

**Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2023)**  
**APPENDIX C: Sites Summary Schedule**

**Appendix C: SHLAA sites of 5-or-more dwellings that contribute to the 5-year supply of deliverable sites**

Site Location Details										Planning Application				Position of site at 31 March 2023				Affordable Housing				Discounted from 5-Year Supply	Completions in 2022/23	5-Year Supply 2023-2028					Year 6+ (Residual 2027/28 onwards)	Notes		
SHLAA Ref.	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 (most recent)	Expiry Date	Total Net Dwellings Capacity of Site	Permitted	Total Dwellings Completed at 31/3/2023	Residual Outstanding and/or Under Construction at 31/3/2023	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2023			S106 Financial Contribution	2023/24	2024/25	2025/26	2026/27			2027/28	
<b>Deliverable in Principle sites - Full permissions and Outline permissions with Reserved Matters approved</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/REM	Outline with Reserved Matters	31/07/2020	31/07/2022	272	✓	138	134	41	15%	18			111	36	50	48			Outline permission for 272 dwellings, with reserved matters approved for Ph.1 of 210 dwellings (26 affordable) in July 2020. Site works commenced June 2021. A further reserved matters application for 28 dwellings (22/01783/REM) and a full application for 11 dwellings (22/01782/FUL) were both subsequently withdrawn in August 2023.		
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, 19/05016/REM	Outline with Reserved Matters	24/08/2020	24/08/2022	185	✓	0	185	28	15%	28				35	35	35	35		45	Reserved matters for 185 dwellings (28 affordable - 50% affordable rent, 50% DMV or shared ownership) approved in Aug 2020.	
9561	Artique At The Marina, Marina Arms, The Wynd	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	0.24	✓				19/00730/FUL, 21/01045/DEM, 22/01848/VARYCO	Full	09/09/2020	09/09/2023	7	✓	0	7							7						Permission for clearance of a commercial building (21/01045/DEM) and construction of 7 terraced dwellings approved in Sept 2020 (having previously been 'minded to approve'). Site completed since the base date of this 5-year supply.	
5078	Land East Of Wansbeck General Hospital, Northern Relief Road, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	27.84					16/02432/OUT, 20/00874/REM, 20/03795/REM	Outline with Reserved Matters	04/12/2020	04/12/2022	600	✓	104	496	36	6%	28	✓		104	55	83	87	80	80	111	Strategic redevelopment of former hospital site - outline permission for 600 dwellings (Persimmon 400, Charles Church 20) approved in 2018, with reserved matters approved for 153 units in Dec 2020 and for a further 86 units in June 2021. Developer advises site works commenced in early 2021, with delivery forecast to continue through to 2032/33.	
5118/1 5118/2	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	6.07					16/01363/OUT, 17/01595/REM, 19/02097/REM	Outline with Reserved Matters	26/11/2019	26/11/2021	172	✓	162	10				✓		43	10						Outline permission for 240 dwellings, reduced to 172 units through reserved matters approvals for each developer's phases. Ph.1 of 92 units by Bellway completed in 2020/21 (5118/1), Ph.2 of 80 units by Taylor Wimpey nearing completion (5118/2).	
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 (hybrid application), 00/00009/REMA, 05/00269/FUL, 05/00362/FUL, 06/00446/FUL, 07/00182/FUL, 11/00192/FUL, 12/00740/FUL, 12/00960/FUL, 12/00986/FUL, 13/00051/FUL, 13/01193/FUL, 14/02487/FUL, 14/02843/FUL, 15/01130/FUL, 15/02550/NONMAT, 15/02873/FUL, 16/00168/FUL, 16/00265/VARYCO, 16/00168/FUL, 17/00409/FUL, 17/01166/NONMAT, 17/03925/FUL, 18/03795/FUL, 19/01842/FUL, 20/00280/FUL, 20/00957/FUL	Hybrid Outline with Reserved Matters + Full	21/10/2020	21/10/2023	683	✓	636	47	19	3%	6				47							Outline permission with reserved matters for 622 dwellings by Persimmon and Charles Church granted in 2004, but numerous subsequent plot and house type substitutions altered the overall yield to 684 dwellings. A 2015 hybrid application had provided outline permission for around 22 self-build plots, but this was subsequently amended in 2018 to 29 dwellings for general sale. Developer confirms site now complete (at summer 2023).
5168	Wansbeck General Hospital, Woodhorn Lane, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	4.75	✓				11/02572/OUT, 14/03721/REM, 15/03123/FUL	Outline with Reserved Matters + Full	17/03/2017	17/03/2020	89	✓	89	Complete				✓			1						Redevelopment of former hospital land for 89 dwellings. Developer previously confirmed site now complete - final unit to be recorded in 2023/24 to avoid retrospective changes to figures.	
9061	106 Milburn Road, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	0.01	✓				17/01752/FUL	Full	20/10/2017	20/10/2020	5	✓	0	5							5						Construction of 5 new-build flats on a cleared site. Developer confirms works started in Feb 2019 with housebuilding underway. Previous forecast rolled back 1 year to reflect slower progress than expected.	
9730	Former St Aidans Rc First School Norham Road Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	0.67	✓				20/02894/FUL	Full	20/04/2021	20/04/2024	25	✓	8	17								25					Demolition of former school buildings and construction of 25 affordable dwellings. Landowner confirms site works commenced in June 2022, with site to be remediated within the next 1-2 years, and currently negotiating with a potential social housing delivery partner to construct them. Delivery forecast rolled back 1 year to allow for site remediation works.	
9804	Former Holland & Barrett 23 Station Road Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	0.02	✓				21/04938/PA	Prior Approval	21/06/2022	21/06/2025	5	✓	4	1						4	1						Prior notification for change of use from retail to form a ground floor retail units and an additional 4 apartments. Under construction.	
4573a	Land At Former Bates Colliery Site, Cowpen, Blyth (Gleeson)	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	3.65	✓				B/08/00169/OUT, 16/04622/FUL	Outline + Full	06/10/2017	06/10/2020	142	✓	128	14						26	14						Original outline permission for redevelopment of former Bates Colliery land (4573a/4573b), with reserved matters for 257 dwellings - commenced in 2016. Revised full permission for 142 dwellings on this part of the site approved in 2017.	
4647	Land South West Of 17 Carlton Avenue, Newcastle Road, Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	0.77			✓		19/04156/FUL, 20/01881/FUL	Full	19/12/2020	19/12/2023	27	✓	14	13	27	100%	13	✓		14	13						Development of 27 affordable social rented dwellings approved in Dec 2020, following the decision on an earlier application being quashed through a Judicial Review. Site works commenced in 2021.	
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, 20/04131/REM	Outline with Reserved Matters	30/04/2021	28/05/2025	300	✓	97	203	52	17%	7			97	44	36	34	31	58	Outline permission for 300 homes permitted in May 2020, having previously been 'minded to approve'. Reserved matters for Ph.1 (169 dwellings approved in Apr 2021. Site works commenced Aug 2021.		
4736a	Land At Commissioners Quay Quay Road Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	0.98	✓				15/01941/FUL, 16/02377/VARYCO	Full	31/03/2016	31/03/2019	51	✓	30	21						20	21						Permission for 49 dwellings approved in 2016, with a variation application permitted Nov 2016 amending 39 of the plots to 41 plots, increasing the density to 51 dwellings - commenced in Oct 2020. No affordable housing contribution as decision agreed it to be otherwise unviable.	
4760	Land at West Blyth accessed from Chase Farm Drive (Persimmon)	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	14.63			✓		B/02/00621/OUT, INSE20100896, 07/00434/REM, 19/04363/FUL	Outline with Reserved Matters	02/05/2008	02/05/2010	728	✓	725	3	70	10%	AH Complete			56	3						Chase Farm development being jointly delivered by Persimmon and Taylor Wimpey - original application allowed on appeal in 2006, with reserved matters and subsequent amendments and detailed permissions increasing the yield now to a total 728 dwellings - Taylor Wimpey share now completed, with Persimmon nearing completion.	
6474a, 6474b	Land North Of Windsor Drive Windsor Drive Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	1.48	✓		✓		12/00923/OUT, 13/02762/FUL, 18/02296/FUL	Outline + Full	20/11/2019	20/11/2022	25	✓	4	21			0%	✓		10	11						Outline permission for 25 dwellings - Ph.1 of 7 units (6474a) and Ph.2 of 18 units (6474b). Retrospective application allowed on appeal in 2013, with a revised application for 18 bungalows on the eastern Ph.2 part also approved. Works commenced in 2016, with 4 units completed and several plots under construction. Delivery forecast rolled back a further year due to slower progress than expected.	
9029	Albion Court, Albion Way, Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	0.10	✓				16/00935/FUL	Full	01/09/2016	01/09/2019	7	✓	6	1							1						Construction of all 7 plots commenced in 2016, with 6 units completed in 2018/19 and recent activity on the final plot. Previous forecast rolled back to reflect slower progress than expected.	
9109a	Blyth Golf Club Plessey Road Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	3.40			✓		19/00039/FUL	Full	10/12/2019	10/12/2022	92	✓	89	3	16	17%	AH complete			28	3						Full application for redevelopment of part of golf club site for 92 dwellings approved on appeal in Dec 2019. Development nearing completion.	
9546 (demo)	Land at Lyndon Walk Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	see below	✓			✓	22/02324/FUL	Full	10/03/2023	10/03/2026	-2		0	-2							-2						Council-owned site within the urban area, allocated for housing redevelopment, now with permission for demolition of existing office buildings and 2 bungalows for construction of 13 affordable bungalows. Developer expects implementation on site in Nov 2023.	
9546 (new)	Land at Lyndon Walk Blyth	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	0.43	✓			✓	22/02324/FUL	Full	10/03/2023	10/03/2026	13		0	13	13	100%	13					13					Council-owned site within the urban area, allocated for housing redevelopment, now with permission for demolition of existing office buildings and 2 bungalows for construction of 13 affordable bungalows. Developer expects implementation on site in Nov 2023.	
5016	Land At Willow Burn, Whinney Hill Farm Cottages, Choppington	Choppington	Choppington	Tyneside Commuter Belt (South East)	South East	11.44			✓		16/04411/FUL, 20/02612/NONMAT	Full	03/07/2020	03/07/2023	327	✓	20	307	(see notes)		(see notes)			20	30	30	30	30	157	Full permission for 327 dwellings granted in July 2020, having previously been 'minded to approve'. Ph.1B groundworks now complete. S106 requires 3 viability appraisals during the course of development to reconsider the scope for any on-site affordable housing provision, although 27 'additional' units being proposed to be separately acquired as affordable homes by a Registered Provider.		
9767	1 - 4 The Square Guide Post Choppington	Stakeford	Choppington	Tyneside Commuter Belt (South East)	South East	0.09	✓				21/03733/FUL	Full	22/06/2022	22/06/2025	6		0	6												Demolition of existing buildings and erection of 6 dwellings.		
4652a (dev1)	Land At South West Sector, Off Beacon Lane, Cramlington (Barratt)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	34.14			✓		B/08/00465/FUL, 21/00842/VAREIA, 22/00793/NONMAT, 22/04050/NONMAT, 22/04486/NONMAT, 22/04701/NONMAT, 23/00328/FUL, 23/01755/NONMAT	Full	11/08/2021	11/08/2023	715	✓	62	653	57	8%	43			34	90	55	48	34	16	76	Part of strategic Cramlington South West Sector development - permission for 715 dwellings to be jointly delivered by Barratt with David Wilson Homes (353 units - 4652a) and Keapmoat (362 units - 4652b). Subsequent variation application approved in Aug 2021 to alter house types and amend the S106, incl. reducing the affordable housing provision (from 143 to 57 units) to enable scheme viability. Development commenced on-site July 2021. Full application 23/00328/FUL pending for an additional 33 dwellings (5 affordable) to the north-western edge of the permitted site.	

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2023)

APPENDIX C: Sites Summary Schedule

Site Location Details										Planning Application				Position of site at 31 March 2023				Affordable Housing				Discounted from 5-Year Supply	Completions in 2022/23	5-Year Supply 2023-2028					Year 6+ (Residual 2027/28 onwards)	Notes		
SHLAA Ref.	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 (most recent)	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed at 31/3/2023	Residual Outstanding and/or Under Construction at 31/3/2023	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2023			\$100 Financial Contribution	2023/24	2024/25	2025/26	2026/27			2027/28	
4652/i (dev2)	Land At South West Sector, Off Beacon Lane, Cramlington (Keepmoat)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	see above			✓		B/08/00465/FUL, 21/00842/VAREIA, 22/00793/NONMAT, 22/04050/NONMAT, 22/04486/NONMAT, (22/04701/NONMAT) (23/00328/FUL) 23/01755/NONMAT	Full	11/08/2021	11/08/2023	see above	✓	see above	see above	see above	see above	see above	see above			28	48	48	48	48	4	138	Part of strategic Cramlington South West Sector development - permission for 715 dwellings to be jointly delivered by Barratt (353 units - 4652/i) and Keepmoat (362 units - 4562/i). Subsequent variation application approved in Aug.2021 to alter house types and amend the S106, incl. reducing the affordable housing provision (from 143 to 57 units) to enable scheme viability.
4703b/i (dev1)	South West Sector Of Cramlington Land South And West Of White Hall Farm Beacon Lane Cramlington (Bellway)	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	85.60			✓		15/00901/OUTES, 17/00393/REM, 19/00973/REM, 19/01653/REM, 20/01684/REM, 20/03856/REM, 21/04568/REM, 22/00593/REM, (22/02622/REM)	Outline with Reserved Matters	23/09/2019	19/07/2024	1,600	✓	429	1,171	240	15%	175			46	75	80	75	75		191	Part of strategic Cramlington South West Sector development being jointly delivered by Bellway (4703b/i) and Persimmon (4703b/i) - outline permission granted in 2015 for a mixed-use development comprising up to 1,600 dwellings, primary school, and local retail centre with leisure facilities and medical centre. Reserved matters approved for Ph.1 of 476 units subsequently increased to 481 units and then to 508 units. Further reserved matters approved for 96 units (June 2021), 33 units (Dec.2021), 87 units (July 2022) and 64 units (July 2022) - ie. total 788 units (114 affordable) permitted in detail to date. Reserved matters pending for 57 units (12 affordable). Construction started in 2017 with a long-term delivery programme of 15-20 years - 736 units currently proposed on Bellway's element with 240 complete and 496 remaining (at summer 2023), plus a further 800 units on Persimmon's element - ie. total 1,536 of the potential 1,600 units.	
4703b/ii (dev2)	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	see above			✓		15/00901/OUTES, 17/00393/REM, 19/00973/REM, 19/01653/REM, 20/01684/REM, 20/03856/REM, 21/04568/REM, 22/00593/REM, (22/02622/REM)	Outline with Reserved Matters	23/09/2019	19/07/2024	see above	✓	see above	see above	see above	see above	see above			82	64	84	96	112	119	200	Part of strategic Cramlington South West Sector development being jointly delivered by Bellway (4703b/i) and Persimmon (4703b/i) - outline permission granted in 2015 for a mixed-use development comprising up to 1,600 dwellings, primary school, and local retail centre with leisure facilities and medical centre. Reserved matters approved for Ph.1 of 476 units subsequently increased to 481 units. Further reserved matters approved in 124 units (Dec.2020), 96 units (June 2021), 33 units (Dec.2021), 87 units (July 2022) and 64 units (July 2022) - ie. total 885 units permitted in detail to date. Reserved matters pending for 57 units. Construction started in 2017 with a long-term delivery programme of 15-20 years - 800 units currently proposed on Persimmon's element with 286 now complete and 514 remaining (at summer 2023), plus a further 736 units on Bellway's element - ie. total 1,536 of the potential 1,600 units.	
9021	Land North Of Barry House Old Crow Hall Lane Cramlington	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	0.68			✓		15/02869/FUL	Full	16/03/2016	16/03/2019	9	✓	8	1												Developer confirms site now complete (at summer 2023).		
5017	Land East Of Barrington Park East Sleekburn	East Sleekburn	East Bedlington	Tyneside Commuter Belt (South East)	South East	2.30			✓		15/02828/FUL	Full	30/01/2017	30/01/2020	59	✓	52	7												Construction underway. No affordable housing contribution due to viability reasons.		
3493	Land South Of Alden 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, 16/02072/REM, 18/03001/REM, 18/01205/NONMAT, 19/00389/REM, 19/01133/REM, 20/01644/REM, 20/02367/NONMAT, 21/01796/REM (22/03938/FUL)	Hybrid Full + Outline with Reserved Matters	07/08/2019	30/03/2024	339	✓	176	163	42	12%	14			36	30	30	30	30	30	13	Hybrid consent for mixed-use scheme approved in 2015, comprising full permission for access and football pitches, and outline permission for up to 400 dwellings and small-scale retail provision. Reserved matters for Ph.1 of 99 dwellings later revised down to 91 units. Ph.2 approved for 95 units but later revised up to 96 units, with completion expected May 2023. Ph.3 and Ph.4 reserved matters application permitted Mar 2022 for 152 dwellings on these final phases (groundworks yet to start) - ie. an overall 339 units now proposed overall. Separate full application pending for 8 dwellings on part of the site.	
9726	Land To South Of The Plough Inn, Front Street, Ellington	Ellington	Ellington and Linton	Tyneside Commuter Belt (South East)	South East	0.20			✓		20/00999/FUL	Full	20/01/2021	20/01/2024	5	✓	0	5												Construction of 2 semi-detached and 3 terraced dwellings. Works commenced in early 2021, with all plots under construction, but delivery rolled back due to slower 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												Site works began in 2020 with all plots now under construction. Previous forecast rolled back a further year due to slower progress than expected.		
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, 11/02989/REM	Outline with Reserved Matters	23/03/2012	23/03/2014	14	✓	0	14												Site works commenced in 2014, so will not lapse. Landowner confirms site preparation works continuing over the next 1-2 years in tandem with business demands, with demolition of the lock-up garages underway.		
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	✓	89	196	43	15%	29									Application for 285 dwellings allowed on appeal in 2017. Site works commenced in 2020/21.		
0310	Land North East Of Guzyance Avenue Togston Road North Broomhill	Togston	Togston	Tyneside Commuter Belt (South East)	South East	2.66			✓		18/02190/FUL	Full	17/03/2020	17/03/2023	68	✓	0	68	12	18%	12									Development of 68 dwellings permitted in Mar.2020. Developer expects site works to take 1-2 years and housebuilding commencing in Jan.2023.		
5155, 5158, 6774 (dev1)	Land South West Of Glebe Farm, Choppington Road, Bedlington (Miller Homes)	Bedlington	West Bedlington	Tyneside Commuter Belt (South East)	South East	18.15			✓		16/04731/OUT, 19/01457/REM, 18/01585/NONMAT, 20/01448/NONMAT, 20/03823/NONMAT, 21/04298/REM	Outline with Reserved Matters	06/11/2019	02/11/2024	464	✓	91	373	75	16%	55			47	58	25	25	25	21	53	Outline permission for 500 dwellings, with reserved matters approved for Ph.1 of 149 units (22 affordable) - Miller Homes forecast completion in 2023/24. Reserved matters for final phases comprising 315 dwellings (45 affordable) permitted Nov.2022 - Miller Homes (149) and Taylor Wimpey (166) - ie. total 464 dwellings. Agent advises sites 5155/6774 being delivered by Miller Homes and Taylor Wimpey, at 50pa between 2023/24-2029/30.	
5155, 5158, 6774 (dev2)	Land South West Of Glebe Farm, Choppington Road, Bedlington (Taylor Wimpey)	Bedlington	West Bedlington	Tyneside Commuter Belt (South East)	South East	see above			✓		16/04731/OUT, 19/01457/REM, 18/01585/NONMAT, 20/01448/NONMAT, 20/03823/NONMAT, 21/04298/REM	Outline with Reserved Matters	06/11/2019	02/11/2024	see above	✓	see above	see above	see above	see above	see above										Outline permission for 500 dwellings, with reserved matters approved for Ph.1 of 149 units (22 affordable) - Miller Homes forecast completion in 2023/24. Reserved matters for final phases comprising 315 dwellings (45 affordable) permitted Nov.2022 - Miller Homes (149) and Taylor Wimpey (166) - ie. total 464 dwellings. Agent advises sites 5155/6774 being delivered by Miller Homes and Taylor Wimpey, at 50pa between 2023/24-2029/30.	
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, 20/02995/VARYCO	Outline + Full	05/06/2020	05/06/2023	160	✓	57	103	27	17%	13	✓			35	42	40	21			Outline permission for up to 121 dwellings, but superseded by full permission for 160 dwellings approved in June 2020.	
3491	The Old Brickworks, Stobswood	Not in a Settlement	Widdrington Station and Stobswood	Tyneside Commuter Belt (South East)	South East	7.55	✓				CM/20090001 (hybrid application), 17/04653/VARYCO, 20/01366/NONMAT, (23/03237/VARYCO)	Hybrid Full + Outline	30/01/2020	30/01/2023	149	✓	0	149	15	30%	10			in part								Hybrid consent for redevelopment of cleared former brickworks site, comprising full permission for 19 dwellings and outline permission for 129 units, but amended by a Section 73 application and variation scheme that expanded the Ph.1 full permission to cover 50 dwellings and technically provides for an increased overall yield of 149 units. Landowner however only anticipates delivery of no more than 104 dwellings following re-design to incorporate site habitat mitigation measures - 45 units therefore discounted. 54 of the 104 units originally proposed as self-build plots as Ph.2-5, but no longer expected due to sale of the site to a private housebuilder. Lawful commencement of material operations (site foundations work for one dwelling) carried out, with discharge of some pre-commencement conditions, so will not lapse. Revised variation application submitted by Cussins in summer 2023 to amend the phasing areas and layout while reducing the overall total to 100 dwellings (incl. 10 affordable homes), with deletion of the enterprise space and allotments. Delivery pushed back 1 year due to uncertainty.
9723	Avila Park Residential Home Mile Road Widdrington Station	Widdrington Station	Widdrington Station and Stobswood	Tyneside Commuter Belt (South East)	South East	0.38	✓				19/02283/FUL	Full	24/05/2022	24/05/2025	8		0	8												Change of use from a residential care home to 8 private dwellings.		
3050	Land South West Of Northgate Hospital A192 District Boundary To Northgate Roundabout Morpeth	Not in a Settlement	Hebron	Tyneside Commuter Belt (Central)	Central	9.72			✓		13/02105/OUT, 16/00524/REM, 18/01747/FUL, 18/02600/CLPROP, 19/00825/FUL, 20/01076/FUL	Outline with Reserved Matters + Full	29/01/2021	29/01/2024	238	✓	185	53	65	27%	1			23	37	16					Outline permission for approx. 255 dwellings, with reserved matters for 218 dwellings. Subsequent plot substitution revisions have now increased the yield to 238 dwellings.	
6143	Hebron Hill Farm, Hebron, Morpeth	Not in a Settlement	Hebron	Tyneside Commuter Belt (Central)	Central	0.70			✓		CM/20110170, 11/01543/FUL, 14/03104/CLPROP, 17/00494/VARYCO, 17/00674/FUL	Full	21/12/2017	21/12/2020	7	✓	4	3														Conversion of agricultural buildings into 4 dwellings approved in 2011 - commencement of works in 2014 confirmed by a Certificate of Lawful Proposed Use. Plus demolition of a bungalow and farm buildings for construction of 3 new-build dwellings permitted in 2017 - total 6 net additions. Demolitions and the 4 conversions completed in 2018-19, with recent activity on-site for the remaining 3 new-build units. Previous forecast rolled back to reflect slower progress than expected.
3188	Land East Of Stobhill Roundabout Hepscott Morpeth	Not in a Settlement	Hepscott	Tyneside Commuter Belt (Central)	Central	17.15			✓		13/02416/FUL, 17/04652/FUL	Full	15/12/2014	15/12/2017	438	✓	388	50	119	27%	AH complete										Original application for 396 dwellings allowed on appeal in 2014. Works commenced in 2015, but subsequent permission to substitute house types and add 42 further houses on part of the site increased the yield to 438 units.	

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2023)

APPENDIX C: Sites Summary Schedule

Site Location Details										Planning Application				Position of site at 31 March 2023				Affordable Housing				Discounted from 5-year Supply	Completions in 2022/23	5-Year Supply 2023-2028					Year 6+ (Residual 2027/28 onwards)	Notes
SHLAA Ref.	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 (most recent)	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed at 31/3/2023	Residual Outstanding and/or Under Construction at 31/3/2023	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2023			\$106 Financial Contribution	2023/24	2024/25	2025/26	2026/27		
6841	Clifton Caravan Centre, Great North Road, Clifton	Not in a Settlement	Hepscott	Tyneside Commuter Belt (Central)	Central	2.72	✓				14/02140/FUL, 20/04354/NONMAT	Full	12/02/2018	12/02/2021	35	✓	0	35				✓			10	15	10		Permission for redevelopment for 35 dwellings granted in 2018. Amendment approved in Feb. 2021 no longer requires discharge of conditions pre-commencement to allow an earlier start on site and ensure the permission remains extant. Site recently sold following expiration of the tenant's lease, with site works in progress. Previous forecast rolled back to reflect slower progress than expected.	
9527	Land West Of Field House Hepscott	Not in a Settlement	Hepscott	Tyneside Commuter Belt (Central)	Central	0.55			✓		19/03789/FUL	Full	09/07/2021	09/07/2024	5	✓	0	5						1	2	2		Proposed change of use and conversion of agricultural building to 5 dwellings.		
3321	Linden Hill Head Farm, Longhorsley	Not in a settlement	Longhorsley	Tyneside Commuter Belt (Central)	Central	0.86			✓		CM/20060909, CM/20100262	Full	12/12/2006	12/12/2009	6	✓	0	6								2	4		Permission for conversion of traditional farm buildings granted in 2006 - commencement of works confirmed by a Certificate of Lawful Development in 2010, so will not lapse, but agent advises delivery forecast between 2027/28-2029/30 (2pa).	
3420	Normandy Terrace, Longhorsley	Longhorsley	Longhorsley	Tyneside Commuter Belt (Central)	Central	0.37			✓	✓	20/04285/FUL	Full	16/12/2021	16/12/2024	9		0	9							4	5		Agent YoungsRPS previously confirmed availability with terms of sale agreed, with view to delivery within the next 5 years.		
6795a	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 with Reserved Matters + Full	10/02/2021	10/02/2023	55		0	55	16	29%	16			16	19	20		Site allocated for housing in the Longhorsley Neighbourhood Plan. Reserved matters for 55 dwellings approved in Feb. 2021, with an associated permission for a SuDS attenuation basin. Developer confirmed funding secured, but the works timetable was subject to a S278 agreement and deregistration of village green land at the entrance to the site (Nov. 2022). Some conditions discharged and site works now commenced. Delivery forecast pushed back 2 years due to slower progress than anticipated.		
3651	Former Milford Water Treatment Works, Milford	Not in a Settlement	Milford	Tyneside Commuter Belt (Central)	Central	2.49	✓				14/02721/OUT, 15/00342/REM, 17/01360/REM	Outline with Reserved Matters	02/06/2017	02/06/2020	8	✓	6	2						2	2			Works commenced in 2018, with 2 units now remaining.		
3024	The Old Registry, Northumberland Gardens, 94 Newgate Street, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	0.37	✓				18/00336/FUL, 19/00692/FUL	Full	22/11/2019	22/11/2022	12	✓	11	1				✓		1	1			Permission for conversion of Grade II listed building into 12 apartments (superseding an earlier permission for conversion to 13 flats plus 4 new-build dwellings to the rear) - nearing completion. Separate revised proposal (18/04456/FUL) for a single new-build bungalow to the rear now recorded as a small site.		
3069	Former Morpeth Police Station, Castle Square, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	0.76	✓				17/02588/FUL	Full	27/11/2020	27/11/2023	32		0	32				✓		1	6	7	18	Conversion of main former police station building, garages and stables into 6 apartments and 1 house, plus demolition of workshops and former police houses for construction of a further 18 apartments and 7 houses - 32 dwellings in total. Landowner previously confirmed intention to progress the scheme and the site has been marketed. Previous delivery forecast rolled back 1 year.		
3074	Land West Of St Georges Hospital, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	32.25			✓	✓	16/00994/FULES (hybrid application), 21/00087/NONMAT, 21/01619/VARYCO, 21/01625/REM, 21/01769/FUL	Hybrid Full + Outline with Reserved Matters	04/05/2018	04/05/2021	875	✓	0	875	131	15%	131				72	72	84	647	Morpeth Neighbourhood Plan allocation for further strategic mixed-use redevelopment of former hospital site (see separate record 3307 for Ph.1) - hybrid consent comprising full permission for a link road to the Morpeth Northern Bypass, with outline permission for up to a further 875 dwellings and a local centre. Works on access and infrastructure now commenced and ongoing, so will not lapse.	
3397	St Georges Hospital, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	18.20	✓		✓	✓	14/02750/FUL, 19/00904/FUL	Full	26/03/2021	26/03/2024	375	✓	125	250	74	20%	38		7	37	36	36	36	105	Ph.1 of strategic mixed-use redevelopment of former hospital site (see separate record 3074 for subsequent phases) - hybrid consent comprising full permission for demolitions and construction of 119 dwellings on Ph.1a, with outline permission for 256 dwellings. Ph.1a nearly complete, with Ph.1b of 158 units under construction. Outline application (19/00903/OUT) for development of an 80-apartment extra care facility on part of Ph.1c subsequently withdrawn as developer is reviewing proposals for a revised full Ph.1c scheme comprising a smaller extra care facility and circa 100 dwellings through conversion and new-build.	
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	✓	24	29	9	17%	AH Complete			24	8	16	5		Ph.2 of scheme approved at appeal in 2019. Site works commenced in May 2021, following on from Ph.1 completion (3497a).	
6547 (new)	Land South Of King Edward High School, Cottingham Lane, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	0.64			✓		20/01601/FUL	Full	17/03/2021	17/03/2024	18	✓	0	18				✓		18				Demolition of a bungalow and construction of 2 blocks of apartments - 10 flats in the north building and 8 flats in the east building. Developer confirms started on site in July 2021.		
9758 (new)	High End 22 Thorp Avenue Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	0.16	✓				21/01614/FUL	Full	12/01/2022	12/01/2025	5	✓	0	5							5				Proposed construction of 5 residential apartments with undercroft parking (following previous demolition of 1 detached dwelling).	
9779	Abshields Farm Longhorsley Morpeth	Not in a Settlement	Netherton	Tyneside Commuter Belt (Central)	Central	0.68	✓				21/04148/FUL	Full	17/03/2023	17/03/2026	6		0	6							2	4		Partial demolitions and conversion of farmstead buildings into 6 dwellings (adjacent to existing farmhouse) - one block of 2 units and one block of 4 units.		
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	✓	115	3	12	10%	AH complete		37	3					Construction commenced in 2018 - nearing completion.	
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	✓	54	7	10	16%	AH complete		20	7					Morpeth Neighbourhood Plan site allocation. Development nearing completion.	
3041	Land West Of Dyke House The Avenue Medburn	Medburn	Ponteland	Tyneside Commuter Belt (Central)	Central	0.27			✓		16/03777/FUL (hybrid application), 20/00060/REM	Hybrid Full + Outline with Reserved Matters	15/05/2020	15/05/2022	6	✓	5	1							1				Hybrid consent comprising full permission for 5 dwellings and outline permission for 1 further dwelling. Initial 5 dwellings completed, with reserved matters now approved for plot 6 (self/custom-build), although uncertain when its construction will commence.	
3100b	Land North Of Orchard House, The Avenue, Medburn	Medburn	Ponteland	Tyneside Commuter Belt (Central)	Central	0.18			✓		18/02939/OUT, 20/01552/REM	Outline with Reserved Matters	30/09/2020	30/09/2023	8		0	8						2	3	3		Outline permission with reserved matters for 8 detached dwellings.		
3158, 8079	Land North East Of Green Rigg, Medburn	Medburn	Ponteland	Tyneside Commuter Belt (Central)	Central	2.07			✓		16/00860/FUL	Full	22/07/2016	22/07/2019	50	✓	38	12				✓		6	8	4		Proposed development of 50 dwellings under construction.		
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	✓	4	2						1	2					Original outline permission for 5 dwellings, but a revised outline application was allowed at appeal in 2019 which increased the overall yield to 6 units. Self-build development with further detailed consents secured on a plot-by-plot basis - remaining 2 units under construction.
3427	Northumbria Police HQ, Ponteland	Not in a Settlement	Ponteland	Tyneside Commuter Belt (Central)	Central	29.19	✓				14/01442/OUT, 17/02747/REM	Outline with Reserved Matters	22/01/2018	22/01/2020	253	✓	240	13	51	20%	2			34	13				Outline permission with reserved matters for demolitions and redevelopment of former Police HQ site for 253 dwellings. (See 3427a for conversion and extension of Grade II listed former office buildings into 22 dwellings).	
3656	Land To North Of The Avenue The Avenue Medburn	Medburn	Ponteland	Tyneside Commuter Belt (Central)	Central	1.8			✓		16/03778/OUT, 21/02413/REM, 22/02055/NONMAT, 22/00750/FUL, 22/04019/NONMAT, 23/00337/VARYCO (23/00626/FUL)	Outline with Reserved Matters + Full	11/01/2023	11/01/2026	12	✓	0	12							1	3	4	4		Outline application for up to 16 dwellings allowed on appeal in Nov. 2018, with reserved matters approved for 12 dwellings and individual permissions for plots 2, 3 and 10 and application pending for plot 1. Agent advises all plots being sold and developed by private individuals as self/custom-build.
9562 (new)	Athol House Callerton Lane Ponteland	Ponteland	Ponteland	Tyneside Commuter Belt (Central)	Central	0.32	✓				19/01223/FUL, 21/02975/VARYCO	Full	16/06/2021	16/06/2024	34	✓	0	34	34	100%	34					34			Proposed demolition of existing building and construction of 34 elderly care apartments (net gain of 1 unit). Demolitions (of 35 units) completed in 2022/23 - counted separately as a linked record.	
3500	Land North East Of Netherton Park, Netherton Park, Stannington	Not in a Settlement	Stannington	Tyneside Commuter Belt (Central)	Central	8.13	✓				14/00808/OUT, 19/01241/VARYCO, 20/02069/REM	Outline with Reserved Matters	26/02/2021	26/02/2023	85	✓	3	82				✓		3	50	32			Outline permission with reserved matters for demolition and redevelopment of redundant/derelect former local authority children's home site for 85 dwellings. Netherton Park Trustees sold the site to a developer - the S106 agreement for the outline consent required 30% of the proceeds from sale of the site to be paid to the County Council in lieu of providing on-site affordable housing.	

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2023)

APPENDIX C: Sites Summary Schedule

Site Location Details										Planning Application				Position of site at 31 March 2023				Affordable Housing				Discounted from 5-Year Supply	Completions in 2022/23	5-Year Supply 2023-2028					Year 6+ (Residual 2027/28 onwards)	Notes	
SHLAA Ref.	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 (most recent)	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed at 31/3/2023	Residual Outstanding and/or Under Construction at 31/3/2023	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2023			\$106 Financial Contribution	2023/24	2024/25	2025/26	2026/27			2027/28
6739, 6818	Land North West Of Burgham Park Golf Club Burgham Park Felton	Not in a Settlement	Thirston	Tyneside Commuter Belt (Central)	Central	5.91			✓		14/02477/FUL, 20/02094/FUL	Full	13/03/2023	13/03/2026	48	✓	0	48	12	25%	12								Development of 48 dwellings (incl. 12 affordable homes, reduced from 56 dwellings) within part of the grounds of Burgham Park golf club in the Green Belt, adjacent to an existing enclave of 20 'executive' dwellings also set within the golf course - granted on appeal in March 2023. Comprises 21 units on the eastern part, plus 27 units on adjacent land which also has an implemented fallback permission for 50 holiday lodges as part of an expansion of the golf club site's facilities (CM/2010070, 11/00938/VARYCO, 12/02136/REM), 8 of which have previously been constructed. Developer advises that site works commenced in June 2023. Permission was previously granted for 14 detached 'executive' dwellings on the eastern part of the site (6818). Site works lawfully commenced, so will not lapse. An application (20/02026/COU) to change the use of the 8 completed holiday cottages built so far into residential dwellings was refused and dismissed at appeal in December 2022.		
6082	West Chevington Farm, West Chevington	Not in a Settlement	Trillington and West Chevington	Tyneside Commuter Belt (Central)	Central	1.05			✓		15/02908/FUL, 18/02871/FUL, 20/01344/VARYCO	Full	09/11/2018	09/11/2021	9	✓	0	9												Development of 9 dwellings through conversion/alteration of existing farm buildings plus new-build - all units now under construction. Forecast delivery pushed back 1 year due to slower progress than anticipated. NB: A separate application for a Ph.2 of 8 dwellings was refused, but applicant previously indicated intention to submit a revised proposal.	
3462	Goodwills Wood Shavings And Haulage Yard Twizell Cottage Shilvington	Not in a Settlement	Whalton	Tyneside Commuter Belt (Central)	Central	2.44			✓		18/03613/OUT, 20/03098/REM	Outline with Reserved Matters	19/01/2021	19/01/2023	35	✓	29	6	17%	3			26	6						Demolition and residential redevelopment of derelict rural sawmill/agricultural buildings and haulage yard - site works commenced in Mar.2021, now nearing completion.	
9592	Land North Of Shaws House Cottages, Newton	Not in a Settlement	Bywell	Tyneside Commuter Belt (West)	Central	0.5			✓		18/03543/FUL, 22/01590/VARYCO	Full	21/06/2019	21/06/2022	7	✓	0	7						2	2	3				Conversion of agricultural buildings into 7 dwellings. Permission recognised as having been lawfully implemented through the Section 73 application (22/01590/VARYCO) to vary one of the conditions imposed on the original grant of permission. That decision notice, which in effect granted a new planning consent for the development, did not include any condition requiring commencement of development within a specified time period given that commencement had already taken place. Previous forecast rolled back to reflect slower progress than expected.	
2471/i (dev1)	Land West Of Milkwell Lane Milkwell 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	✓	136	45	27	15%	4			29						Joint development from Bellway (58 units) and Miller Homes (123 units). Construction commenced in 2019. Bellway element now complete.	
2471/i (dev2)	Land West Of Milkwell Lane Milkwell Lane Corbridge (Miller Homes)	Corbridge	Corbridge	Tyneside Commuter Belt (West)	Central	see above			✓		15/00381/OUTES, 17/04547/REM	Outline with Reserved Matters	14/08/2018	14/08/2020	see above	✓	see above	see above	see above	see above	see above			48	45					Joint development from Bellway (58 units) and Miller Homes (123 units). Construction commenced in 2019.	
9041	Jools Laundry 1-3 Station Yard Corbridge	Not in a Settlement	Corbridge	Tyneside Commuter Belt (West)	Central	0.55	✓				14/04259/FUL, 20/01328/VARYCO	Full	16/05/2017	06/05/2020	18	✓	0	18												Demolition of industrial buildings for mixed-use development of 12 townhouses and 6 apartments, plus business/commercial space. Agent confirmed works commenced and office building demolished in Mar.2020. Delivery forecast rolled back 1 year due to slower progress than expected. NB: A separate scheme for 4 dwellings on adjacent land is recorded as a small site (9073).	
9059	South Houghton Farm Hesham 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, 23/01468/CLXIS	Full	15/05/2020	15/05/2023	13	✓	0	13									3	10		Redevelopment of former commercial brewery site for 13 dwellings - revised application approved in May 2020 for 6 conversions and demolition of modern agricultural-style buildings for 7 new-build dwellings. 23/01468/CLXIS Certificate of Lawful Development of an existing use states the application has commenced, so will not lapse. Agent advises conversions to follow the new-builds, but with delivery forecast between 2027/28-2031/32 (3pa).	
2343 (demo)	Land at Gilesgate, Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	see below	✓				13/02289/FUL, 18/04200/FUL	Full	03/10/2019	03/10/2022	-2	✓	0	-2												Partial demolition of former swimming baths and 2 existing dwellings for construction of 46 apartments (ie. 44 net additions) permitted in 2019 following lapsing of a similar scheme. Agent confirms site works commenced Jan.2021, with construction underway and completion of all units expected summer/autumn 2023.	
2343 (new)	Land at Gilesgate, 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												Partial demolition of former swimming baths and 2 existing dwellings for construction of 46 apartments (ie. 44 net additions) permitted in 2019 following lapsing of a similar scheme. Agent confirms site works commenced Jan.2021, with construction underway and completion of all units expected summer/autumn 2023.	
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												Hexham Neighbourhood Plan and Local Plan site allocation with permission for conversion and part extension of former Hexham Workhouse buildings on this parcel to create 34 dwellings (south block 16 flats/houses, north block 10 flats, west block 4 flats, east block 4 flats). Initial site works commenced, so will not lapse, but pre-app enquiry for an amended scheme submitted June 2023. Delivery forecast rolled back 1 year.	
2739	Prospect House, Hallgate, Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.17	✓			✓	17/04070/FUL, 19/01910/FUL	Full	12/12/2019	12/12/2022	16	✓	0	16				✓								Hexham Neighbourhood Plan and Local Plan site allocation for a 3-storey block of 14 apartments and 2 semi-detached cottages (reduced from the original 2017 permission for 18 units). Construction was well underway, but developer now gone bust, so delivery pushed back 2 years due to uncertainty.	
6577	5 Battle Hill, Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.02	✓				22/00740/FUL	Full	01/11/2022	01/11/2025	6	✓	0	6								1	3	2		Conversion of a former bank and upper floor office spaces into 2 sub-divided retail units and a residential flat on the ground floor, 3 flats on the 1st floor, and 2 flats on the 2nd floor - ie. 6 flats total.	
6928	Royal Hotel Priestpottle Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.10	✓				14/01128/FUL, 19/02400/VARYCO	Full	11/07/2014	11/07/2017	8	✓	4	4												Conversion of Grade II listed former hotel into 12 flats plus ground floor commercial units - variation scheme reducing the yield to 8 units approved in May 2019. Works commenced in 2014, with 4 flats completed in 2019 and the remaining units currently under construction. Previous forecast rolled back to reflect slower progress than expected.	
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												Conversion of Grade II listed building into 8 flats. Works commenced in July 2020. Delivery forecast rolled back 1 year due to slower progress than expected.	
9121, 9122 (new)	Bog Acre Cottage and Haulage Site, Wanless Lane	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.10	✓			✓	19/01224/FUL	Full	06/09/2019	06/09/2022	5	✓	0	5												Hexham Neighbourhood Plan site allocation comprising 2 parcels of land separated by a minor road. Demolition of a cottage and vehicle repair garage for construction of 2 bungalows and 3 townhouses (4 net additions). Works commenced in 2020 - cottage demolition completed in 2020/21 (recorded as a separate linked record). Delivery forecast rolled back 1 year due to slower progress than expected.	
9143	Storage Rear Of 13 Cattle Market Hexham (Broadgates)	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.10	✓			✓	19/03971/FUL, 22/03694/FUL, 23/02311/VARYCO	Full	14/12/2022	14/12/2025	8	✓	0	8					in part					1	1	x	Hexham Neighbourhood Plan site allocation, with permission for demolition of commercial units and construction of a 3-storey block of 8 flats on the eastern part of the site. Revised application for demolition and construction of 2 self-build dwellings on the majority of the allocated site (excluding the southern spur) permitted Dec.2022, with conditions discharged and site works now in progress. Delivery of 6 of the previously permitted 8 units therefore now discounted from the 5yr supply.
9593	1-3 Beaumont Street Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.04	✓				19/03875/FUL, 23/01904/NONMAT (pending)	Full	19/12/2019	19/12/2022	9	✓	0	9												Conversion of 3 vacant upper floors of a Grade II listed building from retail floorspace into 9 apartments (studio, 1-bed and 2-bed units) granted on appeal in Dec.2019. Building Control records indicate an initial notice from an approved inspector, suggesting commencement on part of site, with a Discharge of Conditions application pending to amend part of the internal layout. Previous forecast rolled back to reflect slower progress than expected.	
9596	1-7 Priestpottle Hexham	Hexham	Hexham	Tyneside Commuter Belt (West)	Central	0.22	✓				19/04545/FUL	Full	24/02/2020	24/02/2023	12	✓	0	12												Conversion of vacant 1st and 2nd floor sports bar and nightclub space into 12 apartments. Site works commenced in April 2023.	
3643	Land North Of Piper Road Ovingham	Ovingham	Ovingham	Tyneside Commuter Belt (West)	Central	0.43			✓		20/03425/FUL	Full	25/11/2022	25/11/2025	9	✓	0	9	9	100%	9									Development of 9 residential dwellings (100% affordable).	
2494	Former Prudhoe Hospital Prudhoe Hospital Drive Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	40.61	✓				14/04160/FUL	Full	27/04/2016	27/04/2019	404	✓	146	258	121	30%	85			25	48	46	46	45	45	28	Strategic redevelopment of former hospital site in the Green Belt, involving conversion of Grade II listed building into 12 dwellings and demolition other buildings for construction of 392 new-build homes. Works commenced in 2017.
6813	Former Miners Welfare Site, Mickley Square	Mickley Square	Prudhoe	Tyneside Commuter Belt (West)	Central	1.83	✓		✓		14/03221/OUT, 17/03151/REM, 19/02286/NONMAT	Outline with Reserved Matters	24/05/2018	24/05/2020	10	✓	0	10												Outline permission with reserved matters for 10 dwellings, with flexibility to be delivered on a phased or plot-by-plot basis, providing opportunity for self-build. Site access road and infrastructure works commenced in Mar 2020, but delays with site remediation and viability issues. Landowner/developer intends to deliver the first 5 homes to a low energy, low carbon standard (potentially Passivhaus), and then deliver a number of the remaining plots as serviced custom-build plots with detailed permission (subject to site logistics) - forecasts delivery of 6 market dwellings and then 4 self/custom-build homes in 2025-27.	
6839a	Land South Of North Row North Row Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	1.64	✓		✓		15/03750/OUT, 19/03517/REM	Outline with Reserved Matters	17/06/2020	17/06/2022	48	✓	0	48	8	17%	8										Outline permission for redevelopment of vacant land at the former Hammerite paint factory for up to 50 dwellings - reserved matters approved in June 2020 for 48 units. Agent confirms site access works commenced in Apr.2021, with a householder being appointed, site remediation works scheduled for early 2023 and delivery of first homes in mid/late 2023 - forecast delivery rolled back 1 year accordingly.

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2023)

APPENDIX C: Sites Summary Schedule

Site Location Details										Planning Application				Position of site at 31 March 2023				Affordable Housing				Discounted from 5-Year Supply	Completions in 2022/23	5-Year Supply 2023-2028					Year 6+ (Residual 2027/28 onwards)	Notes
SHLAA Ref.	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 (most recent)	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed at 31/3/2023	Residual Outstanding and/or Under Construction at 31/3/2023	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2023			S106 Financial Contribution	2023/24	2024/25	2025/26	2026/27		
9542	Northumbria Police Prudhoe Police Station 24 Front Street Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	0.06	✓				18/02504/FUL, 18/02051/FUL	Full	21/09/2018	21/09/2021	9	✓	7	2											Conversion of former police station into a veterinary surgery and of office buildings into 4 flats approved in 2018, with a separate permission for conversion of the police station into 5 dwellings - both schemes include supported living units providing specialist accommodation for vulnerable people. 7 units now complete, with conversion works on the final 2 flats in progress.	
9699 (new)	1 The Haven Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	0.21	✓				19/04006/FUL	Full	22/05/2020	22/05/2023	6	✓	0	6	6	100%	6			6					Demolition of 10 x 1-bed bungalows and construction of 6 x 2-bed bungalows (net loss of 4 units) as part of a social rented housing stock renewal programme. Demolitions completed in 2022/23 - counted as a separate linked record.	
9807	Lawsors Farm Whittonstall	Not in a Settlement	Shotley Low Quarter	Tyneside Commuter Belt (West)	Central	0.4		✓			21/03212/FUL	Full	22/09/2022	22/09/2025	5	✓	0	5							5			Conversion of agricultural building into 5 dwellings.		
0427	East of Acklington C of E first school	Acklington	Acklington	Alnwick & the Tourist Coast	North	1.60			✓		18/00560/OUT, 20/03673/REM	Outline with Reserved Matters	30/03/2021	30/03/2024	21	✓	14	7	4	19%	2			14	7			Reserved matters for 17 detached and 4 semi-detached affordable dwellings approved in Mar 2021. Landowner advises all houses now constructed. Separate application for additional 'plot 22' subsequently withdrawn.		
9537	Barnhill Farm Guzyance	Not in a Settlement	Acklington	Alnwick & the Tourist Coast	North	0.50		✓			20/04349/FUL, 22/00995/VARYCO	Full	30/11/2021	30/11/2024	6		0	6							6			Proposed demolition of redundant barns and change of use and conversion of former farm buildings to 6 accessible dwellings.		
9514	Land West Of Schooner Hotel, Northumberland Street, Alnmouth	Alnmouth	Alnmouth	Alnwick & the Tourist Coast	North	0.19	✓				18/02275/FUL	Full	08/05/2019	08/05/2022	7	✓	0	7							7			Construction of 7 dwellings on land adjacent to the Schooner Hotel. Agent confirmed site under construction, but delivery forecast pushed back 1 year due to slower progress than anticipated.		
0230	Allerburn House, Denwick Lane, Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	1.37			✓	✓	16/03770/FUL, 18/02423/NONMAT, 18/02409/VARYCO, 18/00672/FUL	Full	27/02/2017	27/02/2020	18	✓	1	17							17			Alnwick & Denwick Neighbourhood Plan site allocation with original permission for 20 dwellings - conversion of coach house (10 units) plus new-build (10 units). Implemented in 2018 with 1 completion to date, but then paused. A separate revised scheme for 17 units (conversion to 3 apartments plus 14 new dwellings) was allowed on appeal in Dec 2018, reducing the overall total to 18 units.		
0269	Land North East Of Stoney Hills, Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	2.64			✓		18/01020/OUT, 22/00473/VARYCO, 22/01669/REM	Outline with Reserved Matters	24/02/2023	24/02/2025	15	✓	0	15						3	6	6			Outline permission with reserved matters approved for 15 self-build plots granted at appeal in Dec 2019. Landowner advises construction works now started on site. Plots were being marketed, but a single developer (Wynyard Homes, who are also developing the neighbouring golf club site) is now understood to be building out the whole site.	
0280	Land south of Walkergate, Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.90			✓		A/2010/0450	Full	19/07/2011	19/07/2014	15	✓	0	15	5	33%	5					5	10	Site works commenced 2014 with construction of foundations of the access road. Landowner advises that delays are linked with the complementary conversion and extension of adjacent listed building to a 47-room hotel permitted Apr 2021 (20/01238/FUL) - masterplan includes the 15 permitted dwellings.		
0282	Former Dukas Middle School	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	4.79			✓	✓	19/00500/FUL, 22/00020/VARYCO	Full	25/02/2021	25/02/2024	98		0	98	11	11%	11			13	29	29	27	Alnwick & Denwick Neighbourhood Plan mixed-use site allocation (with part of former playing fields designated as Local Green Space), with permission for a retirement village of 98 dwellings approved Feb 2021 - conversion of the Grade II listed former school buildings into 27 apartments, together with a block of 49 elderly living flats and 22 dwellings on the southern part of the playing fields. Variation of site layout approved Aug 2022, but a non-material amendment application to increase the number of specialist elderly living apartments to 52 units was refused in May 2022, with a proposed variation to the S106 agreement in relation to alternative playing fields provision refused in Nov 2022. Landowner advises that plans are now being progressed for a new development scheme, the main change being a different housing mix in the south of the site. Delivery forecast therefore pushed back 1 year due to uncertainty.		
6827	Alnwick Golf Club Swansfield Park Road Alnwick	Not in a Settlement	Alnwick	Alnwick & the Tourist Coast	North	1.50			✓		16/02824/OUT, 17/03074/REM, 20/01440/FUL	Outline with Reserved Matters + Full	16/10/2020	16/10/2023	10	✓	0	10							10			Outline permission with reserved matters for 10 dwellings, with revised scheme (10 units plus an increased affordable housing contribution) approved in Oct 2020. Previous forecast rolled back to reflect slower progress than expected. Lindsay Homes advise site now being developed by the landowner Northumberland Estates - delivery forecast rolled back 1 year due to slower progress than expected.		
9028 (demo)	Narrowgate House Narrowgate Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	see below	✓				15/02603/FUL	Full	14/10/2016	14/10/2019	-1	✓	0	-1											Conversion of Grade II listed Narrowgate House into 5 flats, plus demolition of coach house and stable block for 3 new-build houses to the rear (7 net additions). Site works commenced in Feb 2020, but developer advised that now only intending to deliver the 3 mews houses with the residential conversion element not progressing (at present) due to conservation issues. While permission will not lapse, future delivery of the 5 apartments is currently discounted. Delivery forecast of the 3 mews houses pushed back 1 year due to slower progress than anticipated.	
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							3			x	Conversion of Grade II listed Narrowgate House into 5 flats, plus demolition of coach house and stable block for 3 new-build houses to the rear (7 net additions). Site works commenced in Feb 2020, but developer advised that now only intending to deliver the 3 mews houses with the residential conversion element not progressing (at present) due to conservation issues. While permission will not lapse, future delivery of the 5 apartments is currently discounted. Delivery forecast of the 3 mews houses pushed back 1 year due to slower progress than anticipated.	
9741	Former Ravensmount Care Home, Alnmouth Road, Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.22	✓				19/04800/FUL	Full	11/02/2021	11/02/2024	8		0	8							4	4			Partial demolition and conversion of vacant care home into 8 luxury apartments across 3 storeys - supersedes an earlier permission (16/00451/FUL) for conversion into a hotel, for which works had started but then stalled. Delivery forecast pushed back 1 year due to slower progress than anticipated.	
0038a	Land North East Of Windy Edge, Alnmouth Road, Alnwick (phase-1)	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	30.54			✓	✓	17/04143/FUL (hybrid application)	Hybrid Full + Outline	26/10/2018	26/10/2021	266	✓	81	185	40	15%	28			13				Ph.1 of hybrid application covering 3 parcels of land (0038a, 0038b, 0038c) with full permission for 81 units (12 affordable) and outline permission for 189 units (28 affordable) - ie, up to 270 dwellings. Cusins confirm their Ph.1 (0038a) element (81 dwellings) was completed in July 2022.		
0038b	Land North East Of Windy Edge, Alnmouth Road, Alnwick (phase-2)	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	see above			✓	✓	17/04143/FUL (hybrid application), 21/02062/REM	Hybrid Full + Outline with Reserved Matters	26/10/2018	26/10/2021	see above	✓	see above	see above	see above	see above	see above			35	50	40		Ph.2 of hybrid application covering 3 parcels of land (0038a, 0038b, 0038c) with full permission for 81 units (12 affordable) and outline permission for 189 units (28 affordable) - ie, up to 270 dwellings. Reserved matters for Ph.2 of 125 homes (19 affordable) permitted Mar 2022 - implemented May 2022. Story Homes delivering Ph.2 (0038b) and Ph.3 (0038c) with 49 plots under construction (at summer 2023) and first completions expected in Sept 2023.		
0038c	Land North East Of Windy Edge, Alnmouth Road, Alnwick (phase-3)	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	see above			✓	✓	17/04143/FUL (hybrid application) (21/04204/REM)	Hybrid Full + Outline	26/10/2018	26/10/2021	see above	✓	see above	see above	see above	see above	see above					25	35		Ph.3 of hybrid application covering 3 parcels of land (0038a, 0038b, 0038c) with full permission for 81 units (12 affordable) and outline permission for 189 units (28 affordable) - ie, up to 270 dwellings. Story Homes to deliver Ph.2 (0038b) and Ph.3 (0038c). Reserved matters application for Ph.3 (60 dwellings, incl. 6 affordable) pending. Developer advises build-out to follow scheduled completion of Ph.2, in 2026.	
0284b	Land East Of Greensfield Weavers Way Alnwick	Alnwick	Denwick	Alnwick & the Tourist Coast	North	17.81			✓		13/03109/OUT, 15/02695/REM, 15/03651/REM	Outline with Reserved Matters	31/03/2016	31/03/2019	236	✓	234	2	31	13%	AH Complete			36	2				Site under construction and nearing completion.	
0049a	Land East Of St James Church South Charlton	South Charlton	Eglingham	Alnwick & the Tourist Coast	North	0.80			✓		20/01422/FUL	Full	12/05/2021	12/05/2024	7		0	7	2	29%	2				5	2		Construction of 7 dwellings (incl. 2 affordable homes) by Northumberland Estates.		
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								1	4	Conversion of redundant agricultural buildings into 5 dwellings - site works commenced, but progress is subject to successful marketing and sale of the site. While permission will not lapse, agent advises forecast delivery between 2027/28-2029/30.		
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	✓	9	4	2	15%	2			9	4			Full permission for 13 dwellings - under construction and nearing completion.		
8054	Land North East Of Heather Cottage Front Street Glanton	Glanton	Glanton	Alnwick & the Tourist Coast	North	0.50			✓		20/01969/FUL	Full	10/03/2022	10/03/2025	9		0	9								2	3	Proposed development of 9 dwellings - 6 units through conversion of agricultural buildings, plus 3 new-build units.		
0307 (demo)	3 The Barn Castle Back, Church Road Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	see below			✓		14/03571/OUT, 18/04410/OUT, 20/02451/REM, 20/04399/REM	Outline with Reserved Matters	30/11/2021	30/11/2023	-1		0	-1											Outline permission for demolition of an existing dwelling and construction of 8 new homes granted Jan 2020 (7 net additions). 2 separate reserved matters applications permitted for the affordable unit (plot 1) and the 7 market homes.	
0307 (new)	3 The Barn Castle Back, Church Road Rennington	Rennington	Rennington	Alnwick & the Tourist Coast	North	0.78			✓		14/03571/OUT, 18/04410/OUT, 20/02451/REM, 20/04399/REM	Outline with Reserved Matters	30/11/2021	30/11/2023	8		0	8	1	13%	1				2	4	2		Outline permission for demolition of an existing dwelling and construction of 8 new homes granted Jan 2020 (7 net additions). 2 separate reserved matters applications permitted for the affordable unit (plot 1) and the 7 market homes.	
9011	Land North East Of Rock South Farm Cottages Alnwick	Not in a Settlement	Rennington	Alnwick & the Tourist Coast	North	0.52		✓			15/00653/FUL	Full	07/10/2015	07/10/2018	6	✓	0	6								3	3	Demolition and conversion of agricultural buildings for 6 dwellings. Demolition and site works commenced, so will not lapse, but currently on hold until details of the A1 dualling project are resolved which could see a new road through this site - Rock Estates confirm still hoping to deliver the scheme in the next few years, but forecast delivery pushed back 1 year due to Government decision on the A1 dualling Development Consent Order delayed again until summer 2024.		

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2023)

APPENDIX C: Sites Summary Schedule

Site Location Details										Planning Application				Position of site at 31 March 2023				Affordable Housing				Discounted from 5-Year Supply	Completions in 2022/23	5-Year Supply 2023-2028					Year 6+ (Residual 2027/28 onwards)	Notes			
SHLAA Ref.	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 (most recent)	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed at 31/3/2023	Residual Outstanding and/or Under Construction at 31/3/2023	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2023			\$100 Financial Contribution	2023/24	2024/25	2025/26	2026/27			2027/28		
0013, 0014	Buildings West Of Gloster Hill Farmhouse Gloster Hill Amble	Amble	Warkworth	Alnwick & the Tourist Coast	North	2.36			✓		15/04033/FUL	Full	11/09/2017	11/09/2020	42	✓	28	14	6	14%	AH complete			3	6	4	4			Development of 42 dwellings - under construction.			
0052a	Land North Of Hermitage Drive, Hermitage Drive, Warkworth	Warkworth	Warkworth	Alnwick & the Tourist Coast	North	1.44			✓		14/03312/OUT, 16/01498/REM, 16/04508/REM, 16/04700/REM, 17/02427/FUL, 17/04537/FUL, 20/04440/CEXIS	Outline with Reserved Matters	23/03/2017	23/03/2019	6	✓	3	3								1	2					3 self-build plots completed - Certificate of Lawful Development approved in Mar.2021 confirming existing use of plots 3/4/5, and allowing work to commence on remaining plots (now purchased by a developer). Previous forecast rolled back a further year due to slower progress than expected.	
9804	Swarland Brick Co Ltd, Brick Works, Thrunton	Not in a Settlement	Whittingham	Alnwick & the Tourist Coast	North	0.24	✓				21/00904/FUL	Full	30/03/2022	30/03/2025	14	✓	0	14				✓						5		9	Proposed redevelopment of former brickworks with construction of 14 dwellings plus 3 tourism units.		
9124	Land South West Of Lucker Hall Steading, Lucker	Lucker	Adderstone with Lucker	Berwick-upon-Tweed & the Borders	North	1.30			✓		17/03621/OUT, 21/00500/REM	Outline with Reserved Matters	05/05/2022	05/05/2024	20		0	20	3	15%	3						12	8			Outline permission with reserved matters for 20 dwellings.		
9724	Bradford Leisure Club Bradford Farm Belford	Not in a Settlement	Adderstone with Lucker	Berwick-upon-Tweed & the Borders	North	0.40		✓			19/03876/FUL	Full	05/10/2021	05/10/2024	8		0	8									8				Proposed conversion and part reconstruction of farm steading buildings to form 8 dwellings. Agent confirms that the landowner will be selling the site on for development, with site works anticipated to commence in next 1-2 years following sale.		
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								1	2	2			Conversion of farm buildings into 5 dwellings. Site works now commenced, so will not lapse. Previous forecast rolled back to reflect slower progress than expected.		
6752	Land South Of Kennedy Green Beadnell	Beadnell	Beadnell	Berwick-upon-Tweed & the Borders	North	2.55			✓		16/01688/OUT, 19/04967/REM	Outline with Reserved Matters	24/09/2020	24/09/2022	45	✓	0	45	9	20%	9						12	17	16			Reserved matters for 45 dwellings (6 affordable rent and 3 DMV) approved in Sept.2020 - occupation restricted to principal residence only. Landowner confirms site works started in Oct. 2020 with the dwellings currently under construction.	
1157	Cresswell Farms, Newlands Farm, Belford	Not in a Settlement	Belford	Berwick-upon-Tweed & the Borders	North	0.96		✓			N08/B/0476, 11/01381/FUL	Full	03/10/2011	03/10/2014	12	✓	0	12										2	10			Permission for conversion of agricultural buildings into 8 dwellings. Site drainage works commenced, so permission will not lapse, but agent advises of forecast delivery between 2027/28-2032/33 (2pa).	
1184	Land Rear Of Blue Bell Hotel, West Street, Belford	Belford	Belford	Berwick-upon-Tweed & the Borders	North	0.89		✓			17/04574/FUL, 20/02945/VARYCO	Full	23/11/2018	23/11/2021	7	✓	0	7									3	2	2			Original permission for 9 houses across 3 sub-areas A-C, plus 14 camping/caravan pitches, but a variation to sub-area A permitted in Dec.2020 amended its yield to 3 units and reduced the overall scheme to 7 dwellings. Site works commenced, but delivery forecast rolled back due to being slower than expected.	
1533	Land to the South of Raynham Close, Belford	Belford	Belford	Berwick-upon-Tweed & the Borders	North	3.54			✓		N07/B/1058	Full	18/02/2009	18/02/2012	91	✓	75	16	26	29%	AH Complete							11	14	2			Developer advises last remaining properties on site - 7 outstanding (at summer 2023).
9046	Middle Mousen Belford	Not in a Settlement	Belford	Berwick-upon-Tweed & the Borders	North	1.5		✓			16/04690/FUL, 20/01282/NONMAT	Full	27/02/2019	27/02/2021	8	✓	0	8									3	3	2			Conversion of agricultural buildings into 8 dwellings, plus refurbishment of 3 existing cottages. Developer confirms works underway on the cottages, with new road access subject to confirmation of the A1 entrance to be approved by Highways England - delivery forecast rolled back 1 year due to slower progress than expected. NB. Separate prior approvals (19/03463/AGTRES, 20/01639/PA) for conversion of agricultural buildings south-west of the steading into 2 dwellings and office use recorded as a small site.	
9739	Baldersbury Hill Farm Berwick-Upon-Tweed	Not in a Settlement	Berwick upon Tweed	Berwick-upon-Tweed & the Borders	North	0.51		✓			21/03553/FUL	Full	09/11/2022	09/11/2025	5		0	5									5					Change of use (and demolitions) of farm steading buildings to create 5 residential units.	
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			✓		N08/B/0696, 14/03054/REM	Outline with Reserved Matters (in part)	12/12/2014	12/12/2017	250	✓	0	250	63	25%	63						10	50	50	50	90	Outline permission for 250 dwellings, with reserved matters for Ph.1 (1017a) of 10 dwellings - technically implemented through initial site access works in 2018, so will not lapse. Landowner considers the whole site is deliverable within the next 5 years, but forecast delivery rolled back due to only Ph.1 having reserved matters approval.	
1046a, 1046b	Governor's Gardens (1046a) and former Blackburn & Price Garage, Palace Street East (1046b), Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.99	✓				N06/B/0714, N06/B/0719, N06/B/0720, 12/01222/LBC, 13/00471/FUL	Full	20/07/2011	20/07/2014	66	✓	21	45	6	9%	6							12	12	13	8	Original permission for 66 dwellings across 2 separate parcels of land. Ph.1 for 21 units (new-build and conversion of a Grade II listed pottery) at Governor's Gardens (1046a) completed. Separate permission for the Ph.2 Blackburn & Price garage site at Silver Street (1046b, clearance of a vacant commercial garage and new-build) granted in 2013 had reduced its remaining yield by 8 dwellings, but now lapsed so reverted to the original 45 dwellings outstanding. Ph.2 garage site sold in summer 2021, but developer advises now reviewing the application with a new application proposed that would again reduce the number of dwellings on the site. Previous delivery forecast therefore rolled back a further year.	
1183	Land South West Of Castle Hills Farm Cottages, Castle Hills, Berwick-Upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.27			✓		17/03673/OUT, 20/04431/REM	Outline with Reserved Matters + Full	19/04/2021	19/04/2023	8	✓	0	8									1	6	1			Outline permission for 8 self/custom-build plots, with reserved matters for plot 3 approved Apr.2021, to be followed by plots 1, 2, 4, 6, 7 and 8, and then plot 5. Agent advises all sites now fully serviced with 1 house almost finished, but delays with other detailed applications. Full applications 22/00564/FUL for 3 terraced houses on southern part of the site and 22/01121/FUL for dwelling and works on plots 1 and 2 both refused, with an appeal dismissed in relation to the latter (Inspector did not consider the previous outline permission to remain extant, while the site is outwith the settlement boundary). Previous delivery forecast for the remaining units rolled back a further year.	
1241	Land West Of Greenwood Cornhill Road Tweedmouth	Tweedmouth	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	1.64			✓		16/01976/FUL, 20/04104/FUL	Full	24/02/2020	09/02/2025	33	✓	0	33									5	10	10	8		Ph.2 of a wider development (with 1240 completed in 2022/23), with development to follow on from completion of the adjacent site. Revised application permitted Feb.2022, which amended the scheme/layout, incl. replacing 5 plots with 8 plots (no.26-33), increasing the overall yield to 33 units. Delivery forecast rolled back 1 year due to slower progress than anticipated.	
1407	Wallace Green Main Council Offices	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.44	✓				17/01046/OFFRES, 19/01976/FUL	Full	06/02/2020	06/02/2023	5	✓	4	1									3	1				Conversion of Grade II listed former office block into 4 houses and an apartment - nearing completion.	
1543a, 1543b	Springhill Highcliff (Land at), Tweedmouth, Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	10.04			✓		13/00589/FUL (hybrid application), 14/01295/VARYCO, (19/01095/REM)	Hybrid Full + Outline	12/08/2013	12/08/2018	150	Reserved Matters pending	40	110	40	27%	AH Complete							10	20	40	40		Hybrid consent comprising full permission for 40 affordable dwellings and outline permission for 110 dwellings. Ph.1 affordable units completed by Bernicia in 2015 (1543a). Reserved matters for Ph.2 scheme pending. Forecast delivery rolled back due to slower progress than expected.
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									6					Conversion of 1st and 2nd floors office space into 6 flats. Works commenced in Sept.2020.	
1409	Former Horncliffe County First School Tofts Lane Horncliffe	Horncliffe	Horncliffe	Berwick-upon-Tweed & the Borders	North	0.23	✓				15/00102/FUL	Full	23/07/2015	23/07/2018	6	✓	3	3	6	100%	3						2	1				3 of the 6 affordable dwellings now complete, with works underway on the remaining 3 plots. Previous forecast rolled back to reflect slower progress than expected. Application for an additional self/custom-build dwelling and annexed accommodation refused (22/01098/FUL).	
1070	Land At South Road, Lowick	Lowick	Lowick	Berwick-upon-Tweed & the Borders	North	0.50			✓		14/01679/FUL, 17/03452/VARYCO	Full	29/05/2015	29/05/2018	8	✓	7	1									3	1				Under construction - developer previously confirmed only 1 unit remaining (as at Aug.2021). Developer intending to follow this with a Ph.2 scheme of approx. 16 dwellings.	
9080, 9081	Land East Of Lambton Avenue And Kyle View Lowick (north and south parcels)	Lowick	Lowick	Berwick-upon-Tweed & the Borders	North	1.34			✓		17/04394/OUT (hybrid application), 21/01337/NONMAT, (21/01418/OUT), 21/02723/REM	Hybrid Full + Outline with Reserved Matters	09/01/2023	09/01/2025	24	✓	0	24	4	17%	4						4	6	7	7			Hybrid consent approved in 2018 comprising full permission for 4 dwellings and outline permission for up to 20 dwellings. Amendment to conditions approved in Apr.2021 allows for an earlier start on-site - agent confirms initial site works commenced. A revised hybrid application for a similar scheme submitted in Apr.2021 was subsequently withdrawn in July 2023, following reserved matters being approved for 20 dwellings on the outline element. Delivery forecast rolled back 1 year pending outcome of the live applications.
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	15/12/2020	15/12/2023	8	✓	0	8									3	5				Revised permission for partial demolition and conversion of farm buildings into 8 dwellings (3 conversions and 5 new-build) granted in Dec.2020 - superseded a previous mixed-use scheme for 23 dwellings and commercial units, for which site access works had been completed, so that original permission will not lapse. Agent confirms site preparation works now complete for the smaller residential scheme, with work on the conversions now commenced. Delivery forecast pushed back 1 year due to slower progress than expected.	

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2023)

APPENDIX C: Sites Summary Schedule

Site Location Details										Planning Application				Position of site at 31 March 2023				Affordable Housing				Discounted from 5-Year Supply	Completions in 2022/23	5-Year Supply 2023-2028					Year 6+ (Residual 2027/28 onwards)	Notes		
SHLAA Ref.	Site Name / Address	Settlement	Parish	Housing Market Sub-Area	Delivery Area	Site Area (ha)	Brownfield	Agricultural Land	Greenfield	Allocated in Development Plan for Housing	Planning Application Ref.	Type/Status	Decision Date (most recent)	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed at 31/3/2023	Residual Outstanding and/or Under Construction at 31/3/2023	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2023			\$100 Financial Contribution	2023/24	2024/25	2025/26	2026/27			2027/28	
1007	Land North And West Of Hillcrest East Ord	East Ord	Ord	Berwick-upon-Tweed & the Borders	North	2.85			✓		18/00828/OUT, 21/02169/REM	Outline with Reserved Matters	29/03/2022	29/03/2024	30		0	30	5	17%	5				5	15	10			Outline permission with reserved matters approved for 30 dwellings (5 affordable). Delivery forecast rolled back a further 2 years due to slower progress than expected with no start on site as yet.		
1067	Hivacres Road (Land at), Tweedmouth, Berwick-upon-Tweed	Berwick-upon-Tweed	Ord	Berwick-upon-Tweed & the Borders	North	8.71			✓		N/99/B/0801, N/07/B/0440, 18/02606/VARYCO	Outline with Reserved Matters	09/05/2008	09/05/2011	245	✓	0	245						10	12	12	12	12	187	Site works commenced in 2018 and now under construction. Developer (John Gray Homes) previously advised of intention to build an initial 60 units (at 10-12pa), before possibly selling the rest of the site to another developer. Previous forecasts rolled back to reflect slower progress than expected.		
1383	East Ord Gardens Berwick	Berwick-upon-Tweed	Ord	Berwick-upon-Tweed & the Borders	North	0.05			✓		N/98/B/0646, N/98/B/0646/P, 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, 15/00670/FUL, 18/01728/FUL, 21/04591/FUL	Outline with Reserved Matters + Full	30/06/2022	30/06/2025	15	✓	12	3								1	1	1				12 of the 15 plots now complete - all individually approved bungalows, with the developer only building when they have a client. Full permission now granted for plot 12. Delivery forecast rolled back 1 year due to slower progress than anticipated.
0177	Land West Of Whickham House, The Causeway, Glanton	Glanton	Glanton	Wooler & the North Cheviots	North	0.59			✓		17/02457/OUT, 20/03729/REM	Outline with Reserved Matters	12/04/2023	12/04/2025	8	✓	0	8								1	2		x	Outline permission for approx. 8 units, but reserved matters for revised scheme of 3 detached dwellings in large plots now permitted (just after the baseline date for this 5-year supply). Landowner only intends to deliver this smaller scheme, so delivery of the remaining 5 outline permitted dwellings discounted.		
0070c	Land North Of Fairfields Longframlington (Phase 1)	Longframlington	Longframlington	Wooler & the North Cheviots	North	1.11			✓		16/04150/FUL, 18/03231/FUL, 19/04531/FUL	Full	16/07/2020	16/07/2023	58	✓	7	51	10	17%	10			7	27	24				Ph.1 of 3 associated parcels of land (0070c, 0070d, 0070e) permitted for up to 87 dwellings. Original permissions for 6 units (0070c) and 11 units (0070d) both implemented through initial site works, so will not technically lapse - both were indicated to have potential for self-build. Revised application for 58 dwellings (10 affordable) across 0070c/0070d allowed on appeal in Apr 2020, with a tandem revised application for 47 dwellings (8 affordable) across these 2 parcels submitted prior to appeal determination and also subsequently approved in Aug 2020. Ph.1 (0070c) site preparation works now completed, with Ph.2 (0070d) site works anticipated over the next 1-2 years. Previous forecast rolled back due to slower progress than expected.		
0070d	Land North Of Fairfields Longframlington (Phase 2)	Longframlington	Longframlington	Wooler & the North Cheviots	North	see above			✓		15/02208/FUL, 18/03231/FUL, 19/04531/FUL	Full	16/07/2020	16/07/2023	see above	✓	see above	see above	see above	see above	see above			see above	see 0070c	see 0070c				Ph.1 of 3 associated parcels of land (0070c, 0070d, 0070e) permitted for up to 87 dwellings. Original permissions for 6 units (0070c) and 11 units (0070d) both implemented through initial site works, so will not technically lapse - both were indicated to have potential for self-build. Revised application for 58 dwellings (10 affordable) across 0070c/0070d allowed on appeal in Apr 2020, with a tandem revised application for 47 dwellings (8 affordable) across these 2 parcels submitted prior to appeal determination and also subsequently approved in Aug 2020. Ph.1 (0070c) site preparation works now completed, with Ph.2 (0070d) site works anticipated over the next 1-2 years. Previous forecast rolled back due to slower progress than expected.		
0070e	Land North Of Fairfields Longframlington (Phase 3)	Longframlington	Longframlington	Wooler & the North Cheviots	North	1.98			✓		20/02482/FUL	Full	18/02/2021	18/02/2024	29	✓	0	29	5	17%	5						29			Ph.3 of 3 associated parcels of land (0070c, 0070d, 0070e) permitted for up to 87 dwellings. Permission for 29 homes on western parcel (0070e) granted Feb 2021. Ph.3 site worked anticipated over next 2-3 years, incl. affordable delivery in 2023/24. Previous forecast rolled back a further year due to slower progress than expected.		
0154	Land South Of Lightpole Farm Longframlington	Not in a Settlement	Longframlington	Wooler & the North Cheviots	North	2.90			✓		19/02085/OUT, 21/02944/REM	Outline with Reserved Matters	09/02/2022	09/02/2024	36	✓	11	25	6	17%	3			11	25					Outline permission for approx. 40 dwellings granted on appeal in Mar 2020, with reserved matters granted for 36 dwellings. Cusins confirm site works commenced Mar 2022 following approval of reserved matters.		
9035	North End Farm, Longframlington	Not in a Settlement	Longframlington	Wooler & the North Cheviots	North	1.20			✓		16/00745/FUL, 21/02463/VARYCO	Full	02/03/2017	02/03/2020	9	✓	2	7						2	3	4				Permission for 9 dwellings, intended to provide self-build plots - site works commenced. Agent previously advised timescales dependent on the new owners/developer and plot-by-plot nature of self-build. Delivery forecast pushed back due to slower progress than anticipated.		
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, 22/01363/REM	Outline with Reserved Matters	03/03/2023	03/03/2025	9		0	9				✓		3	3	3				Outline permission with reserved matters approved for 9 dwellings. Off-site affordable housing contribution.		
6326	Newton Hall, Newton-On-The-Moor	Not in Settlement	Newton-on-the-Moor and Swarland	Wooler & the North Cheviots	North	1.93	✓				A/2010/0485	Full	01/06/2011	01/06/2014	5	✓	2	3							1			x	Conversion and reconfiguration of existing flats, redundant buildings, stables and a barn within the curtilage of the Grade II listed Newton Hall to create 5 units (4 net additions) permitted in 2011. Commenced in 2012, with 2 houses completed in 2013. Work recommenced on one of the flats in 2020 (delivery rolled back due to slower progress than anticipated), but developer previously advised that no further development is now intended once the current work is complete - while permission will not lapse, future delivery of the final 2 units is therefore discounted.			
9039	Land East Of Dovecragg Hillside Rothbury	Rothbury	Rothbury	Wooler & the North Cheviots	North	0.86			✓		16/01871/OUT, 18/04313/REM, 19/00629/REM, 19/02063/REM, 19/02214/REM, 22/01190/FUL, (23/00163/FUL) (23/01296/FUL)	Outline with Reserved Matters + Full	09/09/2022	09/09/2025	9	✓	3	6								2	2			x	Outline permission for 9 self-build plots, with reserved matters for plots 2-5 approved in 2019, and full permission granted for plot 9 in 2022. Full applications pending for plots 1 and 7. Site infrastructure works for all plots commenced, with plots 3, 4 and 5 now completed. Landowner advises only 7 plots will now be developed - future delivery of the final 2 plots is therefore currently discounted. Delivery forecast pushed back 1 year due to slower progress than anticipated.	
0025a	South of Shilbottle	Shilbottle	Shilbottle	Wooler & the North Cheviots	North	13.64			✓		12/02093/FUL, (22/00741/FUL)	Full	12/05/2015	12/05/2018	47	✓	0	47	14	30%	14					18	18	11			Development of 47 dwellings approved at appeal in Jan 2015. Site works (access road) commenced Jan 2018, so will not lapse. Revised application for 54 dwellings pending. Delivery forecast rolled back pending outcome of new application.	
0313	Field NU0202-2941 W of Thropton Demeane	Thropton	Thropton	Wooler & the North Cheviots	North	1.71			✓		18/02244/OUT, 21/04231/REM	Outline with Reserved Matters	21/12/2022	21/12/2024	18		0	18	3	17%	3					6	6	6			Outline permission with reserved matters approved for 18 dwellings. Developer anticipates site preparation works to commence in summer 2024 and be completed in the next 1-2 years.	
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 with Reserved Matters	11/10/2022	11/10/2024	65		0	65	15	23%	15				30	30	5			Outline permission for 60 homes (incl. 47 custom-build) approved in 2015. Reserved matters granted for 65 dwellings (15 affordable, but no self/custom-build). Ascent Homes now advise they are no longer taking this site forward.		
0118a	Land West Of Treetops, Callaly Road, Whittingham	Whittingham	Whittingham	Wooler & the North Cheviots	North	0.60			✓		12/02936/FUL, 17/01798/FUL	Full	09/04/2019	09/04/2022	12	✓	8	4				✓		7	4					Original permission for 5 dwellings implemented, but superseded by permission for 12 mobile residential lodges/bungalows allowed at appeal in Apr 2019. Lodges being constructed off-site. Agent for new pending application (23/01832/FUL) for a further 8 park home lodges on land to the west confirms this site is now virtually complete with all 12 lodges now occupied.		
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 (21/03911/FUL)	Outline with Reserved Matters	27/06/2019	27/06/2021	72	✓	53	19	11	15%	AH Complete			20	19					Outline permission for 63 dwellings and 12 holiday homes, with reserved matters approved for 72 units. Live application pending for an additional 12 dwellings on northern part of the site.		
1112a	Land North Of High Fair, Wooler	Wooler	Wooler	Wooler & the North Cheviots	North	1.48			✓		13/00802/OUT, 21/01753/REM	Outline with Reserved Matters	06/12/2017	22/10/2023	14		0	14	5	36%	5					3	3	4	4		Outline permission for 36 dwellings granted in 2018 - automatically extended to 1 May 2021 under the Covid-19 provisions, with reserved matters granted Oct 2021 for 14 dwellings (incl. 3 affordable DMV units). Previous reserved matters for 6 self-build homes refused and dismissed at appeal (landowner preferred a smaller scheme than the outline permission on viability grounds due to site topography). Landowner advises that site works are expected to commence in autumn 2023.	
1476	Weetwood Road (Plots 1 to 5), Wooler	Wooler	Wooler	Wooler & the North Cheviots	North	0.29	✓				N/048/B/0308, N/09/B/0494, 13/00398/FUL, 14/01940/FUL, 16/04175/FUL	Full	05/04/2011	04/04/2014	5	✓	4	1							1						4 plots completed between 2014-2016, with remaining unit under construction nearing completion. Developer previously confirmed intention to complete the scheme, but previous forecast rolled back due to slower progress than expected.	
1513	Ryecroft Hotel, 28 Ryecroft Way, Wooler	Wooler	Wooler	Wooler & the North Cheviots	North	0.25	✓				17/02068/FUL, 19/01481/FUL	Full	30/10/2019	30/10/2022	11	✓	9	2						2	1				1	Original permission for conversion of vacant hotel into 6 apartments plus construction of 2 new-build bungalows. Works commenced, but revised scheme approved in Oct 2019 increasing the conversion element to 9 flats and the overall yield to 11 units. Flats now completed with 1 bungalow also under construction, but developer not intending to progress with the 2nd bungalow at present.		
9806	46 High Street Wooler	Wooler	Wooler	Wooler & the North Cheviots	North	0.02	✓				22/00575/PA	Prior Approval	26/05/2022	26/05/2025	5		0	5									5			Prior approval for conversion of upper storey into 5 residential apartments.		
2378	Field West Of Lea Hall Spilly Lane Catton Hexham	Allendale	Allendale	Outer West A68 and A69 Tyne Corridor	West	0.80			✓		16/02759/OUT, 20/00679/REM	Outline with Reserved Matters	04/01/2022	04/01/2024	6	✓	0	6								2	2	2			Outline permission with reserved matters for 6 dwellings.	
2352	Former Bellingham Auction Mart, B6320, Bellingham	Bellingham	Bellingham	Outer West A68 and A69 Tyne Corridor	West	1.72	✓			✓	21/03415/FUL	Full	16/03/2023	16/03/2026	63		0	63	63	100%	63						21	22	20		Local Plan site allocation, permitted for an affordable housing development of 43 dwellings and 20 Use Class C2 apartments. Landowner Hexham & Northern Marts previously confirmed availability.	

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2023)

APPENDIX C: Sites Summary Schedule

Site Location Details											Planning Application				Position of site at 31 March 2023				Affordable Housing				Discounted from 5-year Supply	Completions in 2022/23	5-Year Supply 2023-2028					Year 6+ (Residual 2027/28 onwards)	Notes
SHLAA Ref.	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 (most recent)	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed at 31/3/2023	Residual Outstanding and/or Under Construction at 31/3/2023	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2023	\$100 Financial Contribution			2023/24	2024/25	2025/26	2026/27	2027/28		
2223	Bracken Hill, North of North Farm Cottages, Gunnerton	Gunnerton	Chollerton	Outer West A68 and A69 Tyne Corridor	West	0.41		✓			ENRP50, T/2000716, T/20081077, 12/02841/FUL, 19/04602/OUT	Full + Outline	05/03/2020	05/03/2023	5	✓	4	1												4 of the 5 units completed with construction of the remaining unit (plot 3 Bracken Hill) commenced in 2011. New outline consent for the final unit approved Mar 2020, with landowner now trying to sell the plot. Previous forecast rolled back to reflect slower progress than expected.	
2549, 2558	Land to south west of Park Road, Haltwhistle	Haltwhistle	Haltwhistle	Outer West A68 and A69 Tyne Corridor	West	7.89			✓	✓	19/01489/FUL (hybrid application)	Hybrid Full + Outline	15/03/2022	15/03/2025	194		0	194	12	6%	12				20	20	20		134	Hybrid application permitted for approx. 194 dwellings (detailed full permission for 68 dwellings on site 2549, with outline permission for up to 126 dwellings on adjacent site 2558). Agents Hedley Planning previously confirmed availability, with a developer line up ready to commence development - indicated 60 dwellings in years 1-5 and 67 in years 6-10.	
9541	Land And Buildings North West Of Walwick Farm Humshaugh	Not in a Settlement	Humshaugh	Outer West A68 and A69 Tyne Corridor	West	0.26		✓			18/00503/FUL	Full	30/07/2018	30/07/2021	5	✓	1	4						1	3				Conversion of agricultural buildings into 5 dwellings. Works commenced in 2019, with 1 unit completed. Previous forecast rolled back to reflect slower progress than expected.		
2641	Land East Of Eastland, Eastlands, Kirkwhelpington	Kirkwhelpington	Kirkwhelpington	Outer West A68 and A69 Tyne Corridor	West	0.90	✓				15/02054/FUL, 19/04041/VARYCO	Full	31/08/2016	31/08/2019	17	✓	10	7				✓					4	7	Works commenced in 2020. Variation application to amend the proposed house types approved July 2020.		
2577	Land North And East Of Ashlynd House Church Lane Wark	Wark	Wark	Outer West A68 and A69 Tyne Corridor	West	1.22			✓		20/01708/FUL	Full	25/06/2021	25/06/2024	17	✓	0	17	4	24%	4						17		Construction of 17 dwellings, incl. 4 affordable units. Developer advises site works now completed with first completions expected in early autumn 2023.		
9047	Land East Of Warksburn House, Hexham Road, Wark	Wark	Wark	Outer West A68 and A69 Tyne Corridor	West	0.61			✓		14/03674/FUL	Full	06/12/2019	06/12/2022	10	✓	0	10				✓			5	5			Permission for 10 bungalows, with off-site affordable housing contribution (on sale of 5th dwelling). Previous forecast rolled back to reflect slower progress than expected.		
Deliverable in Principle sites with future delivery Discounted from 5-year Supply																															
4573b	Land at former Bates Colliery (Port of Blyth land)	Blyth	Blyth	Tyneside Commuter Belt (South East)	South East	9.87	✓				B/08/00169/OUT, 12/03370/REM	Outline with Reserved Matters	01/02/2013	01/02/2015	115	✓	0	115	35	30%	35								x	Original outline permission for redevelopment of former Bates Colliery land (4573a/4573b), with reserved matters for 257 dwellings - site works commenced in 2016. However, this part of the site was then sold to the Port of Blyth and thus is no longer available for residential development, albeit the permission will not lapse - future delivery of the remaining balance of the original detailed permission (115 units) now discounted.	
4612	West Hartford Farm, West Hartford, Cramlington	Cramlington	Cramlington	Tyneside Commuter Belt (South East)	South East	0.83		✓			B/04/00429/FUL, B/05/00406/RES	Full	21/12/2010	21/12/2013	11	✓	0	11											11	Conversion of Grade II listed agricultural buildings to 11 dwellings permitted in 2006 (renewed in 2010). Construction of 2 units commenced, so will not lapse, before development started. A revised application in 2014 was withdrawn, with no further progress evident, although the developer previously (2018) advised it would be recommenced - future delivery of all 11 dwellings currently discounted from the 5-year supply.	
4608a	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	✓	2	3					x	1					3	Outline permission for 5 dwellings approved in 2014 (forming plots 2-6 of a wider development also comprising 3 adjacent plots 1, 7 and 8 benefiting from individual permissions). Construction commenced without detailed consent - 1 unit was completed with another under construction before being halted. Retrospective reserved matters approved in Oct 2019, with plots 3 and 4 now completed, but with plots 2, 5 and 6 yet to commence. Developer is in dispute about the remaining land - future delivery of the 3 remaining units currently discounted from the 5-year supply until issues resolved.	
6730	Angerton Home Farm, High Angerton, Hartburn	Not in a settlement	Hartburn	Tyneside Commuter Belt (Central)	Central	1.48		✓			CM/04/D/0710	Full	21/02/2005	21/02/2010	6	✓	4	2					in part						x	Site works commenced in 2009, with 4 of the 6 units completed in 2012-2013. Agent advises that the remaining homes are not planned to be completed in the foreseeable future - whilst permission will not lapse, future delivery of the remaining 2 units is currently discounted.	
3617a, 3617b	West Fenwick Farm, Fenwick	Not in a settlement	Matfen	Tyneside Commuter Belt (Central)	Central	0.86		✓			CM/20090477, CM/20090475, 13/00390/VARYCO, 21/01472/VARYCO, 21/01953/VARYCO	Full	25/06/2010	25/06/2013	7	✓	4	3				✓						1		x	Permission for conversion of 2 parcels of farm buildings (3617a and 3617b separated by a road) into 6 dwellings, comprising 3 units on each parcel, but subsequent 2013 amendment to change the unit 6 garage into a linked but self-contained 'granny flat' annex, thus increasing the overall yield to 7 dwellings. Bespoke Homes completed plots 5 and 6 and the adjoining annex flat between 2015-17, but neither they nor the landowner are understood to be looking to progress the remaining units. Plot 3 now also completed, but future delivery of the remaining 3 dwellings is currently discounted.
3079b	Northgate Hospital, Northgate, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	18.00	✓				19/04025/FUL (hybrid application) (23/01467/REM)	Hybrid Full + Outline	21/04/2020	21/04/2023	134	Reserved Matters pending	0	134	23	17%	23								134	Part of wider redevelopment of Northgate Hospital site (3079a, 3079b, 3079c). Initial hybrid consent for a mixed-use scheme, comprising full permission for demolition and construction of new hospital facilities (3079c), with outline permission for the two residential parcels. Development commenced in 2012, with a further hybrid application permitted in 2020 comprising full permission for the new hospital facilities and outline consent for 134 dwellings on this easternmost parcel (3079b) - initially 'minded to approve' and referred to SoS, but not 'called-in'. Reserved matters application pending (for 56 homes on the north-eastern part and 87 homes on the south-eastern part), so will not lapse while application is being determined. Last of the 8 completions was in 2017/18 with 1 plot still outstanding - will not lapse, but future delivery of the 1 remaining unit currently discounted.	
3289	Corningsby House, Salisbury Street, Morpeth	Morpeth	Morpeth	Tyneside Commuter Belt (Central)	Central	0.47	✓				CM/05/D/0522	Outline with Reserved Matters	18/10/2005	18/10/2008	9	✓	8	1					x						x	Conversion of former office block into 30 apartments - site groundworks commenced in 2017. Agent previously advised a revised scheme was being considered, but no further progress - while permission will not lapse, future delivery of all 30 dwellings is currently discounted from the 5-year supply.	
6595	Behville House, Ponteland	Ponteland	Ponteland	Tyneside Commuter Belt (Central)	Central	0.21	✓				13/02074/FUL	Full	23/12/2013	23/12/2016	30	✓	0	30					x						30	Demolition of former drill hall and construction of 6 terraced houses. Demolition works commenced at the rear of the building, but subsequently halted and unlikely to progress in the short-term - the Council has erected a fence to secure the site and make it safe. While permission will not lapse, future delivery of all 6 dwellings is currently discounted from the 5-year supply.	
9031	The Drill Hall, Swalwell Close, Prudhoe	Prudhoe	Prudhoe	Tyneside Commuter Belt (West)	Central	0.07	✓				16/02306/FUL	Full	20/10/2016	20/10/2019	6	✓	0	6					x						6	Conversion of vacant Grade II listed building into 5 apartments. 2 units completed in 1998/99, but no further progress although permission will not lapse - future delivery of all 3 remaining dwellings currently discounted.	
2320	Sandhoe Hall	Not in a settlement	Sandhoe	Tyneside Commuter Belt (West)	Central	0.20	✓				ECCP280, T/870420	Full	24/07/1997	24/07/2002	5	✓	2	3					x						x	Proposed partial demolition and conversion of a vacant Grade II listed Slon meeting hall into 4 apartments, plus conversion of a connected unlisted Bethel Chapel into 1 flat. Site works commenced in 2016, but then paused. A revised scheme for conversion into a boutique hotel was permitted in June 2021 - agent confirms the hotel conversion is nearing completion so the residential scheme will not go ahead. Future delivery of all 5 dwellings is now discounted.	
9016	Land West Of 31 St Michaels Lane St Michaels Lane Alnwick	Alnwick	Alnwick	Alnwick & the Tourist Coast	North	0.05	✓				15/02139/FUL, 20/02477/FUL	Full	08/10/2015	08/10/2018	5	(Alternative non-residential application now permitted)	0	5					x						x	Outline permission with subsequent detailed approvals for demolition of an existing dwelling and redevelopment for 9 dwellings (4 affordable bungalows) - ie. 8 net additions. Implemented in 2014 with demolition, with 1 dwelling completed in 2016, but no further progress due to highways/access issues. Landowner advises the site is no longer available for development and he no longer has any interest in pursuing development, although the permission will not lapse - future delivery of all 8 remaining units now discounted.	
0292	Former Nursery Garden, 21 Whin Hill, Craster	Craster	Craster	Alnwick & the Tourist Coast	North	0.41	✓				A/2003/0576, A/2008/0289, A/2011/0020	Outline + Full	04/04/2014	04/04/2017	9	✓	1	8	4	44%	4								x	Permission implemented through site clearance of former mill and associated industrial buildings and access road construction in 2005, but subsequently stalled. While permission will not lapse, future delivery of all 30 dwellings is currently discounted.	
1019	Coaling and Blending Mill, Dock Road, Berwick	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	0.32	✓				N/04/B/0337	Full	08/07/2005	07/07/2010	30	✓	0	30					x						x	Permission implemented with demolition of retaining wall and road widening, so will not lapse, but then stalled - future delivery of all 136 dwellings currently discounted.	
1411	Spittal Point (Land at), Spittal	Berwick-upon-Tweed	Berwick-upon-Tweed	Berwick-upon-Tweed & the Borders	North	2.93	✓				N/09/B/0317, (12/00512/FUL), (12/00515/CON), 18/00415/VARYCO, (19/01599/NONMAT), 19/01845/S106A	Full	18/02/2014	18/02/2019	136	✓	0	136	27	20%	27									x	Conversion into estate/farm office and 5 dwellings. Offices completed in 2012, but while permission will not lapse the landowners confirm not intending to do the residential element - future delivery of all 5 units is therefore discounted.
6199	Heton 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					x						x	Conversion into estate/farm office and 5 dwellings. Offices completed in 2012, but while permission will not lapse the landowners confirm not intending to do the residential element - future delivery of all 5 units is therefore discounted.	



Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2023)

APPENDIX C: Sites Summary Schedule

Site Location Details											Planning Application				Position of site at 31 March 2023				Affordable Housing				Discounted from 5-year supply	Completions in 2022/23	5-Year Supply 2023-2028					Year 6+ (Residual 2027/28 onwards)	Notes
SHLAA Ref.	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 (most recent)	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed at 31/3/2023	Residual Outstanding and/or Under Construction at 31/3/2023	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2023	S106 Financial Contribution			2023/24	2024/25	2025/26	2026/27	2027/28		
1012	Spindlestone Farm, Belford	Not in a Settlement	Easington	Berwick-upon-Tweed & the Borders	North	0.58	✓				N04/B/0547, N04/B/0730, N10/B/0133, 13/00523/CLPROP	Full	28/05/2010	28/05/2013	10	✓	0	10											10	Site works commenced - confirmed through a Certificate of Lawful Development in 2013 - but subsequently stalled. While permission will not lapse, agent advises forecast delivery between 2028/29-2032/33 (2pa), so future delivery of all 10 dwellings is currently discounted from the 5 year supply.	
1286a	Spindlestone Mill, Spindlestone, Barnburgh	Not in a Settlement	Easington	Berwick-upon-Tweed & the Borders	North	0.02	✓				N01/B/0588, N09/B/0449	Full	14/12/2009	14/12/2012	5	✓	0	5											x	Site works and initial construction on all 5 units commenced in 2010, but subsequently stalled. Future delivery of all 5 dwellings currently discounted due to lack of progress.	
1040	Brockdam Farm, Brockdam Farm, Chathill	Not in a Settlement	Ellingham	Berwick-upon-Tweed & the Borders	North	1.54	✓				N04/B/1081, N10/B/0556, 13/03833/CLPROP, 18/01893/FUL	Full	04/10/2013	04/10/2016	9	✓	0	9											9	Initial permission for conversion to 9 dwellings - commencement of site works confirmed by a Certificate of Lawful Development in 2013. Revised 'substitution' scheme of only 3 dwellings through demolition/new-build and conversion of an additional agricultural building permitted in Sept.2019, which indicated that the original permission would be rescinded, although technically it will not lapse. Site is being marketed for sale, but delivery not expected within the next 5 years - agent advises that the original scheme of 9 units should be used as the basis of forecast delivery.	
6372	East Hoburn Farm, Hoburn Village, TD152UJ	Hoburn	Lowick	Berwick-upon-Tweed & the Borders	North	0.27	✓				N09/B/0454, 13/00425/VARYCO	Full	12/11/2013	12/11/2016	6	✓	0	6											x	Conversion of agricultural buildings into 6 dwellings (2 live/work units) - commenced in 2016, but landowner previously advised no longer intending to undertake the project. While permission will not lapse, future delivery of all 6 dwellings is therefore discounted.	
6663	Land at The Garage, Milfield (Whitton Park)	Milfield	Milfield	Berwick-upon-Tweed & the Borders	North	0.74	✓				80/B/0327, 85/B/0170, N86/B/0249P, N88/B/0140P, N91/B/0571P, N93/B/0224P, N94/B/0394P, N98/B/0196P, N03/B/0139, N04/B/0860, 13/02260/OUT, 16/03586/OUT	Outline with Reserved Matters	14/01/2005	14/01/2007	5	✓	4	1												x	Original outline permission for 5 detached dwellings - commenced in 1986, with 4 units completed on a plot-by-plot basis up to 2010. Revised outline permissions for the final unit granted in 2013 and 2016, but now lapsed. Future delivery of the remaining 1 unit is currently discounted.
1084	Slate Hall Farm, North Lane, Seahouses	North Sunderland	North Sunderland	Berwick-upon-Tweed & the Borders	North	0.17	✓	✓			15/02434/FUL	Full	25/04/2016	25/04/2019	6	✓	0	6											x	Site drainage works commenced in 2020, so will not lapse, but site now being marketed for sale. Future delivery of all 6 dwellings is currently discounted from the next 5 years due to uncertainties.	
0026	Land East of Whitton View Rothbury	Rothbury	Rothbury	Wooler & the North Cheviots	North	2.3			✓		12/03191/FUL	Full	29/07/2014	29/07/2017	55	✓	0	55	20	36%	20								x	Site works (access road stub) commenced July 2017, so will not lapse. Landowner advises that a revised application is proposed to be submitted for approx. 41 dwellings (incl. 6 affordable homes). Future delivery of all 55 dwellings is currently discounted from next 5 years due to uncertainty.	
2416b	Falcon Grange, Bardon Mill East (phase-2)	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											x	Original permissions (outline 1986 with detailed consent 1989) covering the whole site (2416a, 2416b), with Ph.1 western parcel completed several years ago. Ph.2 eastern parcel permitted for 19 dwellings, with 1 dwelling completed in 2015/16 and 6 other plots commenced before construction stalled. Permission will not lapse, but future delivery of all 18 remaining dwellings is currently discounted.	
8069	Border Pine Building, Aesica Road, Haltwhistle	Haltwhistle	Haltwhistle	Outer West A68 and A69 Tyne Corridor	West	0.25	✓				14/03065/FUL	Full	07/01/2015	07/01/2018	14	✓	0	14											x	Conversion of former industrial workshop building into 14 flats - works commenced in 2017, but have stalled. Agent previously advised that viability and marketing issues had delayed progress. While permission will not lapse, future delivery of all 14 dwellings is currently discounted from the 5-year supply.	
<b>Deliverable in Principle sites - Outline permissions yet to gain Reserved Matters approvals - non-major development sites</b>																															
9113	Land North West Of Blue House Farm, Netherton Colliery	Not in a Settlement	West Bedlington	Tyneside Commuter Belt (South East)	South East	0.53			✓		21/01927/OUT	Outline	30/03/2022	30/03/2025	6		0	6												Outline permission for construction of up to 6 dwellings. A previous application (20/00925/OUT) for 9 dwellings was refused and dismissed at appeal.	
9123	Land East Of Greystone, West Thirston, Morpeth	Not in a settlement	Thirston	Tyneside Commuter Belt (Central)	Central	1.19			✓		19/05017/OUT (23/00547/REM) (23/00601/S106A)	Outline	19/02/2021	19/02/2024	9	Reserved Matters pending	0	9	2	22%	2				2	4	3			Outline permission for 9 dwellings allowed on appeal. Site now sold with reserved matters application pending, together with a S106A application to amend the affordable housing. Delivery forecast accordingly rolled back 1 year.	
9558	Christon Bank Farm Christon Bank Alnwick	Not in a Settlement	Embleton	Alnwick & the Tourist Coast	North	0.49			✓		18/02965/OUT (23/00439/REM)	Outline	27/03/2020	27/03/2023	5	Reserved Matters pending	0	5									1	4		Outline permission for clearance of farm buildings and construction of 5 dwellings. Reserved Matters application now pending. Agent advises forecast delivery between 2027/28-2029/30.	
9106	Land South of Ashlea	Melkridge	Melkridge	Outer West A68 and A69 Tyne Corridor	West	0.76			✓		17/04501/OUT, (21/03562/REM)	Outline	26/09/2018	26/09/2021	8	Reserved Matters pending	0	8								8					Outline permission for 8 dwellings, with reserved matters pending. Previous forecast rolled back to reflect slower progress than expected.
<b>Outline permissions yet to gain Reserved Matters approvals - major development sites</b>																															
0001	Land South And South East Of James Calvert Spence College, Acklington Road, Amble	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	12.47			✓		16/04305/OUT	Outline	30/03/2022	30/03/2025	500		0	500	75	15%	75						50	50	50	350	Outline permission granted for 500 dwellings (Mar.2022), having previously been 'minded to approve' (Sept.2017, addendum committee report Nov.2018). Agent anticipates site preparation works within next 1-2 years and delivery at 50pa between 2024/25-2033/34. Delivery pushed back 1 year due to no reserve matters application yet submitted.
0022a	Land North West Of Haulley Moor House, A1068 Radcliffe To Amble, Amble, Northumberland	Amble	Amble-by-the-Sea	Tyneside Commuter Belt (South East)	South East	8.23			✓		17/01675/OUT	Outline	07/05/2021	07/05/2024	166		0	166	25	15%	25						35	35	35	61	Outline permission granted for 166 dwellings (May 2021), having previously been 'minded to approve'. Reserved matters applications for 166 dwellings on part of the site and full applications for an additional 80 dwellings on part of the site all subsequently withdrawn (would have increased the overall site capacity to 228 dwellings if permitted). Developer
8058, 8059	Land East Of North Seaton, Summerhouse Lane, Ashington	Ashington	Ashington	Tyneside Commuter Belt (South East)	South East	0.4			✓		16/04348/OUT, (20/02578/REM), (21/03951/REM)	Outline	08/11/2018	08/11/2021	200	Reserved Matters pending	0	200	30	15%	30					7	33	42	52	66	Outline permission for 200 dwellings across 2 adjacent parcels of land, with reserved matters pending for both the southern Ph.1 site of 95 units (8059) and the northern Ph.2 site of 105 units (8058). Developer anticipates site preparation works within the next 1-2 years, with delivery between 2023/24-2029/30, but delivery forecast pushed back 1 year due to reserved matters yet to be approved.
9512 (demo)	7C Netherton Lane And Land To The East And South East Bedlington	Bedlington	West Bedlington	Tyneside Commuter Belt (South East)	South East	see below	✓				18/02329/OUT	Outline	03/11/2021	03/11/2024	-1		0	-1												Outline permission for demolition of 1 dwelling and outbuilding, and construction of up to 16 new dwellings.	
9512 (new)	7C Netherton Lane And Land To The East And South East Bedlington	Bedlington	West Bedlington	Tyneside Commuter Belt (South East)	South East	0.38	✓				18/02329/OUT	Outline	03/11/2021	03/11/2024	16		0	16	3	19%	3							8	8	Outline permission for demolition of 1 dwelling and outbuilding, and construction of up to 16 new dwellings.	
3073	Land West Of Lancaster Park Lancaster Park Morpeth	Not in a Settlement	Morpeth	Tyneside Commuter Belt (Central)	Central	36.93			✓		16/00078/OUT, 16/03394/REM (19/01362/REM)	Outline (with Reserved Matters)	28/11/2016	28/11/2019	150		0	150	45	30%	45					30	40	40	40	Outline permission for large mixed-use development approved 2016, but reserved matters scheme for 150 dwellings (45 affordable) refused Nov. 2022, together with a separate detailed applications for hotel, innovation centre trunk road service area. Appeals registered in June 2023, with the appeal relating to the service station area, hotel and Use Class E uses approved in July 2023.	
1059a	Land South Of Rogerson Road Rogerson Road Belford	Belford	Belford	Berwick-upon-Tweed & the Borders	North	4.65			✓		19/01346/OUT (22/04529/REM) (23/00837/S106A)	Outline	13/05/2021	13/05/2024	37	Reserved Matters pending	0	37	10	27%	10					18	19				Outline permission for 37 dwellings with reserved matters now pending, together with a S106A application to amend the affordable housing mix (bedroom split). Agent advised that the reserved matters application was being held up by matters relating to nutrient neutrality, but anticipated site preparation works to be completed within next 1-2 years. Forecast delivery rolled back 1 year due to reserved matters not yet permitted.
9068	Percy Wood Golf Club And Country Retreat, Coast View, Swarland	Not in a Settlement	Newton-on-the-Moor and Swarland	Wooler & the North Cheviots	North	0.76	✓				19/04198/OUT, 22/01533/DEMGO, (23/01695/REM)	Outline	27/01/2021	27/01/2024	16	✓	0	16	3	19%	3							16			Outline permission for demolition of existing golf clubhouse and associated buildings (incl. 5 golfing holiday chalets) for development of up to 16 dwellings, with reserved matters pending for 16 prefab park home lodges. Demolition works underway following relocation of golf clubhouse and associated facilities. Reserved matters application subsequently withdrawn, but a revised reserved matters application for 14 dwellings currently pending.
<b>Minded to Approve applications - awaiting S106 sign-off only</b>																															
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%	4								x	Morpeth Neighbourhood Plan mixed-use site allocation. Minded to approve full application (with related listed building consent) in Mar.2018, with S106 still to be finalised - demolition of Lindsville bungalow and Lane End Garage, refurbishment of existing flat above adjacent shop (with change of use of shop to cafe), conversion of Grade II listed East Farm barns into 2 dwellings and construction of 26 new-build dwellings (4 bungalows) - ie. 27 net additional dwellings. Revised layout plan submitted in May 2019, but Ascent Homes no longer pursuing the scheme, so future delivery currently discounted from the 5-year supply.	

Northumberland 5-year Housing Land Supply of Deliverable Sites (as at 31 March 2023)

APPENDIX C: Sites Summary Schedule

Site Location Details						Planning Application				Position of site at 31 March 2023				Affordable Housing				Discounted from 5-Year Supply	Completions in 2022/23	5-Year Supply 2023-2028					Year 6+ (Residual 2027/28 onwards)	Notes				
SHLAA Ref.	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 (most recent)	Expiry Date	Total Net Dwellings Capacity of Site	Permission Implemented	Total Dwellings Completed at 31/3/2023			Residual Outstanding and/or Under Construction at 31/3/2023	Affordable Homes on Site	%	Affordable Homes Outstanding at 31/3/2023	S106 Financial Contribution			2023/24	2024/25	2025/26	2026/27
<b>Minded to Approve applications Discounted from 5-year Supply - outstanding matters to be resolved and S106 sign-off</b>																														
5098, 5047, 5048, 5103	Former Vald Bim factory and adjacent land, Cambois	Cambois	East Bedlington	Tyneside Commuter Belt (South East)	South East	7.64	✓				08/00403/OUTES, B/08/00458/OUTCON	Minded to approve - Outline	-	-	323		n/a	n/a											220	Outline application for regeneration of clearer former industrial land for 427 dwellings, revised down to 323 units in a Jan.2011 amendment, was 'minded to approve' in May 2012 subject to resolution of outstanding issues and S106 agreement. Landowner confirms availability and keen to progress once various issues resolved (incl. land assembly, viability issues due to land remediation and affordable housing requirements, etc.) and engaged a housebuilder for a detailed scheme - likely the Banks land would be developed first, and suggests 220 dwellings with first completions potentially in 2024/25 through to completion in 2030/31, but currently discounted from first 5 years until permitted.