	✓	✓	Delivery informed by developer forecasts		-2				
16/00592/OUT	6779	Links Quarry, Newbiggin-By-The-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	08/12/2016	08/12/2019	63	3.47	63	0	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts			20	20	23	
15/02656/FUL	9034	Land West Of Swarland Equestrian Centre, Old Park Road, Swarland	Not in a Settlement	Newton-on-the-Moor and Swarland	15/12/2016	15/12/2019	15	2.53	15	0	0	✓			✓							✓	✓	✓	Delivery informed by developer forecasts			15			
12/03750/FUL	9015	Land North West Of Galagate House, Norham	Norham	Norham	21/01/2016	21/01/2019	23	0.55	23	0	0		✓	✓	✓		✓					✓	✓	✓	Site currently not considered deliverable within next five years	x					
15/02434/FUL	1084	Slate Hall Farm, North Lane, Seahouses	North Sunderland	North Sunderland	25/04/2016	25/04/2019	6	0.17	6	0	0	✓		✓	✓							✓	✓	✓	Delivery informed by developer forecasts				2	2	2
11/02689/FUL	1240	Land Adjacent To Cornhill Road, Tweedmouth	Tweedmouth	Ord	14/03/2016	14/03/2019	30	1.62	30	0	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts			10	10	10	
15/00808/FUL	2643	Land North of Piper Road, Ovingham	Ovingham	Ovingham	27/09/2016	27/09/2019	22	0.64	22	0	0		✓		✓			✓				✓	✓	✓	Delivery informed by developer forecasts			22			
14/04282/OUT	3380 & 3100 (part)	Land North Of Dyke House, The Avenue, Medburn	Medburn	Ponteland	14/08/2015	14/08/2018	5	0.45	5	0	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts		4	1			
14/01442/OUT	3427	Northumbria Police Headquarters, Ponteland	Not in a Settlement	Ponteland	04/08/2015	04/08/2018	263	29.19	263	0	0	✓			✓							✓	✓	✓	Delivery informed by developer forecasts				45	60	60

Appendix A: Large Sites with Planning Consent

16/00860/FUL	3158	Land North East Of Green Rigg, Medburn	Medburn	Ponteland	22/07/2016	22/07/2019	50	2.07	50	0	0		✓	✓							✓	✓	✓	Delivery based on methodology assumptions			12	12	13	13
16/03777/FUL	3041 & 3656 (part)	Land West Of Dyke House, The Avenue, Medburn	Medburn	Ponteland	09/01/2017	09/01/2020	6	0.27	6	0	0		✓	✓							✓	✓	✓	Delivery informed by developer forecasts		5			1	
16/00841/OUT	8065	Land North Of Harrison Hall, The Avenue, Medburn	Medburn	Ponteland	16/06/2016	16/06/2019	6	0.70	6	0	0		✓	✓							✓	✓	✓	Delivery informed by developer forecasts		6				
13/03076/OUT	2633	Land off Front Street and Station Road, Prudhoe	Prudhoe	Prudhoe	17/12/2012	17/12/2017	75	5.24	75	0	0	✓	✓		✓				✓		✓	✓	✓	Delivery informed by developer forecasts				10	16	16
16/02081/OUT	2633 (part)	Land South Of Broom House Lane, Station Road, Prudhoe	Prudhoe	Prudhoe	10/02/2017	10/02/2020	30	1.09	30	0	0		✓	✓				✓			✓	✓	✓	Delivery informed by developer forecasts						10
15/03213/FUL	2198	Land South Of Edgewell Avenue, Edgewell Road, Prudhoe	Prudhoe	Prudhoe	08/12/2015	08/12/2018	5	0.13	5	0	0	✓	✓		✓			✓			✓	✓	✓	Site currently not considered deliverable within next five years	x					
14/03221/OUT	6813	Former Miners Welfare Site, Mickley Square	Mickley Square	Prudhoe	06/05/2015	06/05/2018	10	1.83	10	0	0	✓	✓		✓			✓			✓	✓	✓	Delivery informed by developer forecasts			10			
14/04160/FUL	2494	Former Prudhoe Hospital, Prudhoe Hospital Drive, Prudhoe	Prudhoe	Prudhoe	27/04/2016	27/04/2019	404	40.61	404	0	0	✓		✓		✓		✓			✓	✓	✓	Delivery informed by developer forecasts		26	41	34	49	62
15/03750/OUT	6839 (part)	Land South Of North Row, North Row, Prudhoe	Prudhoe	Prudhoe	09/09/2016	09/09/2019	50	1.64	50	0	0	✓	✓		✓			✓			✓	✓	✓	Delivery informed by developer forecasts			16	17	17	
16/02306/FUL	9031	The Drill Hall, Swalwell Close, Prudhoe	Prudhoe	Prudhoe	20/10/2016	20/10/2019	6	0.07	6	0	0	✓		✓				✓			✓	✓	✓	Delivery informed by developer forecasts			6			
14/03067/FUL	8073	Farm Buildings East Of North Farm, Rennington Village, Rennington	Rennington	Rennington	16/01/2015	16/01/2018	15	0.74	15	0	0			✓			✓				✓	✓	✓	Delivery informed by developer forecasts				3	12	
15/00653/FUL	9011	Land North East Of Rock, South Farm Cottages, Alnwick	Not in a Settlement	Rennington	07/10/2015	07/10/2018	6	0.52	6	0	0			✓			✓				✓	✓	✓	Delivery informed by developer forecasts					3	3
16/00925/FUL	9036	Land South Of Rock Cricket Club, Rock	Rock	Rennington	09/02/2017	09/02/2020	5	0.25	5	0	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts			2	3		
12/03191/FUL	0026 & 0283 (part)	Land East of Whitton View, Rothbury	Rothbury	Rothbury	29/07/2014	29/07/2017	55	2.30	55	0	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts			5	25	25	

Appendix A: Large Sites with Planning Consent

13/01958/OUT	0098	Land South West of Malvin, Silverton Lane, Rothbury	Rothbury	Rothbury	08/04/2015	08/04/2018	5	0.68	5	0	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts				2	3		
16/01871/OUT	9039	Land East Of Dovecraggs, Hillside, Rothbury	Rothbury	Rothbury	15/12/2016	15/12/2019	9	0.86	9	0	0	✓			✓							✓	✓	✓	Delivery informed by developer forecasts				4	5		
14/00679/FUL	8076	Former Wilson And Young, Boundary Way, Seaton Sluice	Seaton Sluice	Seaton Valley	03/12/2014	03/12/2017	5	0.06	5	0	0	✓			✓							✓	✓	✓	Site currently not considered deliverable within next five years	x						
12/02720/FUL	4698	Rose Park Estate, Seghill	Seghill	Seaton Valley	06/05/2016	06/05/2019	16	2.64	16	0	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts					8	8	
16/00657/FUL	9040	Former Seaton Delaval County First School, Double Row, Seaton Delaval	Seaton Delaval	Seaton Valley	09/09/2016	09/09/2019	10	0.36	10	0	0	✓			✓							✓	✓	✓	Site currently not considered deliverable within next five years	x						
12/02093/FUL	0025	Land South Of Grange Road, Grange Road, Shilbottle	Not in a Settlement	Shilbottle	12/01/2015	12/01/2018	47	2.36	47	0	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts					17	17	13
14/00945/FUL	6339	Burnside Garage, Grange Road, Stamfordham, Ponteland	Stamfordham	Stamfordham	28/10/2014	28/10/2017	5	0.26	5	0	0	✓			✓							✓	✓	✓	Site currently not considered deliverable within next five years	x						
15/01760/OUT	9008	Stannington Nurseries Tea Room, 58 Station Road, Stannington, Morpeth	Stannington	Stannington	19/02/2016	19/02/2019	27	0.59	27	0	0	✓			✓							✓	✓	✓	Delivery informed by developer forecasts					9	9	9
16/02336/FUL	3034	Hepscott Park, Stannington	Not in a Settlement	Stannington	25/01/2017	25/01/2020	89	4.38	89	0	0	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		30	30	29			
14/02477/FUL	6818	Land West Of Burgham Park, Burgham Park	Not in a Settlement	Thirston	05/01/2016	05/01/2019	14	2.42	14	0	0		✓		✓							✓	✓	✓	Delivery based on methodology assumptions				3	3	4	4
13/03894/OUT	0312 & 0429 (part)	Land To The West Of Northern 4x4 Centre West End Garage, Thropton	Thropton	Thropton	02/12/2015	02/12/2018	60	3.26	60	0	0		✓		✓							✓	✓	✓	Delivery based on methodology assumptions					10	10	10
15/02908/FUL	6082	West Chevington Farm, West Chevington	Not in a Settlement	Tritlington and West Chevington	02/12/2015	02/12/2018	9	1.05	9	0	0			✓			✓					✓	✓	✓	Site currently not considered deliverable within next five years	x						
16/01498/REM	0052 (part)	Land North Of Hermitage Drive, Hermitage Drive, Warkworth	Warkworth	Warkworth	20/07/2016	20/07/2018	6	1.44	6	0	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts					3	3	

Appendix A: Large Sites with Planning Consent

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Appendix A: Large Sites with Planning Consent

Planning Appn No.	SHLAA Site Ref	Site Location/Address	Settlement	Parish	Decision Date	Expiry Date	Net Capacity of Site	Site Area (ha)	Position of site at 01/04/2017			Brownfield	Greenfield	Agricultural Brownfield	New Build	Conversions	Change of use	Demolitions	Commuter Pressure Area	Rural Area	Allocated in the Development Plan for Housing	NPPF Assessment of Deliverability			Comments	Discounted	Forecasts					
									Outstanding	Under Construction	Completed											Available	Suitable	Achievable			2017/18	2018/19	2019/20	2020/21	2021/22	
Large Sites Under-Construction																																
12/02766/FUL	7079	Cavil Head, Acklington	Not in a Settlement	Acklington	12/12/2013	12/12/2016	15	0.63	7	0	8			✓	✓		✓					✓	✓	✓	Delivery informed by developer forecasts		7					
15/03825/FUL	2467	Garden House Lane	Acomb	Acomb	22/02/2017	22/02/2020	40	1.98	36	4	0		✓		✓				✓		✓	✓	✓	Delivery informed by developer forecasts		20	20					
14/04125/FUL	7105	Alnmouth Boys Club, Foxton Road, Alnmouth	Alnmouth	Alnmouth	06/02/2015	06/02/2018	5	0.32	0	1	4	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		1					
14/01134/FUL	8075	Former Valuation Office/Citizen Advice Bureau, Wagonway Road, Alnwick	Alnwick	Alnwick	09/12/2014	09/12/2017	6	0.24	5	1	0	✓					✓					✓	✓	X	Site currently not considered deliverable or developable	x						
A/2006/0557	0324	The Maltings & Bolam Mill, Dispensary Street, Alnwick	Alnwick	Alnwick	31/01/2007	31/01/2010	33	0.17	0	33	0	✓					✓					✓	✓	✓	Delivery informed by developer forecasts		20	13				
A/2005/0595	0323	Percy Mews, Mews Towers, Park View, Park View (Windsor Park), Alnwick	Alnwick	Alnwick	13/03/2006	13/03/2009	61	0.80	1	0	60	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		1					
A/2010/0450	0280	Land south of Walkergate, Alnwick	Alnwick	Alnwick	19/07/2011	19/07/2014	15	0.90	15	0	0				✓							✓	✓	✓	Delivery informed by developer forecasts				15			
15/02139/FUL	9016	Land West Of 31 St Michaels Lane, St Michaels Lane, Alnwick	Alnwick	Alnwick	08/10/2015	08/10/2018	5	0.05	0	5	0	✓					✓					✓	✓	✓	Delivery informed by developer forecasts		5					
13/03731/FUL	0351	The Boatyard, 14 Coquet Street, Amble	Amble	Amble-by-the-Sea	08/08/2014	08/08/2017	17	0.27	0	10	7	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		10					
A/2010/0203	0350	Land W of A1068 and S of Marks Bridge, Amble	Amble	Amble-by-the-Sea	21/07/2014	21/07/2017	260	8.80	114	33	113		✓		✓							✓	✓	✓	Delivery informed by developer forecasts		32	32	32	32	19	
07/00412/FUL	5193	246 Hawthorn Road, Ashington	Ashington	Ashington	26/11/2007	26/11/2010	6	0.04	0	1	5	✓			✓							✓	✓	✓	Site currently not considered deliverable within next five years	x						
00/00213/FUL	5145	Former NCB Workshops, Ellington Rd, Ashington (aka Portland Park)	Ashington	Ashington	21/04/2003	21/04/2008	357	8.10	29	60	268	✓			✓						✓	✓	✓	✓	Delivery informed by developer forecasts		45	44				
00/00009/REMA	5144	Land at Summerhouse Lane, Ashington (aka Land South of Wansbeck General Hospital)	Ashington	Ashington	04/11/2004	04/11/2009	657	23.00	268	63	326		✓		✓						✓	✓	✓	✓	Delivery informed by developer forecasts		45	45	45	45	45	

Appendix A: Large Sites with Planning Consent

15/03123/FUL	5168 (part)	Wansbeck General Hospital, Woodhorn Lane, Ashington	Ashington	Ashington	17/03/2017	17/03/2020	97	4.75	96	1	0	✓		✓							✓	✓	✓	Delivery informed by developer forecasts			22	25	25	25
16/01363/OUT	5118	Land South West Of Lane End Farm, Freeman Way, North Seaton Industrial Estate, Ashington	Ashington	Ashington	29/07/2016	29/07/2019	240	6.07	239	1	0		✓	✓							✓	✓	✓	Delivery informed by developer forecasts			10	40	40	30
04/B/1106	1006	Glororum Farm, Bamburgh	Not in a Settlement	Bamburgh	29/11/2005	29/11/2008	12	0.70	0	3	9			✓		✓					✓	✓	✓	Delivery informed by developer forecasts		3				
06/B/0871	1144	30 West Street, Belford	Belford	Belford	16/11/2006	16/11/2009	6	0.12	1	3	2	✓		✓							✓	✓	✓	Site currently not considered deliverable within next five years	x					
07/B/1058	1533	Land to the South of Rayham Close, Belford	Belford	Belford	18/02/2009	18/02/2012	92	3.54	50	6	36		✓	✓							✓	✓	✓	Delivery informed by developer forecasts		11	11	11	11	12
11/01381/FUL	1157	Cresswell Farms, Newlands Farm, Belford	Not in a Settlement	Belford	03/10/2011	03/10/2014	12	0.96	12	0	0			✓		✓					✓	✓	✓	Site currently not considered deliverable within next five years	x					
15/01516/FUL	9025	Land Of Former The Shieling, Cairns Road, Bellingham	Bellingham	Bellingham	05/02/2016	05/02/2019	8	0.20	0	8	0	✓		✓				✓			✓	✓	✓	Delivery informed by developer forecasts		8				
07/B/0367	1391	Land at West Hope, Castle Terrace, Berwick	Berwick-upon-Tweed	Berwick-upon-Tweed	14/11/2007	14/11/2010	30	2.49	0	3	27		✓	✓					✓		✓	✓	✓	Delivery based on methodology assumptions		3				
04/B/0337	1019	Coating and Blending Mill, Dock Road, Berwick	Berwick-upon-Tweed	Berwick-upon-Tweed	08/07/2005	07/07/2010	30	0.32	30	0	0	✓		✓							✓	✓	✓	Site currently not considered deliverable within next five years	x					
06/B/0714	1046	Governors Garden (Garage site), Palace Street East, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	20/07/2011	20/07/2014	52	0.99	31	0	21	✓		✓	✓						✓	✓	✓	Delivery informed by developer forecasts			15	16		
10/B/0512	1500	Camphill Farm Steading, Berwick-upon-Tweed	Not in a Settlement	Berwick-upon-Tweed	24/04/2015	24/04/2018	5	0.44	1	4	0			✓		✓					✓	✓	✓	Delivery based on methodology assumptions		4	1			
08/B/0645	1264	76 Ravensdowne, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	08/04/2014	08/04/2017	10	0.34	7	3	0	✓				✓					✓	✓	✓	Delivery informed by developer forecasts		10				

Appendix A: Large Sites with Planning Consent

INSE2010/00896 (07/00434/REM)	4760	Land at West Blyth accessed from Chase Farm Drive (Taylor Wimpey & Persimmon)	Blyth	Blyth	02/05/2008	02/05/2011	713	14.63	249	95	369		✓		✓						✓	✓	✓	✓	Delivery informed by developer forecasts		50	50	55	60	60
12/01747/REM	4755	Wellesley CHE, Links Road, Blyth	Blyth	Blyth	02/04/2012	02/04/2015	395	11.93	65	47	283	✓			✓			✓				✓	✓	✓	Delivery informed by developer forecasts		35	35	35	7	
14/01449/FUL	4633	Land West Of Benridge Park, Laverock Hall Road, Blyth	Not in a Settlement	Blyth	18/12/2014	18/12/2017	350	13.66	246	32	72		✓		✓							✓	✓	✓	Delivery informed by developer forecasts		51	49	40	40	40
13/02985/FUL	4696	Land Adjacent To Malvins Road, Blyth	Blyth	Blyth	02/03/2015	02/03/2018	58	1.40	22	20	16	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		33	9			
12/03370/REM	4573	Land at former Bates Colliery	Blyth	Blyth	01/02/2013	01/02/2016	257	9.87	256	1	0	✓			✓							✓	✓	✓	Delivery informed by developer forecasts			10	25	25	25
15/02968/FUL	9023	Blyth Valley Venture Workshops, Plessey Road, Blyth	Blyth	Blyth	03/02/2016	03/02/2019	38	0.74	0	34	4	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		34				
12/00923/OUT	6474	1-5 Windsor Drive (Land North Of), Blyth	Blyth	Blyth	01/07/2016	01/07/2019	7	0.50	5	2	0	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		7				
13/02762/FUL	6474	Land North Of Windsor Drive, Windsor Drive, Blyth	Blyth	Blyth	07/01/2015	07/01/2018	18	1.48	17	1	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts		18				
16/00935/FUL	9029	Albion Court, Albion Way, Blyth	Blyth	Blyth	01/09/2016	01/09/2019	7	0.10	0	7	0	✓					✓					✓	✓	✓	Delivery based on methodology assumptions		7				
09/B/0230	1223 (part)	Chatton (eastern side), adjacent to Mill Hill, Berwick upon Tweed	Chatton	Chatton	21/09/2010	20/09/2013	15	0.96	6	0	9		✓		✓						✓	✓	✓	✓	Delivery informed by developer forecasts			3	3		
ENRP50	2223	North of North Farm Cottages, Gunnerton	Gunnerton	Chollerton	10/12/2009	10/12/2012	5	0.41	0	1	4			✓	✓				✓		✓	✓	✓	X	Site currently not considered deliverable or developable	x					
13/02034/FUL	2458 & 2347 (part)	Land South West of Cragside and Land North of Synclen Avenue, Corbridge	Corbridge	Corbridge	09/09/2014	09/09/2017	54	3.16	0	8	46		✓		✓			✓				✓	✓	✓	Delivery informed by developer forecasts		8				
05/00406/RES	4612	West Hartford Farm, West Hartford, Cramlington	Cramlington	Cramlington	21/12/2010	21/12/2013	11	0.83	10	1	0			✓		✓						✓	✓	✓	Site currently not considered deliverable within next five years	x					

Appendix A: Large Sites with Planning Consent

11/01273/FUL	4783	Dam Dykes Farm Cottages, Arcot Lane, Cramlington	Cramlington	Cramlington	04/11/2011	01/11/2014	19	5.15	13	0	6	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		13				
14/02894/REM	6037	The Officers Club Ltd, Bassington Avenue, Cramlington	Cramlington	Cramlington	13/08/2013	13/08/2018	118	5.06	0	25	93	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		25				
16/02297/REM	6778	Land On The South Side Of Lamb Street, Cramlington	East Cramlington	Cramlington	29/09/2016	29/09/2019	192	7.80	175	17	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts		15	54	36	32	36
CM/20090032	3395 & 3673	Byre & Dairy building, Cresswell Home Farm, Cresswell	Not in a Settlement	Cresswell	20/03/2009	20/03/2012	12	0.23	5	0	7	✓				✓						✓	✓	✓	Delivery based on methodology assumptions		5				
15/02695/REM	0284	Land East Of Greensfield, Weavers Way, Alnwick	Alnwick	Denwick	31/03/2016	31/03/2019	236	17.81	208	23	5		✓		✓							✓	✓	✓	Delivery informed by developer forecasts		26	29	31	32	44
09/B/0449	1286	Spindlestone Mill, Spindlestone, Bamburgh	Not in a Settlement	Easington	14/12/2009	14/12/2012	5	0.02	0	5	0	✓					✓					✓	✓	✓	Site currently not considered deliverable within next five years	x					
10/B/0133	1012	Spindlestone Farm, Belford	Not in a Settlement	Easington	28/05/2010	28/05/2013	10	0.58	10	0	0			✓		✓						✓	✓	✓	Site currently not considered deliverable within next five years	x					
06/D/395	3207	Former Red Row Garage, Main Street, Red Row	Hadston	East Chevington	19/07/2006	19/07/2009	8	0.35	0	2	6	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		2				
14/00631/FUL	3642	Druridge View, Main Street, Red Row	Hadston	East Chevington	15/05/2014	15/05/2017	6	0.14	0	1	5	✓			✓							✓	✓	✓	Delivery informed by developer forecasts			1			
03/B/0321	1530	Ellingham Hall, Ellingham, Chathill	Ellingham	Ellingham	12/02/2004	12/02/2009	10	0.66	0	6	4		✓		✓						✓	✓	✓	✓	Delivery informed by developer forecasts			6			
10/B/0556	1040	Brockdam Farm, Brockdam Farm, Chathill	Not in a Settlement	Ellingham	04/10/2013	04/10/2016	9	1.54	9	0	0			✓			✓					✓	✓	✓	Site currently not considered deliverable within next five years	x					
12/02781/FUL	1212	Ellingham Home Farm, Ellingham, Chathill	Ellingham	Ellingham	28/03/2013	28/03/2016	10	0.70	10	0	0		✓		✓							✓	✓	✓	Delivery based on methodology assumptions			3	3	4	

Appendix A: Large Sites with Planning Consent

14/03016/FUL	3493	Land South Of Aiden Grove And Lynemouth Road, Lynemouth Road, Ellington	Ellington	Ellington and Linton	01/09/2015	01/09/2020	400	4.19	397	3	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts		30	30	25	39	24
A/2006/0527	0333	Site of Pringles Garage, Christon Bank	Christon Bank	Embleton	21/11/2006	21/11/2009	12	0.51	1	0	11	✓			✓						✓	✓	✓	Delivery informed by developer forecasts		1				
A/2002/0692	0332	Land at Springfield, Christon Bank	Christon Bank	Embleton	18/08/2003	18/08/2008	15	0.86	1	2	12		✓		✓						✓	✓	✓	Delivery informed by developer forecasts		2	1			
14/00372/OUT	0119 (part)	Land North Of Woodsteads (U3010), Station Road To Embleton Moor Junction, Embleton	Not in a Settlement	Embleton	30/06/2016	30/06/2019	39	2.84	5	34	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts		28	11			
16/00138/FUL	8005	Land North Of Benlaw Grove, Main Street, Felton	Felton	Felton	06/09/2016	06/09/2019	80	3.95	63	17	0		✓		✓						✓	✓	✓	Delivery informed by developer forecasts		36	36	8		
14/01507/FUL	8070	Former Greenholme Day Care Centre, Woodhead Lane, Haltwhistle	Haltwhistle	Haltwhistle	06/01/2015	06/01/2018	22	0.50	0	7	15	✓			✓				✓		✓	✓	✓	Delivery informed by developer forecasts		7				
04/D/0710	6730	Angerton Home Farm, High Angerton, Hartburn	Not in a settlement	Hartburn	21/02/2005	21/02/2010	6	1.48	2	0	4			✓			✓				✓	✓	✓	Site currently not considered deliverable within next five years	x					
ENCP746	2395	Taits Haulage Yard, Haydon Bridge	Haydon Bridge	Haydon	17/04/2008	17/04/2011	20	0.50	0	10	10	✓			✓			✓			✓	✓	✓	Delivery informed by developer forecasts		10				
16/01330/FUL	2626 (part)	Land West Of The Showfield, Haydon Bridge	Haydon Bridge	Haydon	22/11/2016	22/11/2019	75	2.17	72	3	0	✓			✓			✓			✓	✓	✓	Delivery informed by developer forecasts		19	26	30		
ENRP308	2416	Falcon Grange, Bardon Mill	Bardon Mill	Henshaw	07/12/2004	07/12/2009	19	0.42	12	6	1		✓		✓			✓			✓	✓	✓	Site currently not considered deliverable within next five years	x					
13/02416/FUL	3188 (part)	Land East Of Stobhill Roundabout, Hepscott, Morpeth	Not in a Settlement	Hepscott	15/12/2014	15/12/2017	396	17.15	292	64	40		✓		✓						✓	✓	✓	Delivery informed by developer forecasts		30	30	30	30	30
14/01128/FUL	6928 (part)	Royal Hotel, Priestpopple, Hexham	Hexham	Hexham	11/07/2014	11/07/2017	12	0.10	0	12	0	✓					✓		✓		✓	✓	✓	Delivery informed by developer forecasts		6	6			
13/02289/FUL	2343 (part)	Land at Gilesgate, Hexham	Hexham	Hexham	02/02/2015	02/02/2018	45	0.29	44	1	0	✓			✓			✓	✓		✓	✓	✓	Site currently not considered deliverable within next five years	x					
13/02289/FUL	2343 (part)	Land at Gilesgate, Hexham	Hexham	Hexham	02/02/2015	02/02/2018	-2	0.29	-2	0	0	✓			✓			✓	✓		✓	✓	✓	Site currently not considered deliverable within next five years	x					
15/02221/REM	2344	Land South Of Craneshaugh, Corbridge Road, Hexham	Hexham	Hexham	11/12/2015	11/12/2017	122	4.34	64	26	32		✓		✓			✓			✓	✓	✓	Delivery informed by developer forecasts		30	30	30		

Appendix A: Large Sites with Planning Consent

14/01279/FUL	2498	Land East Of Farmway, Corbridge Road, Hexham	Not in a Settlement	Hexham	02/06/2015	02/06/2018	16	1.00	0	9	7		✓		✓				✓			✓	✓	✓	Delivery informed by developer forecasts		9				
15/00102/FUL	1409	Former Hornccliffe County First School, Tofts Lane, Hornccliffe	Hornccliffe	Hornccliffe	23/07/2015	23/07/2018	6	0.23	0	6	0	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		6				
16/00923/FUL	9038	Land East Of Humshaugh First School, Humshaugh	Humshaugh	Humshaugh	15/08/2016	15/08/2019	21	1.74	19	2	0	✓			✓				✓			✓	✓	✓	Delivery informed by developer forecasts		10	11			
13/03037/FUL	6505	Land Between Down House And Old School House, Riverside, Lesbury	Lesbury	Lesbury	22/04/2015	22/04/2018	8	0.47	0	8	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts		8				
16/00458/REM	6814	Land West Of Micklewood Close, Micklewood Close, Longhirst	Longhirst	Longhirst	05/07/2016	05/07/2019	5	0.50	1	4	0		✓		✓							✓	✓	✓	Delivery based on methodology assumptions		5				
CM/20060909	3321	Linden Hill Head Farm, Longhorsley	Not in a settlement	Longhorsley	12/12/2006	12/12/2009	6	0.86	0	6	0			✓			✓					✓	✓	✓	Site currently not considered deliverable within next five years	x					
A/2008/0289	0292	Former Nursery Garden, 21 Whin Hill, Craster	Craster	Longhoughton	04/04/2014	04/04/201	9	0.41	8	0	1	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		8				
09/B/0454	6372	East Holburn Farm, Holburn Village	Holburn	Lowick	12/11/2013	12/11/2016	6	0.27	5	1	0			✓		✓						✓	✓	✓	Delivery informed by developer forecasts			2	2	2	
CM/20090477	3617	West Fenwick Farm, Fenwick	Not in a settlement	Matfen	25/06/2010	25/06/2013	7	0.86	0	5	2			✓	✓							✓	✓	✓	Site currently not considered deliverable within next five years	x					
80/B/0327	6663	Land at The Garage, Milfield (Whitton Park)	Milfield	Milfield	25/12/1980	25/12/1985	5	0.74	1	1	3	✓			✓							✓	✓	X	Site currently not considered deliverable or developable	x					
05/D/0522	3289	Coningsby House, Salisbury Street, Morpeth	Morpeth	Morpeth	18/10/2005	18/10/2008	9	0.47	0	2	7	✓			✓							✓	✓	✓	Delivery based on methodology assumptions		2				
15/02224/FUL	3326	Davidson's Garage (Former), Bridge End, Morpeth	Morpeth	Morpeth	03/02/2016	03/02/2019	55	0.49	55	0	0	✓			✓							✓	✓	✓	Delivery based on methodology assumptions		55				
11/02454/FUL & 13/00073/FUL	3007	Land South Of The Chip, Great North Road (south), Morpeth (aka South Loansdean) Morpeth	Not in a Settlement	Morpeth	17/07/2014	17/07/2017	200	10.53	95	36	69		✓		✓							✓	✓	✓	Delivery informed by developer forecasts		40	40	40	11	
11/01439/FUL	3079	Northgate Hospital, Northgate, Morpeth	Morpeth	Morpeth	15/12/2011	15/12/2014	225	33.85	146	39	40	✓			✓							✓	✓	✓	Delivery informed by developer forecasts		46	41	40	45	13
14/02750/FUL	3397	St Georges Hospital, Morpeth	Morpeth	Morpeth	23/06/2015	23/06/2018	375	18.20	280	50	45	✓	✓		✓							✓	✓	✓	Delivery based on methodology assumptions		30	30	30	30	30
14/03601/FUL	3497	Land South Of The Dell, Fulbeck	Morpeth	Morpeth	30/09/2015	30/09/2018	39	3.07	25	14	0		✓		✓							✓	✓	✓	Delivery informed by developer forecasts		20	19			
15/02779/FUL	3063	Morpeth Cottage Hospital, Great North Road (South), Morpeth	Morpeth	Morpeth	04/02/2016	04/02/2019	39	1.37	6	33	0	✓			✓							✓	✓	✓	Delivery based on methodology assumptions		20	19			

Appendix A: Large Sites with Planning Consent

11/02989/REM	5066	New Dolphin Bungalow, Front Streets	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	23/03/2012	23/03/2015	14	0.45	14	0	0	✓		✓							✓	✓	✓	Site currently not considered deliverable within next five years	x					
15/01375/FUL	5061	Northumberland C Of E Academy, Gibson Street, Newbiggin-By-The-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	04/08/2015	04/08/2018	24	0.71	0	7	17	✓		✓							✓	✓	✓	Delivery informed by developer forecasts		7				
12/00884/FUL	5023	Hunters Lodge Site, Oakwood Ave	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	29/10/2014	29/10/2017	11	0.19	0	11	0	✓		✓							✓	✓	✓	Delivery based on methodology assumptions		5	6			
A/2010/0484	6326	Newton Hall, Newton-On-The-Moor	Not in a Settlement	Newton-on-the-Moor and Swarland	01/06/2011	06/01/2014	5	1.93	3	0	2	✓			✓	✓					✓	✓	✓	Delivery informed by developer forecasts		3				
07/B/0462	1082	Westfield Farm, Seahouses	Seahouses	North Sunderland	02/08/2007	02/08/2010	5	0.31	0	5	0			✓		✓					✓	✓	✓	Site currently not considered deliverable within next five years	x					
09/B/0553	6403	Former Thorburns Yard, South Street, Seahouses	Seahouses	North Sunderland	07/06/2010	06/06/2013	8	0.14	0	1	7	✓		✓							✓	✓	✓	Delivery informed by developer forecasts		1				
98/B/0646	1383	East Ord Gardens, Berwick	Berwick-upon-Tweed	Ord	05/01/1999	05/01/2004	14	0.05	4	2	8		✓	✓						✓	✓	✓	✓	Site currently not considered deliverable within next five years	x					
07/B/0158	1541	Land adjacent to Etal Road (Hiveacres), Berwick-upon-Tweed	Berwick-upon-Tweed	Ord	02/11/2007	02/11/2010	58	1.87	4	21	33		✓	✓						✓	✓	✓	✓	Delivery informed by developer forecasts		15	10			
14/02502/FUL	8078	Cookswell House, High Onstead, Pegswood	Pegswood	Pegswood	16/04/2015	16/04/2018	13	0.50	5	8	0		✓	✓							✓	✓	✓	Delivery informed by developer forecasts		13				
11/01959/OUT	3042	Prospect Farm, The Avenue, Medburn	Medburn	Ponteland	22/10/2012	22/10/2015	5	0.55	1	1	3		✓	✓							✓	✓	✓	Delivery based on methodology assumptions		1	1			
13/02074/FUL	6595	Belville House, Ponteland	Ponteland	Ponteland	23/12/2013	23/12/2016	30	0.21	30	0	0	✓		✓		✓					✓	✓	✓	Delivery based on methodology assumptions			7	7	8	8
A/2011/0065	6355	Farm Steading at South East Farm, Rennington	Rennington	Rennington	23/07/2011	23/07/2014	5	0.29	0	1	4			✓			✓				✓	✓	✓	Delivery informed by developer forecasts		1				
A/2005/0410	0400	Rock Farms Ltd, Rock, Alnwick	Rock	Rennington	11/08/2006	11/08/2009	19	0.84	0	6	13			✓	✓		✓				✓	✓	✓	Delivery informed by developer forecasts		5	1			
ECCP260	2320	Sandhoe Hall	Not in a settlement	Sandhoe	24/07/1997	24/07/2002	5	0.20	3	0	2	✓					✓		✓		✓	✓	x	Site currently not considered deliverable or developable	x					
12/03825/FUL	4629	Land To The Rear Of Wheatfields, Seaton Delaval	Seaton Delaval	Seaton Valley	04/07/2013	04/07/2016	190	7.11	18	45	127	✓		✓	✓						✓	✓	✓	Delivery informed by developer forecasts		63				
12/02026/FUL	4802	Land North Of The Blake Arms, Pitt Lane, Seghill	Seghill	Seaton Valley	22/01/2013	22/01/2016	12	0.10	0	12	0	✓			✓						✓	✓	✓	Delivery informed by developer forecasts		12				

Appendix A: Large Sites with Planning Consent

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Appendix B: Deliverable Large Sites without Planning Consent

Appendix B: Sites without planning consent contributing to 5yr supply

Planning Appn No.	SHLAA Site Ref	Site Location/Address	Settlement	Parish	Brownfield or Greenfield	Conclusion On Suitability	Conclusion On Availability	Conclusion On Achievability	Net Capacity of Site	2017/18	2018/19	2019/20	2020/21	2021/22	Site Category	Assumption
Large Sites Without Planning Consent																
16/04305/OUT	0001	Land South And South East Of James Calvert Spence College, Acklington Road, Amble	Amble	Amble-by-the-Sea	Greenfield	Suitable	Available	Achievable	500				30	30	minded to grant subject to S106 agreement	Delivery based on methodology assumptions
17/01371/FUL	9060	East Farm Barns, Cheswick, Berwick-Upon-Tweed	Not in a Settlement	Ancroft	Agricultural Brownfield	Suitable	Available	Achievable	5		1	2	2		approved post 31 March 2017	Delivery based on methodology assumptions
17/00080/FUL	9056	The Institute Leisure Centre, Institute Road, Ashington	Ashington	Ashington	Brownfield	Suitable	Available	Achievable	51		17	17	17		approved post 31 March 2017	Delivery based on methodology assumptions
16/02432/OUT	5078	Land East Of Wansbeck General Hospital, Northern Relief Road, Ashington	Ashington	Ashington	Greenfield	Suitable In Part	Available	Achievable In Part	600				30	30	minded to grant subject to S106 agreement	Delivery based on methodology assumptions
16/04348/OUT	8058 & 8059	Land East Of North Seaton, Summerhouse Lane, Ashington	Ashington	Ashington	Greenfield	Suitable	Available	Achievable	200				30	30	minded to grant subject to S106 agreement	Delivery based on methodology assumptions
15/03810/FUL	6845	Land South Of The Old School House, Belsay	Belsay	Belsay	Greenfield	Suitable	Available	Achievable	9		3	3	3		approved post 31 March 2017	Delivery based on methodology assumptions
16/04185/FUL	1045	St Aidan's House, 18 Palace Green, Berwick-Upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Brownfield	Suitable In Part	Available	Achievable	6		3	3			approved post 31 March 2017	Delivery based on methodology assumptions
15/03346/FUL	1414	Land At Sandstell Road, Spittal, Berwick-Upon-Tweed	Spittal	Berwick-upon-Tweed	Mostly Brownfield	Suitable In Part	Available	Achievable In Part	13		6	7			approved post 31 March 2017	Delivery based on methodology assumptions
16/04102/FUL	4812	Land East Of Brockwell Court, Warwick Street, Newsham	Blyth	Blyth	Brownfield	Suitable	Available	Achievable	14	14					approved post 31 March 2017	Delivery informed by developer forecasts
16/03930/FUL	6016	Land West Of Bebside North Farm, Bebside Road, Blyth	Blyth	Blyth	Greenfield	Suitable	Available	Achievable	21	21					approved post 31 March 2017	Delivery informed by developer forecasts
17/00499/OUT	4694	Land South West Of Park Farm, South Newsham Road, Blyth	Blyth	Blyth	Greenfield	Suitable	Available	Achievable	300				30	30	minded to grant subject to S106 agreement	Delivery based on methodology assumptions
16/04411/FUL	5016 & 6842 (part)	Land At Willow Burn, Whinney Hill Farm Cottages, Choppington	Choppington	Choppington	Greenfield	Suitable In Part	Available	Achievable	327				30	30	minded to grant subject to S106 agreement	Delivery based on methodology assumptions
14/04259/FUL	9041	Jools Laundry, 1-3 Station Yard, Corbridge	Not in a Settlement	Corbridge	Brownfield	Suitable	Available	Achievable	18			6	6	6	approved post 31 March 2017	Delivery informed by developer forecasts
08/00465/FUL	4652	Land At South West Sector, Off Beacon Lane, Cramlington	Cramlington	Cramlington	Greenfield	Suitable	Available	Achievable	715			25	50	50	approved post 31 March 2017	Delivery informed by developer forecasts
16/04425/FUL	9054	Land North Of Rose Avenue, Nelson Avenue, Nelson Village, Cramlington	Cramlington	Cramlington	Greenfield	Suitable	Available	Achievable	28	22	6				approved post 31 March 2017	Delivery informed by developer forecasts
16/04329/FUL	9044	Land South Of Sea LodgeCresswell	Cresswell	Cresswell	Greenfield	Suitable	Available	Achievable	5		5				approved post 31 March 2017	Delivery based on methodology assumptions

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Appendix C: Sites with planning permission forecasting affordable housing delivery in five year period (This is not additional delivery to 5yr supply but merely shows the portion of delivery that is forecast to be affordable)

Planning Appn No.	SHLAA Site Ref	Site Location/Address	Settlement	Parish	Decision Date	Expiry Date	Net Capacity of Site	Site Area (ha)	Position of site at 01/04/2017			Brownfield	Greenfield	Agricultural Brownfield	New Build	Conversions	Change of use	Demolitions	Commuter Pressure Area	Rural Area	Allocated in the Development Plan for Housing	NPPF Assessment of Deliverability			Discounted	Affordable Housing on Application	Affordable Remaining Capacity	Affordable Forecasts					Affordable Forecast Based on	
									Outstanding	Under Construction	Completed											Available	Suitable	Achievable				2017/18	2018/19	2019/20	2020/21	2021/22		
Affordable Housing - Extant Sites																																		
A/2010/0522	0145	Land North of Queen Street and adjacent to The Gut and The Braid, Amble	Amble	Amble-by-the-Sea	30/03/2011	30/03/2014	46	2.25	46	0	0	✓	✓		✓							✓	✓	✓	x	16	16						Site currently not considered deliverable within next five years	
16/01688/OUT	6752	Land South Of Kennedy Green Beadnell	Beadnell	Beadnell	01/03/2017	01/03/2020	45	2.55	45	0	0		✓		✓							✓	✓	✓		9	9					3	Delivery informed by developer forecasts	
09/B/0317	1411	Spittal Point (Land at), Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed	18/02/2014	18/02/2019	136	2.93	136	0	0	✓			✓							✓	✓	✓	x	27	27						Site currently not considered deliverable within next five years	
08/B/0696	1017	West Hope (Land at), Castle Terrace, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	12/12/2014	12/12/2017	240	10.11	240	0	0		✓		✓							✓	✓	✓		63	63			4	4	4	Delivery based on methodology assumptions	
11/03407/OUT	8074	Seton Hall, Ord Road, Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed	22/01/2015	22/01/2018	45	2.00	45	0	0	✓			✓							✓	✓	✓	x	7	7						Site currently not considered deliverable within next five years	
14/03054/REM	1017 (part)	West Hope (Land at), Castle Terrace, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	12/12/2014	12/12/2017	10		10	0	0		✓		✓							✓	✓	✓		3	3		3				Delivery based on methodology assumptions	
14/00814/FUL	4663	Land surrounding and including Malvin's Close House and Harpenden House, Malvins Close, Blyth	Blyth	Blyth	12/01/2011	12/01/2014	48	0.45	48	0	0	✓			✓							✓	✓	✓		5	5	1	2	2			Delivery informed by developer forecasts	
13/03341/OUT	4668	Land At Newsham North Farm, South Newsham Road, Blyth	Blyth	Blyth	21/11/2016	21/11/2019	40	1.76	40	0	0			✓	✓			✓				✓	✓	✓		6	6		3	3			Delivery based on methodology assumptions	
14/03266/FUL	6831	Land South Of Lordenshaw Drive And Silverton Lane Garleigh Road Rothbury	Rothbury	Cartington	27/04/2016	27/04/2019	57	3.51	57	0	0		✓		✓							✓	✓	✓		17	17			10	7		Delivery informed by developer forecasts	
15/02442/FUL	2639	Land South West Of Chollerton First School Station Road Barrasford	Barrasford	Chollerton	18/11/2015	18/11/2018	18	0.91	18	0	0		✓		✓					✓		✓	✓	✓		6	6			3	3		Delivery informed by developer forecasts	
15/00381/OUTES	2471 & 2347 (part)	Land West Of Milkwell Lane Milkwell Lane Corbridge	Corbridge	Corbridge	21/09/2016	21/09/2019	233	11.60	233	0	0		✓		✓				✓			✓	✓	✓		35	35			5	6	6	Delivery based on methodology assumptions	
15/00098/REM	4703a	Development Site South Of Beacon Lane, Land To The East Of Fisher Lane, Cramlington	Cramlington	Cramlington	22/05/2015	22/05/2017	250	10.04	250	0	0		✓		✓						✓	✓	✓	✓	25	25			5	5	5	5	Delivery based on methodology assumptions	
16/03184/REM	4701	Land North Of Station Road Cramlington	Cramlington	Cramlington	22/02/2017	22/02/2019	480	14.36	480	0	0		✓		✓							✓	✓	✓		59	59			15	14	6	6	Delivery based on methodology assumptions
15/00901/OUTES	4703b	South West Sector Of Cramlington Land South And West Of White Hall Farm Beacon Lane Cramlington	Cramlington	Cramlington	28/11/2016	28/11/2019	1,600	85.60	1,600	0	0		✓		✓							✓	✓	✓		240	240			20	10	22	Delivery based on methodology assumptions	
14/02219/FUL	8072	Land South Of Greensfield Farm, Weavers Way, Alnwick	Not in a Settlement	Denwick	22/12/2014	22/12/2017	12	1.25	12	0	0			✓	✓		✓					✓	✓	✓		4	4			4			Delivery informed by developer forecasts	
CM/20090540 & 13/00968/VARYCO	3406	Nordstrom House, North Broomhill	Broomhill	East Chevington	07/07/2016	07/07/2019	18	0.66	18	0	0	✓			✓							✓	✓	✓	x	3	3						Site currently not considered deliverable within next five years	
17/01193/REM	3014	Land to the South of Hadston Road and West of the A1068, Chevington	Not in a Settlement	East Chevington	22/02/2017	22/02/2020	90	2.81	90	0	0		✓		✓							✓	✓	✓		6	6		6				Delivery informed by developer forecasts	
13/03921/OUT	2512	Land North Of Newholme Avenue Willia Road Haltwhistle	Haltwhistle	Haltwhistle	05/12/2014	15/12/2017	50	3.89	50	0	0		✓		✓					✓		✓	✓	✓		15	15			7	8		Delivery based on methodology assumptions	
16/00524/REM	3050	Land South West Of Northgate Hospital A192 District Boundary To Northgate Roundabout Morpeth	Not in a Settlement	Hebron	23/07/2014	23/07/2017	218	9.72	218	0	0		✓		✓							✓	✓	✓		65	65	5	10	10	10	10	Delivery based on methodology assumptions	
15/02794/FUL	2497 & 2258	Hexham Bus Station & The Ropery Priestpopple / Argyle Terrace Hexham	Hexham	Hexham	18/11/2015	18/11/2018	36	0.45	36	0	0	✓			✓				✓			✓	✓	✓		5	5				5		Delivery informed by developer forecasts	
16/03281/FUL	-	St Cuthberts Close Hexham	Hexham	Hexham	08/03/2017	08/03/2020	38	0.63	38	0	0	✓			✓				✓			✓	✓	✓		28	28			28			Delivery informed by developer forecasts	
14/03086/OUT	2377, 2585, 2586 & 6746 (part)	Land East Of East Lea, East Lea, Humshaugh	Humshaugh	Humshaugh	01/02/2017	01/02/2020	20	2.50	20	0	0		✓		✓				✓			✓	✓	✓		6	6		6				Delivery informed by developer forecasts	
14/03236/FUL	0426	Land North Of Townfoot, Townfoot, Lesbury	Lesbury	Lesbury	18/12/2015	18/12/2018	20	1.24	20	0	0		✓		✓							✓	✓	✓		10	10	4	6				Delivery informed by developer forecasts	
16/02973/FUL	0070 (part)	Land North Of Cairn View Fenwick Park Longframlington	Longframlington	Longframlington	18/01/2017	18/01/2020	26	1.63	26	0	0		✓		✓							✓	✓	✓		4	4			4			Delivery informed by developer forecasts	
14/03839/OUT	6795	Land South East Of The Shoulder Of Mutton South Road Longhorsley Northumberland	Longhorsley	Longhorsley	11/03/2016	11/03/2019	55	2.62	55	0	0		✓		✓							✓	✓	✓		16	16			5	5	6	Delivery based on methodology assumptions	
16/03951/REM	0044	Land West Of St Peter And St Paul Church North End Longhoughton	Longhoughton	Longhoughton	28/02/2017	28/02/2020	66	4.85	66	0	0		✓		✓							✓	✓	✓		10	10	10					Delivery informed by developer forecasts	

Appendix C: Deliverable Sites Providing Affordable Housing

16/00078/OUT	3073	Land West Of Lancaster Park Lancaster Park Morpeth	Not in a Settlement	Mitford	28/11/2016	28/11/2019	150	36.93	150	0	0		✓		✓					✓	✓	✓		45	45			15	15	15	Delivery informed by developer forecasts
15/01569/CCD	9022	Railway Inn And New Dolphin Inn, 74 - 78 Front Street, Newbiggin-By-The-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	26/10/2015	26/10/2018	8	0.11	8	0	0	✓			✓		✓			✓	✓	✓		8	8	8					Delivery informed by developer forecasts
16/00592/OUT	6779	Links Quarry Newbiggin-By-The-Sea	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	08/12/2016	08/12/2019	63	3.47	63	0	0		✓		✓					✓	✓	✓		10	10		3	3	4		Delivery informed by developer forecasts
15/02656/FUL	9034	Land West Of Swarland Equestrian Centre Old Park Road Swarland	Not in a Settlement	Newton-on-the-Moor and Swarland	15/12/2016	15/12/2019	15	2.53	15	0	0	✓			✓					✓	✓	✓		4	4		4				Delivery informed by developer forecasts
12/03579/FUL	2643	Land North of Piper Road Ovingham	Ovingham	Ovingham	03/12/2014	03/12/2017	22	0.64	22	0	0		✓		✓			✓		✓	✓	✓		22	22		22				Delivery informed by developer forecasts
14/01442/OUT	3427	Northumbria Police Headquarters, Ponteland	Not in a Settlement	Ponteland	04/08/2015	04/08/2018	263	29.19	263	0	0	✓			✓					✓	✓	✓		53	53			10	10	10	Delivery informed by developer forecasts
13/03076/OUT	2633	Land off Front Street and Station Road Prudhoe	Prudhoe	Prudhoe	17/12/2012	17/12/2017	75	5.24	75	0	0	✓	✓		✓			✓		✓	✓	✓		21	21				6	6	Delivery informed by developer forecasts
14/04160/FUL	2494	Former Prudhoe Hospital Prudhoe Hospital Drive Prudhoe (Cottier Grange)	Prudhoe	Prudhoe	27/04/2016	27/04/2019	404	40.61	404	0	0	✓			✓		✓			✓	✓	✓		121	121	11	22	15	19	20	Delivery informed by developer forecasts
15/03750/OUT	6839 (part)	Land South Of North Row North Row Prudhoe	Prudhoe	Prudhoe	09/09/2016	09/09/2019	50	1.64	50	0	0	✓	✓		✓			✓		✓	✓	✓		8	8		2	3	3		Delivery based on methodology assumptions
16/02081/OUT	2633 (part)	Land South Of Broom House Lane Station Road Prudhoe	Prudhoe	Prudhoe	10/02/2017	10/02/2020	30	1.09	30	0	0		✓		✓			✓		✓	✓	✓		5	5					5	Delivery informed by developer forecasts
14/03067/FUL	8073	Farm Buildings East Of North Farm Rennington Village Rennington	Rennington	Rennington	16/01/2015	16/01/2018	15	0.74	15	0	0			✓			✓			✓	✓	✓		6	6				6		Delivery informed by developer forecasts
12/03191/FUL	0026 & 0283 (part)	Land East of Whitton View Rothbury	Rothbury	Rothbury	29/07/2014	29/07/2017	55	2.30	55	0	0		✓		✓					✓	✓	✓		20	20			10	10		Delivery informed by developer forecasts
12/02720/FUL	4698	Rose Park Estate, Seghill	Seghill	Seaton Valley	06/05/2016	06/05/2019	16	2.64	16	0	0		✓		✓					✓	✓	✓		5	5			2	3		Delivery based on methodology assumptions
12/02093/FUL	0025	Land South Of Grange Road, Grange Road, Shilbottle	Not in a Settlement	Shilbottle	12/01/2015	12/01/2018	47	2.36	47	0	0		✓		✓					✓	✓	✓		14	14			7	7		Delivery informed by developer forecasts
15/01760/OUT	9008	Stannington Nurseries Tea Room 58 Station Road Stannington Morpeth	Stannington	Stannington	19/02/2016	19/02/2019	27	0.59	27	0	0	✓			✓					✓	✓	✓		4	4			2	2		Delivery based on methodology assumptions
13/03894/OUT	0312 & 0429 (part)	Land To The West Of Northern 4x4 Centre West End Garage Thropton	Thropton	Thropton	02/12/2015	02/12/2018	60	3.26	60	0	0		✓		✓					✓	✓	✓		13	13			2	2	2	Delivery based on methodology assumptions
CM/20090001	3491	The Old Brickworks, Stobswood	Not in a Settlement	Widdrington Station and Stobswood	07/05/2015	07/05/2018	149	7.55	149	0	0	✓			✓					✓	✓	✓	x	37	37						Site currently not considered deliverable within next five years
15/04270/OUT	3187	Land West Of Surgery Grange Road Widdrington Station	Widdrington Station	Widdrington Station and Stobswood	24/02/2017	24/02/2020	121	1.20	121	0	0		✓		✓					✓	✓	✓		12	12			3	3	3	Delivery based on methodology assumptions
13/01665/OUT	1091	Land North East Of 3 Weetwood Road, Wooler	Not in a Settlement	Wooler	22/06/2016	22/06/2019	81	4.38	81	0	0		✓		✓					✓	✓	✓		12	12			2	2	2	Delivery based on methodology assumptions

Planning Appn No.	SHLAA Site Ref	Site Location/Address	Settlement	Parish	Decision Date	Expiry Date	Net Capacity of Site	Site Area (ha)	Position of site at 01/04/2017			Brownfield	Greenfield	Agricultural Brownfield	New Build	Conversions	Change of use	Demolitions	Commuter Pressure Area	Rural Area	Allocated in the Development Plan for Housing	NPPF Assessment of Deliverability			Discounted	Affordable Housing on Application	Affordable Remaining Capacity	Affordable Forecasts					Affordable Forecast Based on
									Outstanding	Under Construction	Completed											Available	Suitable	Achievable				2017/18	2018/19	2019/20	2020/21	2021/22	
Affordable Housing - Sites Under-Construction																																	
15/03825/FUL	2467	Garden House Lane	Acomb	Acomb	22/02/2017	22/02/2020	40	1.98	36	4	0		✓		✓				✓		✓	✓	✓		6	6	3	3					Delivery based on methodology assumptions
A/2006/0557	0324	The Maltings & Bolam Mill, Dispensary Street, Alnwick	Alnwick	Alnwick	31/01/2007	31/01/2010	33	0.17	0	33	0	✓				✓						✓	✓	✓		3	3	2	1				Delivery based on methodology assumptions
A/2005/0595	0323	Percy Mews, Mews Towers, Park View, Park View (Windsor Park), Alnwick	Alnwick	Alnwick	13/03/2006	13/03/2009	61	0.80	1	0	60	✓			✓							✓	✓	✓		18	1	1					Delivery informed by developer forecasts
A/2010/0450	280	Land south of Walkergate Alnwick Northumberland	Alnwick	Alnwick	19/07/2011	19/07/2014	15	0.90	15	0	0				✓							✓	✓	✓		5	5			5			Delivery informed by developer forecasts
A/2010/0203	0350	Land W of A1068 and S of Marks Bridge, Amble	Amble	Amble-by-the-Sea	21/07/2014	21/07/2017	260	8.80	114	33	113		✓		✓							✓	✓	✓		11	11	2	2	3	2	2	Delivery based on methodology assumptions
07/B/1058	1533	Land to the South of Rayham Close, Belford, NE61 6JN	Belford	Belford	18/02/2009	18/02/2012	92	3.54	50	6	36		✓		✓							✓	✓	✓		26	3		1	1	1		Delivery based on methodology assumptions
15/01516/FUL	9025	Land Of Former The Shieling Cairns Road Bellingham	Bellingham	Bellingham	05/02/2016	05/02/2019	8	0.20	0	8	0	✓			✓					✓		✓	✓	✓		8	8	8					Delivery informed by developer forecasts
06/B/0714	1046	Governors Garden (Garage site), Palace Street East, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	20/07/2011	20/07/2014	52	0.99	31	0	21	✓			✓	✓						✓	✓	✓		6	6		3	3			Delivery based on methodology assumptions
INSE2010/00896 (07/00434/REM)	4760	Land at West Blyth accessed from Chase Farm Drive (Taylor Wimpey & Persimmon)	Blyth	Blyth	02/05/2008	02/05/2011	713	14.63	249	95	369		✓		✓						✓	✓	✓		70	52	7	13	12	5	5	Delivery based on methodology assumptions	
12/01747/REM	4755	Wellesley C H E, Links Road, Blyth	Blyth	Blyth	02/04/2012	02/04/2015	395	11.93	65	47	283	✓						✓				✓	✓	✓		112	15	5	5	4	1		Delivery based on methodology assumptions

Appendix C: Deliverable Sites Providing Affordable Housing

14/01449/FUL	4633	Land West Of Benridge Park Laverock Hall Road Blyth	Not in a Settlement	Blyth	18/12/2014	18/12/2017	350	13.66	246	32	72		✓		✓						✓	✓	✓		61	47	7	7	7	7	7	Delivery based on methodology assumptions
13/02985/FUL	4696	Land Adjacent To Malvins Road, Blyth	Blyth	Blyth	02/03/2015	02/03/2018	58	1.40	22	20	16	✓			✓						✓	✓	✓		7	7	3	2	2			Delivery informed by developer forecasts
12/03370/REM	4573	Land at former Bates Colliery	Blyth	Blyth	01/02/2013	01/02/2016	257	9.87	256	1	0	✓			✓						✓	✓	✓		77	77						Delivery informed by developer forecasts
13/02762/FUL	6474	Land North Of Windsor Drive Windsor Drive Blyth	Blyth	Blyth	07/01/2015	07/01/2018	25	1.48	22	3	0		✓		✓						✓	✓	✓		7	7	7					Delivery informed by developer forecasts
16/02297/REM	6778	Land On The South Side Of Lamb Street Cramlington	East Cramlington	Cramlington	29/09/2016	29/09/2019	192	7.80	175	17	0		✓		✓						✓	✓	✓		29	29	4	5	5	5	5	Delivery based on methodology assumptions
15/02695/REM	0284	Land East Of Greensfield Weavers Way Alnwick	Alnwick	Denwick	31/03/2016	31/03/2019	236	17.81	208	23	5		✓		✓						✓	✓	✓		31	31		2	4	5	17	Delivery informed by developer forecasts
14/03016/FUL	3493	Land South Of Aiden Grove And Lynemouth Road Lynemouth Road Ellington	Ellington	Ellington and Linton	01/09/2015	01/09/2020	400	4.19	397	3	0		✓		✓						✓	✓	✓		14	14			14			Delivery informed by developer forecasts
14/00372/OUT	0119 (part)	Land North Of Woodsteads U3010 Station Road To Embleton Moor Junction Embleton	Not in a Settlement	Embleton	30/06/2016	30/06/2019	39	2.84	5	33	0		✓		✓						✓	✓	✓		6	6	3	3				Delivery informed by developer forecasts
16/00138/FUL	8005	Land North Of Benlaw Grove Main Street Felton	Felton	Felton	06/09/2016	06/09/2019	80	3.95	63	17	0		✓		✓						✓	✓	✓		8	8	6		2			Delivery informed by developer forecasts
16/01330/FUL	2626 (part)	Land West Of The Showfield Haydon Bridge Northumberland	Haydon Bridge	Haydon	22/11/2016	22/11/2019	75	2.17	72	3	0	✓			✓				✓		✓	✓	✓		11	11	8	3				Delivery informed by developer forecasts
13/02416/FUL	3188 (part)	Land East Of Stobhill Roundabout Hepscott Morpeth	Not in a Settlement	Hepscott	15/12/2014	15/12/2017	396	17.15	292	64	40		✓		✓						✓	✓	✓		119	114	13	13	13	13	13	Delivery based on methodology assumptions
16/00923/FUL	9038	Land East Of Humshaugh First School Humshaugh	Humshaugh	Humshaugh	15/08/2016	15/08/2019	21	1.74	19	2	0	✓			✓				✓		✓	✓	✓		2	2	1	1				Delivery based on methodology assumptions
13/03037/FUL	6505	Land Between Down House And Old School House Riverside Lesbury	Lesbury	Lesbury	22/04/2015	22/04/2018	8	0.47	0	8	0		✓		✓						✓	✓	✓		2	2	2					Delivery informed by developer forecasts
A/2008/0289	0292	Former Nursery Garden, 21 Whin Hill, Craster	Craster	Longhoughton	04/04/2014	04/04/201	9	0.41	8	0	1	✓			✓						✓	✓	✓		4	4	4					Delivery informed by developer forecasts
11/02454/FUL & 13/00073/FUL	3007	Land South Of The Chip, Great North Road (south), Morpeth (aka South Loansdean) Morpeth	Not in a Settlement	Morpeth	17/07/2014	17/07/2017	200	10.53	95	36	69		✓		✓						✓	✓	✓		60	23	7	7	6	3		Delivery based on methodology assumptions
11/01439/FUL	3079	Northgate Hospital, Northgate, Morpeth	Morpeth	Morpeth	15/12/2011	15/12/2014	225	33.85	146	39	40	✓			✓						✓	✓	✓		45	45	15	9	8	13		Delivery informed by developer forecasts
15/02779/FUL	3063	Morpeth Cottage Hospital Great North Road (South) Morpeth	Morpeth	Morpeth	04/02/2016	04/02/2019	39	1.37	6	33	0	✓			✓						✓	✓	✓		6	6	3	3				Delivery based on methodology assumptions
14/02750/FUL	3397	St Georges Hospital, Morpeth	Morpeth	Morpeth	23/06/2015	23/06/2018	375	18.20	280	50	45	✓	✓		✓						✓	✓	✓		36	18	4	4	4	3	3	Delivery based on methodology assumptions
12/03825/FUL	4629	Land To The Rear Of Wheatfields, Seaton Delaval	Seaton Delaval	Seaton Valley	04/07/2013	04/07/2016	190	7.11	18	45	127	✓		✓	✓						✓	✓	✓		57	13	13					Delivery informed by developer forecasts
12/02026/FUL	4802	Land North Of The Blake Arms, Pitt Lane, Seghill	Seghill	Seaton Valley	22/01/2013	22/01/2016	12	0.10	0	12	0	✓			✓						✓	✓	✓		12	12	12					Delivery informed by developer forecasts
CM/20080874	3318	Former St Mary's Hospital, Green Lane, Stannington	Not in a settlement	Stannington	21/10/2009	21/10/2012	270	31.44	110	51	109	✓	✓		✓						✓	✓	✓		17	4	4					Delivery informed by developer forecasts
15/01517/FUL	9010	Land At North East Of Beechlea C364 Stannington Main Road Through Village Stannington	Stannington	Stannington	28/04/2016	28/04/2019	8	0.23	4	4	0	✓			✓						✓	✓	✓		8	8	8					Delivery informed by developer forecasts
16/02971/REM	8048	Land South Of West Close C105 New Hall Farm Junction To Guilden Road Warkworth	Warkworth	Warkworth	25/11/2016	25/11/2019	50	2.98	45	5	0		✓		✓						✓	✓	✓		8	8		4	4			Delivery informed by developer forecasts
15/03794/FUL	5064	Land To The Rear Of 19 Hartford Road East Bedlington	Bedlington	West Bedlington	03/06/2016	03/06/2019	10	0.44	0	10	0		✓		✓						✓	✓	✓		10	10	10					Delivery informed by developer forecasts
16/01758/REM	6775 (part)	Land East And South East Of Blue House Farm Netherton Road Bedlington	Bedlington	West Bedlington	19/09/2016	19/09/2019	132	6.30	111	21	0		✓		✓						✓	✓	✓		13	13	3	3	3	3	1	Delivery based on methodology assumptions
15/00767/FUL	2548	Land And Buidlings North Of Wylam Hills Farmhouse, Holeyln Hall Road, Wylam	Wylam	Wylam	05/08/2015	05/08/2018	36	1.55	25	11	0		✓	✓	✓		✓		✓		✓	✓	✓		11	11	11					Delivery informed by developer forecasts