

**Northumberland 5-year Housing Land Supply of Deliverable Sites 2020-2025 (forecast at March 2020)**  
**Sites Summary Schedule**

SHLAA Ref.	Site Location Details					Site Area (ha)	Brownfield	Agricultural Ground	Greenfield	Allocated in Development Plan for Housing	Planning Application				Position of site at 31 December 2019			Self/Custom-Build Plots on Site	Affordable Housing			Evidence to Support Delivery Forecasts (developer info, planning application info, call for sites info)	Discounted from 5-year Supply	2019/20 Interim Year		5-Year Supply 2020-2025					Year 6+ (Residual 2025 onwards)	Notes		
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area						Planning Application Ref.	Type/Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Implemented	Total Dwellings Completed		Residual Outstanding and/or Under Construction	Affordable Homes on Site	%			S106 Financial Contribution	Completions Recorded to 31 Dec. 2019	Forecast Estimate of Completions Jan. Mar. 2020	2020/21	2021/22	2022/23	2023/24			2024/25	
0244	Training Centre, Scott Street, Amble	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	0.04	✓				11/01700/FUL	Full	22/11/2011	22/11/2014	5	✓	5	Complete				2018 5-YHLS consultation - Sullivan Associates Ltd on behalf of OA Developments.		3								Site now complete		
0350	Land W of A1068 and S of Marks Bridge, Amble	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	8.80	✓				A/2010/0203 13/02913/REM	Outline with Reserved Matters	21/07/2014	21/07/2016	260	✓	252	8		11	4%	✓	2019 5-YHLS consultation - Persimmon Homes.		29	8						Persimmon under construction on the remaining units and forecast for completion in 2019/20.		
9057	St Cuthberts RC First School, Links Avenue, Amble	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	0.04	✓				17/01123/FUL	Full	07/11/2017	07/11/2020	13	✓	0	13				✓	2019 5-YHLS consultation - All Saints Construction.			13						Site under construction and forecast for completion in 2019/20.		
5145	Former NCB Workshops, Ellington Rd, Ashington (aka Portland Park)	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	8.10	✓		✓		00/00213/FUL	Full	21/04/2003	21/04/2008	367	✓	362	5					2019 5-YHLS consultation - Persimmon Homes.		24	5						Persimmon under construction with the remaining units and forecast for completion in 2019/20.		
9094 (new)	Land At Northumberland Close, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	0.72	✓				17/04048/FUL	Full	19/03/2018	19/03/2021	22	✓	1	21		22	100%	✓	2019 5-YHLS consultation - Bernicia.			21						Cheviot Housing Association forecast for completion in 2019/20.		
4755	Wellesley C.H.E. Links Road, Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	11.93	✓				06/00561/OUT 10/00051/VARYCO 12/01747/REM	Outline with Reserved Matters	02/04/2012	02/04/2014	399	✓	370	29		112	28%	✓	2019 5-YHLS consultation - Persimmon Homes.		1	29						Persimmon under construction on the remaining units and forecast for completion in 2019/20.		
6016	Land West Of Bebside North Farm Bebside Road Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	0.82	✓		✓		16/03930/FUL	Full	01/06/2017	01/06/2020	21	✓	21	Complete				✓	2019 5-YHLS consultation - Ascant Homes.		6							Site now complete.		
9029	Albion Court Albion Way Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	0.10	✓				16/00935/FUL	Full	01/09/2016	01/09/2019	7	✓	6	1					Delivery based on methodology assumptions			1						Remaining unit under construction and forecast for completion in 2019/20		
9021	Land North Of Barry House Old Crow Hill Lane Cramlington	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	0.68	✓		✓		15/02889/FUL	Full	16/03/2016	16/03/2019	9	✓	5	4					2019 5-YHLS consultation - Compass Developments.		3	4						Demolition 2 units forecast for completion in 2019/20.		
9049 (demo)	St Paul's Catholic Academy, Doddington Drive Hill Close Dale, Cramlington	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	0.62	✓				16/03567/FUL	Full	17/06/2019	17/06/2022	-1	✓	-1	Demolitions Complete				✓	2020 EIP consultation - Ascant Homes.		-1								Demolition completed.	
3395	Byre & Dairy building, Cresswell Home Farm, Cresswell	Not in a Settlement	Cresswell	Tyneside Commuter Belt (South East)	South East	0.23	✓				CM/20090032	Full	20/03/2009	20/03/2012	12	✓	7	5					2018 5-YHLS consultation - Blockade Ltd.			5						Site now complete in Jan.-Mar.2020.		
3207	Former Red Row Garage, Main Street, Red Row	Hadston	East Chevington	Tyneside Commuter Belt (South East)	South East	0.35	✓				06/D/395	Full	19/07/2006	19/07/2009	8	✓	8	Complete					2019 5-YHLS consultation - DP Builders		1							Site now complete		
9040	Former Seaton Delaval County First School Double Row Seaton Delaval	Seaton Delaval	Seaton Valley	Tyneside Commuter Belt (South East)	South East	0.36	✓				16/00657/FUL	Full	09/09/2016	09/09/2019	10	✓	0	10					2019 5-YHLS consultation - Hagen Developments Ltd.			10						Site now complete in Jan.-Mar.2020.		
6763	Land West Of North Ridge, Netherton Lane, Bedlington	Bedlington	West Bedlington	Tyneside Commuter Belt (South East)	South East	0.49	✓				14/01656/FUL	Full	22/05/2014	22/05/2017	14	✓	3	11		10	71%	✓	2019 5-YHLS consultation - Gatsby Homes.			11						Gatsby Homes under construction with the remaining units (hoping to sign an agreement with an RP to offer 10 units as shared ownership) - forecast for completion in 2019/20.		
6143	Hebron Hill Farm, Hebron, Morpeth	Not in a Settlement	Hebron	Tyneside Commuter Belt (Central)	Central	0.70	✓		✓		11/01543/FUL	Full	21/12/2017	21/12/2020	7	✓	4	3					2018 5-YHLS consultation - Hindhaugh Homes.			3						Remaining units under construction and forecast for completion in 2019/20.		
6814	Land West Of Micklewood Close Micklewood Close Longhirst	Longhirst	Longhirst	Tyneside Commuter Belt (Central)	Central	0.50	✓		✓		15/00055/OUT 16/00458/REM	Outline with Reserved Matters	05/07/2016	05/07/2019	5	✓	4	1		5			Delivery based on methodology assumptions			1						Remaining units under construction and forecast for completion in 2019/20.		
3289	Coningsby House, Salisbury Street, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	0.47	✓				CM/05/D/0522	Full	18/10/2005	18/10/2008	9	✓	8	1					Delivery based on methodology assumptions			1						Remaining unit under construction and forecast for completion in 2019/20.		
3497	Land South Of The Dell, Fulbeck	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	3.07	✓		✓		14/03601/FUL	Full	30/09/2015	30/09/2018	39	✓	37	2				✓	2019 5-YHLS consultation - Story Homes		9	2						Remaining units under construction and forecast for completion in 2019/20.		
6981	Greystoke Surgery, Kings Avenue, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	0.17	✓				16/00275/FUL	Full	29/06/2016	29/06/2019	5	✓	3	2					2018 5-YHLS consultation - County Life Homes.			2						Remaining units under construction and forecast for completion in 2019/20.		
9062	Fulbeck Grange, Fulbeck, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	2.36	✓				17/01942/FUL	Full	21/03/2018	21/03/2021	13	✓	13	Complete				✓	2019 5-YHLS consultation - Dutchy Homes.		13								Site now complete.	
3042	Prospect Farm, The Avenue, Medburn	Medburn	Portesland	Tyneside Commuter Belt (Central)	Central	0.55	✓		✓		11/01959/OUT 14/00954/FUL 14/01858/FUL 14/02966/FUL 15/00180/FUL 15/01930/OUT 16/00066/FUL	Outline + Full	22/10/2012	22/10/2015	5	✓	5	Complete	5						2019 5-YHLS consultation - R&K Wood Planning on behalf of Croft Estates.		1							Site now complete
6082	West Chevington Farm, West Chevington	Not in a Settlement	Trillington and West Chevington	Tyneside Commuter Belt (Central)	Central	1.05	✓		✓		15/02908/FUL	Full	02/12/2015	02/12/2018	9	✓	0	9					2018 5-YHLS consultation - Genesis One Ltd.			9						All units under construction and forecast for completion in 2019/20.		
2467	Garden House Lane	Acomb	Acomb	Tyneside Commuter Belt (West)	Central	1.98	✓		✓		15/03825/FUL	Full	22/02/2017	22/02/2020	40	✓	25	14		6	15%	✓	2018 5-YHLS consultation - Avant Homes.		11	14						Avant Homes under construction with remaining units forecast for completion in 2019/20.		
6928	Royal Hotel Priestpoppole Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.10	✓		✓		14/01128/FUL	Full	11/07/2014	11/07/2017	12	✓	4	8					2018 5-YHLS consultation - A Knowles.			8						Mixed-use conversion scheme under construction and forecast for completion in 2019/20.		
9030	St Cuthberts Close And 22 And 24 Hencotes Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.48	✓				16/02439/FUL	Full	08/12/2016	08/12/2019	-43	✓	-43	Demolitions Complete					2019 5-YHLS consultation - Karbon.		-43								Site now complete.	
9030 (new)	St Cuthberts Close Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.63	✓				16/03281/FUL	Full	08/03/2017	08/03/2020	38	✓	38	Complete		38	100%	✓	2019 5-YHLS consultation - Karbon.		38								Site now complete.	
9032	Stanleyburn House Residential Home Station Road Wylam	Wylam	Wylam	Tyneside Commuter Belt (West)	Central	0.45	✓				16/00503/FUL	Full	15/08/2016	15/08/2019	15	✓	0	15				✓	2018 5-YHLS consultation - Building Design Northern Ltd on behalf of S Ahmed.			15							Conversion scheme now mostly complete - forecast for completion in 2019/20.	
0323	Percy Mews, Mews Towers, Park View, Park View (Windsor Park), Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.80	✓				A/2005/0595	Full	13/03/2006	13/03/2009	61	✓	61	Complete					2019 5-YHLS consultation - Persimmon Homes.		1							Site now complete.		
0324	The Millings & Botan Mill, Dispensary Street, Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.17	✓				A/2006/0557	Full	31/01/2007	31/01/2010	37	✓	35	2					2019 5-YHLS consultation - Ascant Homes.			2						Remaining units under construction and forecast for completion in 2019/20.		
0382	Alnwick RC St John's Aided School, Lisburn Street, Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	1.47	✓				16/02211/FUL	Full	11/10/2017	11/10/2020	24	✓	24	Complete					2019 5-YHLS consultation - Cussins (North East).		12							Site now complete.		
8075	Former Valuation Office/Citizen Advice Bureau, Wagonway Road, Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.24	✓				14/01134/FUL	Full	09/12/2014	09/12/2017	6	✓	6	Complete					2019 5-YHLS consultation - Persimmon Homes.		4								Site now complete	
0057	The Bark Pots Tea Room 9 West End Craster	Craster	Craster	Alnwick & the Tourist Coast	North	0.23	✓				14/04130/OUT 18/01976/REM	Outline with Reserved Matters	30/11/2018	30/11/2020	6	✓	0	6				✓	2019 5-YHLS consultation - Northumbrian Homes.			6							Site under construction with completion anticipated in 2019/20.	
0333	Site of Pringles Garage, Christon Bank	Christon Bank	Embleton	Alnwick & the Tourist Coast	North	0.51	✓				A/2006/0527	Full	21/11/2006	21/11/2009	12	✓	11	1					2018 5-YHLS consultation - Mr & Mrs Cockrell (landowner).			1						Remaining unit under construction and forecast for completion in 2019/20.		
0426a	Land North Of Townfoot, Townfoot, Lesbury	Lesbury	Lesbury	Alnwick & the Tourist Coast	North	1.24	✓		✓		14/03236/FUL	Full	18/12/2015	18/12/2018	20	✓	20	Complete		10	50%	✓	2019 5-YHLS consultation - DP Builders		17							Site now complete.		
9012 (demo)	Buildings Surrounding Lesbury House Lesbury	Lesbury	Lesbury	Alnwick & the Tourist Coast	North	1.92	✓				15/02771/FUL	Full	14/10/2015	14/10/2018	-2	✓	0	-2					Delivery based on methodology assumptions			-2						Site now complete in Jan.-Mar.2020.		
9012 (new)	Buildings Surrounding Lesbury House Lesbury	Lesbury	Lesbury	Alnwick & the Tourist Coast	North	1.92	✓				15/02771/FUL	Full	14/10/2015	14/10/2018	5	✓	2	3					Delivery based on methodology assumptions			3						Site now complete in Jan.-Mar.2020.		
6355	Farm Steading at South East Farm Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	0.29	✓		✓		A/2011/0065	Full	23/07/2011	23/07/2014	5	✓	5	Complete				✓	2018 5-YHLS consultation - Northumberland Estates.									Site complete (final completion had previously been recorded separately as a small site)		
9040	Rock Farms Ltd, Rock, Alnwick	Rock	Rennington	Alnwick & the Tourist Coast	North	0.84	✓		✓		A/2005/0410	Full	11/08/2006	11/08/2009	19	✓	19	Complete					2018 5-YHLS consultation - Rock Estates.		3							Site now complete.		
9036	Land South Of Rock Cricket Club Rock	Rock	Rennington	Alnwick & the Tourist Coast	North	0.25	✓		✓		16/00925/FUL	Full	09/02/2017	09/02/2020	5	✓	0	5					2019 5-YHLS consultation - Rock Estate			5						Site close to completion, with completion forecast in 2019/20.		
8048	Land South Of West Close C105 New Hall Farm Junction To Golden Road Warkworth	Warkworth	Warkworth	Alnwick & the																														

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Sites Summary Schedule

SHLAA Ref.	Site Location Details					Planning Application				Position of site at 31 December 2019				Self/Custom-Build Plots on Site	Affordable Housing		Evidence to Support Delivery Forecasts (developer info, planning application info, call for sites info)	Discounted from 5-year Supply	2019/20 Interim Year		5-Year Supply 2020-2025					Year 6+ (Residual 2025 onwards)	Notes		
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area	Site Area (ha)	Brownfield	Agricultural Brownfield	Greenfield	Allocated in Development Plan for Housing	Planning Application Ref.	Type/Status	Decision Date		Expiry Date	Total Net Dwellings Capacity of Site			Implemented	Total Dwellings Completed	Residual Outstanding and/or Under Construction	Completions Recorded to 31 Dec. 2019	Forecast Estimate of Completions Jan. Mar. 2020	2020/21	2021/22			2022/23	2023/24
<b>Deliverable in Principle sites - Full permissions and Outline permissions with Reserved Matters approved</b>																													
5181 (dev1)	Land South West Of Lane End Farm Freeman Way North Seaton Industrial Estate Ashington (Bellway)	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	6.07					16/01363/OUT 17/01595/REM 19/02097/REM	Outline with Reserved Matters	26/11/2019	26/11/2021	240		60	180		2019 5-YHLS consultation - Bellway.		39	5	40	12		80 of the 240 units completed - Bellway only delivering phase 1 of 92 units. Reserved matters also now approved for 80 dwellings on the Taylor Wimpey part of the site.		
5181 (dev2)	Land South West Of Lane End Farm Freeman Way North Seaton Industrial Estate Ashington (Taylor Wimpey)	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	see above					16/01363/OUT 17/01595/REM 19/02097/REM	Outline with Reserved Matters	26/11/2019	26/11/2021	see above		see above	see above		2019 5-YHLS consultation - Bellway.		see above	see above		30	30	30	80 of the 240 units completed - Bellway only delivering phase 1 of 92 units. Reserved matters also now approved for 80 dwellings on the Taylor Wimpey part of the site.	
5144	Land at Summerhouse Lane, Ashington (aka Land South of Wansbeck General Hospital, Seaton Vale, Woodhorn)	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	23.00					00/00009/OUT 00/00009/REMA 19/01842/FUL	Outline with Reserved Matters + Full	27/11/2019	27/11/2022	645		478	167	0	2019 5-YHLS consultation - Persimmon Homes.		48	12	40	40	35	478 of the 645 dwellings complete by Persimmon and Charles Church. Revised application for 29 dwellings on part of the site has now reduced the originally permitted 657 units by 12 units, and no longer to be for self-build plots.		
5168	Wansbeck General Hospital, Woodhorn Lane, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	4.75					11/02572/OUT 14/03211/REM 15/03123/FUL	Outline with Reserved Matters + Full	17/03/2017	17/03/2020	89		45	44		2019 5-YHLS consultation - Gleeson Homes.		28	3	30	11		45 of the 89 units now completed by Gleeson.		
9066	The Institute Leisure Centre Institute Road Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	1.28					17/00080/FUL	Full	19/09/2017	19/09/2020	51		0	51		2019 5-YHLS consultation - Gleeson Homes.			29	22			Gleeson on-site with at least 31 of the 51 units now under construction.		
9061	106 Milburn Road, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	0.01					17/01752/FUL	Full	20/10/2017	20/10/2020	5		0	5		2019 5-YHLS consultation - SinCera Ltd				5			Construction of all 5 plots has now commenced. Developer previously confirmed intention to build-out within the next 5 years		
9093	AJ Cook Court, Land East Of Holmdale Green Lane Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	0.22					19/02032/FUL	Full	04/11/2019	04/11/2022	8		0	8		2020 EIP consultation - Bernicia.				1	3	4	Construction of the first of the 8 units commenced in 2019.		
4560	Land South Of Hunter Avenue, Shotton Avenue, Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	0.23					15/04256/FUL	Full	13/03/2015	13/03/2018	5		0	5		Delivery based on methodology assumptions				5			Construction of all 5 plots has now commenced, but build-out rate assumption rolled back 1 year.		
4573a	Land At Former Bates Colliery Site, Cowpen, Blyth (Gleeson)	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	3.65					16/04622/FUL	Full	06/10/2017	06/10/2020	142		48	94		2019 5-YHLS consultation - Gleeson Homes and Banks Group.		33	4	30	30	30	48 of the 142 dwellings complete. Originally proposed as the first phase of the wider development of the former Bates Colliery site for up to 257 dwellings, about the rest of the site is now unlikely to come forward. Developer forecast adjusted as already delivered more in 2019/20 than was anticipated.		
4760	Land at West Blyth accessed from Chase Farm Drive (Persimmon)	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	14.63					02/00621/OUT INSE2010/00696 07/00343/REM	Outline with Reserved Matters	02/05/2008	02/05/2010	713		546	167		2019 5-YHLS consultation - Persimmon Homes and Taylor Wimpey.		25	30	35	35	34	546 of 713 units completed by Persimmon and Taylor Wimpey. Persimmon phase ongoing.		
6474	Land North Of Windsor Drive Windsor Drive Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	1.48					13/02762/FUL 18/02296/FUL	Full	20/11/2019	20/11/2022	25		1	24		Delivery based on methodology assumptions				3	4	6	4 of the 25 units complete across phases 1 and 2 of the site, with 6 plots under construction. Revised application for 18 buildings on the eastern phase 2 part of the site now approved previous retrospective application allowed on appeal in 2013. Assumed build-out rates adjusted accordingly.		
9109a	Blyth Golf Club Pinesey Road Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	3.40					19/00038/FUL	Full	10/12/2019	10/12/2019	92		0	92		Delivery based on methodology assumptions				20	25	25	22	Full application approved on appeal in Dec.2019.	
9590	Eric Tolhurst Centre, 3 - 13 Quay Road, Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	0.19					18/04371/OFFRES	Full	08/05/2019	08/05/2022	8		0	8		Delivery based on methodology assumptions				8			Prior approval for change of use of 1st floor and part of ground floor offices to 8 residential flats.		
4633	Land West Of Berridge Park Laverock Hall Road Blyth	Not in a Settlement	Blyth	Tyneside Commuter Belt (South East)	South East	13.66					14/01449/FUL	Full	18/12/2014	18/12/2016	350		221	129		2019 5-YHLS consultation - Miller Homes.		37	16	53	53	7	221 of the 350 units complete by Miller Homes.		
9063	Land West Of Sleekburn Water Fisheries Bedlington	Bomasund	Choppington	Tyneside Commuter Belt (South East)	South East	0.91					17/02078/FUL	Full	05/02/2018	05/02/2021	7		0	7		Delivery based on methodology assumptions				7			Development of 7 residential units.		
4612	West Hartford Farm, West Hartford, Cramlington	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	0.83					04/00428/FUL 05/00406/RES	Full	21/12/2010	21/12/2013	11		0	11		2018 5-YHLS consultation - Meldrum Construction.				2		9	Demolition of cottage outhouses and sheds, and construction of new-build cottages. 2 of the 11 units commenced, but no evidence of any further recent works on site.		
4701/6 (dev1)	Land North Of Station Road Cramlington (Persimmon)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	14.36					14/04099/OUT 16/03184/REM 19/00611/FUL (19/01786/REM) (20/00174/FUL)	Outline with Reserved Matters	28/02/2020	28/02/2023	444		202	242		2019 5-YHLS consultation - Bellway and Persimmon Homes.		43	7	35	35	22	Cramlington CentrePoint outline permission for up to 480 dwellings and a 40-bed care home. Development under construction by Bellway (160 units) and Persimmon (142 units) - 202 of the 384 permitted units complete. Previous developer forecasts adjusted as already delivered more in 2019/20 than was anticipated. Full permission additionally now approved for 12 Bernicia units and an over-55 extra care facility of 48 apartments (taking the permitted total to 444 units); with reserved matters and full applications pending for a further 27 units and 23 units (which would take the overall site total to 494 units if approved).		
4701/1 (dev2)	Land North Of Station Road Cramlington (Bellway)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	see above					14/04099/OUT 16/03184/REM 19/00611/FUL (19/01786/REM) (20/00174/FUL)	Outline with Reserved Matters	28/02/2020	28/02/2023	see above		see above	see above		2019 5-YHLS consultation - Bellway and Persimmon Homes.		57	10	50	23	12	48	Cramlington CentrePoint outline permission for up to 480 dwellings and a 40-bed care home. Development under construction by Bellway (160 units) and Persimmon (142 units) - 202 of the 384 permitted units complete. Previous developer forecasts adjusted as already delivered more in 2019/20 than was anticipated. Full permission additionally now approved for 12 Bernicia units and an over-55 extra care facility of 48 apartments (taking the permitted total to 444 units); with reserved matters and full applications pending for a further 27 units and 23 units (which would take the overall site total to 494 units if approved).	
4703b/1 (dev1)	South West Sector Of Cramlington Land South And West Of White Hall Farm Beacon Lane Cramlington (Persimmon)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	85.60					15/00901/OUTES 17/00393/REM 19/00973/REM	Outline with Reserved Matters	23/09/2019	23/09/2021	1,600		114	1,486		2020 EIP consultation - Persimmon Homes. 2019 5-YHLS consultation - Persimmon Homes.		42	2	50	50	39	70	530	Cramlington South West Sector development of up to 1,600 dwellings by Persimmon and Bellway. Reserved matters for phases 1 of 478 dwellings (Persimmon 250, Bellway 228), but Persimmon numbers increased by 5 units (481 overall) through subsequent reserved matters. 114 units completed. Both developers confirm future reserved matters to be submitted for remaining phases.
4703b/2 (dev2)	South West Sector Of Cramlington Land South And West Of White Hall Farm Beacon Lane Cramlington (Bellway)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	see above					15/00901/OUTES 17/00393/REM 19/00973/REM	Outline with Reserved Matters	23/09/2019	23/09/2021	see above		see above	see above		2020 EIP consultation - Bellway. 2019 5-YHLS consultation - Bellway.		47	8	60	60	50	50	417	Cramlington South West Sector development of up to 1,600 dwellings by Persimmon and Bellway. Reserved matters for phases 1 of 478 dwellings (Persimmon 250, Bellway 228), but Persimmon numbers increased by 5 units (481 overall) through subsequent reserved matters. 114 units completed. Both developers confirm future reserved matters to be submitted for remaining phases.
4783	Dam Dykes Farm Cottages, Arcot Lane, Cramlington	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	5.15					11/01273/FUL	Full	04/11/2011	01/11/2014	19		6	13		Delivery based on methodology assumptions				6	2	3	2	12 of the permitted 19 units now completed. Construction of the remaining 7 plots not yet started, but site works in progress. Build-out rate assumptions therefore adjusted accordingly.	
9049 (new)	St Paul's Catholic Academy, Doddington Drive Hall, Close Dale, Cramlington	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	0.62					16/03567/FUL	Full	17/06/2019	17/06/2022	19		0	19		2020 EIP consultation - Ascent Homes.				9	10		Demolition complete, with Ascent Homes confirming delivery in the next 5 years and some plots already reserved and under construction.		
6778	Land On The South Side Of Lamb Street Cramlington	East Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	7.80					15/00897/OUT 16/02297/REM 16/04664/REM	Outline with Reserved Matters	20/07/2017	20/07/2019	192		126	66		2019 5-YHLS consultation - Miller Homes.		32	3	25	25	13	126 of 192 dwellings completed by Miller Homes (all affordable units complete). Developer forecast adjusted as already delivered more in 2019/20 than was anticipated.		
9591 (demo)	East Hartford And District Social Club, Scott Street, East Hartford, Cramlington	East Hartford	Cramlington	Tyneside Commuter Belt (South East)	South East	0.07					18/04463/FUL	Full	11/06/2019	11/06/2022	-1		0	-1		Delivery based on methodology assumptions						-1	Conversion of 2-storey building into 8 x 2-bed flats.		
9591 (new)	East Hartford And District Social Club, Scott Street, East Hartford, Cramlington	East Hartford	Cramlington	Tyneside Commuter Belt (South East)	South East	0.07					18/04463/FUL	Full	11/06/2019	11/06/2022	8		0	8		Delivery based on methodology assumptions						8	Conversion of 2-storey building into 8 x 2-bed flats.		
5017	Land East Of Barrington Park East Sleekburn	East Sleekburn	East Bedlington	Tyneside Commuter Belt (South East)	South East	2.30					15/02628/FUL	Full	30/01/2017	30/01/2020	59		0	59		2020 EIP consultation - Dysart Group (landowner) and also Amethyst Homes (developer). 2019 5-YHLS consultation - Amethyst Homes.				13	15	15	3	7 of the 59 units now complete by Dysart/Amethyst Homes (plus the showhome), with 24 under construction including several nearing completion. Dysart expect to refresh their permission later this year, with completion of the site expected by 2025.	
3014	Land to the South of Hadston Road and West of the A1068, Chevington	Not in a Settlement	East Chevington	Tyneside Commuter Belt (South East)	South East	2.81					15/04272/OUT 17/02020/VARYCO 17/01193/REM	Outline with Reserved Matters	21/07/2017	21/07/2019	90		60	30		2019 5-YHLS consultation - Miller Homes.		21	3	15	12		80 of the 90 dwellings completed by Miller Homes (all affordable units complete), with the remaining units commenced construction in 2019. Developer forecast adjusted as already delivered more in 2019/20 than was anticipated.		
3493	Land South Of Aiden Grove And Lynemouth Road Lynemouth Road Ellington	Ellington	Ellington and Linton	Tyneside Commuter Belt (South East)	South East	4.19					14/03016/FUL (hybrid application) 15/03109/REM 16/02972/REM 18/03001/REM 19/03089/REM 19/01133/REM	Hybrid Full + Outline with Reserved Matters	07/08/2019	07/08/2021	400		53	347		2020 EIP consultation - Ascent Homes.		10	3	28	28	28	30	200	Hybrid application with full permission for access and football pitches and outline permission for up to 400 dwellings and small-scale retail provision. Reserved matters approved for phase 1 (90 units), but subsequently reduced to 91 following change of house types mix and phase 2 (95 units). 53 of the 400 dwellings completed on Ph.1, with a further 42 units commenced in 2019. Developer forecast adjusted as already delivered more in 2019/20 than was anticipated. Full permission additionally now confirmed in due course, with phases 3 and 4 subject to future reserved matters submissions. Previous developer build-out rate adjusted accordingly.
5066	New Dolphin Bungalow, Front Streets	Newbiggin-by-the-Sea	Newbiggin-by-the-Sea	Tyneside Commuter Belt (South East)	South East	0.45					07/00557/OUT 16/01289/REM	Outline with Reserved Matters	23/03/2012	23/03/2014	14		0	14		2019 5-YHLS consultation - G Birchall				2	3	3	3	Landowner previously confirmed that site remediation and marketing was underway, but no known further progress.	
5032	Church Farm Woodhorn Village Ashington	Woodhorn	Newbiggin-by-the-Sea	Tyneside Commuter Belt (South East)	South East	0.47					12/01397/FUL	Full	13/07/2017	13/07/2020	15		0	15		Delivery based on methodology assumptions				5	5	5	Site works commenced 2019.		
4627	Land North East Of New Hartley, St Michaels Avenue, New Hartley	New Hartley	Seaton Valley	Tyneside Commuter Belt (South East)	South East	10.98					15/01182/FUL	Full	20/09/2017	20/09/2020	285		0	285		2019 5-YHLS consultation - Barrat DW Homes.				18	46	39	39	74	Barrat forecast delivery of all units between 2019/20-2027/28.
4608	Land North Of Rose Villa, Seghill	Seghill	Seaton Valley	Tyneside Commuter Belt (South East)	South East	0.35					11/00791/OUT 19/01893/REM	Outline with Reserved Matters	22/10/2019	22/10/2021	5		0	5		2020 EIP consultation - Barry Elliott (developer).				1	1	1	1	Outline permission for 5 dwellings (adjacent to 3 separate plots with full permission). Retrospective reserved matters approved Oct.2019 - 1 unit previously completed and 1 plot under construction.	
9508	Seghill Social Club, Berrass Avenue, Seghill	Seghill	Seaton Valley	Tyneside Commuter Belt (South East)	South East	0.12					17/03368/FUL	Full	06/04/2018	06/04/2021	8		0	8		Delivery based on methodology assumptions				4	4		Demolition of social club for construction of 8 terraced dwellings.		
5155, 6774	Land South West Of Glebe Farm, Choppington Road, Bedlington	Bedlington	West Bedlington	Tyneside Commuter Belt (South East)	South East	18.15					16/04731/OUT 19/01457/REM	Outline with Reserved Matters	06/11/2019	06/11/2021	500		0	500		2020 EIP consultation - GSC Grays on behalf of T Rutherford (landowner). 2019 5-YHLS consultation - Gleeson Homes.				29	40	40	351	Site works commenced on phase 1 for 140 of the total 500 dwellings - agent confirms sale to developer imminent, with the next phase to be marketed in spring/summer 2020. Previous assumed build-out rate adjusted accordingly.	
6775	Land East And South East Of Blue House Farm Netherton Road Bedlington	Bedlington	West Bedlington	Tyneside Commuter Belt (South East)	South East	6.30					15/01080/OUT 16/01758/REM	Outline with Reserved Matters	19/09/2016	19/09/2018	132		94	38		2020 EIP consultation - GSC Grays on behalf of T Rutherford (landowner). 2019 5-YHLS consultation - Miller Homes.		27	4	30	4		94 of the 132 units complete by Miller Homes (all affordable units complete). Developer intends to bring forward the rest of site 6775 together with site 9389 and 8010 as later phases.		
5000	Land North Of Quarry House, Nedderton Village	Nedderton	West Bedlington	Tyneside Commuter Belt (South East)	South East	0.64					15/01174/OUT 17/03486/REM 18/04497/REM	Outline with Reserved Matters	03/05/2019	03/05/2021	6		0	6		Delivery based on methodology assumptions				6			Initial outline permission for 10 dwellings, reduced to 4 in 6 permitted reserved matters, but then increased to 6 in the second reserved matters. All 6 permitted units commenced construction in 2019.		
3491	The Old Brickworks, Stobswood	Not in a Settlement	Widdington Station and St																										

**Northumberland 5-year Housing Land Supply of Deliverable Sites 2020-2025 (forecast at March 2020)**  
**Sites Summary Schedule**

SHLAA Ref.	Site Location Details						Brownfield	Agricultural Brownfield	Greenfield	Allocated in Development Plan for Housing	Planning Application				Position of site at 31 December 2019				Self/Custom-Build Plots on Site	Affordable Housing			Evidence to Support Delivery Forecasts (developer info, planning application info, call for sites info)	Discounted from 5-year Supply	2019/20 Interim Year		5-Year Supply 2020-2025					Year 6+ (Residual 2025 onwards)	Notes	
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area	Site Area (ha)					Planning Application Ref.	Type/ Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Implemented	Total Dwellings Completed	Residual Outstanding and/or Under Construction		Affordable Homes on Site	%	St06 Financial Contribution			Completions Recorded to 31 Dec. 2019	Forecast Estimate of Completions Jan. Mar. 2020	2020/21	2021/22	2022/23	2023/24	2024/25			
3651	Former Milford Water Treatment Works, Milford	Not in a Settlement	Milford	Tyneside Commuter Belt (Central)	Central	2.49	14/02721/OUT 15/03842/REM 17/01360/REM	Outline with Reserved Matters		02/06/2017	02/06/2020	8	✓	0	8											4	4					4 of the 8 plots under construction.		
3024	The Old Registry, Northumberland Gardens, 94 Newgate Street, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	0.37	18/00336/FUL 18/00692/FUL	Full		22/11/2019	22/11/2022	12	✓	0	12			✓											12			Revised application for the conversion of Grade II listed building into 12 self-contained residential apartments.		
3074	Land West Of St Georges Hospital, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	32.25	16/00994/FULES	Hybrid Full + Outline		04/05/2018	04/05/2021	875	✓	0	875	131	15%											30	30	30	30	755	St. George's Hospital - Homes England hybrid application with full permission for link road to the Morpeth Northern Bypass, and outline permission for up to 875 dwellings and a local centre. See separate site 3397 for phases 1A, 1B and 1C.	
3079a	Northgate Hospital, Northgate, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	33.85	11/01439/FUL 14/02318/REM 14/04151/REM	Hybrid Full + Outline with Reserved Matters		15/12/2011	15/12/2013	225	✓	139	86	45	20%		2019 5-YHLS consultation - Taylor Wimpey.		34	1	40	37	8								Hybrid application with outline permission and reserved matters approved for 225 dwellings. 139 of the 225 units complete by Taylor Wimpey. Separate hybrid application also now approved for demolition and mixed-use development of the eastern part of the site, with outline permission for a further 134 dwellings (3079b).	
3397	St Georges Hospital, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	18.20	14/02750/FUL (19/00904/FUL) (19/00903/OUT)	Full		23/06/2015	23/06/2018	375	✓	111	264	74	20%		2019 5-YHLS consultation - Linden Homes North East (Galliford Try Partnerships).		12	25	15	36	116	36	36						St. George's Hospital phases 1A, 1B and 1C - hybrid application with full permission for demolitions and construction of 119 dwellings on Ph. 1A and outline permission for up to 256 dwellings on Ph. 1B and 1C - 111 of the Ph. 1A units complete by Linden Homes and Galliford Try (all affordable units complete). Full application pending for 159 units on Ph. 1B, and outline application for an extra care facility of up to 80 units on Ph. 1C. See separate site 3074 for Homes England hybrid application covering subsequent phases.	
3497b	Land North Of The Garth, Pottery Bank, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	6.08	16/04486/FUL	Full		09/09/2019	09/09/2022	53	✓	0	53	9	17%		2020 EIP consultation - Persimmon										3	15	15	15	5	Phase 2 of Persimmon's Pottery Bank scheme approved at appeal. Developer confirms intention to commence development in 2020.
3007	Land South Of The Chip, Great North Road (south), Morpeth (aka South Loansdean)	Not in a Settlement	Morpeth	Tyneside Commuter Belt (Central)	Central	10.53	11/02454/FUL 13/00073/FUL 14/04108/VARYCO 15/03957/VARYCO	Full		17/07/2014	17/07/2017	200	✓	188	12	60	30%	✓	2019 5-YHLS consultation - Bellway.		24	4	8										188 of the 200 units complete by Bellway (all affordable units complete), with all remaining units under construction.	
6941	Land North East Of Hebron Avenue Pegswood Village Pegswood	Pegswood	Pegswood	Tyneside Commuter Belt (Central)	Central	2.72	17/02177/FUL	Full		28/06/2018	28/06/2021	118	✓	8	110	12	10%		2019 5-YHLS consultation - Barratt DW Homes.		8		28	35	32	15						8 of the 118 units now complete by Barratt Homes. Developer's build-out rates rolled back 1 year as slower progress than anticipated.		
3019	North of Longhirst Road	Pegswood	Pegswood	Tyneside Commuter Belt (Central)	Central	1.84	19/02747/FUL	Full	✓	07/11/2019	07/11/2022	61	✓	0	61				2020 EIP consultation - Gleeson Homes.										20	21	20		Site allocated in the Morpeth Neighbourhood Plan, with 9 of the 61 units commenced by Gleeson in 2019. Developer confirms delivery within the next 5 years.	
8078	Cookswell House, High Onstead, Pegswood	Pegswood	Pegswood	Tyneside Commuter Belt (Central)	Central	0.50	14/02502/FUL	Full		16/04/2015	16/04/2018	13	✓	6	7				Delivery based on methodology assumptions.		4	4	3									10-new-build units plus conversion of the existing house into 3 dwellings. 6 of the 13 new-build units completed with remaining 7 units under construction.		
3041	Land West Of Dyke House The Avenue Medburn	Medburn	Ponteland	Tyneside Commuter Belt (Central)	Central	0.27	16/03777/FUL (20/00600/REM)	Hybrid Full + Outline		09/01/2017	09/01/2020	6	✓	0	6				2020 EIP consultation - Ethical Partnership on behalf of Medburn Rare Earth Ltd (developer).										1			Hybrid application with full permission for 5 dwellings now confirmed as completed, with a reserved matters application for the remaining outline permitted unit currently pending.		
3158	Land North East Of Green Rigg, Medburn	Medburn	Ponteland	Tyneside Commuter Belt (Central)	Central	2.07	16/00860/FUL	Full		22/07/2016	22/07/2019	50	✓	6	44			✓	2018 5-YHLS consultation - Woodruff & Co Property Consultants.		6	18	26									6 of the 50 units completed by Medburn Homes.		
3380	Land North Of Dyke House, The Avenue, Medburn	Medburn	Ponteland	Tyneside Commuter Belt (Central)	Central	0.45	CM/20090518 14/04282/OUT 15/03147/OUT 16/02988/FUL 17/02601/FUL 17/03367/OUT 18/01416/FUL 18/01608/FUL 18/02874/REM 19/05011/REM	Outline with Reserved Matters + Full		25/02/2020	25/02/2023	6	✓	2	4	4			2020 EIP consultation - MWE Architects on behalf of D Dixon (landowner). 2018 5-YHLS consultation - MWE Architects on behalf of D Dixon.															Plots 3 and 4 completed, with plots 1 and 2 under construction - all developed independently. Revised outline application to increase the site yield from 5 to 6 dwellings approved at appeal in April 2019, with reserved matters now approved for plots 5 and 6.
3427	Northumbria Police HQ, Ponteland	Not in a Settlement	Ponteland	Tyneside Commuter Belt (Central)	Central	29.19	14/01442/OUT 17/02747/REM	Outline with Reserved Matters		22/01/2018	22/01/2020	253	✓	5	248	51	20%		2019 5-YHLS consultation - Bellway.		5	28	52	41	35	43	35	14				5 of the 253 units now complete by Bellway. Separate conversion scheme of an additional 22 units (see site 3427a).		
3427a	Northumbria Police HQ, Ponteland	Not in a Settlement	Ponteland	Tyneside Commuter Belt (Central)	Central	1.06	17/03697/FUL	Full		19/04/2018	19/04/2021	22	✓	0	22				2019 5-YHLS consultation - Bellway.													4 of the 22 conversion units commenced by Bellway in 2019, with delivery running alongside the separate permission for the wider new-build site (see 3427).		
6595	Belville House, Ponteland	Ponteland	Ponteland	Tyneside Commuter Belt (Central)	Central	0.21	13/02074/FUL	Full		23/12/2013	23/12/2016	30	✓	0	30				2018 5-YHLS consultation - DPP on behalf of M Walton.													Site works for proposed change of use scheme commenced, but considering a possible revised scheme to increase the number of apartments. Developer forecast build-out rate rolled back 1 year as no delivery now expected in 2019/20.		
9119	Field East Of The Nursery Medburn	Ponteland	Ponteland	Tyneside Commuter Belt (Central)	Central	6.45	17/01149/FUL	Full		15/01/2018	15/01/2021	62	✓	17	45			✓	2019 5-YHLS consultation - Bellway.		17	14	31									17 of the 62 units now complete by Bellway.		
3594	Land At Harlow Hill, Newcastle Upon Tyne	Not in a Settlement	Stamfordham	Tyneside Commuter Belt (Central)	Central	2.48	13/03360/FUL	Full		21/02/2014	21/02/2017	10	✓	1	9				2018 5-YHLS consultation - Bellway.		1	3	4	2								1 of the 10 units now completed.		
3034	Hepscott Park Stannington	Not in a Settlement	Stannington	Tyneside Commuter Belt (Central)	Central	4.38	16/02336/FUL	Full		25/01/2017	25/01/2020	89	✓	56	33			✓	2019 5-YHLS consultation - Bellway.		24	8	25									56 of the 89 units now complete by Bellway.		
3318	Former St Mary's Hospital, Green Lane, Stannington	Not in a settlement	Stannington	Tyneside Commuter Belt (Central)	Central	31.44	CM/20080874	Full		21/10/2009	21/10/2012	270	✓	229	41	18	7%		2019 5-YHLS consultation - Bellway.		15	22	19									229 of the 270 units now completed by Bellway (all affordable units complete).		
9008	Stannington Nurseries Tea Room 58 Station Road Stannington Morpeth	Stannington	Stannington	Tyneside Commuter Belt (Central)	Central	0.59	16/03693/FUL	Full		15/12/2017	15/12/2020	34	✓	6	28	5	15%		Delivery based on methodology assumptions.		6	2	8	9	9							6 of the 34 units now complete.		
6818	Land West Of Burgham Park, Burgham Park	Not in a Settlement	Thirston	Tyneside Commuter Belt (Central)	Central	2.42	14/02477/FUL	Full		05/01/2016	05/01/2019	14	✓	0	14				2019 5-YHLS consultation - Lichfields on behalf of Burgham Park Golf & Leisure.													No evidence of site works commencing following discharge of pre-commencement conditions, so developer's forecast build-out rate rolled back 1 year.		
9592	Land North Of Shaws House Cottages, Newton	Not in a Settlement	Bywell	Tyneside Commuter Belt (West)	Central	0.5	18/03543/FUL	Full		21/06/2019	21/06/2022	7	✓	0	7				Delivery based on methodology assumptions.													Conversion of agricultural buildings into 7 dwellings.		
2471/i (dev 1)	Land West Of Millwell Lane Millwell Lane Corbridge (Bellway)	Corbridge	Corbridge	Tyneside Commuter Belt (West)	Central	11.60	15/00381/OUTES 17/04547/REM	Outline with Reserved Matters		14/08/2018	14/08/2020	181	✓	0	181	27	15%		2019 5-YHLS consultation - Bellway.														Bellway and Miller Homes on site (Bellway 58, Miller 123) - commenced construction of the first 2 units in 2019.	
2471/ii (dev 2)	Land West Of Millwell Lane Millwell Lane Corbridge (Miller Homes)	Corbridge	Corbridge	Tyneside Commuter Belt (West)	Central	see above	15/00381/OUTES 17/04547/REM	Outline with Reserved Matters		14/08/2018	14/08/2020	see above	✓	see above	see above	see above	see above		2019 5-YHLS consultation - Miller Homes														Bellway and Miller Homes on site (Bellway 58, Miller 123) - commenced construction of the first 2 units in 2019.	
9041	Joels Laundry 1-3 Station Yard Corbridge	Not in a Settlement	Corbridge	Tyneside Commuter Belt (West)	Central	0.55	14/04259/FUL	Full		16/05/2017	06/05/2020	18	✓	0	18				2019 5-YHLS consultation - Nicola Allan Associates on behalf of J Lee.													Agent previously confirmed developer interest in delivering the apartment scheme within the next 3 years.		
9059	South Houghton Farm Hexham Road By Houghton Farms Heddon-On-The-Wall	Heddon-on-the-Wall	Heddon-on-the-Wall	Tyneside Commuter Belt (West)	Central	0.99	17/01286/FUL (18/01207/FUL)	Full		31/01/2018	31/01/2021	13	✓	0	13				2019 5-YHLS consultation - George F White on behalf of K Watson.													Proposed redevelopment of commercial brewery site for 13 dwellings. Revised application pending for demolition of existing modern agricultural-style buildings and bungalow and construction of 17 units (11 new-build and 6 conversions).		
9568	Tulips Yard Heddon On The Wall Newcastle Up	Heddon-on-the-Wall	Heddon-on-the-Wall	Tyneside Commuter Belt (West)	Central	0.1	18/01897/FUL	Full		01/11/2018	01/11/2021	5	✓	0	5				Delivery based on methodology assumptions.													Construction of all 5 dwellings commenced in 2019.		
2343 (demo)	Land at Gilegate, Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.29	13/02289/FUL 18/04200/FUL	Full		03/10/2019	03/10/2022	-2	✓	0	-2				2019 5-YHLS consultation - Hexham Hotels Ltd.														Revised application approved for demolitions (including 2 existing dwellings) and construction of 46 residential apartments.	
2343 (new)	Land at Gilegate, Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.29	13/02289/FUL 18/04200/FUL	Full		03/10/2019	03/10/2022	46	✓	0	46				2019 5-YHLS consultation - Hexham Hotels Ltd.														Revised application approved for demolitions (including 2 existing dwellings) and construction of 46 residential apartments.	
2344	Land South Of Craneshaugh, Corbridge Road, Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	4.34	13/01208/OUT 15/02221/REM	Outline with Reserved Matters		11/12/2015	11/12/2017	122	✓	84	38	24	20%	✓	2019 5-YHLS consultation - Barratt Homes.		12	30	8										84 of the 122 units complete by Barratt David Wilson Homes (all affordable units complete).	
2345a	Former Workhouse and Hospital land at Dean Street, Hexham (west)	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.45	19/01296/FUL	Full		31/01/2020	31/01/2023	43	✓	0	43				Delivery based on methodology assumptions.													Draft Local Plan site allocation now partly permitted for the construction of 43 retirement living apartments with associated communal facilities by McCarthy & Stone. See site 2345b for the rest of the site.		
2345b	Former Workhouse and Hospital land at Dean Street, Hexham (east)	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.71	19/01380/FUL	Full		11/12/2019	11/12/2022	34	✓	0	34				Reg 18 consultation (2018) -														Draft Local Plan site allocation now partly permitted for the conversion and partial extension of the former Hexham Workhouse buildings into 34 flats. See site 2345a for the rest of the site.	
2492	Land To Rear Of Red Lion House Corbridge Road Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.12	17/04661/FUL	Full		12/12/2018	12/12/2021	8	✓	0	8				Delivery based on methodology assumptions.													Construction of all 8 dwellings commenced in 2019.		
2739	Prospect House, Hallgate, Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.17	17/04070/FUL 19/01919/FUL	Full		12/12/2019	12/12/2022	16	✓	0	16			✓	Delivery based on methodology assumptions.													Draft Local Plan site allocation now permitted for the construction of a 3-storey apartment block (with lift access) and a pair of semi-detached cottages. Revised application decreased the proposed yield by 2 units, down from 18 to 16 units.		
9058	Hexham Register Office Hadrian House 21 Market Street Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.04	17/01204/FUL	Full		16/11/2017	16/11/2020	8	✓	0	8				2019 5-YHLS consultation - Wearmouth Architectural Design on behalf of Properties (South Tyneside) Ltd.														Agent previously confirmed that while the development is not progressing	

**Northumberland 5-year Housing Land Supply of Deliverable Sites 2020-2025 (forecast at March 2020)**  
**Sites Summary Schedule**

SHLAA Ref.	Site Location Details						Brownfield	Agricultural	Greenfield	Allocated in Development Plan for Housing	Planning Application				Position of site at 31 December 2019				Self/Custom-Build Plots on Site	Affordable Housing			Evidence to Support Delivery Forecasts (developer info, planning application info, call for sites info)	Discounted from 5-year Supply	2019/20 Interim Year		5-Year Supply 2020-2025					Year 6+ (Residual 2025 onwards)	Notes
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area	Site Area (ha)					Planning Application Ref.	Type/Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Implemented	Total Dwellings Completed	Residual Outstanding and/or Under Construction		Affordable Homes on Site	%	50% Financial Contribution			Completions Recorded to 31 Dec. 2019	Forecast Estimate of Completions Jan. Mar. 2020	2020/21	2021/22	2022/23	2023/24	2024/25		
0220a	Sawmill Industrial Estate, Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.3				17/02409/FUL	Full	30/11/2018	30/11/2021	9		0	9														Proposed 9 housing plots.		
0230	Alleburn House Denwick Lane Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	1.37				16/03770/FUL	Full	27/02/2017	27/02/2020	20		1	19														Site allocated in the Alnwick & Denwick Neighbourhood Plan. 1 of the 20 dwellings complete (10 conversion + 10 new build) - conversion of the coach house complete. Ascent Homes advise that site works currently paused but likely to resume later in 2020, with a pre-app currently pending for a possible alternative scheme for holiday homes (houses and apartments), albeit with no decision yet on which option would be pursued.		
0280	Land south of Walkergate Alnwick Northumberland	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.90				A/2010/0450	Full	19/07/2011	19/07/2014	15		0	15			5	33%										Site technically commenced with construction of access road. Developer response previously confirmed intention to develop the site within the next 5 years.		
9016	Land West Of 31 St Michaels Lane St Michaels Lane Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.05				15/02139/FUL	Full	08/10/2015	08/10/2018	5		0	5														Site works have commenced, but developer response indicates current delay due to commitment to other projects, though intends will be completed in the next 5 years.		
9028 (conv)	Narrowgate House Narrowgate Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.13				15/02603/FUL	Full	14/10/2016	14/10/2019	-1		0	-1														Site works have commenced for demolition of the Coach House and stable block, conversion of Narrowgate House into 5 residential units, plus construction of 3 additional dwellings to the rear. Developer's previously anticipated build-out rate rolled back 1 year.		
9028 (new)	Narrowgate House Narrowgate Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.13				15/02603/FUL	Full	14/10/2016	14/10/2019	8		0	8														Site works have commenced for demolition of the Coach House and stable block, conversion of Narrowgate House into 5 residential units, plus construction of 3 additional dwellings to the rear. Developer's previously anticipated build-out rate rolled back 1 year.		
9565	Oddfellows Arms 35 Narrowgate Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.08				18/01400/FUL	Full	12/12/2018	12/12/2021	6		0	6															Construction of all 6 units commenced in 2019.	
6827	Alnwick Golf Club Swansfield Park Road Alnwick	Not in a Settlement	Alnwick	Alnwick & the Tourist Coast	North	1.50				16/02824/OUT 17/03074/REM	Outline with Reserved Matters	19/10/2018	19/10/2020	10		0	10															Lindisfarne Homes indicated delivery expected in 2019/20, but no evidence of site works having commenced, so build-out rate rolled back 1 year.	
0292	Former Nursery Garden, 21 Whin Hill, Craster	Craster	Craster	Alnwick & the Tourist Coast	North	0.41				A/2008/0289	Full	04/04/2014	04/04/2017	9		1	8			4	44%										Permission implemented, but progress delayed due to highways and access issues, but landowner previously indicated intention to still develop within next 5 years.		
0284b	Land East Of Greenfield Weavers Way Alnwick	Alnwick	Denwick	Alnwick & the Tourist Coast	North	17.81				13/03109/OUT 15/02695/REM 15/03651/REM	Outline with Reserved Matters	31/03/2016	31/03/2019	236		122	114			31	13%			47	4	37	37	36			122 of 236 units now complete. Taylor Wimpey's forecast adjusted due to more completions already delivered in 2019/20 than was anticipated.		
9013	Farm Buildings, Eglingham Hill	Eglingham	Eglingham	Alnwick & the Tourist Coast	North	0.73				15/03295/FUL	Full	26/02/2016	26/02/2019	5		0	5														Site works have commenced, so permission will not lapse. Site has been marketed with interest. Developer response suggested construction works expected to begin early 2020.		
122	Land North Of Woodsteads U3010 Station Road To Embleton Moor Junction Alnwick	Embleton	Embleton	Alnwick & the Tourist Coast	North	1.77				18/02583/FUL	Full	30/01/2019	30/01/2022	16		4	12															4 of the 16 units complete, with Cussons under construction with all remaining plots.	
0356a	Land North Of Horsley Place, Christon Bank Northumberland	Christon Bank	Embleton	Alnwick & the Tourist Coast	North	0.73				16/03510/FUL	Full	21/12/2018	21/12/2021	13		0	13															Erection of 13 dwellings. No known further progress	
0426b	Land North Of Meadowslands (Townfoot B), Longhoughton Road, Lesbury	Lesbury	Lesbury	Alnwick & the Tourist Coast	North	0.55				17/03535/OUT 18/03658/REM	Outline with Reserved Matters	17/01/2019	17/01/2021	5		0	5															Development of 5 residential dwellings.	
0044	Land West Of St Peter And St Paul Church North End Longhoughton	Longhoughton	Longhoughton	Alnwick & the Tourist Coast	North	4.85				15/02883/OUT 16/03951/REM	Outline with Reserved Matters	28/02/2017	28/02/2020	66		50	16			10	15%											50 of the 66 units now completed by Story Homes (all 10 affordable units complete), with all remaining units under construction.	
9037 (demo)	Seaton House Farm Boulmer Alnwick	Not in a Settlement	Longhoughton	Alnwick & the Tourist Coast	North	0.36				16/04530/FUL	Full	01/03/2017	01/03/2020	-1		0	-1															Demolition of existing farmhouse and replacement with 5 dwellings (conversion and change of use). Landowner Northumberland Estates advise that work is intended to start on site in 2020, with delivery in the next 5 years.	
9037 (new)	Seaton House Farm Boulmer Alnwick	Not in a Settlement	Longhoughton	Alnwick & the Tourist Coast	North	0.36				16/04530/FUL	Full	01/03/2017	01/03/2020	5		0	5															Demolition of existing farmhouse and replacement with 5 dwellings (conversion and change of use). Landowner Northumberland Estates advise that work is intended to start on site in 2020, with delivery in the next 5 years.	
9011	Land North East Of Rock South Farm Cottages Alnwick	Not in a Settlement	Rennington	Alnwick & the Tourist Coast	North	0.52				15/00663/FUL	Full	07/10/2015	07/10/2018	6		0	6															Site works have commenced, but developer response indicates the residential units will only be completed once work on the adjacent A1 has been finalised and the appropriate access enabled.	
8073	Farm Buildings East Of North Farm Rennington Village Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	0.66				17/04588/FUL	Full	29/08/2018	29/08/2021	10		0	10			4	40%											Developer confirmed a contractor was set to commence soon following building regulation approval - developer forecast rolled back 1 year.	
9065	F S Vickers And Son South East Farm Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	0.40				16/04562/FUL	Full	06/09/2017	06/09/2020	6		0	6															Site works commenced with all 6 units under construction.	
0014, 0013	Buildings West Of Glosier Hill Farmhouse Glosier Hill Amble	Amble	Warkworth	Alnwick & the Tourist Coast	North	2.36				15/04033/FUL	Full	11/09/2017	11/09/2020	42		14	28			6	14%											14 of the 42 units now completed (all 6 affordable units complete).	
0052a	Land North Of Hermitage Drive, Hermitage Drive, Warkworth	Warkworth	Warkworth	Alnwick & the Tourist Coast	North	1.44				14/03312/OUT 16/01499/REM 16/04203/REM 16/04700/REM	Outline with Reserved Matters	23/03/2017	23/03/2019	6		1	5			6													3 self-build plots completed. Infrastructure is in place and Northumberland Estates advise that the remaining plots have now been purchased by a developer. Developer's previously anticipated build-out rate adjusted accordingly.
8047	Land West Of 30 Watershaugh Road Warkworth	Warkworth	Warkworth	Alnwick & the Tourist Coast	North	1.27				14/03313/OUT 16/01493/REM 17/02235/REM 19/04694/FUL	Outline with Reserved Matters + Full	27/01/2020	27/01/2023	9		5	4																5 of the permitted 9 units now complete. The second reserved matters application only relates to plots 1-8, with a separate full permission approved for plot 9 in Jan 2020.
9060	East Farm Barns Cheswick	Not in a Settlement	Ancroft	Berwick-upon-Tweed & the Borders	North	0.40				17/01371/FUL	Full	07/08/2017	07/08/2020	5		0	5															Change of use of farm to 5 dwellings. No evidence of any work commencing on-site - build-out rate assumptions therefore rolled back 1 year.	
1184	Land Rear Of Blue Bell Hotel, West Street, Belford	Belford	Belford	Berwick-upon-Tweed & the Borders	North	0.89				17/04574/FUL	Full	23/11/2018	23/11/2021	9		0	9															Proposed 9 houses, plus change of use of agricultural land to 14 camping/caravan pitches.	
1533	Land to the South of Raynham Close, Belford, NE61 6JN	Belford	Belford	Berwick-upon-Tweed & the Borders	North	3.54				07/B/1058	Full	18/02/2009	18/02/2012	91		49	42			26	29%											49 of the 91 units completed	
9046	Middle Mousen Belford	Not in a Settlement	Belford	Berwick-upon-Tweed & the Borders	North	1.5				16/04690/FUL	Full	27/02/2019	27/02/2021	8		0	8															Conversion to 8 dwellings, plus refurbishment of 3 existing cottages.	
1017, 1017a	West Hope (Land at), Castle Terrace, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	10.11				08/B/0696 14/03054/REM	Outline with Reserved Matters	12/12/2014	12/12/2017	250		140	250			63	25%											Site technically commenced with site works related to the phase 1 reserved matters, so permission will not lapse. Landowner advises of complications trying to be resolved, but otherwise the Corporation are very keen to progress with the development.	
1045	St Aidan's House, 18 Palace Green, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.44				16/04185/FUL	Full	25/04/2017	25/04/2020	6		3	3															3 of the 6 units complete, with all others under construction.	
1046	Governors Garden (Garage site), Palace Street East, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.99				06/B/0714 13/00471/FUL	Full	20/07/2011	20/07/2014	52		21	31			6	12%											21 of the 52 dwellings complete.	
1407	Wallace Green Main Council Offices	Berwick-upon-Tweed	Berwick CP	Berwick-upon-Tweed & the Borders	North	0.44				17/01046/OFFRES 19/01876/FUL	Full	06/02/2020	06/02/2023	5		0	5															Construction commenced on conversion into 4x 4-bed houses and a 2-bed apartment - developer indicates completion expected in the next 18 months.	
1543	Springhill Highcliffe (Land at), Tweedmouth, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	10.04				13/00589/FUL (hybrid application) (19/01095/REM)	Hybrid Full + Outline	12/08/2013	12/08/2018	150	Reserved Matters pending	40	110			40	27%											Hybrid application with full permission for 40 affordable units (completed by Bernicia in 2015) and outline permission for 110 units. Reserved matters by agents Yeoman Architecture currently pending.	
9120	38 Hide Hill, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.04				17/04396/FUL	Full	30/01/2018	30/01/2021	6		0	6															Developer response advised that the site had been sold on, with the new owner assessing feasibility for the conversion before deciding on next steps, but with intention to bring forward a residential development within the next 5 years.	
1500	Campbill Farm Steading, Berwick-upon-Tweed	Not in a Settlement	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.44				04/B/1018 10/B/0512	Full	24/04/2015	24/04/2018	5		2	3															2 plots completed with conversion element of the scheme to create a further 3 units commenced.	
1414a	Land At Sandstell Road, Spittal	Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.20				15/03346/FUL	Full	25/09/2017	25/09/2020	13		0	13															Site works not yet commenced, so build-out rates assumptions rolled back 1 year.	
1241	Land West Of Greenwood Cornhill Road Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	1.64				16/01976/FUL	Full	18/02/2019	18/02/2022	30		0	30			5	17%											Developer Maden Eco confirms deliverability within the next 5 years.	
9543	Land East Of Kirks Yard, Dock Road, Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.14				18/01164/OUT (hybrid application)	Hybrid Full + Outline	09/05/2019	09/05/2022	10		0	10															Hybrid application with full permission for demolition of the reservoir and conversion of the former Pumping Station into up to 6 apartments, and outline permission for 4 additional dwellings. Agent confirms deliverability within next 5 years, following initial preparatory works and marketing, with reserved matters then anticipated winter 2020/spring 2021.	
1223	Chatton (eastern side), adjacent to Mill Hill, Berwick upon Tweed	Chatton	Chatton	Berwick-upon-Tweed & the Borders	North	0.96				09/B/0230 15/02828/AR/YCO 16/03705/FUL	Full	22/12/2016	22/12/2019	15		13	2			2												13 of the 15 units permitted on the eastern part of the site completed, with plots 27/28 proposed to be self-build - developer's previous forecast delivery rolled back 1 year.	
6057	Broomhouse Farm, Broomhouse, West Liburn	Not in a Settlement	Chatton	Berwick-upon-Tweed & the Borders	North	0.64				17/03569/FUL	Full	28/02/2018	28/02/2021	8		0	8															All 8 units under construction. Site has been sold on to a developer, so delivery is assumed within the next 5 years.	
1409	Former Horncliffe County First School Tofts Lane Horncliffe	Horncliffe	Horncliffe	B																													

**Northumberland 5-year Housing Land Supply of Deliverable Sites 2020-2025 (forecast at March 2020)**  
**Sites Summary Schedule**

SHLAA Ref.	Site Location Details					Site Area (ha)	Brownfield	Agricultural Land	Greenfield	Allocated in Development Plan for Housing	Planning Application				Position of site at 31 December 2019				Self/Custom-Build Plots on Site	Affordable Housing			Evidence to Support Delivery Forecasts (developer info, planning application info, call for sites info)	Discounted from 5-Year Supply	2019/20 Interim Year		5-Year Supply 2020-2025					Year 6+ (Residual 2025 onwards)	Notes	
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area						Planning Application Ref.	Type/ Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Implemented	Total Dwellings Completed	Residual Outstanding and/or Under Construction		Affordable Homes on Site	%	S106 Financial Contribution			Completions Recorded to 31 Dec. 2019	Forecast Estimate of Completions Jan. Mar. 2020	2020/21	2021/22	2022/23	2023/24	2024/25			
1383	East Ord Gardens Berwick	Berwick-upon-Tweed	Ord	Berwick-upon-Tweed & the Borders	North	0.05					98/B/0646 N/08/B/0646P N/00/B/0234 N/01/B/0336 N/03/B/0271 N/03/B/0753 N/04/B/0898 N/05/B/0655 N/05/B/0657 N/09/B/0520 15/00870/FUL 18/01728/FUL	Outline with Reserved Matters + Full	17/12/2018	17/12/2021	15		10	5	15				2020 EIP consultation - Yeoman Architecture on behalf of Thomas Turner & Sons (developer). 2019 5-YHLS consultation - Thomas Turner & Sons.			1	1			1	2	1		10 of the 15 plots completed (all individually approved bungalows) by Thomas Turner & Sons, with 2 plots under construction. Remaining 3 plots not yet started, with the developer only building when has a client, but envisages full site completion within the next 4 years - previous developer response adjusted accordingly.
1541	Land adjacent to Etal Road (Hiveacres), Berwick-upon-Tweed	Berwick-upon-Tweed	Ord	Berwick-upon-Tweed & the Borders	North	1.87					07/B/0156	Outline with Reserved Matters	02/11/2007	02/11/2010	61		50	11				Delivery based on methodology assumptions				7	4						50 of the 61 units completed.	
1198	Cornhill Road, East Ord	East Ord	Ord	Berwick-upon-Tweed & the Borders	North	1.33					17/01589/OUT 19/02564/REM	Outline with Reserved Matters	22/11/2019	22/11/2021	9		0	9	9			2020 EIP consultation - F Flavigny (landowner).							1	2	2	4	Proposed 9 self-build plots. Reserved matters approved for first plot, with landowner confirming in the process of selling 4 or 5 plots to self-builders.	
1240	Land Adjacent To Cornhill Road, Tweedmouth	Tweedmouth	Ord	Berwick-upon-Tweed & the Borders	North	1.62					11/02689/FUL	Full	14/03/2016	14/03/2019	30		4	26				2018 5-YHLS consultation - Maden Eco.		4	11	15						4 of the 30 units now complete. Adjacent site 1241 is also now permitted for a second phase of a further 30 dwellings.		
6831	Land South Of Lordenshaw Drive And Silverton Lane Garleagh Road Rothbury	Rothbury	Cartlington	Wooler & the North Cheviots	North	3.51					14/03266/FUL	Full	27/04/2016	27/04/2019	57		45	12		17	30%	2018 5-YHLS consultation - Robertson Homes.		26	10	2						45 of 57 units completed. Robertson Homes development, with Riverside Group taking on the 17 affordable homes.		
0132	Land South Of The Junies The Causeway Glanton	Glanton	Glanton	Wooler & the North Cheviots	North	0.88					17/00209/FUL	Full	02/02/2018	02/02/2021	6		0	6	6			2018 5-YHLS consultation - Strutt & Parker on behalf of Messrs A H Hunter & Sons (landowner).						2	2	2		Plots are being actively marketed for sale for self-build.		
0070c	Land North Of Fairfields Longframlington	Longframlington	Longframlington	Wooler & the North Cheviots	North	0.97					15/02208/FUL	Full	12/08/2016	12/08/2019	6		0	6	6			2018 5-YHLS consultation - Strutt & Parker on behalf of Mr J Thompson (landowner).				4	2					Site works underway with 1 dwelling commenced construction in 2019. Developer response previously indicated potential for the site to be developed as self-build units, in combination with adjacent site 0070d permitted for 11 dwellings. Revised application 19/04531/FUL for 47 dwellings across the 2 sites currently pending (following refusal of an application for 58 dwellings in Sept.2019).		
0070d	Land North Of Fairfields Longframlington	Longframlington	Longframlington	Wooler & the North Cheviots	North	2.14					16/04150/FUL	Full	10/08/2017	10/08/2020	11		0	11	11			2018 5-YHLS consultation - Strutt & Parker on behalf of Mr J Thompson (landowner).				4	4	3			Previous developer response indicated potential for the site to be developed as self-build units, in combination with adjacent site 0070c. Revised application 19/04531/FUL for 47 dwellings across the 2 sites currently pending (following refusal of an application for 58 dwellings in Sept.2019).			
9587	Land South Of Ashlea, Longframlington	Longframlington	Longframlington	Wooler & the North Cheviots	North	0.48					16/01783/OUT 17/01476/OUT 18/03182/FUL	Full	08/05/2019	08/05/2022	5		0	5				Delivery based on methodology assumptions						2	3			Permission for 5 dwellings replaces 2 previous outline permissions for 3 dwellings.		
9035	North End Farm Longframlington	Not in a Settlement	Longframlington	Wooler & the North Cheviots	North	1.20					16/00745/FUL	Full	02/03/2017	02/03/2020	9		0	9	9			2020 EIP consultation - Strutt & Parker (former agent). 2019 5-YHLS consultation - Strutt & Parker on behalf of A. Thoma.						2	2	2	3	Site was being actively marketed for sale through GFW as self-build plots. Developer's previous build-out rate forecast rolled back 1 year.		
9034	Land West Of Swarland Equestrian Centre Old Park Road Swarland	Not in a Settlement	Newton-on-the-Moor and Swarland	Wooler & the North Cheviots	North	2.53					18/02250/FUL	Full	17/10/2018	17/10/2021	26		4	22				2019 5-YHLS consultation - Dabsons Design Ltd on behalf of Swarland Equestrian Centre.		4	12	10						4 of the 26 units completed by Cusins, with all others under construction.		
0026	Land East of Whitton View Rothbury	Rothbury	Rothbury	Wooler & the North Cheviots	North	2.3					12/03191/FUL	Full	29/07/2014	29/07/2017	55		0	55		20	36%	2019 5-YHLS consultation - Cusins (North East).						5	20	20	10	Site technically commenced with construction of the site access road stub, so permission will not lapse. Northumberland Estates' previously noted intention to submit a revised application, with development forecast to commence in 2020. No further progress however, so developer's forecast build-out rate rolled back 1 year.		
9039	Land East Of Dovecraigs Hillside Rothbury	Rothbury	Rothbury	Wooler & the North Cheviots	North	0.86					16/01871/OUT 18/04313/REM 19/00629/REM 19/02214/REM 19/02363/REM	Outline with Reserved Matters	02/12/2019	02/12/2021	9		0	9	9			2020 EIP consultation - Northumberland Estates. 2019 5-YHLS consultation - Northumberland Estates.						4	5			Site works have commenced and infrastructure for all 9 self-build plots has been constructed. 4 plots sold with reserved matters approved in 2019. Remaining 5 plots currently on the market. Previous developer forecast adjusted to roll back delivery by 1 year.		
9461	Foggons Yard, Providence Lane, Rothbury	Rothbury	Rothbury	Wooler & the North Cheviots	North	0.12					18/01144/FUL	Full	02/11/2018	02/11/2021	5		0	5				2020 EIP consultation - J Foggon (landowner). 2019 5-YHLS consultation - J Foggon.						2	3			Site has been marketed. Landowner confirms an offer has been accepted for sale/purchase of the site. Developer's estimated build-out rates rolled back 1 year due to lack of on-site progress.		
0025a	South of Shilbottle	Shilbottle	Shilbottle	Wooler & the North Cheviots	North	13.64					12/02093/FUL	Full	12/05/2015	12/05/2018	47		0	47				2020 EIP consultation - Northumberland Estates.						7	15	15	10	Approved at appeal in January 2015. Northumberland Estates confirm site works commenced January 2018, with Tynemouth Developments intending to start on site in 2020.		
1091	Land North East Of 3 Weetwood Road, Wooler	Not in a Settlement	Wooler	Wooler & the North Cheviots	North	4.38					13/01665/OUT 18/03177/REM	Outline with Reserved Matters	27/06/2019	27/06/2021	72		0	72		12	17%	2020 EIP consultation - Ascent Homes. 2019 5-YHLS consultation - Ascent Homes.						20	14	14	14	10	Site works commenced and Ascent Homes confirm intention to deliver within the next 5 years - developer's previous anticipated build-out rate rolled back 1 year.	
1513	Ryecroft Hotel, 28 Ryecroft Way, Wooler	Wooler	Wooler	Wooler & the North Cheviots	North	0.25					17/02068/FUL 18/01481/FUL	Full	30/10/2019	30/10/2022	11		0	11				2018 5-YHLS consultation - Jormans Ltd.						5	5	1		Conversion of the former hotel into 9 apartments plus 2 bungalows commenced in 2019.		
9066	Land North East Of Bridgeford View Bellingham	Bellingham	Bellingham	Outer West A68 and A69 Tyne Corridor	West	2.04					16/04680/OUT 19/02033/REM	Outline with Reserved Matters	21/01/2020	21/01/2022	31		0	31		6	19%	2020 EIP consultation - Ascent Homes. 2019 5-YHLS consultation - Ascent Homes.							24	7		Reserved matters now approved, reducing the proposed yield from 36 down to 31 dwellings. Ascent Homes in the process of resolving the undergrounding of existing overhead powerlines, with intentions to commence development as soon as pre-commencement conditions are discharged.		
2223	North of North Farm Cottages Gunnerton	Gunnerton	Chollerton	Outer West A68 and A69 Tyne Corridor	West	0.41					ENRP90 T/20080716 T/20081077 12/02841/FUL (18/04602/OUT)	Full	02/04/2013	02/04/2016	5		4	1				Delivery based on methodology assumptions									1	4 of the 5 plots completed, with construction of the remaining plot commenced several years ago. A new outline application for the final plot is currently pending - previous assumed build-out rate therefore adjusted forward accordingly.		
2539	Land North Of Blenkinsopp Castle Home Park, Blenkinsopp Castle	Not in a Settlement	Greenhead	Outer West A68 and A69 Tyne Corridor	West	0.67					16/04499/FUL	Full	07/06/2019	07/06/2022	11		0	11				Delivery based on methodology assumptions							5	6		Proposed change of use to construct 11 residential park home chalets for permanent occupation. Site also has an extant permission for 11 holiday lodges as a fallback position.		
2247	Land west of Hougill, Tyne View Road, Halwhistle	Halwhistle	Halwhistle	Outer West A68 and A69 Tyne Corridor	West	0.16					iii 18/02297/FUL	Full	06/02/2020	06/02/2023	7		0	7				2020 EIP consultation - A Scott (landowner).										Draft Local Plan site allocation now permitted for 7 dwellings. Landowner confirms availability, and that currently in the process of selling to a developer.		
2353	Anchor Garage, John Martin Street, Haydon Bridge	Haydon Bridge	Haydon	Outer West A68 and A69 Tyne Corridor	West	0.80					17/01547/FUL	Full	28/09/2017	28/09/2020	9		0	9				Delivery based on methodology assumptions						4	5			Site under construction. Assumed build-out rate rolled back 1 year.		
9502	Garages East Of 3-6 Greenwich Gardens And Land North Of 62 Langley Gardens, Haydon Bridge	Haydon Bridge	Haydon	Outer West A68 and A69 Tyne Corridor	West	0.22					17/04061/FUL	Full	28/02/2018	28/02/2021	6		0	6		6	100%	2019 5-YHLS consultation - Karbon.						6				Demolition of garages and construction of all 6 affordable rent-to-buy units commenced by Karbon Homes in 2019.		
9541	Land And Buildings North West Of Walwick Farm Humshaugh	Not in a Settlement	Humshaugh	Outer West A68 and A69 Tyne Corridor	West	0.26					18/00503/FUL	Full	30/07/2018	30/07/2021	5		0	5				Delivery based on methodology assumptions						2	3			Construction of the first unit commenced 2019.		
2641	Land East Of Eastland, Eastlands, Kirkwhelpington	Kirkwhelpington	Kirkwhelpington	Outer West A68 and A69 Tyne Corridor	West	0.90					15/02054/FUL	Full	31/08/2016	31/08/2019	17		0	17				2018 5-YHLS consultation - Northumberland Estates.						3	10	4		Site works now confirmed to have lawfully commenced (by All Saints Construction) so permission will not lapse. Application currently pending to vary the proposed house types - S106 expected to be finalised imminently. Northumberland Estates previously confirmed delivery intentions within the next 5 years.		
6802	Land South Of East Melkridge Farm Greengate Lane Melkridge	Melkridge	Melkridge	Outer West A68 and A69 Tyne Corridor	West	0.32					15/02292/OUT 19/01484/REM	Outline with Reserved Matters	12/02/2020	12/02/2022	6		0	6				Delivery based on methodology assumptions						3	3			Reserved matters application for 6 dwellings now approved.		
9047	Land East Of Warkburn House, Haxham Road, Wark	Wark	Wark	Outer West A68 and A69 Tyne Corridor	West	0.61					14/03674/FUL	Full	06/12/2019	06/12/2022	10		0	10				Delivery based on methodology assumptions							5	5		Erection of 10 bungalows.		
2021	Land West Of Village Hall Great Whittington	Great Whittington	Whittington	Outer West A68 and A69 Tyne Corridor	West	0.68					18/01748/FUL	Full	19/12/2018	19/12/2021	9		0	9	9			2019 5-YHLS consultation - Great Whittington Developments Ltd.						9				Developer response anticipates all 9 self-build units due for completion in 2020/21, subject to infrastructure works and smooth sales/construction process.		

**Northumberland 5-year Housing Land Supply of Deliverable Sites 2020-2025 (forecast at March 2020)**  
**Sites Summary Schedule**

SHLAA Ref.	Site Location Details				Site Area (ha)	Brownfield	Agricultural Ground	Greenfield	Allocated in Development Plan for Housing	Planning Application				Position of site at 31 December 2019				Self/Custom-Build Plots on Site	Affordable Housing			Evidence to Support Delivery Forecasts (developer info, planning application info, call for sites info)	Discounted from 5-year Supply	2019/20 Interim Year		5-Year Supply 2020-2025					Year 6+ (Residual 2025 onwards)	Notes				
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area						Delivery Area	Planning Application Ref.	Type/Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Implemented	Total Dwellings Completed		Residual Outstanding and/or Under Construction	Affordable Homes on Site	%			S106 Financial Contribution	Completions Recorded to 31 Dec. 2019	Forecast Estimate of Completions Jan. Mar. 2020	2020/21	2021/22	2022/23	2023/24			2024/25			
<b>Deliverable in Principle sites - Outline permissions yet to gain Reserved Matters approvals - non-major development sites</b>																																				
3100b	Land North Of Orchard House, The Avenue, Medburn	Medburn	Portland	Tyneside Commuter Belt (Central)	Central	0.18				18/02939/OUT	Outline	11/07/2019	11/07/2022	8		0	8												2	3	3	Development of 8 detached houses.				
9005a	Land At Moor Farm Estate Station Road Stannington	Stannington Station	Stannington	Tyneside Commuter Belt (Central)	Central	0.94				17/04475/OUT	Outline	11/05/2018	11/05/2021	8		0	8														8	Demolition of existing outbuildings and development of 8 houses.				
9042	Heddon Mill Farm Heddon-On-The-Wall	Heddon-on-the-Wall	Heddon-on-the-Wall	Tyneside Commuter Belt (West)	Central	0.40				16/02482/OUT	Outline	25/05/2017	25/05/2020	6		0	6												3	3		Development for up to 6 dwellings.				
0307 (demo)	3 The Barn Castle Back, Church Road Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	0.78				14/03571/OUT 18/04410/OUT	Outline	23/01/2020	23/01/2023	-1		0	-1															Agent GFW advises that a reserved matters application is being considered, having now gained outline permission for 8 dwellings, with the small-scale developer anticipating developing 2 units in the next 5 years - previous developer forecast adjusted accordingly.				
0307 (new)	3 The Barn Castle Back, Church Road Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	0.78				14/03571/OUT 18/04410/OUT	Outline	23/01/2020	23/01/2023	8		0	8			3	38%										2	6	Agent GFW advises that a reserved matters application is being considered, having now gained outline permission for 8 dwellings, with the small-scale developer anticipating developing 2 units in the next 5 years - previous developer forecast adjusted accordingly.			
1183	Land South West Of Castle Hills Farm Cottages, Castle Hills, Berwick-Upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.27				17/03673/OUT	Outline	02/02/2018	02/02/2021	8		0	8		8										2	2	2	2	Developer previously advised that buyers have been identified for several of the 8 self/custom-build plots, with marketing of the remaining plots to be done once site clearance and service and other infrastructure in place. Previous developer anticipated build-out rate rolled back 1 year.			
9043	Land South Of Merburn House Low Wood Swarland	Swarland	Felton	Wooler & the North Cheviots	North	1.50				16/04129/OUT	Outline	13/04/2017	13/04/2020	9		0	9												3	3	3	Development for up to 9 residential units.				
0177	Land West Of Whickham House, The Causeway, Glanton	Glanton	Glanton	Wooler & the North Cheviots	North	0.59				17/02457/OUT	Outline	22/12/2017	22/12/2020	8		0	8												4	4		Proposed residential development.				
0083a	Land South West Of The Old Tweed Mill, Springwood, Swarland	Swarland	Newton-on-the-Moor and Swarland	Wooler & the North Cheviots	North	1.20				17/00500/OUT	Outline	31/05/2019	31/05/2022	9		0	9												3	3	3	Change of use of land for erection of approx. 9 dwellings.				
9564	Land At Townfoot Stables, Town Foot Farm, Shilbottle, Alnwick	Not in a Settlement	Shilbottle	Wooler & the North Cheviots	North	0.82				18/01828/OUT	Outline	12/12/2018	12/12/2021	7		0	7												3	4		Demolition of existing buildings and development of 7 dwellings.				
9106	Land South of Ashlea	Melkridge	Melkridge	Outer West A68 and A69 Tyne Corridor	West	0.76				17/04501/OUT	Outline	26/09/2018	26/09/2021	8		0	8												8			Construction of 8 residential dwellings.				
<b>Outline permissions yet to gain Reserved Matters approvals - major development sites</b>																																				
0146	Land North East Of Amble Sewage Treatment Works	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	6.15				17/01677/OUT (19/04919/K301/REM)	Outline	04/12/2019	04/12/2022	272	Reserved Matters pending	0	272			25	9%									35	35	35	35	35	97	Persimmon confirm reserved matters currently pending for 272 dwellings, with view to seeking to commence development in 2020.
6823	Land to the West of Gloster Park / South East of New Hall Farm	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	8.06				18/01529/OUT (19/05018/REM)	Outline	17/09/2019	17/09/2022	185	Reserved Matters pending	0	185			28	15%									18	36	36	36	36	23	Reserved matters currently pending for 185 dwellings. Agent GFW advise that Home Group are anticipating starting groundworks in Spring 2020, with delivery of 3 units per month from Oct 2020.
5078	Land East Of Wansbeck General Hospital, Northern Relief Road, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	27.84				16/02432/OUT	Outline	12/11/2018	12/11/2021	600		0	600			36	6%								10	50	50	50	50	390	Persimmon confirm reserved matters for phase 1 in preparation and seeking to commence development in 2020 - proposed development of 400 units by Persimmon and 200 by Charles Church. Previous developer build-out rate adjusted accordingly.	
8058, 8059	Land East Of North Seaton, Summerhouse Lane, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	0.4				16/04348/OUT	Outline	08/11/2018	08/11/2021	200		0	200			30	15%								25	25	35	35	80	Persimmon confirm reserved matters for phase 1 in preparation and seeking to commence development in 2020. Previous developer build-out rate adjusted accordingly.		
6795	Land South East Of The Shoulder Of Mutton South Road Longhorsley Northumberland	Longhorsley	Longhorsley	Tyneside Commuter Belt (Central)	Central	2.62				14/03839/OUT (19/00790/REM) (20/00107/FUL)	Outline	11/03/2016	11/03/2019	55	Reserved Matters pending	0	55			16	29%								25	30				Calmont Group confirm funding secured, with a reserved matters application for 55 dwellings currently pending and an associated full application pending for creation of an attenuation basin. Anticipate construction starting in early 2021, subject to forthcoming application to SoS for deregistering village green status of the highway verges.		
3073	Land West Of Lancaster Park Lancaster Park Morphett	Not in a Settlement	Mitford	Tyneside Commuter Belt (Central)	Central	36.93				16/00078/OUT (19/01362/REM)	Outline	28/11/2016	28/11/2019	150	Reserved Matters pending	0	150			45	30%								15	35	35	35	30	Persimmon currently have reserved matters pending for the development of 150 dwellings. (Previous reserved matters application for trunk road service area, hotel and innovation centre withdrawn.)		
3500	Land North East Of Netherton Park, Netherton Park, Stannington	Not in a Settlement	Stannington	Tyneside Commuter Belt (Central)	Central	8.13				14/00808/OUT	Outline	07/07/2017	07/07/2020	85		0	85												25	30	30		Galbraith confirm that sale of the site to a developer is being negotiated, with view to submission of a prepared detailed application later this year.			
3462	Goodwills Wood Shavings And Haulage Yard Twizell Cottage Shilvington	Not in a Settlement	Whalton	Tyneside Commuter Belt (Central)	Central	2.44				18/03813/OUT	Outline	27/02/2020	27/02/2023	35		0	35													5	10	20	Proposed demolition of existing agricultural buildings for the development of up to 35 dwellings.			
6839a	Land South Of North Row North Row Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	1.64				15/03750/OUT (19/03517/REM)	Outline	09/09/2016	09/09/2019	50	Reserved Matters pending	0	50			8	16%								29	21				Agents Hedley Planning confirm reserved matters currently pending for construction of 50 dwellings, ahead of delivery anticipated within the next 5 years.		
0427	East of Acklington C of E first school	Acklington	Acklington	Alnwick & the Tourist Coast	North	1.60				18/00560/OUT	Outline	23/07/2018	23/07/2021	21		0	21			4	19%								5	5	5	6	Northumberland Estates advise that a reserved matters application is currently being prepared, with intention to start on site in 2020. Previous developer build-out rate therefore rolled back 1 year.			
0269	Land North East Of Stoney Hills Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	2.64				18/01020/OUT	Outline	31/12/2019	31/12/2022	15		0	15		15										5	5	5		Outline permission for 15 self-build plots, approved at appeal in Dec 2019. Northumberland Estates confirm reserved matters application currently being prepared, with development of the self-build plots then dependent on third party purchases.			
6752	Land South Of Kennedy Green Beadnell	Beadnell	Beadnell	Berwick-upon-Tweed & the Borders	North	2.55				16/01888/OUT (19/04867/REM)	Outline	01/03/2017	01/03/2020	45	Reserved Matters pending	0	45			9	20%									10	10	10	15	Reserved matters by Northumberland Estates for 45 houses currently pending, with developer confirming intention to start on site in 2020.		
1179, 1180	Land south east of 207-215 Main Street, North Sunderland	North Sunderland	North Sunderland	Berwick-upon-Tweed & the Borders	North	1.53				17/01818/OUT	Outline	14/06/2019	14/06/2022	20		0	20			20	100%										10	10		Judicial review of the decision to grant outline permission was dismissed at the High Court in Jan 2020. Agent confirms intentions to deliver.		
1007	Land North And West Of Hillcrest East Ord	East Ord	Ord	Berwick-upon-Tweed & the Borders	North	2.85				18/00828/OUT	Outline	23/11/2018	23/11/2021	30		0	30			5	17%								10	10	10		Agent Ferguson Planning confirms that the landowner is in the process of concluding sale to a developer. Considers the site has potential capacity for up to 40 units. Works expected to begin once conditions discharged.			
0313	Field NU0202-2941 W of Thropton Demesne	Thropton	Thropton	Wooler & the North Cheviots	North	1.71				18/02244/OUT	Outline	10/06/2019	10/06/2022	18		0	18			3	17%								6	6	6		Skelton Estates confirm intention to deliver the site within the next 5 years, with reserved matters submission on the next 6 months and commencement on site in summer 2021.			
0429	Land To The West Of Northern 4x4 Centre West End Garage Thropton	Thropton	Thropton	Wooler & the North Cheviots	North	3.26				13/03894/OUT (18/00751/REM)	Outline	02/12/2015	02/12/2018	60	Reserved Matters pending	0	60		47	13	22%									14	20	20	6	Reserved matters for 60 dwellings (incl. 47 custom-build units) by Valley View Developments currently pending. Ascent Homes confirms they are in the process of purchasing the site - previous developer build-out rate adjusted accordingly.		
<b>Minded to Approve applications - awaiting S106 sign-off only</b>																																				
9561	Antique At The Marina, Marina Arms, The Wynd	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	0.24				19/00730/FUL	Minded to approve - Full	-	-	7		0	7														7		Minded to approve full application for 7 dwellings, approved 14/01/2020 subject to S106 being finalised re. coastal mitigation contribution. Hindhaugh Homes confirm availability and anticipate development will commence within the next 6-12 months.			
4694	Land South West Of Park Farm, South Newsham Road, Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	9.69				17/00499/OUT	Minded to approve - Outline	-	-	300		0	300			34	11%										30	270	Minded to approve outline application, approved 2/10/2018 subject to S106 being finalised re. ecology, highways, affordable housing, education, outdoor sport and/or bus incentives. Agents Lichfields confirm availability for development of approx. 300 dwellings, S106 agreement to be signed shortly with the site being marketed and several households expressing interest in purchasing and developing the site. Anticipate a reserved matters application being submitted in autumn 2020, with development then commencing in 2021 at 35pa (indicate 125 units in years 1-5 and 175 in years 6-10, but methodology assumes no delivery until year 5 at max. 30 units).			
3187	Land West Of Surgery Grange Road Widdrington Station	Widdrington Station	Widdrington Station and Stobswood	Tyneside Commuter Belt (South East)	South East	1.20				15/04270/OUT 18/04481/FUL	Minded to approve - Full	-	-	160		0	160			27	17%										20	140	New full application for 160 dwellings now minded to approve subject to S106 being finalised - revised site layout plan submitted 10/01/2020. Gleeson confirm availability, with delivery indicated as 120 in years 1-5 and 40 in years 6-10 (but methodology assumes no delivery until year 5).			
3017	Land North And East Of East Farm Pegswood Village	Pegswood	Pegswood	Tyneside Commuter Belt (Central)	Central	1.13				18/00168/FUL 18/00169/LBC	Minded to approve - Full	-	-	27		0	27			4	15%										27		Minded to approve full application (with related permission for listed building consent approved 23/03/2018) for demolitions of Lindsiville bungalow and adjacent Lane End Garage, refurbishment of existing flat above adjacent shop with change of use of former shop into a cafe, conversion of Grade II listed East Farm barns into 2 dwellings, and construction of 27 additional dwellings including 4 affordable bungalows. Net additional 27 dwellings (1 demolition, 1 refurb, 2 conversion and 26 new build). Subject to S106 being finalised, but scheme currently being reviewed - revised layout plan submitted 23/05/2019. Ascent Homes confirm availability and anticipate consent within the next 12-18 months, with build-out then within 3 years (but methodology assumes no delivery until year 5).			

**Northumberland 5-year Housing Land Supply of Deliverable Sites 2020-2025 (forecast at March 2020)**  
Sites Summary Schedule

SHLAA Ref.	Site Location Details					Site Area (ha)	Brownfield	Agricultural Brownfield	Greenfield	Allocated in Development Plan for Housing	Planning Application				Position of site at 31 December 2019				Self/Custom-Build Plots on Site	Affordable Housing			Evidence to Support Delivery Forecasts (developer info, planning application info, call for sites info)	Discounted from 5-year Supply	2019/20 Interim Year		5-Year Supply 2020-2025					Year 6+ (Residual 2025 onwards)	Notes
	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area						Planning Application Ref.	Type/ Status	Decision Date	Expiry Date	Total Net Dwellings Capacity of Site	Implemented	Total Dwellings Completed	Residual Outstanding and/or Under Construction		Affordable Homes on Site	%	S106 Financial Contribution			Completions Recorded to 31 Dec. 2019	Forecast Estimate of Completions Jan. Mar. 2020	2020/21	2021/22	2022/23	2023/24	2024/25		
<b>Deliverable in Principle sites with future delivery Discounted from 5-year Supply</b>																																	
5193	246 Hawthorn Road, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	0.04	✓				07/00412/FUL	Full	26/11/2007	26/11/2010	6	✓	5	1										1	5 of the 6 dwellings completed following 1 demolition, with final plot commenced, but no recent progress. While it will not lapse there is currently limited evidence that it will be delivered in the next 5 years.				
4573b	Land at former Bates Colliery	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	9.87	✓				08/00168/OUT 12/03370/REM	Outline with Reserved Matters	01/02/2013	01/02/2015	115	✓	0	115												Site works commenced by Banks and Gleeson with 1 plot registered as being under construction. Gleeson phase 1 recorded separately (see 4573a), with the remaining land now sold to the Part of Blyth for port-related activities, so it is now considered unlikely to come forward for housing given that the site is now preferred for other uses.			
4652i (dev1)	Land At South West Sector, Off Beacon Lane, Cramlington (Barratt)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	34.14		✓			08/00465/FUL	Full	03/05/2017	03/05/2020	715		0	715	143	20%	2020 EIP consultation - Barratt DW Homes.	x							362	Cramlington South West Sector development of up to 715 dwellings - Barratt 362 (incl. 72 affordable) + Keepmoat 353 (incl. 71 affordable). Uncertain when will commence on-site, with a revised application expected to be submitted soon - delivery considered unlikely within the next 5 years due to viability issues.			
4652ii (dev2)	Land At South West Sector, Off Beacon Lane, Cramlington (Keepmoat)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	see above		✓			08/00465/FUL	Full	03/05/2017	03/05/2020	see above		see above	see above	see above	see above	2020 EIP consultation - Barratt DW Homes.	x							353	Cramlington South West Sector development of up to 715 dwellings - Barratt 362 (incl. 72 affordable) + Keepmoat 353 (incl. 71 affordable). Uncertain when will commence on-site, with a revised application expected to be submitted soon - delivery considered unlikely within the next 5 years due to viability issues.			
9050	The Bungalow High Pit Road Cramlington	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	0.03	✓				17/03099/FUL	Full	17/11/2017	17/11/2020	6		0	6			2020 EIP consultation - KNU Design.	x							6	Alternative options for the site are understood to be under consideration, so deliverability of the site for residential development in the next 5 years is uncertain.			
6730	Angerton Home Farm, High Angerton, Harburn	Not in a settlement	Harburn	Tyneside Commuter Belt (Central)	Central	1.48		✓			CM/04/D/0710	Full	21/02/2005	21/02/2010	6	✓	4	2			Delivery based on methodology assumptions	x							2	4 of the 6 units completed in 2012/13, but with no recent activity on site delivery of the remainder of the scheme is currently uncertain within the next 5 years.			
3321	Linden Hill Head Farm, Longhorsley	Not in a settlement	Longhorsley	Tyneside Commuter Belt (Central)	Central	0.86		✓			CM/20060909	Full	12/12/2006	12/12/2009	6	✓	0	6			Delivery based on methodology assumptions	x							6	Construction commenced on all 6 plots, but previous agent suggested the scheme will no longer be delivered, so while it will not lapse delivery is considered unlikely (at least in the next 5 years).			
3617	West Fenwick Farm, Fenwick	Not in a settlement	Matfen	Tyneside Commuter Belt (Central)	Central	0.86		✓			CM/20090477	Full	25/06/2010	25/06/2013	7	✓	3	4			Delivery based on methodology assumptions	x							4	3 new build units completed by Bespoke Homes, with the conversion element of the 7 dwelling scheme for the other 4 units also commenced. However, neither Matfen Estates nor Bespoke Homes will develop the outstanding yield, and while permission will not lapse delivery is currently uncertain within the next 5 years.			
9031	The Drill Hall Swallow Close Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	0.07	✓				16/02306/FUL	Full	20/10/2016	20/10/2019	6	✓	0	6			2018 5-YHLS consultation - S Miller.	x							6	Demolition works have commenced on the rear part of the building, but uncertainty of further progress in the short-term. Previous developer built-out rate forecast therefore adjusted back to years 6 onwards.			
2320	Sandhoe Hall	Not in a settlement	Sandhoe	Tyneside Commuter Belt (West)	Central	0.20	✓				T/970420 ECCP260	Full	24/07/1997	24/07/2002	5	✓	2	3			Delivery based on methodology assumptions	x								2	2 of the 5 dwellings were completed in 1998/99, but while the permission will not lapse the lack of further progress since then suggests it is unlikely that the rest of the scheme will be built out.		
1157	Cresswell Farms, Newlands Farm, Belford NE70 7DS	Not in a Settlement	Belford	Berwick-upon-Tweed & the Borders	North	0.96		✓			11/01381/FUL	Full	03/10/2011	03/10/2014	12	✓	0	12			Delivery based on methodology assumptions	x							12	Site technically commenced with drainage works, but no known recent progress on the conversion scheme.			
1019	Coating and Blending Mill, Dock Road, Berwick	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.32	✓				04/B/0337	Full	08/07/2005	07/07/2010	30	✓	0	30			Delivery based on methodology assumptions	x							30	Site technically commenced with clearance and access road constructed, but little evidence of further progress to suggest delivery within the next 5 years.			
1411	Spittal Point (Land at), Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	2.93	✓				09/B/0317	Full	18/02/2014	18/02/2019	136	✓	0	136	27	20%	Delivery based on methodology assumptions	x							136	Site works commenced with demolition of retaining wall and road widening, so permission will not lapse. But no evidence of recent progress to suggest delivery within the next 5 years.			
6199	Hetton Steads, Hetton Steads, Lowick	Not in a Settlement	Chatton	Berwick-upon-Tweed & the Borders	North	0.65		✓			11/00699/FUL	Full	08/11/2011	08/11/2014	5	✓	0	5			Delivery based on methodology assumptions	x									New farm office element completed, so permission will not lapse, but landowners no longer intend to complete the residential element of the proposal.		
1012	Spindleston Farm, Belford NE70 7ED	Not in a Settlement	Easington	Berwick-upon-Tweed & the Borders	North	0.58		✓			04/B/0547 04/B/0730 10/B/0133	Full	28/05/2010	28/05/2013	10	✓	0	10			Delivery based on methodology assumptions	x							10	Site technically commenced, with a certificate of lawfulness application approved in 2013, so will not lapse, but no known further progress suggesting uncertainty of delivery within the next 5 years.			
1286	Spindleston Mill, Spindleston, Bamburg, NE70 7ED	Not in a Settlement	Easington	Berwick-upon-Tweed & the Borders	North	0.02	✓				N/09/B/0449	Full	14/12/2009	14/12/2012	5	✓	0	5			Delivery based on methodology assumptions	x							5	All 5 units were commenced in 2010/11, so permission will not lapse, but no evidence of recent progress, so currently considered unlikely the scheme will be completed in the next 5 years.			
1040	Brockdam Farm, Brockdam Farm, Chathill	Not in a Settlement	Ellingham	Berwick-upon-Tweed & the Borders	North	1.54		✓			04/B/1081 10/B/0556	Full	04/10/2013	04/10/2016	9	✓	0	9			Delivery based on methodology assumptions	x							9	Site works have commenced, but no work presently underway. Non-material amendment application approved Feb.2019, with another pending along with an application to vary the S106 agreement.			
6372	East Hoburn Farm, Hoburn Village, TD152UJ	Hoburn	Lowick	Berwick-upon-Tweed & the Borders	North	0.27		✓			09/B/0454 13/00425/VARYCO	Full	12/11/2013	12/11/2016	6	✓	0	6			Delivery based on methodology assumptions	x									First plot commenced, but no evidence of recent progress despite active marketing of the site for sale. Landowner advises no longer plans to develop the site.		
6663	Land at The Garage, Milfield (Whitton Park)	Milfield	Milfield	Berwick-upon-Tweed & the Borders	North	0.74	✓				80/B/0327 N/86/B/0249/P N/88/B/0140/P N/91/B/0571/P N/93/B/0224/P N/94/B/0394/P N/98/B/0196/P N/03/B/0139 N/04/B/0860 13/02280/OUT 16/03690/OUT	Outline with Reserved Matters	14/01/2005	14/01/2007	5	✓	4	1	5			Delivery based on methodology assumptions	x							1	4 of the 5 plots completed. Previous revised outline permissions for the 5th plot in 2013 and 2016 have now lapsed.		
9015	Land North West Of Galagata House, Norham	Norham	Norham	Berwick-upon-Tweed & the Borders	North	0.55		✓			12/03750/FUL (19/04900/FUL)	Full	21/01/2016	21/01/2019	23	✓	0	23			2020 EIP consultation - Strutt & Parker on behalf of Messrs Martin (landowner).	x							23	Site access works completed, so the permission will not lapse. Agent Strutt&Parker advise that intention it to replace the current permission with 8 houses under the current live revised application, with the applicants to build it out themselves.			
0118a	Land West Of Treetops, Callaly Road, Whittingham	Whittingham	Whittingham	Wooler & the North Cheviots	North	0.60		✓			12/02936/FUL 17/01799/FUL	Full	09/04/2019	09/04/2022	12	✓	0	12			Reg 18 consultation (2018) - R&A Young (landowner).	x							12	Extant permission for development of 5 detached dwellings - works have commenced with formation of site entrance, so will not lapse. Revised application allowed at appeal in April 2019 for 12 mobile residential lodges (each to be custom-built off-site).			
8069	Border Pine Building, Aescia Road, Halwhistle	Halwhistle	Halwhistle	Outer West A68 and A69 Tyne Corridor	West	0.25	✓				14/03065/FUL	Full	07/01/2015	07/01/2018	14	✓	0	14			Delivery based on methodology assumptions	x							14	Site commenced for development of 14 flats in 2017, but no evidence of any recent progress so currently not considered likely to be delivered within the next 5 years.			
2416b	Falcon Grange Bardon Mill	Bardon Mill	Henshaw	Outer West A68 and A69 Tyne Corridor	West	0.42		✓			ENRP308 T/20030285 T/20030600	Full	07/12/2004	07/12/2009	19	✓	1	18			Delivery based on methodology assumptions	x							18	1 of the 19 units complete (in 2015/16), with 6 other plots commenced, but no evidence of any recent progress so remaining units currently not considered likely to be delivered within the next 5 years.			
<b>Outline permissions Discounted from 5-year Supply - major development sites</b>																																	
3656	Land To North Of The Avenue The Avenue Medburn	Medburn	Ponteland	Tyneside Commuter Belt (Central)	Central	1.8		✓			16/03778/OUT	Outline	13/11/2018	13/11/2021	16		0	16			2020 EIP consultation - Ethical Partnership on behalf of Medburn Rare Earth Ltd (developer).	x							16	Outline permission granted on appeal in Nov.2018, but while agents the Ethical Partnership confirm availability and developability of the site, delivery intentions are not known so delivery is not anticipated until years 6-10.			
3079b	Northgate Hospital, Northgate, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	18.00	✓				19/04025/FUL	Hybrid Full + Outline	07/01/2020	07/01/2023	134		0	134			2020 EIP consultation - Cushman & Wakefield on behalf of Northumberland, Tyne & Wear NHS Foundation Trust (landowner).	x							134	Hybrid application for demolition and mixed-use development of the eastern part of the hospital site, with outline permission for 134 dwellings. Agents Cushman & Wakefield confirm availability and current marketing with view to the site being developable from year 6 onwards. Separate hybrid application previously approved for 225 dwellings on the western part of the site (3079a).			
9124	Land South West Of Lucker Hall Steading, Lucker	Lucker	Adderstone with Lucker	Berwick-upon-Tweed & the Borders	North	1.30		✓			17/03621/OUT	Outline	09/03/2018	09/03/2021	20		0	20	3	15%	Call for Sites 2018 - Northumberland Estates.	x							20	Northumberland Estates previously advised that the site has now been sold, with delivery not now anticipated until year 6 onwards.			
1112a	Land North Of High Fair, Wooler	Wooler	Wooler	Wooler & the North Cheviots	North	1.48		✓			13/00802/OUT	Outline	06/12/2017	06/12/2020	36		0	36	5	14%	2020 EIP consultation - John Tweddell Planning on behalf of Mr Ferguson (landowner). 2018 5-YHLS consultation - John Tweddell Planning on behalf of Mr Ferguson (landowner).	x							36	Agent Tom Tweddell Planning confirms site availability and marketing, but with difficulties getting a developer interested, albeit landowner is considered likely to continue to promote it for housing. Previous developer build-out rate rolled back to years 6-10 due to market factors proving a constraint.			