



Northumberland
County Council

Northumberland Local Plan
Publication Draft Plan (Regulation 19)

Housing Site Allocations Selection and Appraisal Technical Paper

December 2018

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Introduction

The Northumberland Local Plan identifies a housing requirement of at least 17,700 dwellings over the plan period 2016-36. While much of the housing requirement is expected to be delivered by the developments which are already committed (comprising those completed during the first 2 years of the plan period 2016-18, those with planning permission, minded to approve and allocated in neighbourhood plans), there are settlements in some parts of Northumberland where there are few homes currently in the planning system to meet local needs. In order to support the delivery of homes across the County where they are needed, the Local Plan therefore proposes to allocate housing in a number of settlements.

Site Allocation Process

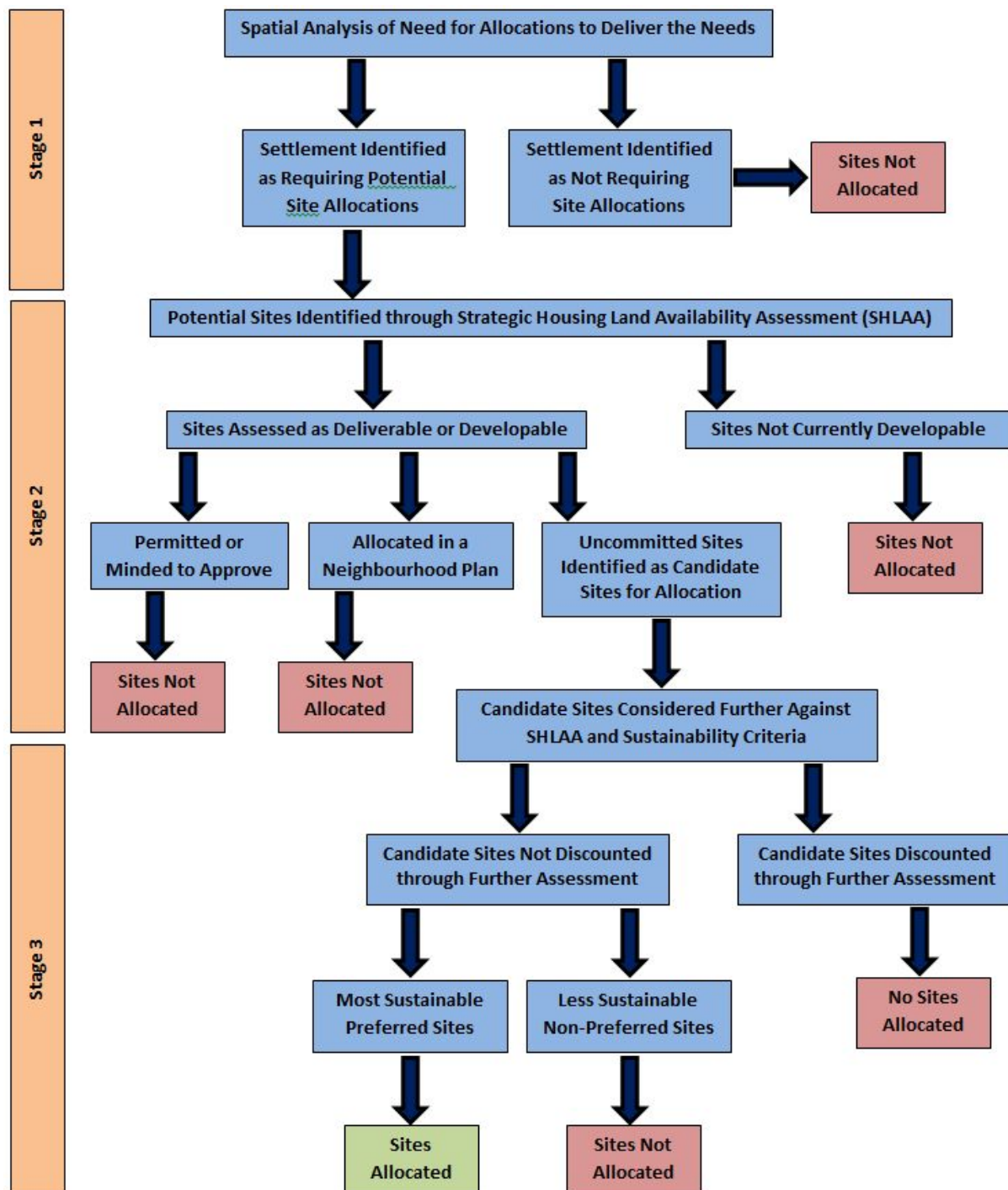
A summary of the site selection process is set out in Figure 1.

The process of selecting sites for allocation is set out below in three stages:

1. Identifying settlements requiring housing allocations
2. Identifying candidate sites for allocation
3. Selecting sites for allocation

Through this process, 36 sites for housing allocation are identified to support the Local Plan's spatial strategy.

Figure 1: Summary of the site selection and allocation process



Stage 1: Identifying settlements requiring housing allocations

The need for housing allocations in particular settlements has been informed by establishing whether there are sufficient housing commitments in place to meet the area's housing needs. The housing requirements for different parts of the County are informed by the Plan's spatial strategy, alongside using disaggregated 'Local Housing Need' identified by the Government's standard methodology as set out in the draft Planning Practice Guidance (PPG)¹.

The Local Plan's spatial strategy is to direct development to the larger settlements and those with key services. Allocations are therefore only proposed in settlements identified as Main Towns and Service Centres where commitments are not sufficient to meet the local need and/or where the deliverability of commitments is questionable (as evidenced in the 5-year housing land supply assessment). Allocations are also proposed in a number of Service Villages² which have seen little development in recent years, and where there are few housing commitments in the pipeline.

Through this process, the following settlements are identified for housing allocations in the different Local Plan Delivery Areas.

Figure 2: Main Towns, Service Centres and Service Villages requiring housing allocations

South East	Central	North	West
<ul style="list-style-type: none">• Blyth• Newbiggin-by-the-Sea• Seaton Valley settlements• Lynemouth	<ul style="list-style-type: none">• Hexham• Prudhoe• Heddon-on-the-Wall• Ovingham• Riding Mill / Broomhaugh• Stamfordham• Stocksfield• Wylam	<ul style="list-style-type: none">• Berwick-upon-Tweed / East Ord• Seahouses / North Sunderland• Norham	<ul style="list-style-type: none">• Haltwhistle• Allendale• Bellingham• Haydon Bridge• Bardon Mill / Henshaw / Redburn• Gilsland• Newbrough / Fourstones• Otterburn• Wark on Tyne• West Woodburn

Stage 2: Identifying candidate sites for allocation

Candidate sites for allocation of five or more dwellings, have been drawn from the Northumberland Strategic Housing Land Availability Assessment (SHLAA) and recent Strategic Housing & Employment Land Availability Assessment (SHELAA) consultation. The SHLAA and SHELAA provide information about potential future sources of land for housing in Northumberland, derived from a range of sources, including through a call for sites. It identifies sites with potential for housing, assesses their suitability for housing and the likelihood of

¹ See the Council's Housing Distribution Technical Paper (Dec 2018) for more details.

² See the Council's Spatial Strategy Technical Paper for details for Main Towns, Service Centres and Service Villages.

development coming forward in the future (their availability and achievability). Through the assessment process, sites are identified as falling within one of three categories: deliverable³, developable⁴, or not currently developable. The assessment also considers the indicative number of dwellings that could potentially be delivered on sites, and the potential timescales for delivery.

Sites identified as not currently developable in the SHLAA have not been considered further for allocation. Sites may have been assessed to be not currently developable for a range of reasons relating to the suitability of the site (e.g. high risk of flooding), availability constraints (e.g. existing uses on a site) or concerns of the likelihood of development coming forward within the plan period (likely abnormal development costs). Discounted sites, together with the reasons for them being not currently developable are summarised in the tables at Appendix A.

While sites which benefit from a planning permission or are 'minded to approve' are considered suitable through the planning application process and are already committed, they are not considered for allocation in the Local Plan. Most of these sites are considered 'deliverable' in the SHLAA.

Therefore, only potentially 'developable' sites that are not currently committed have been progressed to the site appraisal process for the purposes of selecting site allocations. These are considered candidate sites for allocation.

However, in a number of locations where candidate sites for allocation were sought, no 'developable' sites have been found. Therefore, no allocations have been progressed in:

- Bardon Mill / Henshaw / Redburn
- Gilsland
- Heddon-on-the-Wall
- Newbrough / Fourstones
- Ovingham
- Wylam

Sites identified in the settlements listed above, which are identified as not being currently developable in the SHLAA are shown in Appendix B, together with the reasons they were discounted. Full site assessments can be viewed in the SHLAA.

Stage 3: Selecting sites for allocation

The candidate sites for allocation in each settlement were then considered further in relation to factors assessed through the SHLAA process, as well as a number of additional sustainability criteria.

³ A deliverable site - ie. suitable for housing, available now and with some completions achievable within the next 5 years.

⁴ A developable site - ie. suitable for housing, but not presently available and/or completions not achievable within the next 5 years.

Those criteria considered in the SHLAA include⁵:

- Physical constraints to development (e.g. flood risk),
- Likely environmental impacts of development (e.g. upon heritage assets),
- The impact of existing uses,
- Legal and ownership constraints,
- Marketability, and
- Viability and likely development costs.

The additional sustainability criteria considered relate to:

- Proximity to public transport services,
- Proximity to a range of services,
- Proximity to key employment sites as potential locations for work,
- Proximity to designated sites of biodiversity interest,
- Proximity to safety hazards, and
- The grade of agricultural land.

Where there is no surplus of sites to deliver the proposed level of housing then all developable sites will have been proposed for allocation, unless through the above process there is reason to discount a site. Where there is a surplus of sites, then the above process was used to establish which are the most appropriate to allocate to meet the needs of each settlement.

Once candidate sites for allocation were identified, an allocations workshop was held with internal stakeholders from Highways, Strategic Estates, Conservation, Housing and Development Management, where the proposed allocation sites were considered. Where significant issues regarding the suitability and deliverability of sites were identified, further consideration of alternative sites was undertaken to find the most appropriate sites for allocation.

⁵ For full details of the factors considered in the SHLAA, the latest SHLAA report should be referred to.

Housing Site Allocations - Settlement Analysis

For each Main Town and Service Centre, the indicative housing requirement from the Local Plan is set out together with the amount of commitments⁶. These inform the scale of allocations required. The Plan does not set out indicative housing numbers for Service Villages, so only the number of commitments is shown for these settlements. Sites discounted through the SHLAA as being not currently developable are set out for each settlement in Appendix A.

Analysis and reasonings for the preferred and rejected sites in each of the settlements where site allocations are proposed is summarised below by Local Plan Delivery Area. Centrally located sites, with better access to services have been considered first for allocation. Where appropriate central sites could not meet the needs of a settlement, sites towards or on the edge of settlements were considered.

The Northumberland SHLAA interactive map should be referred to identify the location of sites. Proformas for the preferred sites, including site allocation maps are set out in Appendices C-F, with the Sequential Flood Risk Assessment elements drawn together in Appendix G. Full site assessments and the additional sustainability criteria can be found within the separate SHLAA site schedules.

⁶ Completions over the first 2 years of the plan period 2016-18, together with dwellings outstanding of permitted schemes and those minded to approve.

SOUTH EAST DELIVERY AREA

Blyth

Indicative housing requirement:	1,800 dwellings
Completions 2016-18:	505 dwellings
Outstanding permissions/minded to approve:	1,340 dwellings

Blyth is the largest town in Northumberland, and a key settlement for delivering economic growth in the County. It has good access to a range of employment opportunities and services. It benefits from the Blyth Estuary and Port, with a range of key employment sites, with a focus of energy related industries.

Blyth has seen a significant level of housing growth in recent years. While the number of commitments exceeds the requirement, one permission for 115 dwellings is unlikely to be delivered. A number of modest allocations are proposed to ensure delivery of the requirement. Given the past rate of delivery, and constraints on the local and strategic road network, large scale allocations are not proposed.

Town Centre

Preferred Site(s):

4570 - Crofton Mill site, Plessey Road - phase 1 of the site has already been developed for 28 dwellings, with the remaining council-owned land having potential to deliver further residential development in the medium to longer term. Possible mine shaft within the site reduces net developable area and thus the site capacity.

Rejected Site(s):

4561 - Land to rear of Percy Arms, Brierley Road - open space land previously allocated in Blyth Valley Local Plan for residential development. Water main crosses the site. Could present an opportunity for small-scale urban infill, but not a priority for allocation.

4647 - Land to rear of 17 Carlton Avenue - currently occupied by a dwelling, outbuilding and disused allotments. Poor access and close to a sewage pumping station, with sewer crossing the site. A previous application was refused for 29 dwellings. Constraints mean not a priority for allocation.

4663 - Land around and including Malvins House Close - previous lapsed permission for residential development on PDL. Lower market value area with potential highway and access improvements required. Power lines on site reduce yield and there is a requirement to reinforce water infrastructure network. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

4766 - Land at 19 Brierley Road - site partly occupied by a retail supermarket unit with surrounding open space. Previous lapsed permission for rebuild of foodstore and erection of 22

dwelling. Water main crosses the site. Could present an opportunity for small-scale urban infill, but given the lapsed permission, not a priority for allocation. Could come forward as windfall.

4772 - Units 21E-21G Briardale Road and 29-33 Cowpen Hall Road - brownfield site with a previous lapsed permission for alteration of shops and construction of 6 maisonettes. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

4796 - Second Hand Shop, 9 - 10 King Street - a brownfield site with lapsed permission for residential housing located within the town centre. No known site specific considerations with steady rates of recent delivery and moderate developer interest. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

6685 - Boathouse Garage, 65 Bridge Street, Blyth - a brownfield site with lapsed permission for housing development located within the town. Lower value market area with steady rates of recent delivery. Given the lapsed permission, not a priority for allocation but could come forward as windfall.

6686 - Former Builders Yard And Office, 52 - 60 Union Street, Blyth - a brownfield site with lapsed permission for residential housing located within the town centre. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

6992 - 12 - 16 Bridge Street (evens) and 2 - 10 Union Street (evens) Blyth - a brownfield site with lapsed permission for residential housing located within the town centre. Currently mixed use, the building offers opportunity for future conversion of upper floors to residential use. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

Periphery

Preferred Site(s):

4671 - Land off Sandringham Drive / Windsor Drive - greenfield site within urban area with residential development and green space surrounding. Highways access improvements may be required, possibly via adjacent Windsor Drive a site currently under construction. Allocated in Blyth Valley Local Plan for residential development, and recent interest in development has been confirmed.

9546 - Land at Lyndon Walk - brownfield site currently occupied by office units and two bungalows, with the remainder of the site being used for car parking also serving residential sheltered accommodation to the north. Close proximity to existing services and facilities in the town. Recent interest in the site for its redevelopment for specialist residential accommodation with a net gain in dwellings. Once existing buildings are cleared there should be no impediment to delivery.

Rejected Site(s):

4564 - High House Farm, Front Street, Bebside - mostly greenfield site occupied by redundant farm buildings and a Grade II Listed farmhouse. Good highway access, however water network reinforcement required and limited (and potentially costly) conversion potential given listed

status of farmhouse. The peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

4622 - Land at Newsham, south of Blyth Golf Course - large agricultural site in a peripheral location to the south-west edge of Blyth, traversed by pylons and electricity lines. Highways improvements likely to be required and is likely to have a significant impact on local and strategic highways. Scale of potential development (over 400 dwellings indicative capacity) and site constraints mean it is not a priority for allocation.

4669 - Link House Buildings and land, Links Road - prominent site on the coastal road and roundabout into Blyth currently occupied by farm buildings, residential units and paddock. Previous lapsed permission for a pub/hotel and 15 dwellings, with recent interest in retail-led mixed-use development. Various physical and environmental constraints, including no direct access to the main road (only via the public seafront car park), so not a priority for allocation.

4670 - Land at South Beach Community Centre, South Beach - small greenfield site with limited access via a small access road; may require dedicated access. Retention of open space reduces yield potential. Potential improvements to water infrastructure on site. Not a priority for allocation.

4697 - Site B South of Bebside Rd, Front Street Bebside - a greenfield site located on part of former colliery site. Potential abnormal costs from remediating contamination and stabilising ground conditions, which, along with providing a new access road, could impact viability. Reliance on adjacent site for potential access solution questions standalone achievability. Adjacent employment/industrial uses (some derelict) and potential for future opencast mining activity may affect marketability. The peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

4726 - Site adjacent to (to the NE of) High House Farm, Front Street, Bebside - a greenfield site located on the periphery of Blyth. Provision of suitable access to the site required, but not seen as a major issue. Land is promoted as part of wider development in Bebside, but the peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

4734 - Area A South of Bebside Rd, Front Street, Bebside - a greenfield site located opposite residential area and adjacent to disused concrete works. Potential abnormal costs from remediating contamination and stabilising ground conditions, relating to former colliery, could impact viability. Despite site-specific constraints if the issues can be overcome it is likely to offer an achievable location, albeit at a reduced scale as part of a wider more comprehensive scheme of redevelopment. The peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

4790 - Land adjacent to 795 Plessey Road - a small vacant site with lapsed permission for housing which is partly grassed and partly hard surface. Located at the urban fringe adjacent to a terrace of houses. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

4791 - Land at Bebside Motors, 113 Front Street, Bebside - a brownfield site with lapsed permission for housing development. The peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

6783 - Hathery Lane, Blyth - a mostly greenfield site located close to former concrete works and industrial units. A range of issues have been identified which can be successfully mitigated through an appropriate scheme which may bring with it a smaller yield. Any development is likely to be in conjunction with adjacent sites coming forward at the same time. The peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

8037 - Errington Street, Bebside, Blyth - a former concrete batching plant located within Bebside. Potential contamination mitigation and highway improvements required to accommodate site access. No known constraints to development with moderate developer interest. The peripheral feel, on the western side of the Spine Road, means the location is not a priority for allocation.

Proposed Allocations

Site(s) identified for allocation within the settlement of Blyth:

- 4570 - Land at Crofton Mill, Plessey Road - 45-50 dwellings
- 4671 - Land at Sandringham Drive / Windsor Drive - 30-35 dwellings
- 9546 - Land at Lyndon Walk - 10 dwellings

Newbiggin-by-the-Sea

Indicative housing requirement:	360 dwellings
Completions 2016-18:	44 dwellings
Outstanding permissions/minded to approve:	177 dwellings

Preferably development should be focused close to the town centre and existing facilities. A good range of services are available, with opportunities to link well with existing residential uses also apparent.

Town Centre

Preferred Site(s):

5059 - Former Moorside First School, Woodhorn Road - planning application for residential development currently awaiting determination for 66 homes, with site offering a good location for redevelopment of a vacant brownfield site within the urban area. Former school site where the former buildings have been demolished. Sustainably located, close to existing services and facilities and in an established residential area where new development could be well integrated.

9052 - Site adjacent to Arts Centre, Woodhorn Road - vacant land within the settlement, subject to a revised planning application for 13 homes. However, it is understood that the site remains available and a new proposal is now expected. Well located for existing services and facilities within the town centre. Offers excellent brownfield infill opportunity in the heart of the town.

Rejected Site(s):

5021 - Pembroke Court - a previous planning permission lapsed without implementation which related to the conversion of the roofspace of an existing building to flats. No recent evidence to indicate that the site is likely to be progressed any further and, given the relatively specialist nature of the scheme, it not considered appropriate for allocation.

5116 - Woodhorn Road - whilst within the town centre and sustainably located, the land is currently part in use as car parking for the adjacent leisure centre and is part greenfield. With part not being available at the current time, the remaining scope for allocation would be limited.

5179 - 126 Front Street - a previous permission lapsed which covered a larger area, providing 48 dwellings in total. This particular land parcel is small and is currently occupied by existing uses, with limited recent evidence of availability. Whilst well located within the town centre it is considered that there is little certainty regarding delivery.

Periphery

Preferred Site(s):

5129 - Land adjacent to Spital House Farm, Seaton Road - adjacent to site 5115 (which now has had an application 'minded to approve' for 78 dwellings), with this land having potential to

offer additional capacity in conjunction with that application site. Established residential development lies adjacent and the site offers an opportunity to provide a logical rounding-off to the settlement.

Rejected Site(s):

5028 - West End Service Station, North Seaton Road - a previous permission for 12 apartments lapsed without implementation. Whilst relatively close to the town centre and also being brownfield in nature, the site is occupied by an existing garage business and there has been with no recent evidence of intention for relocation. As a result there is some uncertainty regarding its deliverability.

5090 - Storey Crescent (Land at) - this land was previously allocated through the Wansbeck Local Plan but has yet to be delivered. A small number of isolated dwellings remain in situ but the vast majority of the estate has been demolished. The existing infrastructure for the site is largely in place and this should offer a sustainable location relatively close to existing services. However, the most recent evidence is that the landowner does not intend to bring the site forward for development either immediately or in the longer-term. This is due to concern about the balance of the local housing market. As a result there is some uncertainty regarding its deliverability.

5142 - Land to the West of Store Farm Road - slightly peripheral site with constraints to access apparent, making for a reliance on adjacent sites. The site has the potential to feel somewhat detached from existing residential development, particularly if the adjacent land (Site 5090) remains as at present.

5143 - Land to the West of Woodhorn Road - a large greenfield site at the north of the settlement which is further from services and facilities than alternative sites. This, along with access considerations and the potential impacts that development would have upon the openness of the setting to the north of the settlement mean that it is not a preferred site for allocation.

6766 - Woodhorn Demesne - whilst potentially developable in the long-term the current access arrangements are considered to be limiting to development, with it previously being highlighted that land acquisition would be required to enable a scheme to progress. As a result there is some uncertainty regarding its deliverability. The site is somewhat peripheral in feel when compared to sites closer to the town centre.

Proposed Allocations

Sites identified for allocation in Newbiggin-by-the-Sea are prioritised close to the town centre and at the western edge of the town:

- 5059 - Former Moorside First School - 66 dwellings
- 9052 - Site adjacent to Arts Centre, Woodhorn Road - 13 dwellings
- 5129 - Land adjacent to Spital House Farm, North Seaton Road - 20-35 dwellings

Seaton Valley Settlements

Indicative housing requirement:	540 dwellings
Completions 2016-18:	144 dwellings
Outstanding permissions/minded to approve:	329 dwellings

This area encompasses the settlements of Seaton Delaval, Holywell, New Hartley, Seaton Sluice and Seghill. Allocation of new sites within the inset of the Green Belt will help to support sustainable growth relatively close to urban areas of Tyneside, while sustaining local services and the vitality of settlements, including schools and local shops, and with access to a good range of services and facilities through good transport links (including the proposed re-opening of the Northumberland railway line).

Seaton Delaval is the preferred location for development being the Service Centre. The other settlements are identified as Service Villages. The committed supply falls well short of the requirement but the Green Belt means that the scope for new large-scale development is somewhat limited.

Preferred Site(s):

9507 - Whytrig Community Middle School, Western Avenue - former school site and adjacent underused school land within Seaton Delaval which is now vacant following clearance. An excellent opportunity to redevelop a largely brownfield site within the urban area. Well located for the range of services and facilities that are available in the settlement and it would also relate well to existing housing.

4602 - Former Seghill Brickworks site, Pitt Lane - has a current outline application for 20 dwellings, based on a reduced developable area. This smaller site area recognises some key constraints, including the presence of mine workings and need for mitigation land linked to education purposes for the nearby school. The site is well located for existing services and facilities within Seghill and would also be able to integrate well with established residential development to the south. Offers a good opportunity for infill development within the existing settlement.

Rejected Site(s):

4630 - Land at Hastings Arms, Astley Road - this greenfield site is well located for services and facilities, however there are limitations with access. Notably it is considered that site-lines may be restricted, which could limit development. This location is proposed to be safeguarded for a railway station, on the Northumberland Line.

6944 - Land at Wheatridge - parcel of greenfield land, the access for which is dependent on adjacent land (site 4630). As this latter site has been rejected, due to the identified constraints, then this particular site could not come forward in isolation.

9549 - Seaton Delaval AFC, Wheatridge Park, Blackhaugh Drive - football ground with clubhouse currently in use. While the club are known to be looking to relocate to an alternative

site, no options are currently in place such that the availability and achievability of the site are questionable at the present time. Not a priority for allocation as a consequence.

Proposed Allocations

Site(s) identified for allocation within the settlements of Seghill and Seaton Delaval:

- 9507 - Whytrig Community Middle School, Seaton Delaval - 35-45 dwellings
- 4602 - Former Brickworks, Seghill - 20 dwellings

Lynemouth

Completions 2016-18:	0 dwellings
Outstanding permissions/minded to approve:	0 dwellings

Lynemouth has seen very little development in recent years. Allocations are proposed to assist in regenerating the village, and support the regeneration of the former Alcan Smelter Site, Lynefield Park.

Preferred Site(s):

9550 - Land north-east of Park Road (south-east of Bridge Road) - greenfield former colliery land to the south-east of the settlement, partly vegetated and used for agricultural grazing. On the main road into the settlement from the south, adjacent to the existing residential area to the north-west and a caravan storage site to the south-east. Live application covers the wider overlapping SHLAA sites 3101 / 9441 for mixed-use development for employment, residential, community buildings and open space across the wider area, with recent interest in development for retail, leisure and/or community uses. While constraints will need to be overcome, this part (9550) is considered the most sustainable option for any large-scale residential development in Lynemouth.

Rejected Site(s):

3035 - Lynemouth Scrapyard - currently used as a caravan storage park. Potential contamination and other constraints mean not a priority for allocation.

3036 - Queen Street garages - currently occupied by residential garages and mature trees. Small-scale and constraints mean not a priority for allocation.

3049 and 3076 - Former Lynemouth Post Office and Lynemouth Garage - brownfield site within the built-up area, with a previous lapsed permission for demolition and construction of 6 apartments. Individually below the threshold for site allocation, and given the lapsed permission, not a priority for allocation, but could come forward as windfall.

3101 - Former Lynemouth Conveyor (south) - extensive former opencast mining and industrial area adjacent to the power station, currently subject of a live outline application for mixed-use development including employment, residential, community buildings and open space, while a previous proposal for three wind turbines was refused. Contamination likely from previous uses. Several overlapping SHLAA sites in this location, this area is identified to be potentially suitable in part for (residential) development, with preferred site 9550 separately assessed above.

Proposed Allocations

Site(s) identified for allocation within Lynemouth:

- 9550 - Land north-east of Park Road (south-east of Bridge Road) - 70-100 dwellings

CENTRAL DELIVERY AREA

Hexham

Indicative housing requirement:	530 dwellings
Completions 2016-18:	95 dwellings
Outstanding permissions/minded to approve:	262 dwellings ⁷

The committed supply falls well short of the requirement, and is particularly small given the size and role played by the town in meeting wider housing need and providing local services and facilities. However, the spatial constraints imposed by the Green Belt mean that the scope for new large-scale development is somewhat limited.

It is nevertheless recognised that education provision in Hexham is currently under review, such that if land were to become available on existing school sites then this could offer additional capacity for housing in the medium to long term.

Town centre

Preferred Site(s):

2345 - Former Workhouse and Hospital land at Dean Street - hospital site close to the town centre that is currently occupied by existing buildings, associated facilities and car parking. However, there is known interest from two developers in the site. Located in a conservation area and there may be opportunity for conversion of existing buildings alongside new build development. Well located for town centre services and facilities.

9104 - Land west of Station Road - brownfield site at the edge of the town centre that is occupied by buildings and businesses, but for which availability for redevelopment in the future has been confirmed. Offers a sustainable location with good access to central Hexham, close to services and facilities. Whilst unlikely to be immediately available there should be no obstacle in the longer-term once demolition and clearance have been completed.

2615 and 2616 - Telephone Exchange - two adjacent sites currently occupied by a telephone exchange and the associated outbuildings and car park. Located very close to the centre of Hexham and well situated for services. While still in use as a telephone exchange, there is an expectation that they will become available over the plan period. Being situated in an established residential area the sites would be a logical option for redevelopment once available.

2739 - Prospect House - site of former Council offices and car park that is available for redevelopment. Suitable for conversion and/or redevelopment of a small-scale brownfield infill scheme. A sustainable location with no major obstacles to development apparent. This site benefits from an application which is minded to approve.

⁷ Includes the 18 units minded to approve at Prospect House on application 17/04070/FUL which is a preferred site for allocation.

9137 - Priestpottle County Buildings - brownfield site, very close to the town centre, which is currently occupied by a range of buildings and operating businesses. However, the medium to long-term availability of the site has been indicated and it would offer the opportunity for a sustainable infill development, with there unlikely to be any major obstacles to redevelopment.

9138 - Graves Yard behind Army Reserve Centre - a brownfield site currently occupied by a range of buildings, but is well located towards the edge of the town centre and the wide range of services available. Whilst appearing to be in use by operational businesses, the medium to long-term availability of the site has been indicated and there should be nothing to prohibit an infill development in due course.

9551 - Former Fairfield Police Houses - a cul-de-sac of 14 semi-detached former police houses with large gardens, open space and hardstanding for parking to the rear of Hexham police station. Opportunity to redevelop the site more densely to provide net additional housing close to the centre of Hexham. Site is currently 'under offer' and is identified for residential development in the emerging neighbourhood plan.

Rejected Site(s):

2554 - West Orchard House - located towards the western side of the town, it offers opportunity for a small infill scheme in an established residential area. Currently partly occupied by a solicitors office, with some disused land from previous demolished buildings. Access would need to be carefully considered, but once addressed and following clearance the site would offer opportunity for a small housing scheme, potentially in combination with the adjacent Graves Yard site 9138. Individually the residual developable part of this site is below the allocation size threshold.

2736 - Hexham House, Gilesgate - site currently occupied by vacant office buildings, with recent permission for conversion to a register office and holiday apartments, so not presently available.

6577 - 5 Battle Hill - listed building, situated within a conservation area, which will require sensitive conversion to deliver a residential scheme. Location within the town centre means good access to services and facilities. A previous permission for conversion into 1 house and 4 flats lapsed prior to implementation but, whilst acknowledging the identified site-specific matters, it is still considered to offer a suitable and achievable windfall site for a small residential scheme. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

9121 and 9122 - Bog Acre Cottage and Haulage Garage, Wanless Lane - two pieces of land either side of the road for which there is confirmed interest in redevelopment for housing. One parcel comprises a former garage building that is understood to be vacant, with the other site comprising a single dwelling and vacant land. Previous combined application for 8 apartments and 3 townhouses withdrawn, with revised application for 7 townhouses across the two sites (4 on the cottage site and 3 on the garage site) refused due to overdevelopment of the cottage site in particular. Individually the sites are each below the allocation size threshold, but both represent small-scale opportunities for infill housing on brownfield land close to the town centre once cleared.

Periphery

Preferred Site(s):

2040 - Burn Lane Bus Depot - brownfield site, well located for existing services and offers a good opportunity for infill development. While currently occupied as Burn Lane Bus Depot, it has been indicated that the site could be available in the medium to longer-term (subject to its relocation). Partly within flood zone 3, but identified for residential development in the emerging neighbourhood plan as part of a wider development with adjacent site 9136 and 2628.

2628 - Land at Chareway Lane - greenfield caravan site to the north-west of the town. Northern part of the site is within flood zones 2/3. Access/highways constraints along narrow Chareway lane, but identified for residential development in the emerging neighbourhood plan as part of a wider development with adjacent site 9136 and 2040.

9136 - Land at Chareway Lane - brownfield site, well located for existing services and offers a good opportunity for infill development. Constraints include highways access limitations, but development could potentially be achieved via the neighbouring bus depot site 2040. Site identified as part of a wider site (with adjacent sites 2040 and 2628) for residential development in the emerging neighbourhood plan.

Rejected Site(s):

6934 - Land at Edgewood - a small 'greenfield' infill opportunity within an established residential area, but sloping site and mature trees will limit potential. Not considered a preferred site for allocation.

2442 - Sunningdale, Corbridge Road - somewhat peripheral and further from services and facilities. Previous permission for 12 dwellings lapsed prior to implementation, and exhibits a range of constraints, including site levels and access, such that it is not considered preferred site for allocation.

2076 - Farmways, Corbridge Road - peripheral location to the east of Hexham further removed from existing services, albeit adjacent to new development. Currently occupied by a retail unit (subject to renewal of lease agreement) and dwelling, but availability not confirmed.

8042 - The Hermitage Mansion - Green Belt peripheral location detached from the town, so not a preferred location for allocation, although part of the site is occupied by a grade II listed building which may have potential for sensitive conversion.

9084 - 1-10 Holmdale - potential demolition and redevelopment of existing dwellings with no likely net gain in dwellings, so not a priority for allocation.

Proposed Allocations

Site(s) identified for allocation in Hexham:

- 2040/2628/9136 - Burn Lane Bus Depot and land at Chareway - 45-55 dwellings
- 2345 - Former Workhouse and Hospital land at Dean Street - 80-85 dwellings
- 2615/2616 - Telephone Exchange, Gaprigg - 18-25 dwellings
- 2739 - Prospect House, Hallgate - 10-18 dwellings
- 9104 - Land west of Station Road - 10-15 dwellings
- 9137 - Priestpopple County Buildings, Maiden's Walk - 5-8 dwellings
- 9138 - Graves Yard (behind Army Reserve Centre), 5-8 Temperley Place - 5-8 dwellings
- 9551 - Former Police Houses, Fairfield - 15-20 dwellings

Prudhoe

Indicative housing requirement:	600 dwellings
Completions 2016-18:	36 dwellings
Outstanding permissions/minded to approve:	520 dwellings

The level of extant commitments in Prudhoe is close to the identified requirement, although given the size and role of the settlement it has potential to also help meet the needs of a wider area including the nearby settlements of Ovingham, Wylam and Stocksfield. Additional development could help to sustain viability and support local services, including schools and the town centre. However, the tight Green Belt designation nevertheless provides a constraint to further significant growth.

Town Centre

Preferred Site(s):

2546 - Land west of West Road Cemetery - greenfield site, well located within a residential area close to local services and facilities. Appropriate for a residential scheme with indicative capacity of around 30 dwellings on part of the site given the topographical and access constraints.

Rejected Site(s):

9083 - 4-26 Biverfield Road, West Wylam - potential redevelopment of existing residential units, but not immediately available and with no net gain likely. Not a priority for allocation.

2633a - North of Prudhoe Town Centre A - large predominantly greenfield site close to the town centre, with disused allotments, and existing businesses on south-east part of the site. Previous outline application for 75 dwellings now lapsed (adjacent site 2633b has recent permission for 30 dwellings). Range of constraints and history of non-implementation raising issues of deliverability, so not a priority for allocation.

Periphery

Preferred Site(s):

None.

Rejected Site(s):

2049 - Land West of Eastwood Drive - greenfield site to the north eastern edge of the settlement, peripheral and located further from services and facilities than other potential options. Partly occupied by recently established allotments and car park. While availability of the rest of the site has been confirmed, with potential for a limited number of dwellings, given other constraints it is not considered to be a priority for allocation.

2337 - Land at Highfield Lane - peripheral greenfield site to south of settlement. Poor sight lines on highway due to bends and gradient close to school entrance, with potential road network

capacity issues and a need for significant network and access improvements. Mine shaft entry points also evident on the site.

6849b - Land to the south west of Moor Road, Prudhoe (Site B) - greenfield site, accessed from site 2337 off Highfield Lane which has poor sight lines on highway due to bends and gradient close to school entrance, with potential road network capacity issues and a need for significant network and access improvements.

2356 - 6-10 South View - Located in Mickley Square, not Prudhoe. Previous outline permission for infill development lapsed prior to implementation, with a number of issues and constraints identified. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

6839b - Land west of Eltringham Works - land associated with the existing works complex partly used for overflow parking. Exhibits a number of constraints, notably relating to setting and access. Part of the wider site (6839) south of the single North Row terrace of existing housing (site 6839a) has outline permission for residential development (up to 50 dwellings), but the peripheral location means this additional site is not considered a priority location for allocation.

Proposed Allocations

Site(s) identified for allocation in Prudhoe:

- 2546 - Land west of West Road Cemetery - 20-30 dwellings

Riding Mill and Broomhaugh

Completions 2016-18:	2 dwellings
Outstanding permissions/minded to approve:	3 dwellings

Riding Mill has seen very little development in recent years, and future development is constrained by the Green Belt. Located on the Tyne Valley railway line, Riding Mill should be considered alongside the needs of the neighbouring settlements including Corbridge. Nevertheless allocations are sought, to support services, including the first school.

Preferred Site(s):

None.

Rejected Site(s):

6874 - Land at Riding Farm, Riding Grange - farmstead within the existing settlement's residential area including a farmhouse currently occupying part of the site. An application for residential development was recently refused, but offers an opportunity for small-scale redevelopment within the settlement through sensitive new-build and conversion of the existing grade II listed buildings, albeit with an indicative capacity below the threshold for allocation.

Proposed Allocations

None.

Stamfordham

Completions 2016-18:	0 dwellings
Outstanding permissions/minded to approve:	19 dwellings

Stamfordham has seen very little development in recent years. Future development is in part constrained by the Green Belt to the east of the village, and the character of the village. Allocations are sought, to support services, including the first school.

Preferred Site(s):

None.

Rejected Site(s):

3418 - Whinney Brae - greenfield site to west of the settlement, separating the settlement from Hawkwell. Part of site at risk of flooding, though may have scope for small-scale development on south-east part of the site. The protected open space separates Stamfordham and Hawkwell, and adds a character to the area meaning allocation is not considered appropriate.

Proposed Allocations

None.

Stocksfield

Completions 2016-18:	17 dwellings
Outstanding permissions/minded to approve:	15 dwellings

Stocksfield has seen a modest level of development in recent years, and future development is constrained by the Green Belt. Located on the Tyne Valley railway line, Stocksfield should be considered alongside the needs of the neighbouring settlements including Corbridge and Prudhoe. Nevertheless allocations are sought, to support services, including the first school.

Preferred Site(s):

None.

Rejected Site(s):

2629 - Branch End Garage - brownfield site to north east of the settlement, occupied by an operational garage showroom and forecourt, Quaker meeting house, public toilets and scrubland. Multiple ownerships and ongoing uses mean it is only likely to become available in the longer term, so not a priority for allocation.

Proposed Allocations

None.

NORTH DELIVERY AREA

Berwick-upon-Tweed (including East Ord)

Indicative housing requirement:	800 dwellings
Completions 2016-18:	41 dwellings
Outstanding permissions/minded to approve:	1006 dwellings

This location encompasses Berwick, Tweedmouth, Spittal and East Ord, which together form a coherent settlement and acts as a focus for development in helping to meet the identified needs in the wider North Northumberland area as part of a coordinated spatial approach.

There are a large number of commitments in place which theoretically exceed the identified requirement for new homes. However, the viability and thus deliverability of a significant proportion of outstanding permissions is questionable, such that the identification of further sites is considered necessary over the plan period to help support local services, including schools and the vitality and viability of the town centre.

Town centre

Sites in and around Berwick town centre generally offer the most sustainable locations for new housing development and are currently being considered further with the Neighbourhood Plan group. Sites close to a range of existing services and facilities within Tweedmouth and Spittal should also be prioritised as a sustainable location for growth with good accessibility to the centre of Berwick on the northern side of the river. Priority can be placed on brownfield sites, particularly for urban infill and regeneration opportunities.

Preferred Site(s):

1116 - Old Coal Yard, Land east of Northumberland Road - former coal/goods yard site at Tweedmouth Station which offers opportunity for brownfield redevelopment. A previous outline planning permission for 78 units lapsed without implementation, with a subsequent reserved matters application withdrawn, but it is known that interest still exists in bringing the site forward for development. A range of constraints exist, notably the need for site clearance and remediation, but given its scale and location this site should be a key priority for redevelopment. Suitable access will need to be secured, but the site is well located for services and facilities in Tweedmouth and Berwick and offers a sustainable location within the urban environment.

9552 - former Kwik Save, Walkergate - brownfield site of former retail units within a residential area close to the centre of Berwick - part of wider SHLAA site 1413 partly redeveloped for offices. The undeveloped eastern remainder of the site (9552) offers the opportunity for residential development. Known interest in the site.

Rejected Site(s):

1024 - Warehouse No. 46-52 West End, Tweedmouth - disused property on a brownfield site in a residential conservation and high archaeological area. A previous permission for 5 dwellings

lapsed prior to implementation, raising questions of its deliverability. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

1260 - How & Black Hall, 77 Marygate - a brownfield site with lapsed permission for construction of 11 flats. A disused workshop in a very attractive location in a conservation area with building conservation and archaeology considerations. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

1288 - Playhouse Cinema, Sandgate - brownfield site with previous lapsed planning permission for 20 apartments. Developer has suggested that implementation is uncertain, so not a priority for allocation.

1407 - Wallace Green Main Council Offices - stone office buildings and parking yard within a conservation area, currently being marketed with potential for residential conversion once vacated; indicative capacity 12 dwellings. Could come forward as windfall development.

1516 - Berwick Eastern Arc, The Quayside - brownfield site with occupied buildings and partly used as a car park. Adjacent to designated estuary habitats and town walls, part within flood zone 3, mitigation measures and highways improvements would be required. Ongoing uses and constraints mean not a priority for allocation.

1539 - 5 Palace Street East - brownfield site within a conservation area occupied by a historic building, currently being marketed with potential for residential conversion. Restricted access and potential impact on nearby environmental designations, so not a priority for allocation.

6039 - 11 Mill Strand - brownfield site with a planning permission for demolition of existing dwelling for residential development of 5 dwellings that lapsed prior to implementation. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

6908 - Land south of Royal Border Bridge - greenfield site to northern edge of Tweedmouth residential area, adjacent to listed bridge and designated habitat sites, flood risk mitigation and highways improvement would be required. Indicative capacity 16 dwellings, but constraints mean not a priority for allocation.

9145 - Former Adult Education Centre - brownfield site currently with a vacant building, preference for redevelopment for retail, leisure and/or community uses, but could have potential for conversion or clearance for residential development. Potential scope for small-scale infill development, indicative capacity 5 dwellings but not a priority for allocation.

9543 - Water Works, Dock Road, Tweedmouth - a brownfield site with a live outline application for 6 apartments and 4 dwellings. High value market area with fairly strong developer interest. Site specific issues and constraints likely to impact upon achievability, with site clearance, remediation and highway improvements required, thus making this site not a priority for allocation.

Periphery

Given the need to identify further sites for development in order to provide the level of growth necessary to support the future of the wider area, sites in more peripheral locations also need to be considered. These sites are further removed from central Berwick and Tweedmouth and therefore are generally further from services and facilities. However, it is still considered that some options are sustainable, notably to the south of East Ord and Tweedmouth.

Given the capacity of developable sites identified, the preferred allocations can focus on the most sustainable sites, most closely relating to existing development and closest to services and facilities. These are considered to be the sites immediately to the south of the urban area, adjacent to established residential areas. Other areas of land to the west and south of the settlements are considered to be more peripheral and not as sustainable.

Preferred Site(s):

1055 - Land east of Etal Road, Tweedmouth (Robert's Lodge) - greenfield land, immediately adjacent to established residential development. Allocated in the 'saved' Berwick Local Plan, but not delivered to date. Being to the southern edge of the settlement, it is a little further from services and facilities than sites towards the centre of Tweedmouth, but it is still considered to represent a sustainable location, albeit at the edge of the urban area. Would be the best option for providing growth and development in this southern area of the town. Could potentially be delivered as part of wider scheme alongside adjacent land (6769).

6769 - Land east of Eildon View, Tweedmouth - area of greenfield land to the south of East Ord, which offers an opportunity for development in conjunction with land to the north (1055). This would provide some additional capacity to support the main site in a location that could be well integrated with established residential development. Again, further from services and facilities than sites closer to the town centre, but together these parcels represent the most sustainable locations to the south of the wider Berwick area.

8068 - Berwick Seaview Caravan Site - existing caravan park and although currently occupied and in use it is understood that it is surplus to requirements and thus available for redevelopment with alternative options being explored. Well located within the urban area, close to services and facilities both within Tweedmouth and Berwick. Development at a reduced yield is likely to be most appropriate due to the need to mitigate potential environmental impacts, with there being a good chance to integrate with adjacent established residential development.

Rejected Site(s):

1008 - Land west of Etal Road at Prior Hill House, East Ord - relatively large greenfield site to the south of the settlement, slightly more detached than other options within the area, whereas the focus for site allocations are those immediately adjacent to existing residential development, closer to key services and facilities. The impact of development on local character would also be more marked than land which is immediately adjacent to the urban area.

1018 - Land to west of East Ord Gardens - greenfield site to the west of East Ord which is considered developable but is relatively peripheral in relation to existing services and facilities in

central Tweedmouth, particularly when compared to alternative sites, such that the impact of development on the local character and setting is considered to be greater. A range of constraints are evident that make this a less attractive option, including site topography, likely need for major improvements to highways and the proximity of the adjacent A1.

1030 - Sea View Works west of Cow Road, Spittal - brownfield site in a conservation area steeply banking down to the railway, part occupied by a printing works. Potential contamination and impact on coastal designated areas. A previous 1999 permission for 14 dwellings lapsed unimplemented. Given the lapsed permission, not a priority for allocation, but could come forward as windfall.

1035 - Land at corner of Adams Drive and Spittal Hall Road, Spittal - small greenfield site within existing residential area that could offer an opportunity for a small infill development. A previous planning consent for 6 homes lapsed with another application refused. Opportunity to integrate with existing residential uses and to take advantage of proximity to services and facilities available in Tweedmouth. However, given the size of the site, the availability of sites of a more substantive scale and the context of a refused application, this is not a priority location for allocation.

1115 - Land east of Prior Hill Cottage, Spittal - large greenfield site to south of East Ord, somewhat removed from the existing urban area and south of other areas of greenfield land (sites 1055 and 6769), such that it is slightly further from services and facilities. Whilst potentially developable in the longer-term, constraints are identified, notably regarding highway matters. Alternative options are considered to be more sustainably located.

1167 - The Engine Sheds, west Spittal Hall Road, Tweedmouth - a derelict brownfield site requiring clearance with potential contamination from former use. Historic buildings mitigation design may lead to lower yields. High market value area with fairly strong developer interest, but potential abnormal costs means this is a priority location for allocation.

1187 - Land west of Tweedmouth Cemetery - large parcel of greenfield land to the southern edge of Tweedmouth, with the impact of development on local character and setting likely to be fairly substantive. With the range of options available, it is considered that other sites are locationally more sustainable, better related to existing residential development and likely to exhibit fewer constraints. Given this context, alternative sites to the west (1055 and part of 6769) are considered to be better options for development.

6909 - Land south of East Ord (West) - greenfield site in a peripheral location to the west of the settlement, relatively further removed from existing services and facilities when compared to other options. It is considered that development of this parcel would have impacts on local character and setting. With a requirement for significant investment in local infrastructure also likely and no evidence available of immediate availability, this is not considered a priority location for allocation.

6910 - Land south of East Ord (East) - greenfield site located peripherally to the south west of East Ord, more detached and further from existing services. Constraints are also evident,

notably to highway infrastructure and availability which make other sites more fitting for allocation. Development is likely to have a more marked impact on the local setting than alternatives (such as 1067) and, therefore, as there are a range of options available for allocation in the wider area, this would not be a priority for allocation.

6926 - Land west of Roberts Lodge, East Ord - greenfield site to the south of East Ord, marginally further from services and facilities located in Tweedmouth than other sites. The ability to identify alternative sites more embedded in existing residential areas (notably 1067) means that this site is not considered a priority for allocation to meet local needs.

8074 - Seton Hall, Ord Road, Tweedmouth - a brownfield site with lapsed permission for housing. Peripheral location, commercial location, and given the lapsed permission, not a priority for allocation.

Preferred Allocations

Site(s) identified for allocation within Tweedmouth, prioritising brownfield redevelopment, and also to the south of the Tweedmouth/East Ord settlement:

- 9552 - Land adjacent to former Kwik Save, Walkergate - 10 dwellings
- 1116 - Former JT Dove and Coal Yard, east of Northumberland Road - 60-80 dwellings
- 8068 - Berwick Seaview Caravan Site, Billendean Road - 30-40 dwellings
- 1055/6769 - Land at Roberts Lodge, east of Etal Road, - 100-150 dwellings

Seahouses and North Sunderland

Indicative housing requirement:	110 dwellings
Completions 2016-18:	3 dwellings
Outstanding permissions/minded to approve:	44 dwellings

Outstanding commitments fall significantly short of requirements. Allocations will help to support the vitality and viability of local services and facilities, such as the primary school and retail outlets. Seahouses and North Sunderland have the potential to act as a focus for future development, helping to also meet the needs of a wider area, including potentially providing for needs of neighbouring Bamburgh.

Preferred Site(s):

6751 - Land south of St Aidan's Road and east of Broad Road - identified as a preferred site but based on a much reduced developable area, focused on the west of the overall site. It is considered that this land is relatively sustainably located for the range of services and facilities available in Seahouses. Development of the identified parcel with the overall site would be well-related to established residential development to the north, including a recently completed scheme (1151). Whilst improvements will be need to Broad Road in order to support development, this is not considered to adversely impact upon developability. In ensuring sustainability, the links to the centre of the village must be improved, importantly for pedestrians and cyclists.

Rejected Sites:

1083 - Longstone House Hotel, 182 Main Street - site of a hotel which is still in operation. A previous planning permission for change of use to 9 apartments through a conversion scheme lapsed and has not been followed up any further. No recent evidence available as to future availability but not considered a priority.

1086 - 39 Main Street - a previous permission for redevelopment of the site for 6 dwellings lapsed prior to implementation. Ground floor now occupied by a Co-op retail unit and there is no evidence that there is an intention for any further development of the site, whether through conversion and/or an element of new build. Unlikely to be available for residential uses so not a priority for allocation.

1162 - Land at Sewage works east of Kings Field - previous application refused for mixed-use development, including 39 residential dwellings. The site is peripheral to the main settlement and development would have a significant impact on the local setting, even if it is based on a reduced developable area. The location at the coast would not be a priority for development given the sensitive setting and presence of alternative options. Also located further from services and facilities than other options. There is a sewage works located on part of the site, a facility that would require mitigation to enable development.

1176 - Land South of the Vicarage, South Lane - site to the south western edge of settlement which is relatively peripheral compared with alternative options, being located further from services and facilities in the centre of Seahouses. One of a number of sites to south of

settlement (1176 to 1180) that are developable but would have quite a marked impact on the setting. Although this is the closest site to the centre of the village the preferred allocations should be focused in the north of the settlement. Outside of the settlement boundary set out in the Neighbourhood Plan.

1177 - Land South of 16 South Lane - parcel of land to the south of North Sunderland that is potentially linked to a number of other sites (1176 to 1180). Access would be reliant on adjacent land (1176) and is not suitable as a standalone allocation. Located further from services and facilities than alternatives in Seahouses. Impacts likely to be more significant and also located outside of the Neighbourhood Plan settlement boundary.

1178 - Land South of the cemetery South Lane - access is reliant on adjacent land (1176/1177) and development would need to come forward as part of a larger scheme to the south west of the settlement. Impacts of such development are considered to be greater than alternative options. Somewhat peripheral and further from services and facilities than sites to the east. Sites outside of the settlement boundary in the Neighbourhood Plan.

1201 - St Aidans Hotel, 1 St Aidans - a hotel site which is still in operation. Previous permission lapsed for conversion and extension to provide 6 apartments and this has not been followed up since. Despite the brownfield infill context, as the existing business continues to operate it is considered that there is limited evidence to support availability in the short term and therefore it should not be a priority for allocation.

9095 and 9503 - Stone Close Garages (East) and Land south of James Street - a recent application was withdrawn relating to three parcels of land within an existing residential area, with a resubmitted live application for 9 dwellings across the two sites and now excluding the open space land. Two brownfield sites occupied by 6 existing bungalows (9503 - originally proposed for 7 dwellings, but revised application for 6 dwellings so no net gain) and now-demolished domestic garages (9095 - proposed for 3 dwellings), with the additional area of green space (9097 - originally proposed for 5 dwellings) not considered suitable in the SHLAA. Well located for existing services and facilities in central Seahouses, but individually site 9095 would be below the threshold for allocation, while site 9503 would realise no/minimal net gain in dwellings. Therefore not considered to be a priority for allocation.

9096 - Stone Close Garages (West) - brownfield site of now-demolished domestic garages partly tarmaced for parking. However, this site has not been proposed as part of the group of sites in the recent applications that relates to land that is understood to be within the same ownership. As a result, availability at the current time is questionable and therefore not considered a priority for allocation.

Preferred Allocations

Site(s) identified for allocation in North Sunderland / Seahouses:

- 6751 - Land east of Broad Road - 80-100 dwellings.

Norham

Completions 2016-18:	1 dwelling
Outstanding permissions/minded to approve:	26 dwellings

The village is likely to be the most sustainable location for development in this part of North Northumberland and could help to meet wider housing need. Although there are permissions in place the deliverability of much of this outstanding supply is considered to be uncertain. Very little development has occurred in recent years and, despite the relatively isolated location, allocations are likely to be necessary in order to support local services, including the first school.

Preferred Site(s):

1074 - The Glebe Field - a much reduced developable area focused on the southern part of the site reflects the settlement's need for a lower yield of up to 25 homes, and would be the best option located adjacent to existing development and closer to services in the centre of the village. Focusing on this part of the site would also reduce the scope for any negative impacts upon the local setting, particularly the adjacent grade I listed St Cuthbert's Church, while there is opportunity to link and integrate with the recently completed residential scheme immediately to the east.

Rejected Site(s):

9367 - Land off West Street - slightly peripheral site at the western edge of the village with alternative options closer to the core of the settlement and considered to offer a better location for allocation, being better situated for services and facilities. The linear nature of the site, extending along the highway, and potentially more difficult access arrangements would also mean that it would not be a priority for allocation.

Preferred Allocations

Site(s) identified for allocation in Norham:

- 1074 - The Glebe Field, north of West Street - 15-25 dwellings.

WEST DELIVERY AREA

Haltwhistle

Indicative housing requirement:	230 dwellings
Completions 2016-18:	27 dwellings
Outstanding permissions/minded to approve:	31 dwellings

Relative to the size and importance of the town as the focal point for a wide rural hinterland in the outer-west of county, limited recent development has taken place and outstanding commitments fall short of the requirement. Deliverability of several of the committed supply of homes is also uncertain. Located on the Tyne Valley railway line with direct services to Newcastle and Carlisle, boosting its sustainability, allocations will support local services including shops and schools.

Town Centre

Preferred Site(s):

2187 - Greystonedale, Park Road - fenced off site partly vacant and part occupied by existing disused buildings, but well located for services and facilities within an existing residential area. Previous permission for 67 homes lapsed prior to implementation, with 30 considered a more appropriate maximum given highway constraints. Availability confirmed by a recent pre-application enquiry for 35 dwellings.

2247 - Land west of Hougill, Tyne View Road - previous permissions for 6 dwellings lapsed prior to implementation (although the outline permission is still advertised on-site), but no indication that small-scale infill development could not be achieved.

Rejected Site(s):

2020 - Ashcroft Cottage - greenfield site to south of the town centre. Potential limitations to development, including topography and access, would restrict any development to the more level northern part of the site, but despite availability being confirmed, it is considered that better options exist for allocation.

2243 - Land adjacent South Vale, Edens Lawn - previous permission for 5 dwellings lapsed prior to implementation, while highway and open space constraints mean it is not considered a priority for allocation as better options exist within the settlement.

2399 - former goods yard west of Haltwhistle station, previously allocated for residential development (approx. 30 dwellings) in the Tynedale Local Plan, while planning consent lapsed prior to implementation and availability is now questionable given interest expressed in the site being needed for a rail halt as part of re-opening the South Tynedale Railway line to Alston. Preference now for retention of site for strategic transport use rather than allocation for residential development.

2502 - Land at Elmfield, Comb Hill - site of demolished dwelling with previous time-extended planning permission for 9 new-build units now lapsed, raising questions of deliverability, so not a priority for allocation.

Periphery

Preferred Site(s):

2549 - Land to west of Park Road - greenfield site on the edge of settlement, previously allocated for residential development in the Tynedale Local Plan, but still considered to be sustainably located adjacent to an existing residential area and with known recent interest such that it could offer a good opportunity for development to help to fulfill local needs.

2558 - Land to west of Park Road and east of North Lodge - large peripheral greenfield site to the west of the settlement (west of 2549). Southern half of the site was previously allocated for employment use in the Tynedale Local Plan, but is proposed for deallocation in the emerging draft Local Plan. While availability has been recently expressed for residential development, it is more peripheral from local services and facilities, and of a scale such that not all of the site would be needed to fulfil the requirement for new homes in the settlement over the plan period.

Rejected Site(s):

2621 - Land South of Hillcroft Comb Hill - greenfield site situated towards the northern edge of the settlement on a steep hill, such that it is considered that better options for allocation are more sustainably located, closer to existing services and facilities.

Preferred Allocations

Site(s) identified for allocation in Haltwhistle:

- 2187 - Greystonedale, Park Road, Haltwhistle - 30-35 dwellings
- 2247 - Land west of Hougill, Tyne View Road, Haltwhistle - 5-6 dwellings
- 2549/2558 (part) - Land to south-west of Park Road, Haltwhistle - 120-150 dwellings

Bellingham

Indicative housing requirement:	140 dwellings
Completions 2016-18:	15 dwellings
Outstanding permissions/minded to approve:	49 dwellings

Bellingham can perform a role as a focus for development across a wider rural area. Existing commitments will in part meet the requirement, but a greater level of development would help to support local services, including schools. Further allocations are therefore required in order to meet needs of the wider area. Development should be focused towards the centre of Bellingham, close to existing services.

Preferred Site(s):

2222 - Demesne Farm - greenfield agricultural site to the south of the village allocated for housing in the Tynedale Local Plan but has not come forward for development. Partly used as a campsite, but the remainder of the site could still have development potential, and while partly within flood zone 3 recent flood attenuation measures have been implemented.

2352 - Former Bellingham Auction Mart - large cleared brownfield former Auction Mart site in the middle of the village, previously allocated for residential redevelopment and with planning consent for 65 dwellings that lapsed prior to implementation. Presents the best opportunity for sustainable new housing centrally located close to local services and facilities. Known interest in developing the site.

Rejected Site(s):

2481 - North of Old School - greenfield site to the northern edge of the village, and whilst relatively well located it is somewhat peripheral and has access constraints, such that it is likely to be dependent on development of adjacent site 2610 to the south. Other options offer a better location for allocation to meet the requirement.

2610 - The Old School - brownfield infill site in multiple ownership, part-occupied by a builders yard. Not a priority for allocation given constraints and more sustainable options.

9201 - Land east of Riverdale Stables and west of Stonecroft - relatively peripheral small greenfield site to the west of village. However, it is considered that other options are situated closer to services and facilities and would be more sustainable allocations.

9204 - Burnside Static Caravan Park, Land south of Police Station - currently in use as a static caravan park, so not immediately available. Partly within flood zone 3 which, together with other constraints, would limit the developable area, so not a priority for allocation given alternative more sustainable options.

Preferred Allocations

Site(s) identified for allocation in Bellingham:

- 2222 (part) - Land at Demesne Farm, Bellingham - 35-40 dwellings
- 2352 - Former Bellingham Auction Mart, B6320, Bellingham - 50-65 dwellings

Haydon Bridge

Indicative housing requirement:	160 dwellings
Completions 2016-18:	30 dwellings
Outstanding permissions/minded to approve:	93 dwellings

Located on the Tyne Valley railway line, with direct services to Newcastle and Carlisle, Haydon Bridge could help support growth and potentially be a focus of sustainable development for a wider rural area. Extant commitments will meet a significant element of the requirement. However, further allocations are likely to be necessary if suitable sites can be identified, and would help to sustain services, including local shops and schools.

Preferred Site(s):

2046 - Land Adjacent (old) A69 - greenfield site to the west of the town, but offers good potential for additional capacity as an expansion of adjacent site 2544 along the main road into the town. Includes some grade 2 agricultural land, but confirmed availability.

2544 - Land West of Langley Gardens - greenfield site to the western edge of the town allocated for housing in the Tynedale Local Plan. Includes some grade 2 agricultural land, but offers a good opportunity for a new housing scheme adjacent to existing residential development with good access to local services and facilities.

9110 - RS Marshall and vacant industrial yard, Station Road - brownfield sites located at the eastern edge of the town between allotments and a construction yard, currently partly in use as haulage/vehicle storage yards but with recent indication of potential availability for alternative uses. While located to the edge of the settlement and separated from existing residential areas by the allotments, it is not considered to be unduly peripheral and is more easily accessible to the railway station and other services and facilities than other options for allocation.

Rejected Site(s):

2034 - East Land Ends - peripheral agricultural site to the south west of the town. Potentially suitable in part and availability recently confirmed, but it is considered that better, more sustainable options for allocation exist, closer to services and facilities.

2141 - Esp Hill Farm - farm site which previously had planning permission for 5 dwellings which lapsed prior to implementation. While potentially suitable and available, it is considered that the site is very peripheral than others (and located on the southern side of the A69) and is less sustainably located for access to services and facilities.

2536 - Coal Cells - former goods yard at Haydon Bridge station currently occupied as a coal merchants and storage facility, with a range of constraints evident including flood risk and need for decontamination. Not considered a priority for allocation.

6957 - Land south of A686 - prominent peripheral greenfield site to the south east of the town in unknown ownership. The need for buffer zones to the A69 and ancient woodland impact on its

potential capacity, while it is considered that other options for allocation are in a more sustainable location for access to services and facilities.

9438 - Land south of Haydon Bridge - large greenfield agricultural site to the south of town. Mitigation of constraints and potential impacts is likely to reduce the net developable area while requiring significant infrastructure investment, such that the site is not a priority for allocation as more sustainable options are available.

Preferred Allocations

Site(s) identified for allocation in Haydon Bridge:

- 2544 - Land west of Langley Gardens, Haydon Bridge - 25-30 dwellings
- 2046 - Land north of Radcliffe Road, Haydon Bridge - 10-20 dwellings
- 9110 - Land at Station Road, Haydon Bridge - 15-20 dwellings

Allendale

Indicative housing requirement:	100 dwellings
Completions 2016-18:	3 dwellings
Outstanding permissions/minded to approve:	17 dwellings

The 'made' neighbourhood plan for the Parish does not allocate any sites to meet the identified housing requirement, but some allocations are considered necessary in order to help kick-start development and ensure that local needs are met in the most sustainable manner. While Allendale Town may be the focus for development, given the rural nature of the area and the neighbourhood aspirations, it is anticipated that a quantum of Allendale's housing will be delivered across the parish in the form of small scale developments. Sites in Catton have also been considered for allocation due to the close proximity of the settlement to Allendale.

Preferred Site(s):

2349 and 9380 - Land adj. Rectory Cottage, Lonkley Terrace, Allendale Town - sloping greenfield site to the south-east of the settlement within the North Pennines AONB and on the edge of the conservation area, but adjacent to residential areas including recent new housing development to the eastern boundary. Opportunity for small-scale infill development close to the village centre for access to services and facilities, with recent developer interest in residential development.

8033 - Land at Splitty Lane, Catton - agricultural greenfield site just outside the settlement edge. Recent developer interest in residential development.

Rejected Site(s):

2568 - Former Dale Hotel, Allendale Town - former hotel within the historic settlement core, suitable for conversion and with previous lapsed permission for change of use to 7 residential dwellings plus 3 new-build homes within the wider site. Recent interest in conversion/redevelopment for reopening as a hotel, so not a priority for allocation.

6805 - Land at Low Mill Farm, Allendale Town - large greenfield site on the edge of the settlement, separated from the rest of the settlement by woodland, so not as accessible to local services and facilities. Could offer an opportunity for longer-term large-scale housing development if required, but not preferred for immediate development.

9480 - land at Portgate Farm, Allendale Town - greenfield site to the eastern edge of the settlement. May have potential for small-scale development, but various environmental and access constraints, so not a priority for allocation.

Preferred Allocations

Site(s) identified for allocation in Allendale:

- 2349 / 9380 - Land east of Lonkley Terrace, Allendale Town - 8 -16 dwellings
- 8033 - Land at Splitty Lane, Catton - 5-8 dwellings

Otterburn

Completions 2016-18:	4 dwellings
Outstanding permissions/minded to approve:	8 dwellings

Otterburn can perform a role as a focus for development across a wider rural area, together with the Service Centre of Bellingham. Allocations are therefore sought in order to meet local needs and support local facilities. The village has seen very little development in recent years.

Preferred Site(s):

2422a - Land to the rear of Westmor, Field House and Garden House - greenfield land south of the A696 towards the western edge of the settlement. Part of a wider site recently promoted for possible development. Offers limited scope for small-scale development.

2422b - Land opposite Snaiths bus depot - greenfield land south of the A696 towards the western edge of the settlement. Part of a wider site recently promoted for possible development. Offers limited scope for small-scale development.

Rejected Site(s):

None.

Preferred Allocations

Site(s) identified for allocation in Otterburn:

- 2422a - Land west of Smithy, A696, Otterburn - 15-20 dwelling
- 2422b - Land south of Westmor, A696, Otterburn - 10-15 dwellings

Wark on Tyne

Completions 2016-18:	1 dwelling
Outstanding permissions/minded to approve:	14 dwellings

The village has seen little development in recent years. Allocations could help to support local facilities. Development in Wark could help to meet the needs across a wider rural area, although delivery in nearby settlements such as Bellingham may meet local housing needs.

Preferred Site(s):

None.

Rejected Sites:

2578 - Land to west of Wark - open greenfield land to the west of the village, with known interest in possible residential development. However, access to the site is somewhat constrained and, along with the relatively low requirement, this means that alternative options offer a better location for allocation.

2583 - Land south of St Michael's Church - greenfield site to the north west of the village adjacent to the existing residential area. The scale of requirement suggests that only a much reduced developable area would be needed, although with scope for a slightly higher number. However, site level differences between an existing potential access road via The Glebe and the field beyond mean that a new access would likely be needed, which might inhibit the viable deliverability of the site.

6788b - Park End Estate - large site to the edge of the village that is only likely to be accessible at the very south where it would be peripheral and less sustainable compared to alternative sites. Large-scale development would also change the character of the approach into the village. Not a priority for allocation.

9510 - Land west of Battlesteads Hotel - parcel of agricultural greenfield land to the west of the village, adjacent to residential dwellings and pub with relatively good access to services and facilities. Potential impact on village character and the need for access improvements to facilitate even a small-scale development mean it is not a priority for allocation.

Preferred Allocations

No preferred site(s) identified for allocation in Wark on Tyne. Given the sites available it has been considered preferable to local needs to be met within nearby Bellingham with a wider range of services.

West Woodburn

Completions 2016-18:	1 dwellings
Outstanding permissions/minded to approve:	11 dwellings

Although isolated, a small allocation will help to support a number of services in West Woodburn, including the first school and shop. Allocations are proposed in nearby Bellingham and Otterburn, which means the housing needs of this Service Village may in part, be met in these settlements.

Suitable sites are in the centre of this small rural settlement, with any outlying examples being dismissed as unsuitable.

Preferred Site(s):

2065 - West Woodburn Filling Station - former filling station/garage site in a relatively sustainable location in the context of this rural village, previously with planning consent for 8 homes which lapsed prior to implementation. Currently being marketed again, it offers a sustainable brownfield development option within the village, although a slightly smaller scheme for about 5 dwellings may be more suitable.

Rejected Site(s):

2014 - Land to the West of A68 - strip of grazing land part of a wider greenfield site to the southern edge of the settlement which could have potential for a small-scale development. It is considered more sustainable to allocate additional land in larger nearby settlements than allocate this greenfield site.

Preferred Allocations

Site(s) identified for allocation in West Woodburn:

- 2065 - West Woodburn Filling Station, A68, West Woodburn - 5-8 dwellings

APPENDIX A: Discounted SHLAA Sites within Settlements with Proposed Allocations

SOUTH EAST DELIVERY AREA

Blyth

SHLAA Ref	Site Name	Summary Reason for Discounting
4537	5-7 Elliott Street	Application and appeal for extension were both refused due to S106 not being agreed - therefore housing is currently unachievable.
4553	Land at Chestnut Avenue	NCC owned site, not available for residential development. Location and function of site means the site is not currently considered to be suitable
4563	Plessey Road First School, Plessey Road	If the site is available, there are no significant barriers to delivery of this urban infill site. Timescale reflects this uncertainty.
4567	Bebside Middle School, Cowpen Road	Local authority owned site currently operational, occupied by the Dales Special School. Not surplus to requirement and not available for housing at this time
4572	Wimbourne Quay	Site is located within designated employment land due to be retained in emerging policy and is therefore not considered deliverable.
4574	Bates Colliery Site (Phase/Area 2)	Significant constraints means it is uncertain whether the site will be suitable, available, or achievable. Unlikely to be delivered for housing in the foreseeable future.
4576	Blyth Estuary Site - South Harbour	Site is located within designated employment land due to be retained in emerging policy and is therefore not considered deliverable.
4599	Industrial land to the rear of 55-73 Woodbine Terrace	Site entirely within flood zone 3, and safe access and egress from the site would be difficult to achieve. Not considered suitable for housing.
4603	Land South of Northumbrian Water, Blyth Riverside Business Park	Site is not suitable as it is located within designated employment land which is to be retained in emerging policy. The industrial location and the close proximity of a sewage works to the northern boundary of the site also prevents housing.
4605	Area A Cowley Road, Blyth Riverside Business Park	Site is not suitable as it is located within designated employment land which is to be retained in emerging policy.
4606	Land to the rear of Aldi,	The unattractive industrial location together with the close

	Cowpen Road	proximity of the sewage works makes the site unsuitable for housing.
4607	Burt Street Units	Site is not suitable for housing due to location within designated employment land and significant difficulties of access/egress in times of flood.
4611	Land at Seaforth Street	Category 1 site - Located in HSE inner blast zone associated with gas storage tank to the east. Significant flood risk. Not considered suitable for housing.
4620	West Blyth Area 2, Land to the East of Chase Farm Site	With a large residential area being developed to the south, retention of the open space would be considered a priority, preventing housing.
4714	Blyth Fire Station, Cowpen Road	Local authority owned site not currently surplus to requirements. Not available for housing at this time.
4718	Land to the West of North Farm, Bebside	Greenfield site outside of a settlement in the countryside. Not considered suitable for housing in isolation or as part of a wider strategic development over a much larger area.
4720	Land to South of Bebside Road, Bebside	The site is somewhat detached from the existing settlement and has been identified as potentially required for a surface mining scheme, whilst a number of constraints have been identified including relating to neighbouring and existing uses. The combination of above factors mean the site cannot be considered as suitable at present - with no definite evidence of availability it is not considered achievable. Not considered suitable for housing in isolation or as part of a wider strategic development over a much larger area.
4733	Site C East of Bebside Furnace Road, Bebside	Greenfield site outside of a settlement in the countryside. Not considered suitable for housing.
4737	Dun Cow Quay, Land South of Quayside, North of Sussex Street	The site is allocated for employment purposes. It is not suitable for residential development, due to the range of issues identified including locational characteristics, flood risk and contamination. As a result, residential development is not achievable
4788	Land to the rear of 18 Bridge Street	Conversion of the existing building is not achievable due to viability issues. Previous applications did not progress or were refused based upon S106 agreement and provision of affordable units.
4797	Former Bart Endean Stone Masons, 29 Croft Road	Site has planning permission 10/S/00359/COU for use as offices and a takeaway, no longer intended for housing.
6262	Land To North Of Mansel Terrace Front Street Bebside Blyth	Site would affect the Northumberland Local Transport Plan bringing the railway back into use. It is therefore unsustainable, and not suitable.
6949	Land at Park Farm Cottages, Blyth	The entire site is in flood zone 3 and is at a high risk of flooding. Further work is required to understand the extent of Flood Zone 3b (functional floodplain). This site would be difficult to develop as the construction of built development

		would remove floodplain storage and there is no space on site for compensatory floodplain storage.
8051	Land East of Horton Road, Bebside	Greenfield site located in countryside. Not suitable for housing. Development of this scale is not considered suitable nor achievable, requiring substantive investment and having significant impacts. Not suitable for housing either in whole or part
9085	Land North Of Bebside Village Front Street Bebside	Site is not appropriate for developable given location and constraints to development, notably as the site is directly crossed by electricity cables and accommodates pylons, vastly reducing the deliverable area. Not suitable nor developable
9089	Land North Of Horton Manor, Furnace Road, Bebside, Blyth	Greenfield land which is not considered to be developable due to impacts and location, either as part of a wider strategic development or standalone scheme
9090	Land East of Bebside Furnace Road	Constraints to development and locational characteristics mean the site is not developable. Notably the electricity cables crossing the site are considered to be restrictive, limiting the developable area
9109	Blyth Golf Club	Land and buildings at the golf course at the edge of the settlement. Not considered developable, given locational factors and constraints to development identified it is not an appropriate location for housing
9474	Bebside North West	Site is not appropriate for developable given location, constraints to development, and the likely impacts that a proposal of this scale would have. Development would erode the strategic break between settlements. Requirement for significant investment in infrastructure is likely to impact on achievability and the site is not developable
9475	Bebside South West	Significant greenfield site in an isolated location which is not considered to be suitable for a residential scheme given the location and setting, with a scheme considered to have an inappropriate impact on local character. Along with the range of constraints identified, the site is neither suitable nor achievable given it will reduce the break between settlements
9496	Land to west of West Court	Large area of greenfield land within Blyth which currently plays a key role as local open space, providing opportunity for leisure and recreation. Not considered to be suitable for residential development given the impacts and range of identified constraints
9497	Land at Meggies Burn	Site is unsuitable for development due to location within the Green Belt. Greenfield site to south of Blyth, detached and outwith the settlement, with a range of constraints evident that reinforce conclusion of unsuitability
9498	Land to east of Railway Line at Bebside	Large, linear strip of greenfield land, not within a settlement. The site is subject to a significant range of constraints which are considered to render it unsuitable for residential

		development, including locational factors, access issues and the electricity cables which pass directly overhead. Not developable given the lack of suitability
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Newbiggin-by-the-Sea

SHLAA Ref	Site Name	Summary Reason for Discounting
5030	The Needles	Peripheral location, impact on environmental designations, adjacent uses and current occupying uses.
5105	Land to the North and East, Woodlea	Site is subject to significant flood risk, majority covered by flood zone 3b.
6756	Land to the south east of the A189, Ashington	Lack of access, protected species, wetlands to east, flood risk and pylons, costs associated, low price level area. The spine road separates the site from the settlement.
8061	Land South of St Mary's Church Woodhorn	Detrimental impact upon the character and setting of the grade I and II listed buildings, access is not possible from the site boundary direct to the A197 due third party land ownership uncertainties, and concerns regarding safe, visible access to the site from the A197.
9174	Land east of A197/A189 Roundabout, Newbiggin	Peripheral greenfield location outside settlement, large scale, risk of merging of Ashington and Newbiggin.
9175	Land north of B1334, land west of Spital Road	Very large area of agricultural land, peripheral to the town, development would reduce the strategic break between Newbiggin and Ashington.
9222	Land south of Beach Terrace, Newbiggin by the Sea	Land to the southern edge of the town, currently occupied by a bowling green and tennis courts. Environmental designation constraints, flood risk zone 3b.
9231a	Land south of Newbiggin-by-the-Sea - Phase 1	Very large greenfield site to south of Newbiggin. A wide range of constraints and site issues, the scale and location are all of concern with the risk of merging of Newbiggin and Ashington being a critical issues. Therefore the site is not suitable nor developable given the severity of the impacts. This is considered to be the case whether in whole or part
9231b	Land south of Newbiggin-by-the-Sea - Phase 2	Very large greenfield site to south of Newbiggin. A wide range of constraints and site issues, the scale and location are all of concern with the risk of merging of Newbiggin and Ashington being a critical issues. Therefore the site is not suitable nor developable given the severity of the impacts. This is considered to be the case whether in whole or part
9231c	Land south of Newbiggin-by-the-Sea - Phase 3	Very large greenfield site to south of Newbiggin. A wide range of constraints and site issues, the scale and location are all of concern with the risk of merging of Newbiggin and Ashington being a critical issues. Therefore the site is not suitable nor developable given the severity of the impacts.

		This is considered to be the case whether in whole or part
9433	Land west of the Woodhorn Mineral Line	Greenfield site that is peripheral in setting. Lack of access, setting and the negative impacts of development.
9445	Land North of Woodhorn Village (L-E1)	Very large area of land, outside of a settlement. Locational characteristics, constraints, impact on setting and lack of availability.

Seaton Valley Settlements

SHLAA Ref	Site Name	Summary Reason for Discounting
4584	Land at East Grange, Holywell	Site is unsuitable for development as Green Belt designation is to be retained within emerging policy.
4592	Seaton Sluice Middle School, Alston Grove	Occupied school site.
4597	Seghill First School, Barrass Avenue	Occupied school site.
4609	Various Buildings and Builders Yard, Pitt Lane	Existing use of the site and multiple ownership are significant barriers to delivery. Land proposed for retention as allocated employment land.
4610	Wartime Structures on Land at Gloucester Lodge, A193, Land at Links between Seaton Sluice and Blyth	Greenfield site in the countryside. Flood risk.
4661	Beresford Lodge and land to rear of the lodge, Beresford Road	Not considered achievable, constraints including 2 listed buildings and occupation by a range of existing land uses.
4692	As New Motor Factors, 2 Double Row	Located within designated employment land which is to be retained in emerging policy - occupied by existing uses.
4706	Land at Double Row	Located within designated employment land which is to be retained in emerging policy.
4715	Brickyard Field, Mares Close	Green Belt designation is to be retained within emerging policy. Peripheral location and a number of constraints.
4722	Land at North Farm, Holywell	Green Belt designation is to be retained within emerging policy. Would significantly increase the size and alter the character of the settlement, and have an adverse impact upon the adjacent SSSI.
4735	Land South of Station Road	Green Belt designation is to be retained within emerging policy.
4742	Land south west of Middle	Green Belt designation is to be retained within emerging

	Farm	policy. Planning application for residential development currently awaiting determination - 16/04651/COU, change of use into a single dwelling. If consent is granted then site would be categorised as a small site and delivery included under this grouping.
4744	Land at Seghill Hall, North of Fox Lea Walk	Green Belt designation is to be retained within emerging policy. Peripheral location with flooding, highway, biodiversity and heritage constraints.
4855	Land Off Pitt Lane	Green Belt designation is to be retained within emerging policy.
6038	Moorside Lodge Caravan Park, Mill Lane, Seghill	Green Belt designation is to be retained within emerging policy. Previous application and appeal deemed principal of housing inappropriate. Development would encroach into the countryside and spoil openness.
6776	Land at East Cramlington	Green Belt designation is to be retained within emerging policy. Would create an isolated extension to Cramlington, separated by busy A189. Highways access and network may be problematic.
6815	Land to SE of Double Row Seaton Delaval	Located on an industrial estate, within an allocated employment site due to be retained in emerging policy.
6816	Land N of Double Row Seaton Delaval	Located on an industrial estate, within an allocated employment site due to be retained in emerging policy.
6817	Land SW of Double Row Seaton Delaval	Located on an industrial estate, within an allocated employment site due to be retained in emerging policy.
6889	Land north of the Avenue, Seaton Delaval	Green Belt designation is to be retained within emerging policy.
6890	Land north of Mineral Railway, Seaton Delaval	Green Belt designation is to be retained within emerging policy.
6897	Land at Seaton Delaval	Ecological impacts, does not connect to public highway so land acquisition would be required. Green Belt designation is to be retained within emerging policy.
6956	Land east of A192, Seaton Delaval	Green Belt designation is to be retained within emerging policy. Lack of highways access.
8002	Land North of Mineral Railway (Site 2)	Green Belt designation is to be retained within emerging policy.
9161	Land Near Newbrough Avenue	Large greenfield location within the Green Belt, adjacent to a major employment site which exhibits a wide range of constraints that prohibit any development.
9183	Land to the north of Seaton Delaval	Large greenfield location within the Green Belt, relatively isolated, wide range of constraints, notably access and setting.
9289	BOA - 1 Land South West of Seaton Delaval	Large greenfield location within the Green Belt between Seghill and Seaton Delaval, would lead to erosion of the

		break between the settlements.
9290	BOA – 2 Land South West of Seaton Delaval	Greenfield location within the Green Belt outside of the settlement, range of identified constraints.
9291	BOA - 3 Land South West of Seaton Delaval	Peripheral greenfield location within the Green Belt, constraints and setting.
9292	BOA - 4 Land South West of Seaton Delaval	Large greenfield location within the Green Belt outside the settlement boundary.
9375	Land south of Mares Close	Greenfield location within the Green Belt which exhibits a range of constraints including relating to setting and access.
9383	High West Farm, Seghill	Very large greenfield location within the Green Belt, considered to have a significant adverse impact on local character and setting.
9401	HFC Prestige Manufacturing UK Ltd	Allocated employment land, currently occupied by extensive factory complex. Large number of constraints.
9494	North Farm Holywell	Large greenfield location within the Green Belt, wide range of constraints, notably lack of access and impact upon the setting.

Lynemouth

SHLAA Ref	Site Name	Summary Reason for Discounting
3177	Ellington Colliery	The site effectively separates Ellington and Creswell, and development would result in coalescence of the settlements, and loss of significant tree cover. Any potential development in the future is likely to follow development of neighbouring SHLAA site 3493.
3495	Land North of Sewage Works	Greenfield site in the countryside. Not considered suitable for housing.
3496	Lynemouth conveyor (north)	The close proximity of the sewage works prevents housing, while the industrial character of the area to the south makes it unattractive for residential use. Not suitable, available nor achievable for residential development
9441	Land at Albion Terrace (L-LC1)	Large parcel of greenfield land to the edge of the settlement. Locational characteristics, constraints and lack of availability mean that residential development is not considered appropriate
9442	Land south of Sewage Works (L-H2)	Greenfield site which is not considered to be suitable for residential development being relatively isolated. Wider context and setting is largely industrial in nature and therefore it would not represent an appropriate location for a standalone scheme

9443	Land North of Park Road (L-Emp1)	Significant are of land to the south east of Lynemouth. Industrial setting, constraints and lack of availability mean that the site is not developable for a residential scheme
9444	Land to West of Lynemouth Power Station (L-Env1)	Peripheral location, industrial setting, constraints and lack of availability prohibit development

CENTRAL DELIVERY AREA

Hexham

SHLAA Ref	Site Name	Summary Reason for Discounting
2035	Land at Causey Hill	Within designated Green Belt. Lack of local highway capacity and appropriate access.
2051	Hexham Police Station Shaftoe Leazes	Delivery of the site will be determined by its availability for development, which is uncertain at this stage. The yield reflects highway constraints and retention of existing dwellings, with new development focussed in areas currently occupied by the police station.
2178	Land to the south of Hillcrest Drive	Within designated Green Belt, which is to be retained within emerging policy. Steep slope of the site, and congested access.
2341	Land South of Beaufront Avenue	Within designated Green Belt, which is to be retained within emerging policy. Lack of highway access, steep topography.
2342	Land at Middle Shield Farm	Within designated Green Belt, which is to be retained within emerging policy. Highways and access constraints.
2374	Former Garage Site, West Road	Within designated Green Belt, which is to be retained within emerging policy.
2454	High Shield Cottage, Dipton Mill (1)	Within designated Green Belt, which is to be retained within emerging policy. Highways and access constraints.
2455	High Shield Cottage, Dipton Mill (2)	Within designated Green Belt, which is to be retained within emerging policy. Lack of safe access, peripheral location and desire to retain mature trees.
2457	Land at Bridge End	Site is deemed unsuitable for housing as it lies within designated Green Belt, which is to be retained within emerging policy. The location of the site, between a busy main road and an industrial area, and detached from the town centre makes it unsuitable for housing. The topography of the site would also present challenges.
2499	Loosing Hill / Torch Centre	Now developed for new bus station.

2580	Land West of Bowman Drive	Within designated Green Belt, which is to be retained within emerging policy.
2596	Westacres, Allendale Road	The required loss of this very attractive protected open space, with its significant woodland, prevents housing. The steep slopes to the gorge which crosses the site would be difficult to develop, and there is a risk of flooding in the area
2598	Land adjacent to Dipton Mill Road	Within designated Green Belt, which is to be retained within emerging policy.
2605	Burn Lane Highways Depot	NCC owned site, currently in the process of being sold for other uses relating to transport.
2612	Shield Croft Farm	Within designated Green Belt, which is to be retained within emerging policy. Highway constraints, development of this elevated site would significantly affect the character of the landscape.
2644	Land at Highford Park	Within designated Green Belt, which is to be retained within emerging policy. Designated open space some distance from public parks.
6771	The Shaws Farm, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
6782	Hermitage, Hexham	Site is deemed unsuitable for housing as it lies within designated Green Belt, which is to be retained within emerging policy. Access considered to be constraining
6792	Land north of the Allendale Road, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
6840	Fields to the south of Middle Leazes, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
6850	Land north west of The Shaws Farm, Hexham	Within designated Green Belt, provisionally identified for educational uses. Forms part of wider masterplan of sites 6771, 6792 and 6850.
6852	Half Mile Wood, Fellside, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
6854	Land north of Corbridge Road (Phases 2,3,4)	Within designated Green Belt, which is to be retained within emerging policy.
6903	Land south of Allendale Road, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
6927	Tyne Green, Hexham	Within designated Green Belt, which is to be retained within emerging policy. Highways constraints, potential flood risk.
6936	Land at Green Bank, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
6937	Land North of Bishopton	Within designated Green Belt, which is to be retained

	Way, Hexham	within emerging policy.
9000	Land at Intake Way, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
9001	Land east of Loughbrow Park, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
9002	Land adjacent Gallowsbank Wood, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
9130	Beales	Currently occupied by existing and operational retail uses, considered that such a use will continue to be preferred.
9135	Bunker Site	Site identified for residential development within the draft neighbourhood plan, but is allocated employment land and the latest proposal for the site is for a retail scheme so no longer available for redevelopment for residential purposes.
9139	Dalesway Site	Site identified for residential development within the draft neighbourhood plan, but no indication of availability, range of constraints.
9140	The Queen Elizabeth High School Site	School site currently in use with no proposal for relocation, although there may be potential for an element of development in the future if this position changes. Wide range of constraints, notably the need for sensitive conversion of the listed building.
9141	The Queen Elizabeth High School Playing Fields	Within the Green Belt. School playing field site and exhibits a number of constraints.
9142	Hexham Middle School Site	School site currently in use with no proposal for relocation, although there may be potential for an element of development in the future if this position changes. A number of constraints, including the need for sensitive conversion of the listed building.
9143	Broadgates	Site identified for residential development within the draft neighbourhood plan, but below the threshold for allocation in the Local Plan and no indication of availability, range of constraints.
9188	Plane Trees, Lowgate	Greenfield land within the Green Belt, very isolated setting.

Prudhoe

SHLAA Ref	Site Name	Summary Reason for Discounting
2017	Land North of The Ford and West of Cockshott Dene	Lack of appropriate access, while development may affect the setting of Prudhoe Castle.

2018	Land South of Beaumont and West of Otterburn Way	Within designated Green Belt, which is to be retained within emerging policy.
2071	Land at Beech Grove South	Lack of appropriate access, would further increase congestion on private road.
2338	Land at Moor Rd South (2)	Greenfield site outside of settlement in the countryside.
2339	Land at Highfield North (Moor Rd 1)	Within designated Green Belt, which is to be retained within emerging policy.
2433	Land at Whinny Bank	Local highways do not have the capacity to support housing, or provide suitable access. Development would be difficult to achieve on the steep slope, and would result in significant tree loss. Green Belt.
2434	Hall Yards Farm (1)	Range of factors and constraints to development.
2435	Hall Yards Farm (2)	Wide range of constraints, including Green Belt designation and lack of access.
2436	Hall Yards Farm (3)	Largely detached from the village and presents significant development challenges - topography, water course and access constraints. Green Belt designation is to be retained within emerging policy.
2438	Hall Yards Farm (5), Mount Pleasant	Green Belt designation is to be retained within emerging policy.
2439	Hall Yards Farm (6), Mount Pleasant	Lack of highway capacity and appropriate access, topography would make development difficult. Green Belt designation is to be retained within emerging policy.
2448	Moor View	Within designated Green Belt, which is to be retained within emerging policy. Highways capacity issues would prevent delivery.
2545	Land North of Castle View, Prudhoe	Network capacity and access constraints.
2547	Land adjacent Holyoake Street, Prudhoe	Highways issues, no visible means of access to public highway.
2550	Highfield Lane	Within designated Green Belt.
2602	Greenlaw	Lack of appropriate access. Green Belt designation is to be retained within emerging policy.
2607	Oaklands House & SSDO	In NHS use as a day centre.
2611	Land at Mickley Square	Lack of highway access. Green Belt designation is to be retained within emerging policy.
2614	Eastwoods Farm	Within designated Green Belt, which is to be retained within emerging policy.
2634	Edgewell House	Issues with mine gas and potential surface water flooding. Significant constraints present a major obstacle

		to development. Application for a previous proposal was withdrawn (13/03525/FUL).
2645	Land at Eastwoods Middle School	School review site, now going for playing fields so not available.
6789	Land south of Former Miners Welfare, Mickley	Green Belt designation is to be retained within emerging policy. Detached from the village and presents significant development challenges - topography, highways and access constraints.
6798	Land south of Stonybank Way, Mickley	Green Belt designation is to be retained within emerging policy.
6799	Land at Hallyards Farm, Mickley	Green Belt designation is to be retained within emerging policy. No access to the highway, reliant on adjacent site being developed but little connection between them.
6800	Land south east of St George's Church, Mickley	Green Belt designation is to be retained within emerging policy. Highway access is narrow and significant highway alterations would need to be made. Retention of mature trees on site.
6839	Eltringham Works, Prudhoe	Wider industrial site currently in use. Permission has been granted for redevelopment of part of site (6839a) with further proposals for a potential second phase (6839b). Range of constraints and site issues, relatively peripheral location.
6849	Land to the south west of Moor Road, Prudhoe	Highways constraints, visually prominent in the Green Belt. Green Belt designation is to be retained within emerging policy.
6849c	Land to the south west of Moor Road, Prudhoe (Site C)	Within designated Green Belt.
6859	Former Pointings Yard, Prudhoe	Highways constraints, lack of access to the highway, neighbouring site uses and industrial estate location proposed to be retained as employment land.
6882	Land East of Eltringham Road	Woodland site which would require clearance; loss of biodiversity, inappropriate access and loss of open space.
6883	Land West of Eltringham Road	Within designated Green Belt, which is to be retained within emerging policy. Woodland site which would require clearance; loss of biodiversity, inappropriate access and loss of open space.
6884	Land east of Station Bank, Mickley	Green Belt designation is to be retained within emerging policy.
6924	Prudhoe West First School and Highfield Middle School	In use as a school.

6925	Prudhoe Community High School	In use as a school. Part of the site is within the Green Belt.
8006	Land South of Highfield Lane, Prudhoe	Within designated Green Belt.
8055	Land to south west of Prudhoe	Highways access and network issues will require mitigation and Transport Assessments, utility and potential coal constraints, impacts on highway network capacity. Green Belt designation is to be retained within emerging policy.
9178	Land at Mickley Square	Within the Green Belt, currently in use for car parking for adjacent garden centre.
9179	Tyne Valley Garden Centre	Within the Green Belt. Occupied by an operational garden centre, range of constraints.
9244	Field / Wood to west of Prudhoe adjacent to A695	Greenfield site within the Green Belt. Would lead to coalescence of Mickley Square and Prudhoe.
9282	Land at Broomhouse Road, Prudhoe	In use as recreation facility, providing sports pitches. Located towards the north of the settlement with a range of constraints. Preference is for retention for recreation uses.
9328	Prudhoe Highfield Lane (west of school)	Relatively large area of greenfield land within the settlement currently utilised as recreation and leisure space. A number of constraints apparent.
9436	Land to the south of A695 opposite Tyne Valley Nurseries (east)	Large greenfield site within the Green Belt, remote, detached and outside a settlement. Impacts of development and constraints identified, notably access.
9454	Land adjacent to South Side Farm High Mickley (southern parcel)	Large greenfield site within the Green Belt, isolated outside of settlement, various constraints.
9485	South Side Farm, High Mickley	Large greenfield site within the Green Belt to east of small settlement in a rural location - resulting impact on local character and setting

Riding Mill and Broomhaugh

SHLAA Ref	Site Name	Summary Reason for Discounting
2456	Land at Broomhaugh	Lack of local highways capacity. Green Belt designation is to be retained within emerging policy.
2493	Land West of Sandy Lane	Lack of local highway and junction capacity. Green Belt designation is to be retained within emerging policy.
2581	Land at Long Rigg	Lack of local highway capacity and junction constraints. Green Belt designation is to be retained within emerging

		policy.
2592	Land E of Whiteside	Significant loss of mature woodland. Green Belt designation is to be retained within emerging policy.
6875	Land east of cricket ground, Broomhaugh and Riding	Detached nature of the site, highways, utilities and Green Belt considerations. Green Belt designation is to be retained within emerging policy.
6876	Land south of A695, Broomhaugh and Riding	Greenfield site in the countryside.
6877	Land at Wentworth Grange, Broomhaugh and Riding	Greenfield site in the countryside.
6878	Land at Riding Farm, Riding Mill (site 2)	Green Belt designation is to be retained within emerging policy. Wide range of constraints.
8044	Beauclerc Field, Riding Mill	Significant impact on the setting and character of Riding Mill and Riding Lea and lead to the coalescence of the settlements. Highways and access constraints. Green Belt designation is to be retained within emerging policy.
9195	Land to the rear of Broomhaugh Cottage	Small greenfield site within the Green Belt, which would not be able to deliver at the required threshold.
9196	Land to the rear of Thirlwell	Small parcel of greenfield land within the Green Belt, with various constraints.
9509	Land south of Riding Mill	Site is unsuitable for development given the location within the designated Green Belt. Greenfield site to the south of Riding Mill, the development of which is considered inappropriate, having a significant impact on local character

Stamfordham

SHLAA Ref	Site Name	Reason for Discounting
3134	Dalton Mill	Development would significantly alter the character of the village, a number of constraints in relation to highways, utilities and heritage would make development difficult. Green Belt.
3313	Hazel Barn	Greenfield site in the countryside.
3419	Hawkwell (Land adj), Bridge End	Development of this scale would significantly affect the character of the eastern approach to the village, and impact upon the openness of the landscape. Proximity of sewage works and biodiversity considerations. Green Belt designation is to be retained within emerging policy.
3615	Broomy Hall	Greenfield site in the countryside.

6833	Land off Widdrington Drive, Stamfordham	Near to the River Pont and part of flood zone 3A. Green Belt designation is to be retained within emerging policy.
9071	Land North West Of Stannerton House North Side Stamfordham	Peripheral location to west of village, with the scale of the site mean that development is likely to have a detrimental impact on local character.
9418	Land to the north of Stamfordham village	Very large area of greenfield land to the north of the settlement. Development would have a significant negative impact on the village and would be out of context with the setting.

Stocksfield

SHLAA Ref	Site Name	Reason for Discounting
2070	Grange Field, off 147 New Ridley Road	Lack of appropriate access to the site. Site has a steep slope making development difficult. Development could change the character of the setting. Green Belt.
2463	Land at Stocksfield South of A695	Site of this size would have significant visual impact in this location. Green Belt.
2503	ED1.28 Stocksfield	Located within designated employment land. Constrained location not considered suitable, and taking into account contamination, not achievable.
2531	Old Ridley	Highway to west of the site cannot cope with more traffic. Development of this size would be inappropriate in this location. Green belt.
6834	Land off Batt House Road, Stocksfield	Limitations of existing highway. Green belt.
6855	Land west of The Grove, New Ridley Road (Phase 2)	Green belt.
6866	Land north east of Stocksfield Hall	Greenfield site in the countryside.
6867	Land south east of Stocksfield Hall	Greenfield site in the countryside.
6948	Land south of Wells Road, Stocksfield	Highways and access constraints. Green belt.
8001	Land at New Ridley Road, Stocksfield	A Transport Statement would be required to address mitigation measures relating to the impact of the development on the network and vertical alignment and junction spacing. Green belt.
8008	Land at Merryoaks Farm, Stocksfield (Site B)	Greenfield site in the countryside.

8012	Land at Merryoaks Farm, Stocksfield (Site A)	The site is adjacent to the existing settlement but is largely disconnected by the A695 and the steep topography would make this site challenging to develop. There are a number of uncertainties. A full Transport Assessment of the impact on the network and suitable access would be required. Green Belt.
9208	Land adjacent to existing clubhouse, New Ridley Road	Green Belt. Small greenfield site outside Stocksfield.
9403	Apperley Farm, Stocksfield	Green Belt. Peripheral greenfield land which is detached from the settlement and there are a number of constraints evident which would inhibit development, including access and topography.
9404	Apperley Farm Site 1, Stocksfield	Green Belt. Not suitable or achievable given location.

NORTH DELIVERY AREA

Berwick-upon-Tweed/East Ord

SHLAA Ref	Site Name	Summary Reason for Discounting
1027	Former Car Showroom corner of Prince Edward Rd, Tweedmouth	Location at a busy junction restricts access and reduces attractiveness. Land now redeveloped for retail development (Pets at Homes).
1028	Land north of Martin Buildings,	Flood risk, impact upon the scheduled ancient monument and nature conservation areas, access constraints.
1117	Berwick Fire Station, Ord Street, Tweedmouth	Not currently surplus to requirements.
1156	Land north of roundabout A898 & B6435, East Ord	Close proximity to chemical works in the industrial estate to the east, more appropriate for non-residential uses. Retail development is preferred by landowner.
1161	Halidon Hill Water Works, Castle Terrace	Access constraints, ground conditions.
1190	Land to the rear of 2-8 Springfield Park, East Ord	Peripheral location, constrained by highways, potential contamination and ground condition issues.
1192	Land south of Castle Terrace	Highway constraints, impact of development upon biodiversity, heritage and the landscape.
1197	Land north of Rotary Way, Tweedmouth	Close proximity of the sewage works, mostly outside of the settlement.

1202	Berwick Infirmary, Infirmary Square	Currently occupied by operating Berwick Infirmary which is to remain in situ.
1412	Site 3 - The Barracks	Scheduled ancient monument - Berwick fortifications. Numerous additional listed buildings and archaeological sites also within the site.
1415	Site 6 - Parade	Loss of car parking space in this central location would not be appropriate.
1416	Site 7 - The Maltings	Loss of car parking in this town centre location. Conservation considerations also present a significant constraint to development.
1418	Site 9 - Drivers Land & The Granary	Loss of car parking in this town centre location.
1419	Site 10 - Dock Road, Tweedmouth	Loss of a valuable open space with views over the estuary, detrimental effect upon the adjacent designated areas. Significant highway and access constraints.
1420	Site 12 - Castlegate Car park	Scheduled ancient monument - Berwick Fortifications. Development would impact upon the monument and its setting.
8080	C & V Developments Ltd Old Brewery Brewery Lane Tweedmouth Berwick-Upon-Tweed	Site sold to the Berwick Trust - understood that the planning consent will not be implemented and the site will be brought forward for an alternative use. Developer has confirmed that the residential aspect of the planning permission will not be progressed.
9127	Middle Ord Farmhouse	Detached greenfield site to the west of Berwick, isolated from the rest of the town and identified for other uses.
9147	Mill Farm, Tweedmouth	Farmstead on edge of the town, relatively isolated from Tweedmouth, constraints to access.
9216	Land South of Paxton Road A	Greenfield site at a farmstead to west of Berwick, relatively isolated with a number of constraints. Would have a significant detrimental impact on character.
9217	Land South of Paxton Road B	Land at farmstead to western edge of town, development on this scale likely to have an adverse impact given location and setting.
9249	Land at Prior House (East)	Large greenfield site to south of East Ord, remoteness from the wider settlement. Constraints and site specific issues.
9250	Land at Prior House (West)	Area of greenfield land to southern edge of the settlement. Locational factors, setting and constraints.

Seahouses and North Sunderland

SHLAA	Site Name	Summary Reason for Discounting
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Ref		
1298	Land north of Islestone Drive, North Sunderland	Development subject to HRA assessment of potential impact on SAC, SPA, Ramsar sites and SSSI. Significant highway improvements required as no connection to the highway network. Landscape and ecological impacts.
6832	Land off Broad Road, Seahouses	Site subject to HRA assessment of potential impact on SAC, SPA, Ramsar sites and SSSI. Neighbouring SHLAA site (6751) is under the same ownership so access may be possible through this site as part of a wider masterplanned site.
8027	Land South of Seahouses	Limited relationship with the existing development due to tree line border. Within AONB and Heritage Coast. HRA assessment of potential impact on SAC, SPA/Ramsar sites and SSSI is required. Significant scale located on periphery of the village, detached in character and setting. Range of significant constraints.
9097	James Street	Site plays an important role as open space within an existing residential area. Designated as open space in the Neighbourhood Plan.
9101	Seahouses First School	School site, including buildings and open land, currently in use with no proposal for relocation.
9246	Top Foot Walk, North Sunderland	Large greenfield site to south of Seahouses, wide range of issues including scale, location and constraints to access.
9247	Sunderland Hill, North Sunderland	Significant greenfield site at the southern edge of the settlement, range of issues constrain development.
9415	Land to the adjacent to Islestone Drive	Greenfield site at edge of settlement, constraints particularly to access, and would have an adverse impact on local character.
9434	Land to the adjacent to Main Street	Large area of greenfield land to west of the settlement, negatively impacting on the village. Constraints to access.

Norham

SHLAA Ref	Site Name	Summary Reason for Discounting
1194	Land west of Galagate, Norham	Greenfield site to south-west of Norham, impact on local character and setting, constraints and lack of appropriate access.

WEST DELIVERY AREA

Haltwhistle

SHLAA Ref	Site Name	Summary Reason for Discounting
2000	Land at Wapping South	Sloping greenfield site within conservation area to south of the town, designated as open space, topography and lack of highway access.
2054	Haltwhistle Industrial Estate	Within designated employment land.
2055	Land West of Mill Lane	Within designated Green Belt, which is to be retained within emerging policy. Lack of highway access and topography would inhibit development.
2056	Land at Townfoot Farmhouse	Steep sloping site.
2453	Spouty Well, Haltwhistle	Within designated employment land which is to be retained in emerging policy.
2501	Land at West End, Tyne View Road	Landowner has recently advised the site is not available.
2557	Land east of Park Road & north of Parklands	Development would significantly alter the character of the area, significant constraints - notably topography and waterlogging.
2603	Haltwhistle Fire Station	Not available for residential development, currently occupied.
6861	Comb Hill, Haltwhistle	Highway constraints and landscape impacts.
6914	Land west of Haltwhistle	Road capacity.
8031	The Mount Comb Hill Haltwhistle	Greenfield site in the countryside.
9171	Land at Hadrian Enterprise Park (west)	Employment land to south of Haltwhistle. Setting, context and constraints. Allocated site to be retained for employment uses.
9172	Land at Hadrian Enterprise Park (east)	Occupied employment site to the southern edge of Haltwhistle. Setting, context and constraints. Allocated site to be retained for employment uses.
9351	Land North of Park Road (northern parcel)	Greenfield land to the north of the town, would have a significant impact on the character of the settlement, with number of constraints.
9352	Land North of Park Road (southern parcel)	Small site at the edge of the settlement. A range of constraints and significant impacts would occur if developed as part of a wider scheme with adjacent sites

		(2557, 9351 and 9352).
9353	Crossbank Field, Haltwhistle	Relatively large greenfield land at the western edge of Haltwhistle, peripheral setting with a range of constraints including topography and access.
9374	Land at Birchfieldgate Farm, Haltwhistle	Very large greenfield site to west of settlement, would have a significant adverse impact on local character.
9544	Land to north of Tyne Valley Railway Line, to west of Haltwhistle	Isolated parcel of land to the west of Haltwhistle, peripheral and detached. Lack of highway access, other constraints and the impacts that would arise from development mean that the site is not considered suitable nor achievable. There is also no indication of the availability of this land - site not developable.

Bellingham

SHLAA Ref	Site Name	Summary Reason for Discounting
2025	Bellingham Highways Depot	Not available for residential development, currently occupied.
2026	Bellingham Fire Station	Not available for residential development, currently occupied.
2039	Reenes Farm	Narrow access road does not have the capacity to support development.
2048	Land North West of Caravan Park	Lack of direct highway access, unsuitable potential access routes. Impact on a neighbouring scheduled ancient monument.
2351	Land adjacent Westfield House and St Oswalds Court	Access and topography constraints of critical concern. Peripheral location at the edge of the settlement, constraints regarding availability.
2587	Land S of The Rectory	Lack of highway access, significant flood risk on part of the site.
2636	Former YHA & land West of Bellingham	Greenfield archaeological site adjacent to a scheduled ancient monument. Topography and access constraints.
6920	Land opposite St Oswald's, Bellingham	Peripheral location, detached from the rest of the settlement, does not reflect the character and scale of the village.
6921	Land opposite Jubilee Park, Bellingham	Highways and topography constraints, context of the village.
9202	Land west of Charlton View	Large greenfield site to west of Bellingham, likely to have a detrimental impact on local character. Access also likely to be constrained.

9203	Land east of The Shaws and west of Riverdale Stables	Significant greenfield area of land, detached from the settlement - scale and peripheral location would have a significant adverse impact on the character and setting of the village.
9331	Land NE of Hareshaw Linn Caravan Park, Bellingham	Large greenfield site to north east of Bellingham, likely to have a significant adverse impact on the character of the village. Constraints notably topography and access.
9332	Land North of Noble Street, Bellingham	Greenfield land to north east of the settlement, significant in size and detached. A range of constraints prohibit development, including highway and topography matters.
9506	Bellingham Middle School	School site, part of which is earmarked for closure. However, the adjacent First School facility is to be retained and it is currently unclear as to which parts of the site, if any, will be available for redevelopment. Constraints to access for a shared facility also apparent.

Haydon Bridge

SHLAA Ref	Site Name	Summary Reason for Discounting
2047	Land at Innerhaugh	Greenfield site, mostly in flood zone 3, likely to be functional floodplain. South East part of site not available.
2386	Site at Peelwell	Not available for residential development. Isolated location at the edge of the settlement and limited access.
2600	Church Street Industrial Site	Within designated employment land which is to be retained in emerging policy. Currently occupied by a number of operating businesses.
9505	Haydon Bridge High School	Existing High School site, not available for redevelopment at the current time.

Allendale

SHLAA Ref	Site Name	Summary Reason for Discounting
2116	Deneholme	The site is occupied by a conference and events centre and is not considered available for housing.
2350	Land East of Allenfields	The narrow access to the site, close of other junctions prevents housing development.
2462	Allendale Highways Depot & HWRC	NCC owned site, not available for residential development. Whilst theoretically offering a suitable location, site is occupied and development is not achievable

2491	Land at Bridge End, Allendale	Significant flood risk, and difficulty of achieving safe access and egress means site is unsuitable for housing.
2511	South of Allendale	The steep gradient of the site renders it unsuitable for housing, and also makes access difficult to achieve. Extending the ribbon development would not be appropriate.
2594	Land at Lonkley Bank	Lack of highway visibility from potential access point, prevents housing development. Steep slope would make development difficult.
2601	Land S of Shilburn Road	The elevation of the site, means development would have a detrimental impact upon the landscape and character of the AONB.
6806	Land at Low Mill Farm Allendale (Site 1)	Whilst a small scale development may be suitable, lack of access to the east of the site prevents housing.
6945	Land south of Shield Burn Allendale	Site is not considered deliverable due to topography constraints and large area of designated ancient woodland.
9098	Allendale First School	Operating school site which is not available for redevelopment for residential use, with no indication that it is to come forward. Wider site includes existing buildings and playing fields. Therefore not developable at the current time
9481	Portgate Farm Allendale 2	Parcel of land which is within an area of designated Ancient Woodland, relatively detached from settlement. Not suitable for residential development
9482	Portgate Farm Allendale 3	Greenfield site which is detached from settlement with a range of constraints identified which mean that development would not be appropriate.
9483	Portgate Farm Allendale 4	Small site located to the east of the village. Locational characteristics, constraints and setting mean site is not developable

Otterburn

SHLAA Ref	Site Name	Summary Reason for Discounting
2422c	Ray Estate, Otterburn	Flood risk associated with most of the site, potential use of northern part of the site for a highway improvement scheme, impacts of development on local setting and character being substantial.
2606	Otterburn Highways Depot	Not available for residential development, currently occupied.

Wark on Tyne

SHLAA Ref	Site Name	Summary Reason for Discounting
6788a	Park End Estate Wark - Site A	Small scale development may be appropriate and achievable to the south of the site. Larger scale development would be difficult to achieve and change the character of the area and would have an inappropriate impact on local character and setting. Potential for limited amount of development, following land to the south (6788b) in the long-term
2577	Land to N of Wark	Lack of safe access onto a busy road, near to the brow of a hill.

APPENDIX B: Discounted SHLAA Sites in Other Settlements

Service Villages where allocations have been sought to meet identified needs, but no realistic options identified:

- Bardon Mill, Henshaw and Redburn
- Gilsland
- Heddon-on-the-Wall
- Newbrough and Fourstones
- Ovingham
- Wylam

Sites in these settlements that were considered to be not currently developable, either due to being unsuitable for housing development as a result of site constraints or otherwise not considered to be achievable within the plan period, are set out below.

Bardon Mill, Henshaw and Redburn

SHLAA Ref	Site Name	Summary Reason for Discounting
2381	Site S of Scrogg Wood	Largely greenfield site in the countryside.
2483	Ridley Common Reservoir	Greenfield site outside of a settlement in the countryside.
2510	Ashcroft Farm	Close proximity of sewage treatment works - NWL objection and impact upon potential residents.
2541	Shankhead Farm, Bardon Mill	Greenfield site outside of a settlement in the countryside.
2542	Land to rear of The Forge, Tow House	Existing property in front of site prevents highway access, while could suffer significant noise from adjacent A69.
2570	Field near Scroggwood no.1194	Greenfield site in the countryside.
2571	Field to E of War Memorial	Topography prevents development, would present significant constraints to the provision of access roads.
2692	Land north of Wychwood Barn, Henshaw	Greenfield site outside of settlement in the countryside.
9526	Land to the West of Bardon Mill Pottery	Greenfield site to west of village that is located adjacent to the A69. The sloping topography and other constraints are considered to render any residential development unsuitable and unachievable. Not a developable site given this context

Gilsland

SHLAA Ref	Site Name	Summary Reason for Discounting
2036	26 Irthing Park	Highways, utilities and topography constraints.

Heddon-on-the-Wall

SHLAA Ref	Site Name	Summary Reason for Discounting
3580	Town Field	Heritage considerations, poorly related to the settlement. Green Belt designation is to be retained within emerging policy.
3582	Slacks Plantation, Lillibrigs (land rear)	A number of physical constraints, impeding or preventing housing development including access, topography and the presence of a pylon, neighbouring local nature reserve. Green Belt designation is to be retained within emerging policy.
3583	Heddon Banks Farm (land adj)	Access constraints and overall lack of capacity prevent significant housing. Green Belt designation is to be retained within emerging policy.
3584	Antonine Walk (land to rear)	Highways concerns regarding access through Valerian Avenue or Marius Avenue. Green Belt designation is to be retained within emerging policy.
3598	Bays Leap Farm (southwest)	Hadrian's Wall SAM and World Heritage Site run along the southern edge of the site, whilst topography would also make development difficult. Green Belt designation is to be retained within emerging policy.
3599	Great Hill (land adj), Bays Leap Farm (south southeast)	Heritage concerns, peripheral and poorly connected with the existing settlement. Green Belt designation is to be retained within emerging policy.
3600	Four Winds (land opp), Bays Leap Farm (south east)	Heritage concerns, peripheral location and poorly related to the village. Green Belt designation is to be retained within emerging policy.
3603	Houghton North Farm (north)	Close proximity to Hadrian's Wall SAM, significant access constraints. Green Belt designation is to be retained within emerging policy.
3604	Houghton North Farm (northeast)	Close proximity to Hadrian's Wall (SAM) to the north, a number of historic and natural environmental designations on and adjacent to site, significant highway and utility constraints. Green Belt designation is to be retained within emerging policy.
6862	Land south of Hexham	Highways constraints and mature trees on site. Green

	Road, Heddon on the Wall	Belt designation is to be retained within emerging policy.
6863	Land south of Heddon on the Wall	Highways constraints, impact on the landscape. Green Belt designation is to be retained within emerging policy.
6933	Land east of Heddon-on-the-Wall	Green Belt designation is to be retained within emerging policy, and lack of appropriate highways access.

Newbrough and Fourstones

SHLAA Ref	Site Name	Summary Reason for Discounting
2032	Church Field 2	Lack of safe access. Development would affect the setting of the listed church and change the character of the area. Green Belt designation is to be retained within emerging policy.
2072	Land east of Broadway	The existence of a Neolithic enclosure renders the site unsuitable for housing. Green Belt designation is to be retained within emerging policy.
2074b	East Fourstones (Site B)	Heritage considerations on site.
2075	South of Sidgate	Scheduled ancient monument in the SW of the site, while potentially nationally significant crop marks may preclude development on the much of the remainder. Green Belt designation is to be retained within emerging policy.
2346	Land at Sidgate	Lack of local highway capacity and appropriate access, loss of the open space would be detrimental to the area.
2472	Newbrough & Fourstones (1)	Archaeological constraints on site. Green Belt designation is to be retained within emerging policy.
2473	Newbrough & Fourstones (2)	Archaeological constraints on site. Green Belt designation is to be retained within emerging policy.
2474	Newbrough & Fourstones (3)	Flood risk issues and peripheral location. Green Belt designation is to be retained within emerging policy.
2476	Newbrough & Fourstones (5)	Green Belt designation is to be retained within emerging policy.
2477	Newbrough & Fourstones (6)	Green Belt designation is to be retained within emerging policy.
2478	Newbrough & Fourstones (7)	Green Belt designation is to be retained within emerging policy.
2532	Warden	Lack of appropriate access. Development would affect the character of the village. Green Belt designation is to be retained within emerging policy.
2537	Land at Sidgate Lane	Green Belt designation is to be retained within emerging

		policy.
2575	Land to south of Kiln Cottages	Green Belt designation is to be retained within emerging policy. Currently allocated for employment uses.
2576	Land at Newbrough - site 2	Greenfield site outside of settlement in the countryside.
2609	Land adjacent to Stanegate & Sidgate Lane	Green Belt designation is to be retained within emerging policy.
6857	Land south of cricket ground, Butt Bank, Newbrough	Green Belt designation is to be retained within emerging policy.
6858	Frankham Farm, Newbrough	Greenfield in the countryside.
6865	Church Room, Warden	Greenfield in the countryside.
6898	Boatside, Warden	Greenfield in the countryside. Green Belt designation is to be retained within emerging policy.
9257	Land near Boatside Inn	Within the Green Belt.
9258	Land to the south and west of Fourstones Substation	Within the Green Belt.
9265	East Fourstones Farm	Land at farmstead at the edge of the village within the Green Belt.
9420	Land at Butt Bank, Newbrough	Peripheral greenfield site within the Green Belt.
9435	Land to the North of Town Hall, Newborough	Greenfield site in rural settlement within the Green Belt, impact and context.

Ovingham

SHLAA Ref	Site Name	Summary Reason for Discounting
2440	Land to north of Dene Garth	Lack of highway capacity and appropriate access, poorly related to the settlement. Green Belt designation is to be retained within emerging policy.
2447	Bleach Green Farm	Within designated Green Belt, which is to be retained within emerging policy. Significant flood risk and highway constraints, poorly related to the settlement. Green Belt designation is to be retained within emerging policy'.
2642	North of Cemetery	Lack of highway capacity and appropriate access, poorly related to the settlement. Green Belt designation is to be retained within emerging policy.
6753	Land at Wellbrun	Greenfield Green Belt site west of the main settlement.

9321	Ovingham North of B2642	Greenfield land within the Green Belt to northern edge of the village, outside of the settlement.
9521	Land at Horsley Road, Ovingham	Site is unsuitable for development due to location within the Green Belt. Limitations regarding access and potential impacts on setting would render development inappropriate

Wylam

SHLAA Ref	Site Name	Summary Reason for Discounting
2490	Bythorne Farm, Wylam	Greenfield site outside of a settlement in the countryside.
2508	Wylam Hills Cottage	SW corner may not be developable due to flood risk. Green Belt designation is to be retained within emerging policy.
8000	Land to the East of Wylam	The scale of the site would significantly affect the character of the village and the openness of the landscape. Unlikely that the local highways have the capacity to support development of this scale with significant road improvements required. Lack of appropriate access. Green Belt designation is to be retained within emerging policy
8052	Land North of Wylam	Within the Green Belt, suitable access cannot be achieved and significant highway constraints.
9087	Wylam - land between Ovingham Road and Railway Line	Peripheral location within the Green Belt. A wide range of constraints including access and impact on setting.

APPENDIX C: Preferred Site Proformas - South East

South East Area Sites:

- I. Land at Crofton Mill, Plessey Road, Blyth (4570)
- II. Land at Sandringham Drive / Windsor Drive, Blyth (4671)
- III. Land at Lyndon Walk, Blyth (9546)
- IV. Former Moorside First School, Woodhorn Road, Newbiggin-by-the-Sea (5059)
- V. Land north west of Spital House Farm, North Seaton Road, Newbiggin-by-the-Sea (5129)
- VI. Site adjacent to Arts Centre, Woodhorn Road, Newbiggin-by-the-Sea (9052)
- VII. Whytrig Community Middle School, Western Avenue, Seaton Delaval (9507)
- VIII. Former Brickworks, Pitt Lane, Seghill (4602)
- IX. Land north-east of Park Road (south-east of Bridge Road), Lynemouth (9550)

Blyth

Site	Land at Crofton Mill, Plessey Road		
Reference	4570	Parish	Blyth CP
Settlement	Blyth	Land Type	Mostly Greenfield
Overall Site Area (ha) in SHLAA	2.08	Developable Area (ha) for Allocation	1.31
SHLAA Site Capacity	51 dwellings	Proposed LP Allocation	45-50 dwellings



SHLAA Assessment

Suitable In Part	Suitability established by granting of planning permission.
Available In Part	NCC owned site now with scheme now completed on part of site. Remaining element may come forward in longer term
Achievable In Part	A reserved matters application for part of the site is considered to be an enabling development for the rest of the site.

6-10 Years	NCC owned site. Scheme now completed on part of site for 28 homes (10/S/00587/REM), with remaining land having potential to deliver further development in the medium to longer term. Identified yield is appropriate given the urban location and the character of both recently completed and more established development adjacent			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	51	0	0	51
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
Within 400m	More than 2km	Within 800m	800m to 2km	Within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
Within 800m	800m to 2km	Within 800m	Within 2k	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
More than 500m	More than 500m	More than 500m	More than 500m	More than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
More than 500m	More than 500m	More than 5k	Not applicable	Not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			

Site	Land at Sandringham Drive		
Reference	4671	Parish	Blyth CP
Settlement	Blyth	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	1.13	Developable Area (ha) for Allocation	1.02
SHLAA Site Capacity	30 dwellings	Proposed LP Allocation	30-35 dwellings



SHLAA Assessment	
Suitable	Greenfield site within urban area with residential development and green space to surroundings. Water network reinforcement may be required. Non designated open space, open aspect should be retained. Access may need to be upgraded but there may be opportunity through development site to north.
Available	Availability confirmed through 2018 call for sites exercise and in the LP summer 2018 consultation. The education use reservation has been removed. The site is entirely within the control/ownership of the Blagdon Estate (September 2014)
Achievable	Site allocated for residential development. Lower value market area, with steady rates of recent delivery and moderate developer interest. Average

	prices in immediate area towards the higher range for settlement, being an attractive location. Potential site specific considerations (improvements to water infrastructure).			
6-10 Years	No significant barriers to impact upon delivery. Urban infill area. Yield not increased to retain element of openness. A scheme is expected to be brought forward by owners soon.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	35	0	0	35
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
Within 400m	More than 2km	Within 800m	800m to 2km	2km to 5km
Post Office	GP Surgery	Pharmacy	Employment Land	
800m to 2km	Within 800m	Within 800m	Within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
More than 500m	More than 500m	More than 500m	More than 500m	More than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
More than 500m	More than 500m	More than 5km	Not applicable	Within Site
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	-	-	-
Heritage	No known issues			

Site	Land at Lyndon Walk		
Reference	9546	Parish	Blyth CP
Settlement	Blyth	Land Type	Mostly PDL
Overall Site Area (ha) in SHLAA	0.43	Developable Area (ha) for Allocation	0.39
SHLAA Site Capacity	10 dwellings	Proposed LP Allocation	10 dwellings

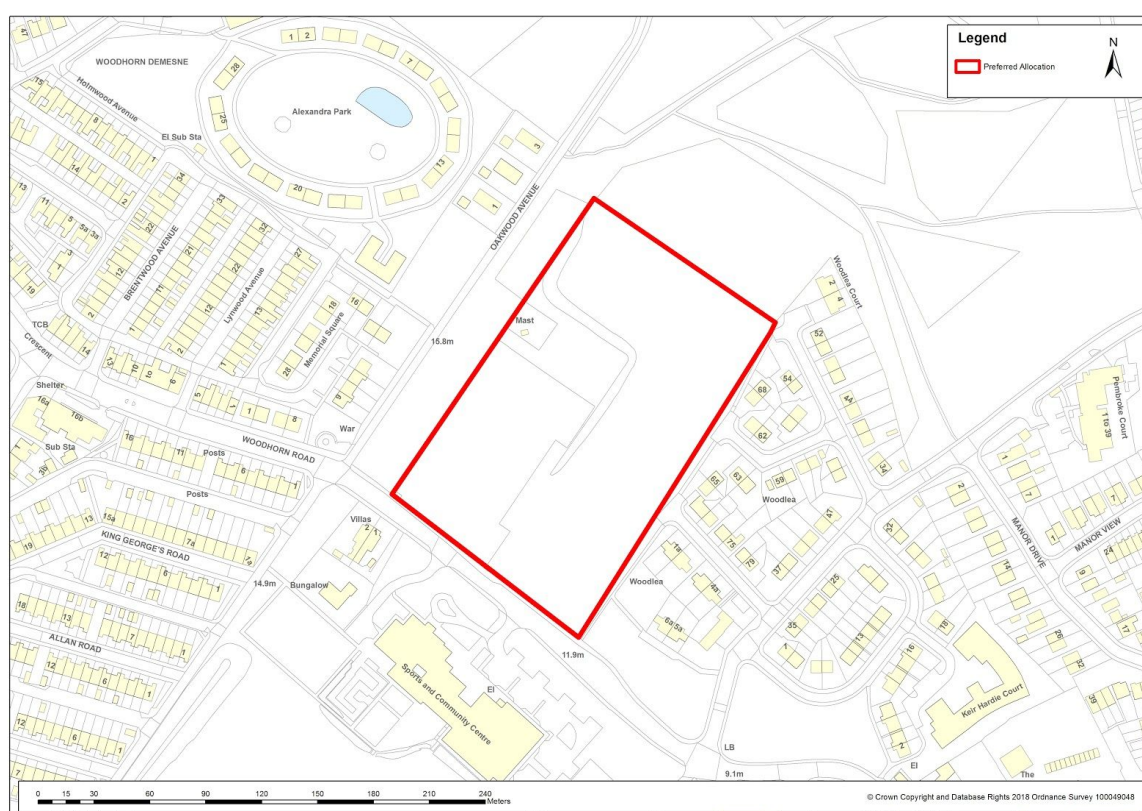


SHLAA Assessment	
Suitable	Brownfield site which is currently occupied by office units and two bungalows with the remainder of the site being taken up for car parking. Residential dwellings to north and east, with a school site to west and open space to south. Offers opportunity for redevelopment, although this will involve loss of existing housing prior to an new build - demolition and sites clearance will therefore be required. Access should be able to support development. Sustainable location being able to benefit from proximity to existing services and facilities within the town.
Available	Whilst currently occupied the site it is known that the site is being considered for a potential redevelopment scheme within the short-term and availability is therefore envisaged if progressed. Site has been identified as having potential for specialist residential accommodation

Achievable	Lower value market area, with high rates of recent delivery and moderate developer interest. Costs will be impacted by the need for demolition and clearance however these issues should not be preventative to a redevelopment scheme			
6-10 Years	Opportunity for redevelopment of a brownfield site within the urban area. Once existing buildings are cleared there should be no impediment to delivery, with known interest in taking forward a scheme			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	within 800m	within 800m	2km to 5km
Post Office	GP Surgery	Pharmacy	Employment Land	
800m to 2km	800m to 2km	800m to 2km	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	100m to 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	800m to 2km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			

Newbiggin-by-the-Sea

Site	Moorside First School		
Reference	5059	Parish	Newbiggin-by-the-Sea CP
Settlement	Newbiggin-by-the-Sea	Land Type	Mostly PDL
Overall Site Area (ha) in SHLAA	2.39	Developable Area (ha) for Allocation	1.79
SHLAA Site Capacity	66 dwellings	Proposed LP Allocation	66 dwellings



SHLAA Assessment	
Suitable	Mixed former school site within residential area of Newbiggin-by-the-Sea, now cleared. Suitable for housing. Greenfield and scrubland to north east. A public sewer crosses the site. Access and service provision unlikely to be restrictive given location. Opportunity for redevelopment of brownfield land within the town
Available	Availability confirmed through 2018 call for sites exercise. NCC-owned site, surplus to requirements with sale being progressed in Jan 2017. Advance Northumberland to develop scheme and application for development now under consideration

Achievable	Lower value market area with low rates of recent delivery and modest developer interest. Average prices in immediate area broadly in line with those for settlement. No abnormal costs likely, with former buildings demolished and site already having been cleared			
6-10 Years	No prohibitive barriers to delivery once market conditions improve. NCC owned site, currently in the process of being sold for residential development, with scheme to be progressed by Advance Northumberland. Latest yield revised to reflect planning application submitted in October 2016 and pending consideration - 16/03954/FUL for 66 homes			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	66	0	0	66
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	2km to 5km	2km to 5km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	100m to 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			

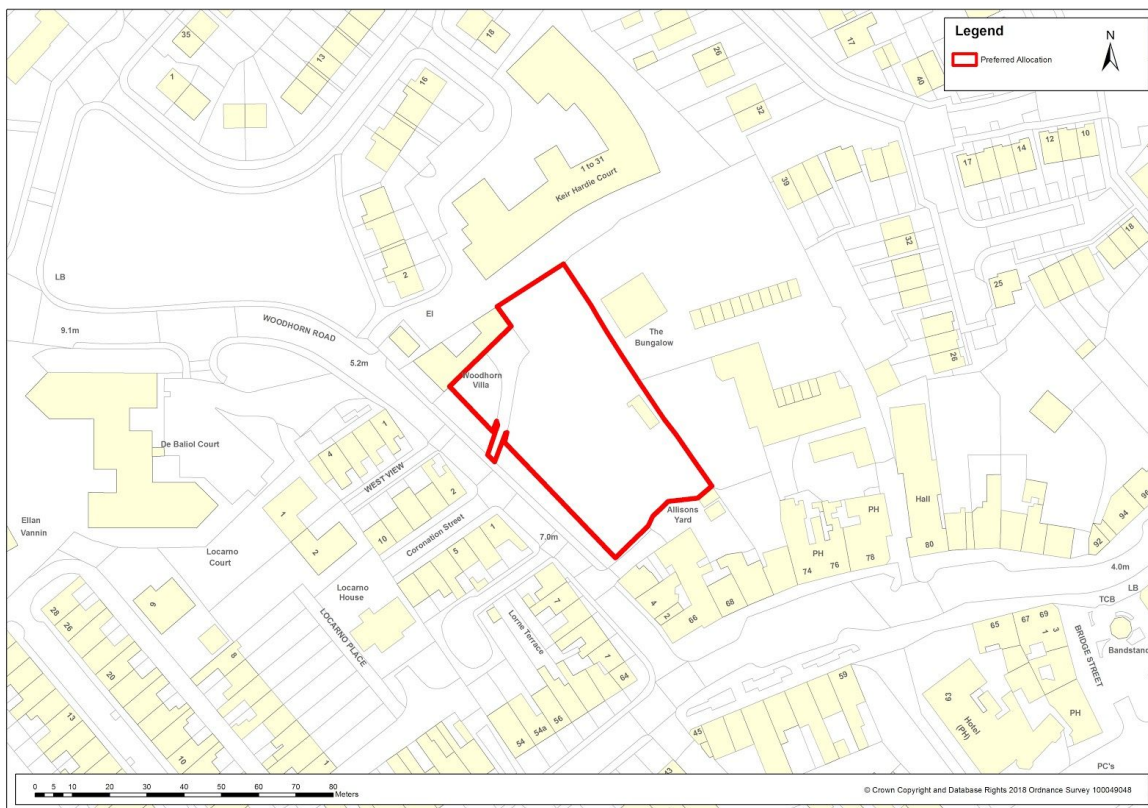
Site	Land north west of Spital House Farm		
Reference	5129	Parish	Newbiggin-by-the-Sea CP
Settlement	Newbiggin-by-the-Sea	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	1.62	Developable Area (ha) for Allocation	1.46
SHLAA Site Capacity	36 dwellings	Proposed LP Allocation	20 to 35 dwellings



SHLAA Assessment	
Suitable	Greenfield site to south west of settlement, adjacent to existing housing. No direct highway access - dependent upon delivery of SHLAA site 5115 to connect to highway. Central access point of 5115 can support additional dwellings on this site and this parcel is currently subject to an application. Sewage works to the south east. Suitable on delivery of site to south and could come forward as a later stage as part of a wider scheme
Available	No known constraints to availability. This site and 5115 are in the same ownership allowing highway access to be achieved.
Achievable	Lower value market area with low rates of recent delivery and modest developer interest. Average prices in immediate area broadly in line with those

	for settlement. Potential site specific considerations (highway and access improvements) but access solution through adjacent site (5115) means this is not prohibitive. Reliance questions standalone achievability.			
11-15 Years	Lack of highway access currently prevents development but could be developed in conjunction with SHLAA site 5115 which would connect it to the highway. No prohibitive barriers to delivery if site 5115 comes forward. Timescales for development reflect such a programme			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	36	0	36
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	800m to 2km	800m to 2km	2km to 5km
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	800m to 2km	800m to 2km	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			

Site	Site Adjacent To Arts Centre Newbiggin-By-The-Sea		
Reference	9052	Parish	Newbiggin-by-the-Sea CP
Settlement	Newbiggin-by-the-Sea	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.26	Developable Area (ha) for Allocation	0.26
SHLAA Site Capacity	13 dwellings	Proposed LP Allocation	12 to 15 dwellings



SHLAA Assessment	
Suitable	Greenfield site within the existing urban area, surrounded by established development. Located within conservation area. Relationship with adjacent employment land to east will need to be considered in formulating a suitable scheme. Access likely to be to A197 - will need further investigation although capacity unlikely to be limiting. Likely to offer a suitable location for an infill development if identified matters can be mitigated
Available	Recent application for residential scheme supports availability for redevelopment
Achievable	Lower value market area with relatively low rates of recent delivery and modest developer interest. Unlikely to be any significant constraints to achievability

	although works to enable suitable access should be taken into account			
6-10 Years	Site within existing town and there are no significant barriers to delivery. Previous application withdrawn but yield reflects a revised proposal which is expected to come forward, with delivery based on SHLAA methodology.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	15	0	0	15
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	2km to 5km	2km to 5km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	100m to 500m	100m to 500m	100m to 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	100m to 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	Within a conservation area, but no significant barriers to development			

Seaton Valley Settlements

Site	Former Whytrig Community Middle School		
Reference	9507	Parish	Seaton Valley CP
Settlement	Seaton Delaval	Land Type	PDL
Overall Site Area (ha) in SHLAA	1.28	Developable Area (ha) for Allocation	1.15
SHLAA Site Capacity	35 dwellings	Proposed LP Allocation	35 to 45 dwellings



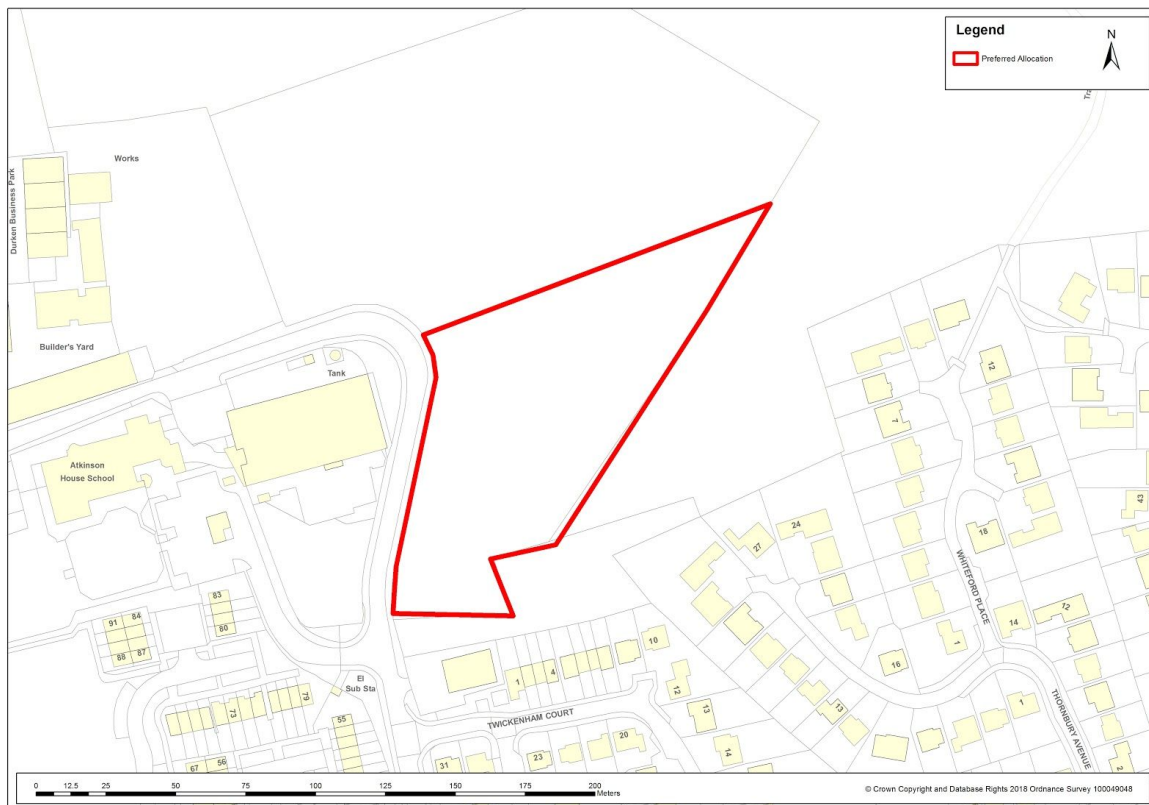
SHLAA Assessment

Suitable

Site of former middle school, now cleared, comprising footprint of former buildings and areas of hardstanding. Established residential development to the north and east. First School directly to south with playing fields and open space to the west. Provision of services and highways unlikely to be a prohibitive constraint but provision of suitable access would need to be confirmed - likely to be from Western Avenue rather than A192. Sustainable location, with good access to existing services and facilities. Offers an excellent opportunity for redevelopment of a cleared brownfield site within the urban area.

Available	Former school buildings and facilities have now been cleared and there are no obstacles apparent, with it understood that the site is available for redevelopment			
Achievable	Medium value market area, with high rates of recent delivery and strong developer interest. Cleared brownfield site and there should be no major obstacles to development			
6-10 Years	Brownfield former school site within the settlement which has been cleared. No major constraints to development are highlighted to prohibit development. Indicative yield and timescales for development reflect methodological approach			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	35	0	0	35
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	within 800m	800m to 2km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
800m to 2km	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	2km to 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			

Site	Former Brickworks, Pitt Lane		
Reference	4602	Parish	Seaton Valley CP
Settlement	Seghill	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	2.52	Developable Area (ha) for Allocation	0.78
SHLAA Site Capacity	20 dwellings	Proposed LP Allocation	20 dwellings



SHLAA Assessment	
Suitable In Part	Former brickworks site, now cleared and covered with rough grassland. Woodland surrounds to the north and east of site, residential to south. Site is within allocated employment land, however is proposed for de-allocation in emerging policy. Potential contamination from former use, remediation may be required. Good highway access to south. Water main/sewer cross site. Impact upon Seaton Burn will need consideration. Northern part of site is impacted by mineshafts and would not be suitable but the southern part of site offers scope for a scheme of a reduced scale
Available In Part	Local authority owned site surplus to requirements and identified as having potential to deliver affordable housing. Part of site may be required as mitigation land for adjacent school site, providing a car park. Currently subject to application for available element of site

Achievable In Part	Site proposed de-allocation from employment use. Medium value market area, with high rates of recent delivery and strong developer interest. Average prices in immediate area towards the slightly higher range for settlement, being an attractive location. Potential site specific considerations (site remediation, potential diversion/easement of existing water main/sewer, environmental mitigation - Seaton Burn). Employment land allocation could affect marketability (although de-allocation proposed). Potential abnormal costs arise from remediation but not considered prohibitive to a scheme of reduced scale and yield			
6-10 Years	No prohibitive barriers to delivery though contamination from former uses may be a factor. NCC owned site, identified as having potential to deliver affordable housing scheme, with slightly reduced yield probably fitting to recognise a smaller developable area, the setting and constraints			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	20	0	0	20
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	within 800m	800m to 2km	800m to 2km
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	2km to 5km	not applicable	within site
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	Former brickworks, mineshafts on northern part of site have informed reduced developable area.			

Lynemouth

Site	Land north-east of Park Road		
Reference	9550	Parish	Lynemouth
Settlement	Lynemouth	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	4.48	Developable Area (ha) for Allocation	3.36
SHLAA Site Capacity	101 dwellings	Proposed LP Allocation	70-100 dwellings



SHLAA Assessment

Suitable

Greenfield site to the south eastern edge of Lynemouth. Former colliery land and utilised for agriculture. Outside of the settlement boundary. Residential development lies to west with a mix of open land and reclaimed land to the east. A caravan storage yard sits immediately adjacent to the south-east. Parts of site subject to vegetation coverage. Land previously part of wider Lynemouth Colliery site. Contamination is likely across the wider area and would have to be further investigated and appropriately mitigated. Highway infrastructure would be likely to need investment, including providing suitable access from Park Road.

Available	Part of wider site 9441 identified through the 2018 call for sites process but with preference for retail, leisure and/or community uses.			
Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. A range of site specific issues are identified which will impact upon development costs. This includes need for mitigation of any contamination, as well as providing necessary infrastructure to support a development.			
6-10 Years	Parcel of greenfield land to the edge of the settlement. Subject to overcoming locational characteristics and constraints, residential development may be appropriate.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	35	66	0	101
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
Within 400m	More than 2km	800m to 2km	2km to 5km	2km to 5km
Post Office	GP Surgery	Pharmacy	Employment Land	
Within 800m	Within 800m	Within 800m	More than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
More than 500m	100m to 500m	100m to 500m	More than 500m	More than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
More than 500m	More than 500m	800m to 2km	Not applicable	Not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			

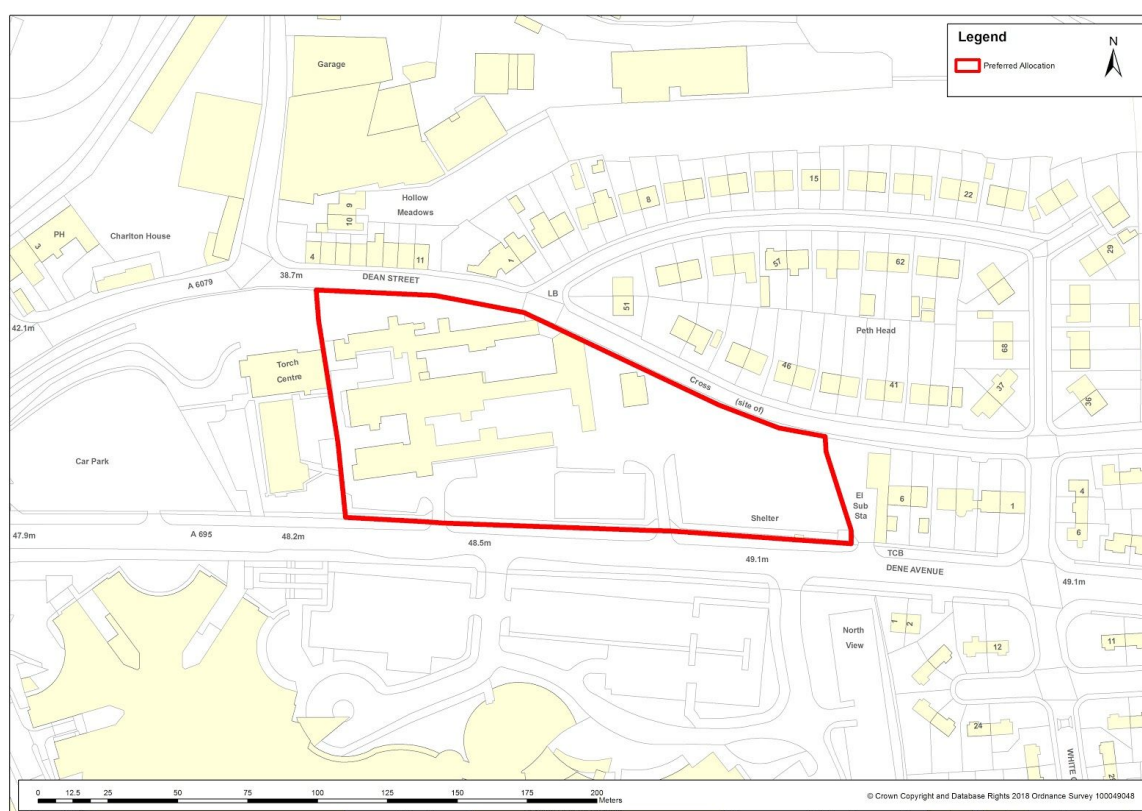
APPENDIX D: Preferred Site Proformas - Central

Central Area Sites:

- I. Former Workhouse and Hospital land at Dean Street, Hexham (2345)
- II. Burn Lane Bus Depot and land at Chareway, Tyne Green Road, Hexham (2040/9136/2628)
- III. Telephone Exchange, Gaprigg, Hexham (2615/2616)
- IV. Former Police Houses, Fairfield, Hexham (9551)
- V. Prospect House, Hallgate, Hexham (2739)
- VI. Land west of Station Road, Hexham (9104)
- VII. Graves Yard behind Army Reserve Centre, Temperley Place, Hexham (9138)
- VIII. Priestpottle County Buildings, Maiden's Walk, Hexham (9137)
- IX. Land west of West Road Cemetery, West Road, Prudhoe (2546)

Hexham

Site	Former Workhouse and Hospital land, Dean Street		
Reference	2345	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	1.15	Developable Area (ha) for Allocation	1.04
SHLAA Site Capacity	81 dwellings	Proposed LP Allocation	80 to 85 dwellings



SHLAA Assessment	
Suitable	Hospital site close to town centre, with numerous stone buildings and car parking. Located in conservation area. Existing buildings have conversion potential, also new build possible. Good direct highway access to south. Water main crosses site. Archaeological site - base of eastern sanctuary cross of Hexham Priory.
Available	Availability of site and proposed allocation through the Local Plan process has been supported by landowner as part of submission in the LP summer 2018 consultation process. Part of the site is occupied by uses related to the hospital but in the longer term it is likely to become available. Other buildings are vacant.

Achievable	Site allocated for residential development. High value market area with a latent demand for housing delivery and very strong developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive town centre location within a conservation area. Potential site specific considerations (conversion of existing buildings if this is progressed, archaeology, and diversion/easement of existing water main). Landowner indicates that a potential yield greater than that identified through the Local Plan process could be fitting for the site - potential for further development in the medium to long-term beyond the 30-40 currently identified for allocation recognising urban location and particularly if a flat/apartment scheme is proposed			
6-10 Years	Site identified for residential development within both the draft Local Plan and neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome and a residential scheme can be delivered, although it is likely to offer opportunity in the medium to longer term. Landowner is looking to bring forward the site for residential development with identified yield of 30-40 units considered to represent a minimum. Further capacity considered to be possible in the longer-term with the site likely to be appropriate for an apartment scheme, offering a chance for increased density of development			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	81	0	0	81
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	within 800m	within 800m	800m to 2km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-

Heritage	Within a conservation area. Archaeological site - base of eastern sanctuary cross of Hexham Priory. Potential for conversion of existing buildings.

Site	Burn Lane Bus Depot (East)		
Reference	2040	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.40	Developable Area (ha) for Allocation	0.36
SHLAA Site Capacity	12 dwellings	Proposed LP Allocation	10 to 15 dwellings



SHLAA Assessment	
Suitable	<p>Bus depot site within a mixed use area of Hexham, consisting of large shed, outbuildings and car park. Cockshaw Burn adjacent to site to east - located in flood zone 3 at high risk of flooding. Site clearance required, potential contamination from fuel storage. Grade II listed house of correction in south east corner of site - will need retention and its setting protecting.</p> <p>Redevelopment could potentially be progressed a part of a group of adjacent sites (2040, 3628 and 9136). A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development.</p>
Available	<p>The site is currently occupied by a bus depot, though it has been indicated that the site can be made available for be available for redevelopment in the medium to longer term. Submitted through the 2018 call for sites process for</p>

	housing . Bus depot would need to be relocated prior to redevelopment			
Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Average prices in immediate area towards slightly lower range for settlement. Site specific considerations (demolition, site clearance and remediation, flood risk mitigation, net developable area/yield reduced due to listed building). Potential abnormal costs through site clearance and remediation of contamination, along with implementing measures to mitigate flood risk (zone 3) could impact viability. Close proximity of adjacent employment/industrial sites may impact upon marketability. Despite site-specific constraints if the issues can be overcome it is likely to offer an achievable location. Existing bus depot would require relocation			
11-15 Years	Site identified for residential development within the draft neighbourhood plan, offering a chance for the development of brownfield land within the town. Constraints are identified but it is considered that these can be overcome and, although not immediately deliverable, would offer an opportunity in the medium to longer term following relocation of the bus depot			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	12	0	12
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
400m to 800m	800m to 2km	within 800m	800m to 2km	800m to 2km
Post Office	GP Surgery	Pharmacy	Employment Land	
800m to 2km	800m to 2km	within 800m	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	2.8%	42.1%	-
Heritage	Grade II listed house of correction in south east corner of site - will need retention and its setting protecting.			



Site	Site on Chareway Lane (Central)		
Reference	9136	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.31	Developable Area (ha) for Allocation	0.28
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	8 dwellings



SHLAA Assessment	
Suitable	Brownfield land within a mixed use area of Hexham, consisting of warehouse, other associated buildings and hardstanding. Provision of services unlikely to present an obstacle to development although safe highway access would require further investigation. Site clearance would be required, potential contamination may need remediation. Redevelopment could potentially be progressed a part of a group of adjacent sites (2040, 3628 and 9136). A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development.
Available	Operational businesses occupy site, with no indication of relocation at the current time, and therefore it is not available for redevelopment in the

	immediate term. However, potential for longer-term redevelopment in combination with adjacent sites 2040 and 2628.			
Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Need to relocate existing business, along with subsequent demolition and potential remediation site could impact on costs.			
11-15 Years	Site identified for residential development within the draft neighbourhood plan, offering a chance for the development of brownfield land within the town. However there is no indication of availability at the present time. See also adjacent land (2628)			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	8	0	8
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
400m to 800m	800m to 2km	within 800m	800m to 2km	800m to 2km
Post Office	GP Surgery	Pharmacy	Employment Land	
800m to 2km	800m to 2km	within 800m	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	-	-	-
Heritage	No known issues			

Site	Land at Chareway (North)		
Reference	2628	Parish	Hexham CP
Settlement	Hexham	Land Type	Mostly Greenfield
Overall Site Area (ha) in SHLAA	1.10	Developable Area (ha) for Allocation	0.59
SHLAA Site Capacity	30 dwellings	Proposed LP Allocation	30 dwellings



SHLAA Assessment	
Suitable In Part	Largely greenfield, sloping caravan site to the NW of Hexham. Part of site located in flood zones 2/3. Sewer crosses site. Site accessible via narrow Chareway Lane through the middle of the site. The lane and junction as is cannot support housing development. 2018 CfS submission response suggests there are a number of opportunities for safe vehicular access. Redevelopment could potentially be progressed as part of a group of adjacent sites (2040, 3628 and 9136).
Available	Availability confirmed through 2018 call for sites exercise.
Achievable	Significant constraints regarding highways and topography would need to be overcome.

11-15 Years	Site identified for residential development within the neighbourhood plan, offering a chance for the development of brownfield land within the town.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	30	0	30
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
400m to 800m	800m to 2km	within 800m	800m to 2km	800m to 2km
Post Office	GP Surgery	Pharmacy	Employment Land	
800m to 2km	800m to 2km	800m to 2km	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	34.2%	10.9%	-
Heritage	No known issues			

Site	Telephone Exchange, Gaprigg (East)		
Reference	2615	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.21	Developable Area (ha) for Allocation	0.21
SHLAA Site Capacity	9 dwellings	Proposed LP Allocation	8 to 10 dwellings



SHLAA Assessment	
Suitable	Car park and outbuildings relating to adjacent telephone exchange (SHLAA site 2616). Surrounded by established residential development. Narrow frontage to site makes access difficult - better if combined with adjacent site and it is considered that they could come forward as a wider development. Grade II listed walls of footpath, conservation area to north, and two tree preservation orders close to site. Redevelopment of a brownfield sites within the town
Not Available	Site relates to occupied telephone exchange on adjacent site. Not currently available but it has been suggested that this could change over the plan period and it would be available in the longer-term

Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location just outside a conservation area. Potential site specific considerations (Site clearance, highway access (something that could affect standalone achievability), impacts upon grade II listed features). Potential abnormal costs include site clearance.			
11-15 Years	Site identified for residential development within the neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome although it is likely to offer opportunity in the medium to longer term. Likely to be delivered as part of wider scheme (sites 2615 and 2616). Timescales reflect current availability			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	9	0	9
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	within 800m	within 800m	800m to 2km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	-	-	-
Heritage	Grade II listed walls of footpath, conservation area to north, and two tree preservation orders close to site.			

Site	Telephone Exchange, Gaprigg (West)		
Reference	2616	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.30	Developable Area (ha) for Allocation	0.30
SHLAA Site Capacity	12 dwellings	Proposed LP Allocation	10 to 15 dwellings



SHLAA Assessment	
Suitable	Telephone exchange site, containing a substantial office building, located close to town centre and conservation area. Development could encompass adjacent land (2615) as part of wider scheme. Site clearance required. Sewer crosses site. Direct highway access available - could also provide access for adjacent SHLAA site 2615. Tree preservation orders close to site. Opportunity for brownfield redevelopment within the existing urban area
Not Available	Operating telephone exchange occupies the site. Not currently available but it has been suggested that this could change over the plan period and it would be available in the longer-term
Achievable	High value market area with a latent demand for housing delivery and very

	strong developer interest. Average prices in immediate area broadly in line with settlement. Site specific considerations (demolition and site clearance, diversion/easement of sewer, highway and access improvements, environmental mitigation). Potential abnormal costs from demolition, given scale of existing buildings, could impact viability.			
11-15 Years	Site identified for residential development within the neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome although it is likely to offer opportunity in the medium to longer term. Likely to be delivered as part of wider scheme (sites 2615 and 2616). Timescales reflect current availability			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	12	0	12
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	within 800m	within 800m	800m to 2km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	-	-	-
Heritage	Close to conservation area.			

Site	Former Police Houses Fairfield Tynedale Terrace		
Reference	9551	Parish	Hexham
Settlement	Hexham	Land Type	Mostly PDL
Overall Site Area (ha) in SHLAA	1.07	Developable Area (ha) for Allocation	0.96
SHLAA Site Capacity	29 dwellings	Proposed LP Allocation	8-13 dwellings



SHLAA Assessment	
Suitable	Cul-de-sac of existing police houses (14 semi-detached dwellings with large gardens) with parking hardstanding and incidental open spaces to the rear of Hexham police station, considered suitable for potential higher density redevelopment close to the town centre.
Available	Site identified in the emerging neighbourhood plan as being an opportunity for redevelopment to provide additional housing close to the centre of Hexham. Currently 'under offer'.
Achievable	High price level area, attractive location. Site clearance costs may be only constraint.
6-10 Years	Existing low density former police houses site currently 'under offer' for

	potential more intensive redevelopment. No constraints to delivery once site cleared.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	15	0	0	15
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	800m to 2km	within 800m	within 800m	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	800m to 2km	within 800m	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	800m to 2km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	-	-	-
Heritage	No known issues			

Site	Prospect House (Council Offices)		
Reference	2739	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.18	Developable Area (ha) for Allocation	0.18
SHLAA Site Capacity	10 dwellings	Proposed LP Allocation	10 to 18 dwellings



SHLAA Assessment	
Suitable	Site occupied by attractive office buildings and a car park. Located in town centre, and within the conservation area. Listed heritage assets on site and a SAM lies immediately to the south. Buildings may be suitable for conversion. Highway access is via narrow road off Hallgate - limits scale of residential development that is likely to be appropriate.
Available	Local authority owned site surplus to requirements. Available for housing and now subject to an application
Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive town centre location within a conservation area. Potential site specific considerations (site clearance or

	conversion, access may limit scale of development). Potential abnormal costs may arise from heritage issues and need for conversion but unlikely to be prohibitive			
6-10 Years	The existing buildings could be converted to residential use, with the retention of car parking space to the rear, as long as highway access is considered acceptable. No significant barriers to delivery. Attractive town centre location			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	10	0	0	10
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	within 800m	within 800m	800m to 2km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	-	-	-
Heritage	Listed heritage assets on site and a SAM lies immediately to the south.			

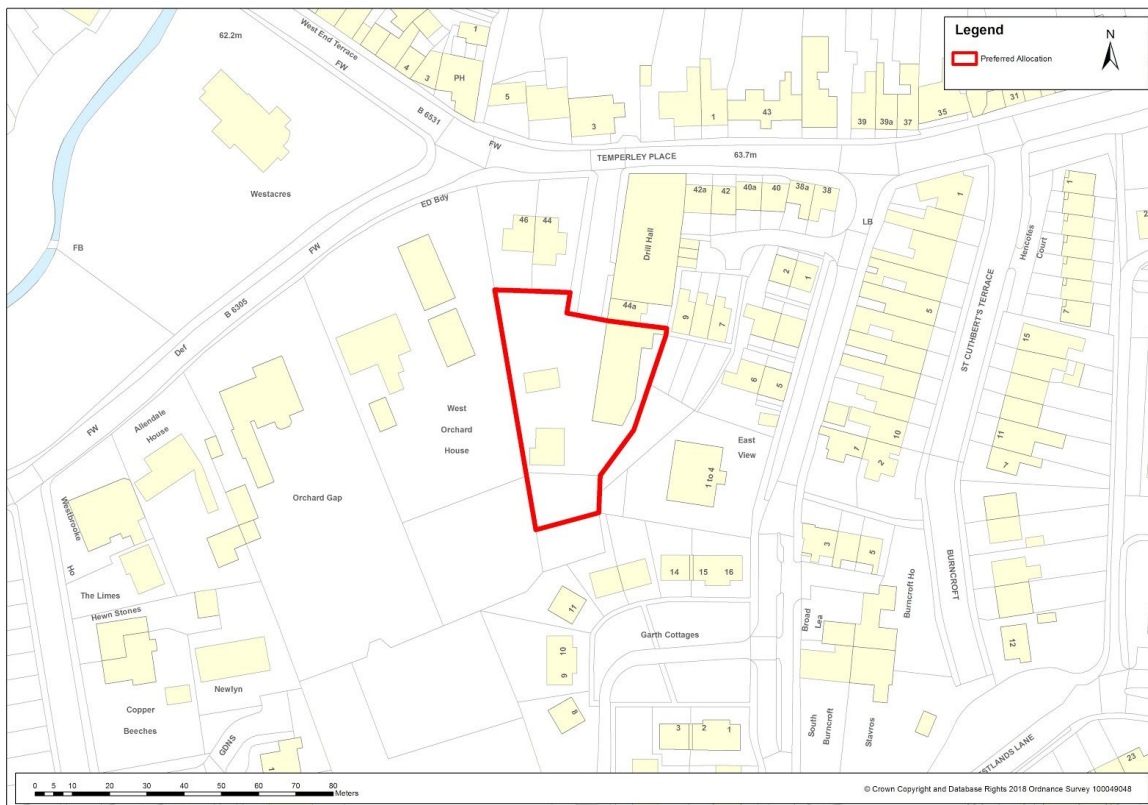
Site	Land West of Station Road		
Reference	9104	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.42	Developable Area (ha) for Allocation	0.38
SHLAA Site Capacity	11 dwellings	Proposed LP Allocation	10 to 15 dwellings



SHLAA Assessment	
Suitable	Brownfield site on edge of town centre, currently occupied by existing businesses with a number of buildings in situ. Provision of services unlikely to present an obstacle to development although safe highway access to Priestpopple and/or Station Road would require further consideration. Located within conservation area. Demolition and site clearance would be required prior to redevelopment. If identified constraints can be mitigated then likely to offer a suitable location for housing development within the urban area
Not Available	Operational business occupies site and therefore site is not immediately available for redevelopment. However it is known that alternative options are currently being explored for the use of the site
Achievable	High value market area with a latent demand for housing delivery and very

	strong developer interest. Site specific issues relating to access and the demolition of existing buildings and site clearance could impact on costs but are unlikely to be prohibitive given the attractive location. Timescales reflect need for relocation of existing use			
6-10 Years	Brownfield land within the settlement which is not immediately available. Despite this it is considered that there may be scope in the future for redevelopment, although this is likely to be in the longer term. Yield based on methodological approach at a slightly uplifted capacity given the edge of town centre location			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	11	0	0	11
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	within 800m	within 800m	800m to 2km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	Located within conservation area.			

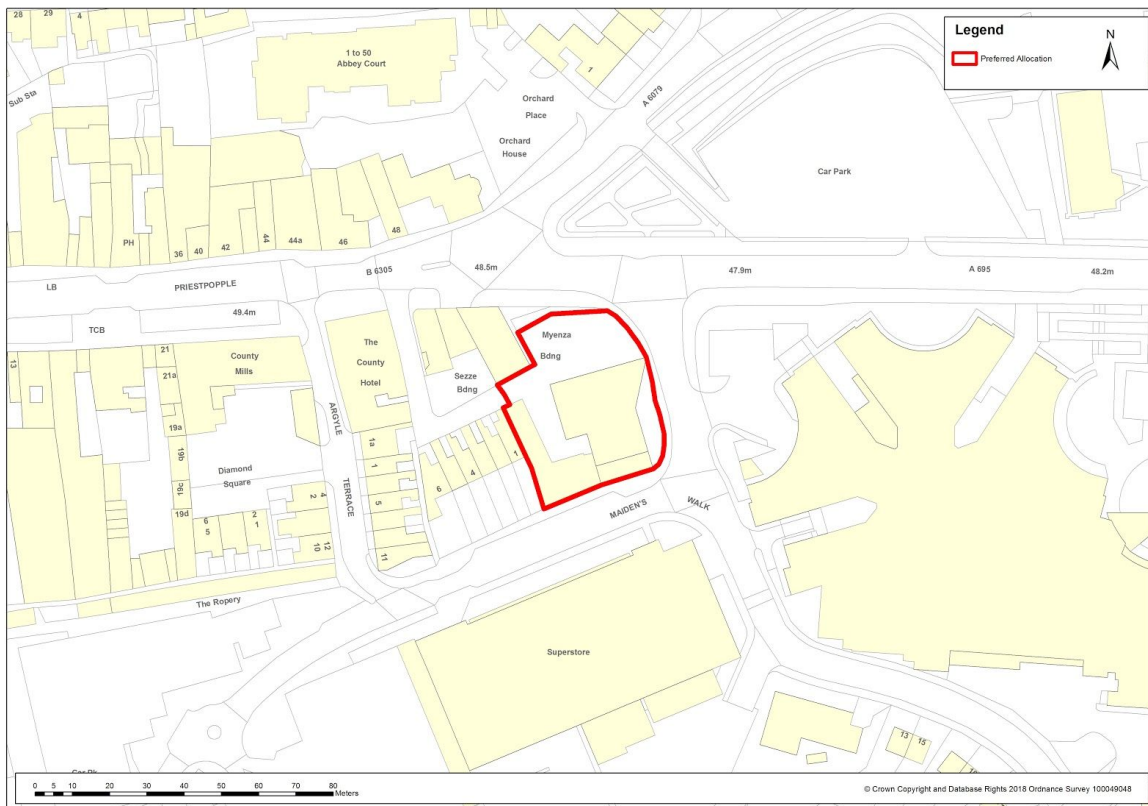
Site	Graves Yard behind Army Reserve Centre		
Reference	9138	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.18	Developable Area (ha) for Allocation	0.18
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	5 to 8 dwellings



SHLAA Assessment	
Suitable	Brownfield site on edge of town centre, occupied by a range of buildings and storage facilities relating to operational businesses. Located within a conservation area. Provision of services unlikely to present an obstacle to development. Highway access will need further consideration. Clearance of site would be required with remediation also potentially needed. Offers a suitable location but a number of factors and constraints would have to be addressed
Not Available	Operational businesses occupy site and it is not immediately available for redevelopment. However highlighted through 2018 call for site process so could be progressed in the medium to longer term
Achievable	High value market area with a latent demand for housing delivery and very

	strong developer interest. Site specific matters relating to redevelopment may have a bearing on costs through the requirement for site clearance and potential remediation of site to deal with issues arising from current uses			
6-10 Years	Site identified for residential development within the draft neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome although it is likely to offer opportunity in the medium to longer term. Timescale reflects the identified issues			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	800m to 2km	within 800m	within 800m	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	800m to 2km	within 800m	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	-	-	-
Heritage	Located within a conservation area.			

Site	Priestpopple County Buildings		
Reference	9137	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.16	Developable Area (ha) for Allocation	0.16
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	5 to 8 dwellings

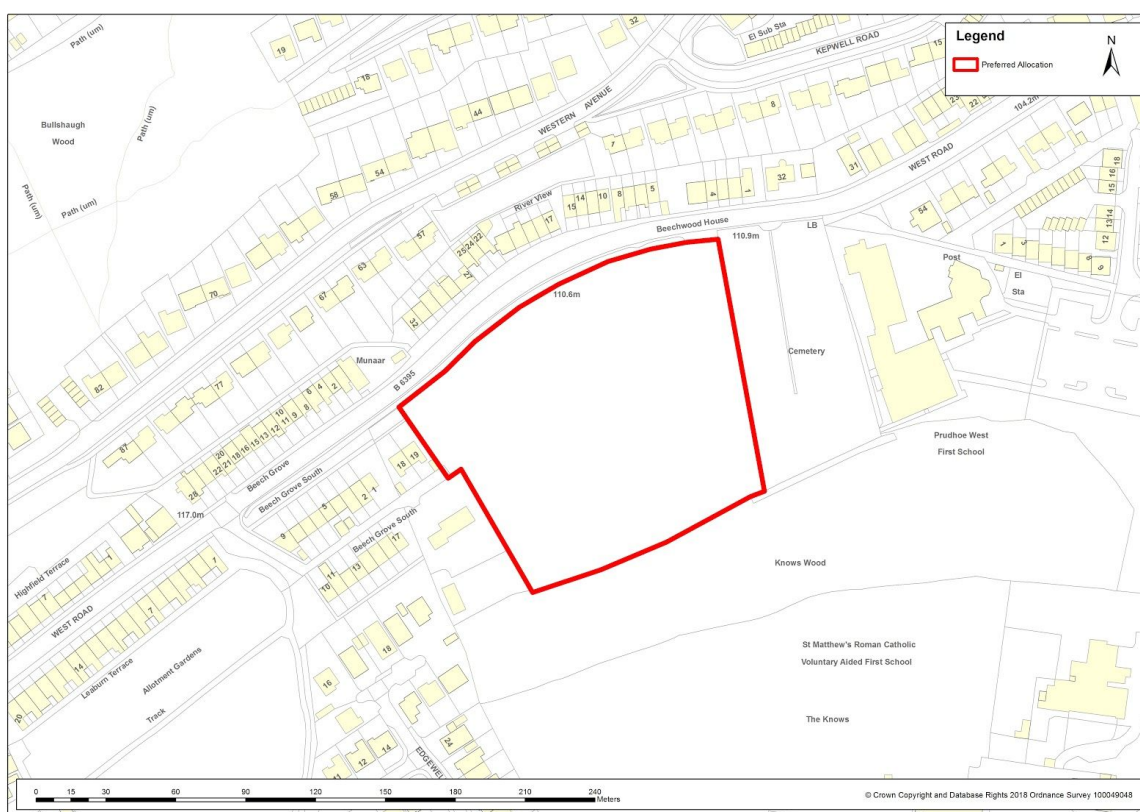


SHLAA Assessment	
Suitable	Brownfield site on edge of town centre and occupied by a range of established buildings and operational businesses. Located within a conservation area. Provision of services unlikely to present an obstacle to development although safe highway access would be a primary concern given location and would require further investigation. Offers a suitable location but a number of factors and constraints would have to be overcome in developing a scheme
Not Available	Operational businesses occupy site and therefore it is not immediately available for redevelopment. However highlighted through 2018 call for site process so could be progressed in the medium to longer term

Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Requirement to relocate existing business, along with subsequent demolition, could impact on costs but would not be prohibitive			
6-10 Years	Site identified for residential development within the draft neighbourhood plan, offering a chance for the development of a brownfield site within the urban area. Constraints are identified but it is considered that these can be overcome although it is likely to offer opportunity in the medium to longer term. Timescales reflect availability and identified constraints			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	within 800m	within 800m	800m to 2km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	Located within a conservation area.			

Prudhoe

Site	Land adjacent West Road Cemetery, Prudhoe		
Reference	2546	Parish	Prudhoe CP
Settlement	Prudhoe	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	1.48	Developable Area (ha) for Allocation	1.33
SHLAA Site Capacity	30 dwellings	Proposed LP Allocation	20 to 30 dwellings



SHLAA Assessment

Suitable In Part	Greenfield site within existing urban area, with existing residential development to west. Significant vegetation coverage to southern boundary. The site is elevated above West Road making it difficult to achieve appropriate sight lines at an access point. Provision of a suitable access will significantly reduce the developable area of the site. Designated open space. Restricted water capacity. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area - suitable in part.
Available	Submitted through the 2018 call for sites process for housing and also

	identified for allocation within the draft Local Plan in summer 2018. Local authority owned site that has been previously under consideration for affordable housing scheme.			
Achievable In Part	Medium value market area, with strong rate of recent delivery and high levels of developer interest. Average prices in immediate area broadly in line with those for settlement. Site specific considerations (highway and access improvements, net developable area/yield reduced if element of open space retained and also due to highway constraints, restricted water capacity). Potential abnormal costs through design/engineering measures, if areas of sloping topography are developed, could impact viability - although unlikely to be prohibitive as long as development of a reduced scale/area is progressed. Despite site-specific constraints, if the issues can be overcome it is likely to offer an achievable location for a residential scheme of a reduced yield and area			
6-10 Years	Topography and the ability to achieve an appropriate access are the main constraints to delivery. Yield reflects these constraints and a reduced developable area. NCC owned site, which has been considered for an affordable housing scheme in longer term.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	30	0	0	30
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	within 800m	within 800m	within 800m	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	-	-	-
Heritage	No known issues			



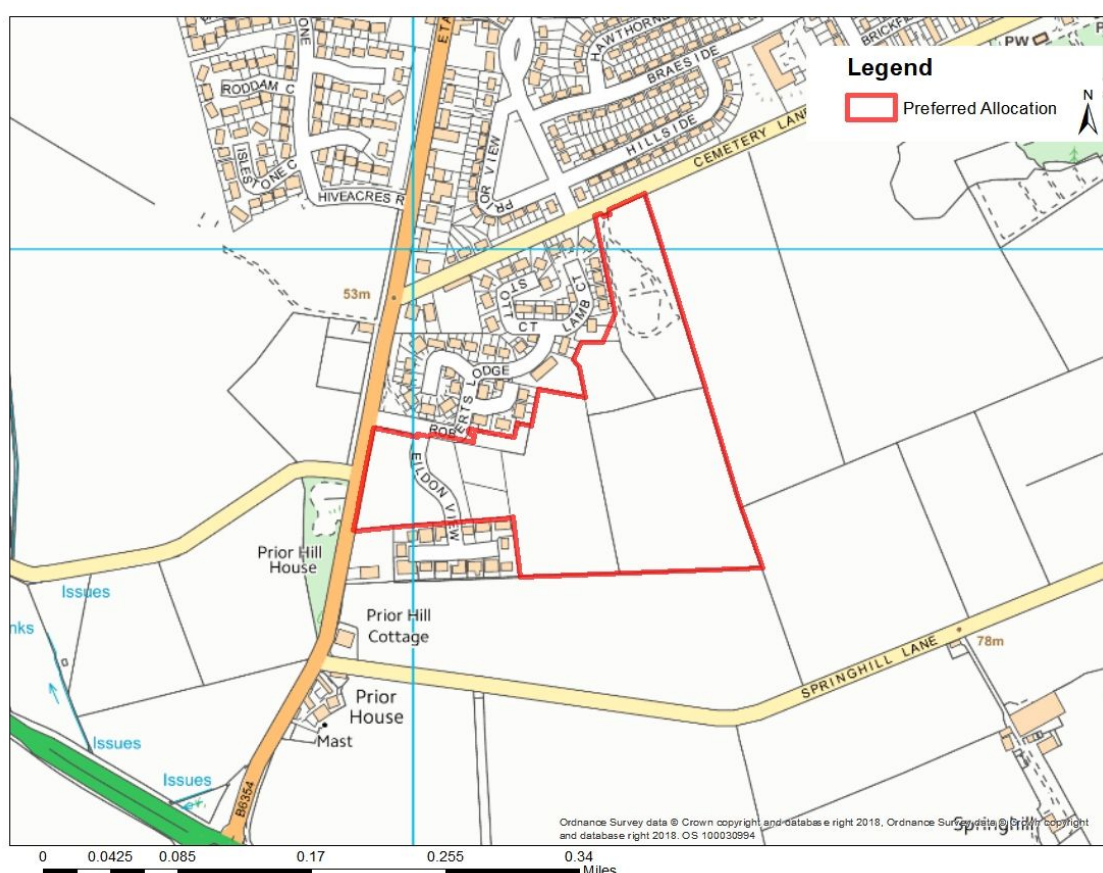
APPENDIX E: Preferred Site Proformas - North

North Area Sites:

- I. Land east of Etal Road, Fildon View and south of Cemetery Lane, Tweedmouth (Robert's Lodge (1055/6769)
- II. Former Coal Yard east of Northumberland Road and west of Billendean Road, Tweedmouth (1116)
- III. Berwick Seaview Caravan and Motorhome Site, Billendean Road, Tweedmouth (8068)
- IV. Land adjacent to former Kwik Save, Walkergate, Berwick-upon-Tweed (9552)
- V. Land east of Broad Road, North Sunderland / Seahouses (6751)
- VI. The Glebe Field, north of West Street, Norham (1074)

Berwick-upon-Tweed

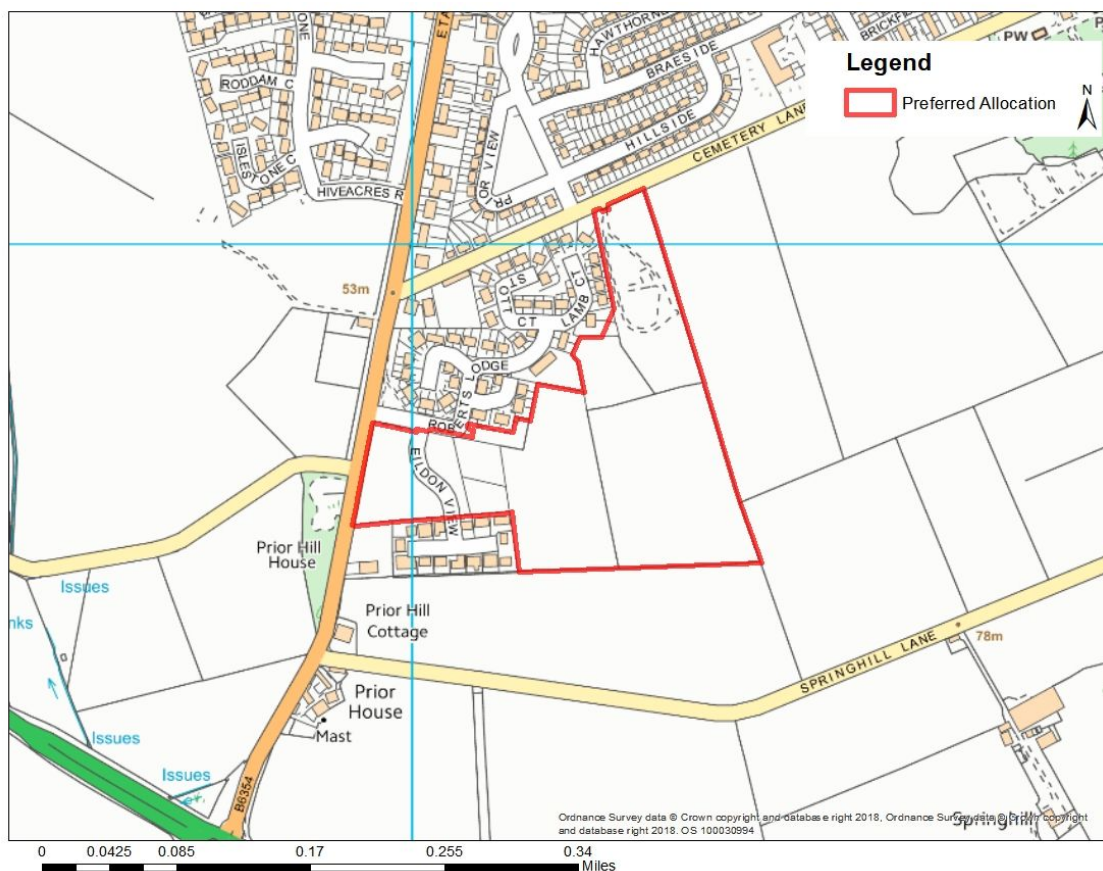
Site	Land east of Etal Road, Tweedmouth (Robert's Lodge)		
Reference	1055	Parish	Berwick CP
Settlement	Tweedmouth	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	3.32	Developable Area (ha) for Allocation	2.49
SHLAA Site Capacity	50 dwellings	Proposed LP Allocation	50 to 60 dwellings



SHLAA Assessment	
Suitable	Visual, elevated greenfield site with significant topography changes. South west corner of site is open space. Adoptable standards required for roads. Potential for link with Cemetery Lane in conjunction with SHLAA 6769 in same ownership. Restricted water capacity.
Available	NCC owned site. Part of site is subject to a grazing licence. Available for development

Achievable	High-market price levels. Development costs may be significant due to topography. Lower yield and density of development considered appropriate.			
6-10 Years	No prohibitive barriers to delivery of the site in conjunction with adjacent site 6769 in the same ownership. Lower yield reflects topography and need to retain open space, reducing the developable area. Site previously allocated for housing. Recent interest shown in developing the site and has been considered for provision of affordable housing scheme.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	50	0	0	50
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	within 800m	800m to 2km	2km to 5km
Post Office	GP Surgery	Pharmacy	Employment Land	
800m to 2km	800m to 2km	800m to 2km	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			

Site	Land east of Eildon View, Tweedmouth		
Reference	6769	Parish	Berwick CP
Settlement	Berwick-upon-Tweed	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	3.62	Developable Area (ha) for Allocation	2.72
SHLAA Site Capacity	100 dwellings	Proposed LP Allocation	50 to 100 dwellings

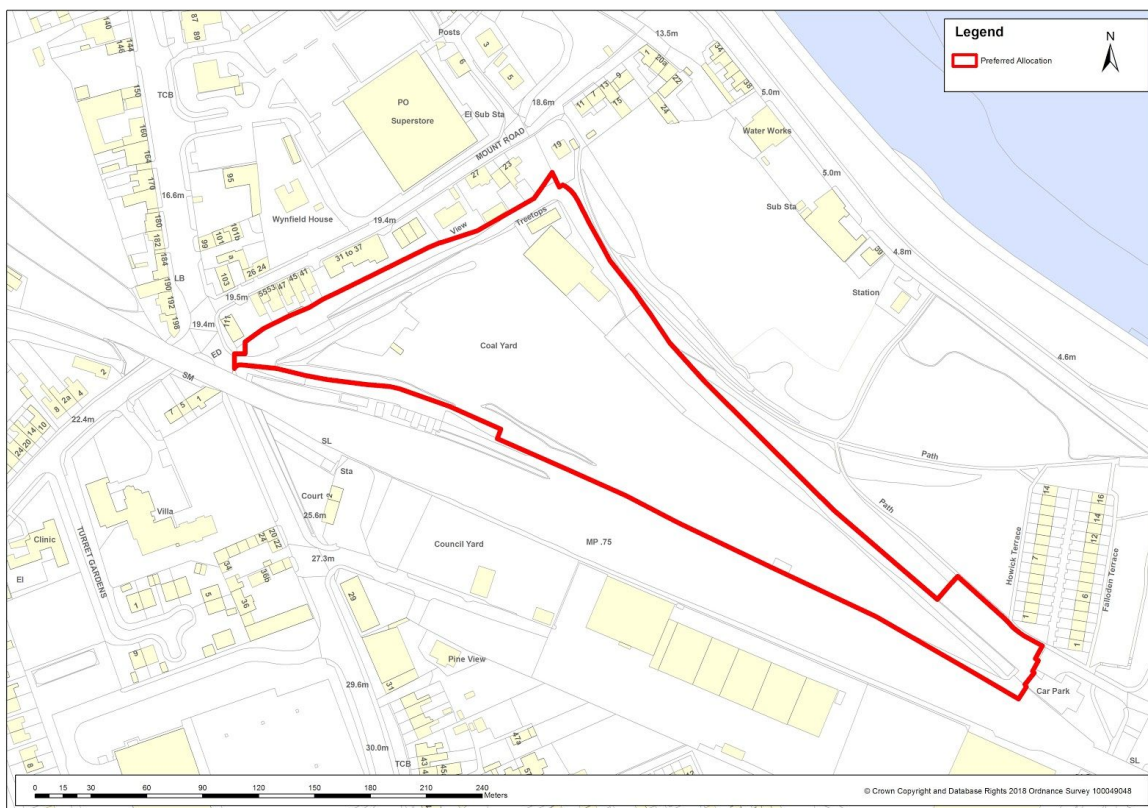


SHLAA Assessment

Suitable In Part	Greenfield site to south of Tweedmouth. Residential development to north and south west with agricultural land to east and south. Potential for delivery alongside adjacent land (site 1055) with access to Etal Road in conjunction with this site. Very steep highways access and site of varying elevations. Development would have significant impact on views from NW and would be in horizon on southern edge. Suitable but likely to be focused on a reduced developable area and with a lower yield, in support of site 1055
Available	NCC owned, proposed for affordable housing. Latest information suggests that the proposal is on hold awaiting finance.

Achievable In Part	High value market area, with steady rates of recent delivery and fairly strong developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location. Potential site specific considerations (highway and access improvements and topography related issues). Site is reliant on adjacent site (1055) for delivery due to access constraints and likely to be achievable for a small scheme in support of this adjacent site			
11-15 Years	NCC owned site. If developed in conjunction with site 1055, part of site would be developable. Site allocated for housing – recent interest shown in developing the site with 1055. Reduced yield recognises constraints and dependence on adjacent land, with timescales reflecting this wider approach			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	100	0	100
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	within 800m	800m to 2km	2km to 5km
Post Office	GP Surgery	Pharmacy	Employment Land	
800m to 2km	800m to 2km	800m to 2km	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			

Site	Former Coal Yard, Land east of Northumberland Road, Tweedmouth		
Reference	1116	Parish	Berwick CP
Settlement	Tweedmouth	Land Type	PDL
Overall Site Area (ha) in SHLAA	3.00	Developable Area (ha) for Allocation	2.26
SHLAA Site Capacity	71 dwellings	Proposed LP Allocation	60 to 80 dwellings



SHLAA Assessment	
Suitable	Brownfield site adjacent to the east coast main line, site of former Tweedmouth goods yard. Site clearance required, potential contamination from current and previous industrial use. Noise from railway will require mitigation. Existing access from north west corner inadequate. Access from Billendean Road to south but would be appropriate but will require land acquisition from the Council.
Available	No known constraints associated with the site although land acquisition will be required to secure suitable access to the south east corner
Achievable	Previous planning permission approved for residential development but has now lapsed. High value market area, with steady rates of recent delivery.

	Average prices in immediate area are towards lower range for settlement. Potential site specific considerations (site clearance, remediation, buffer area/noise mitigation required from ECML, highways improvements - access could require land acquisition). Adjacent industrial area may impact upon marketability but would not be prohibitive			
6-10 Years	Previous outline permission lapsed prior to implementation, with a subsequent reserved matters application withdrawn. Constraints are identified, notably need for clearance and remediation and to provide suitable access, but providing these can be addressed then the site offers an excellent opportunity for redevelopment of a large brownfield site within Tweedmouth. Delivery based on methodology assumptions			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	71	0	0	71
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	800m to 2km	within 800m	within 800m	800m to 2km
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
100m to 500m	100m to 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			

Site	Berwick Seaview Caravan Site		
Reference	8068	Parish	Berwick CP
Settlement	Spittal	Land Type	PDL
Overall Site Area (ha) in SHLAA	2.65	Developable Area (ha) for Allocation	2.00
SHLAA Site Capacity	30 dwellings	Proposed LP Allocation	30 to 40 dwellings



SHLAA Assessment

Suitable In Part

Brownfield site currently used as a caravan site. Existing residential development neighbours the northern and western boundaries of the site. ECML borders south of the site - may require mitigation. Improvements required to the existing highways network to accommodate residential development. Vehicular access possible with mitigation measures to improve the current access road. Widening of access road required to accommodate circa 50 units. Site within close proximity to SAC, SPA/Ramsar sites and SSSIs and impact upon these would require HRA. Water main crosses site requiring diversion or suitable easement. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area at a reduced yield - suitable in part.

Available	Landowner has confirmed that the site will be surplus to requirements and available for redevelopment. Submitted through the 2018 call for sites process for housing and in LP summer 2018 consultation exercise.			
Achievable	High value market area, with steady rates of recent delivery and fairly strong developer interest. Potential site specific considerations including ecological and environmental designations, highway and access constraints and surrounding land uses could all have an impact on achievability but unlikely to be prohibitive. Despite site-specific constraints if the issues can be overcome it is likely to offer an achievable location, albeit at a reduced scale.			
6-10 Years	Improvements to the existing highways network will be required to accommodate residential development on this site. Due to the sites close proximity to the SAC, SPA/Ramsar sites and SSSIs, there are uncertainties regarding the potential impact of the development on the conservation designations. However it is considered that if these issues can be successfully mitigated then an appropriate scheme could be delivered, albeit based on a reduced developable area and density of development and at lower yield - around 30 homes could be achievable, with the timescale reflecting context of current use			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	30	0	0	30
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	800m to 2km	within 800m	within 800m	800m to 2km
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	800m to 2km	800m to 2km	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
100m to 500m	100m to 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			



Site	Land adjacent to former Kwik Save, Walkergate		
Reference	9552	Parish	Berwick-upon-Tweed
Settlement	Berwick-upon-Tweed	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.11	Developable Area (ha) for Allocation	0.11
SHLAA Site Capacity	10 dwellings	Proposed LP Allocation	10 dwellings

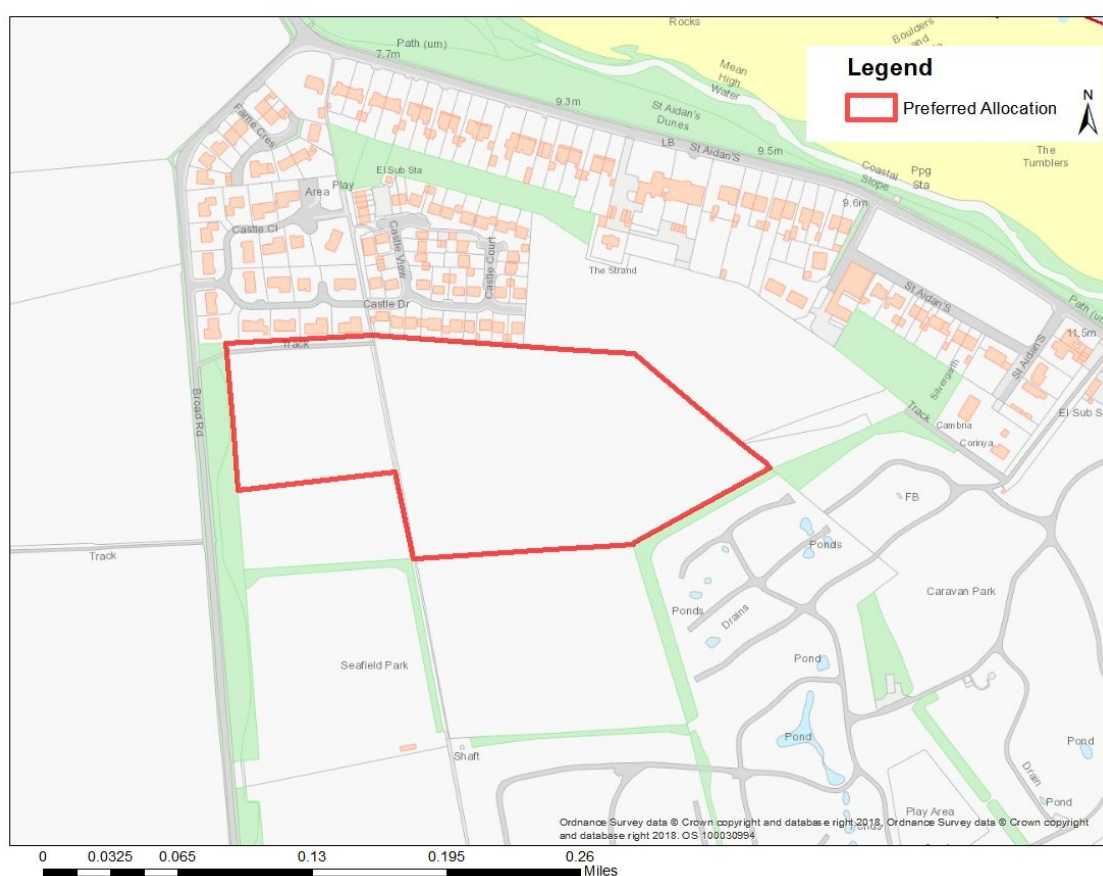


SHLAA Assessment	
Suitable	Located in busy town centre. Clearer site of vacant supermarket and car park adjacent to recently built offices. Located in conservation area, scheduled ancient monument (Fortifications) to the north.
Available	Town centre location means wider 1413 site has been partly developed for commercial use. Currently interest in redevelopment for supported housing scheme.
Achievable	Mid market price level area, attractive town centre location. Site cleared ready for redevelopment.

6-10 Years	Cleared site close to the town centre, available for redevelopment.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	10	0	0	10
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	within 800m	within 800m	800m to 2km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	within 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
100m to 500m	100m to 500m	800m to 2kmm	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	Located in conservation area, scheduled ancient monument (Fortifications) to the north.			

Seahouses and North Sunderland

Site	Land east Broad Road (south of St Aidan's Road, North Sunderland)		
Reference	6751	Parish	North Sunderland CP
Settlement	Seahouses	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	11.18	Developable Area (ha) for Allocation	3.86
SHLAA Site Capacity	100 dwellings	Proposed LP Allocation	80 to 100 dwellings



SHLAA Assessment

Suitable In Part

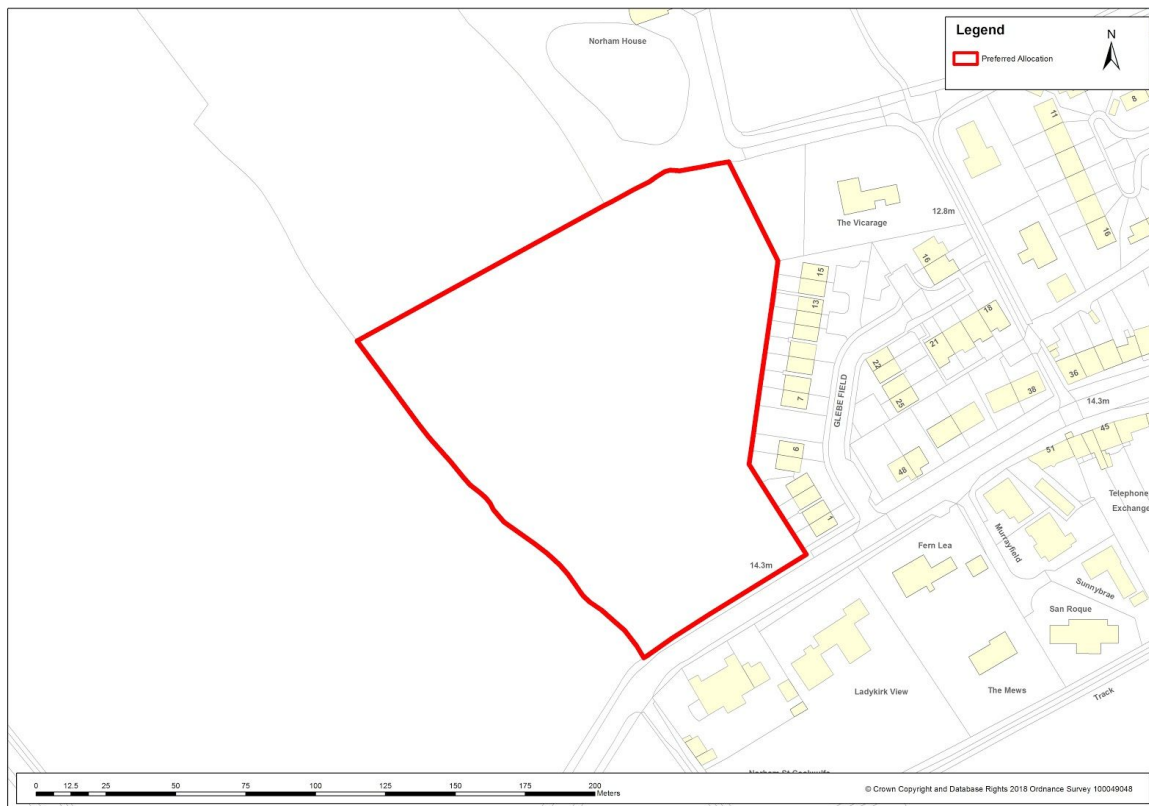
Large greenfield site, situated towards the north west of the settlement and currently in agricultural use. Located in AONB and Heritage Coast. Site subject to HRA assessment of potential impact on SAC, SPA, Ramsar sites and SSSI. HRA assessment required due to wildlife interest. Site 6832 (south west) is in the same ownership. However there are access constraints associated with that site. No access permitted from Castle Court. Highway infrastructure will need improvement with access and capacity of Broad Road needing to be

	investigated - however matter not prohibitive. Sustainable links to adjacent residential areas and the wider village will to be ensured. The impact on local character and setting will need careful consideration. A range of issues have been identified but if they can be successfully mitigated through an appropriate scheme then the site could offer a suitable location for development. A successful proposal is likely to reflect a reduced developable area, with a reduced yield, suitable in part .Landowner acknowledges site-specific matters but considered that these can be overcome through a scheme			
Available	Site identified through LP summer 2018 consultation process by landowner as available and suitable for allocation. Through agent, landowner has confirmed availability of site in Jan 2017. No known constraints with willing landowner			
Achievable	Highest value market area, with moderate rates of recent delivery and strong developer interest. Average prices in immediate area in the highest range for settlement, being a very attractive location. Site specific considerations (highway and access improvements, environmental/ecological mitigation). Potential abnormal costs through measures to resolve access constraints could impact viability. Achievable given local market and highly attractive location, but at a reduced yield and scale. Timescale reflects need to deliver solutions to identified issues			
6-10 Years	Site subject to HRA assessment of potential impact on SAC, SPA, Ramsar sites and SSSI. Lack of appropriate highways access prevents development from Castle Court to west. However, it is considered that access can be addressed. If an appropriate solution to access and the potential impact on environmental designations can be provided then a residential development could be provided, but at a lower yield, based on a reduced developable area. August 2018 update - draft allocation for 100 homes supported by landowner, with delivery in years 6-10 and years 11-15 periods being appropriate.			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	50	50	0	100
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	within 800m	more than 5km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	800m to 2km	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	100m to 500m	100m to 500m
SAC	SSSI	HSE Consultation	Grade 2	Grade 3

		Zone	Agricultural Land	Agricultural Land
100m to 500m	100m to 500m	more than 5km	not applicable	within site
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			

Norham

Site	The Glebe Field, north of West Road		
Reference	1074	Parish	Norham CP
Settlement	Norham	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	7.85	Developable Area (ha) for Allocation	1.44
SHLAA Site Capacity	25 dwellings	Proposed LP Allocation	15 to 25 dwellings



SHLAA Assessment

Suitable In Part

Greenfield site to north west of settlement, located in conservation area, opposite school, adjacent to River Tweed. Northern part of site in flood zone 3 - at high risk of flooding. Transport assessment required - adoptable standards, provision footpath along frontage required. Potential access via site 1389 to south east which has recently been completed. Northern edge of site within site of conservation importance associated with the river. Setting of grade I listed St Cuthberts Church will have to be considered Archaeological evaluation has taken place on part of site - some features to be preserved in situ. Suitable for development focused on a reduced site area and at a lower yield, adjacent to existing housing development

Available	Through agent, landowner has confirmed availability of site in Jan 2017 with intention to bring forward scheme in near future			
Achievable In Part	Low value market area, attractive location, limited sales data due to rural location, rural location likely to limit developer interest. Potential site specific considerations (flood risk mitigation, highway improvements, and archaeology). Achievable based on a reduced site area			
6-10 Years	No significant barriers to the delivery of the southern part of the site. Flood risk in the north of the site makes this area unsuitable for housing, and development of this larger area would significantly increase traffic on the road close to a school. Timescale may be delayed if development exceeds sewerage capacity. Significantly reduced yield necessary given site constraints, location on the edge of settlement and scale of the existing village - reduced scheme of 25 homes, limiting the developable area. Development supported by Norham Parish Council, in order to provide affordable housing, notably for older and vulnerable people			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	25	0	0	25
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	within 800m	more than 5km	more than 5km
Post Office	GP Surgery	Pharmacy	Employment Land	
more than 5km	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
100m to 500m	100m to 500m	more than 5km	within site	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	Northern edge of site within site of conservation importance associated with the river. Setting of grade I listed St Cuthberts Church will have to be considered Archaeological evaluation has taken place on part of site - some features to be preserved in situ.			



APPENDIX F: Preferred Site Proformas - West

West Area Sites:

- I. Land to west of Park Road, Haltwhistle (2549/2558)
- II. Greystonedale, Park Road, Haltwhistle (2187)
- III. Land west of Hougill, Tyne View Road, Haltwhistle (2247)
- IV. Former Bellingham Auction Mart, B6320, Bellingham (2352)
- V. Land at Demesne Farm, Boat Road, Bellingham (2222)
- VI. Land west of Langley Gardens and north of Radcliffe Road, Haydon Bridge (2544/2046)
- VII. Land east of Allotments, Station Road, Haydon Bridge (9110)
- VIII. Land east of Lonkley Terrace, Allendale Town (2349/9380)
- IX. Land at Splitty Lane, Catton (8033)
- X. Land west of Smithy, A696, Otterburn (2422a)
- XI. Land south of Westmor, A696, Otterburn (2422b)
- XII. West Woodburn Filling Station, A68, West Woodburn (2065)

Haltwhistle

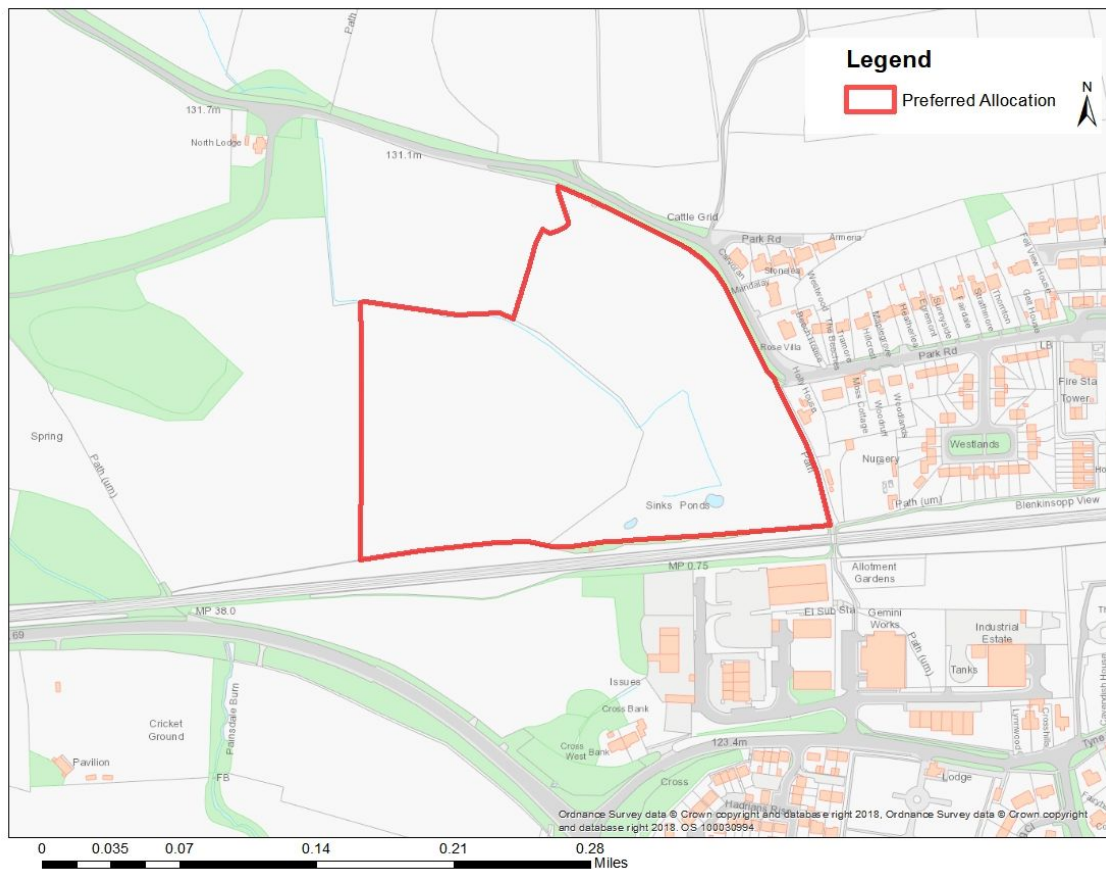
Site	Land to west of Park Road (East)		
Reference	2549	Parish	Haltwhistle CP
Settlement	Haltwhistle	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	2.91	Developable Area (ha) for Allocation	2.18
SHLAA Site Capacity	63 dwellings	Proposed LP Allocation	50 to 65 dwellings



SHLAA Assessment	
Suitable	Undulating greenfield site to west of settlement. Established residential development to east with agricultural land to west. Tyne Valley railway line to southern boundary. Potential highway access from east and north - best solution to be further explored. Restricted sewerage capacity, water main crosses site. Located in wider archaeological landscape. Suitable for housing development but at a scale which recognises local character and setting
Available	Submitted through the 2018 call for sites process for housing and in LP summer 2018 consultation process. This reconfirms previous agent contact

	(Sept 2014)			
Achievable	Medium value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area in the slightly higher range for settlement. Potential site specific considerations, including improvements to sewerage infrastructure, need to divert/easement for existing sewage main. Site allocated for residential development through the Tynedale Local Plan.			
11-15 Years	No prohibitive barriers to delivery. The timescale reflects sewerage capacity constraint but not restrictive to development. Housing allocation from the Tynedale Local Plan			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	63	0	63
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	800m to 2km	within 800m	more than 5km	800m to 2km
Post Office	GP Surgery	Pharmacy	Employment Land	
800m to 2km	800m to 2km	800m to 2km	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	Located in wider archaeological landscape.			

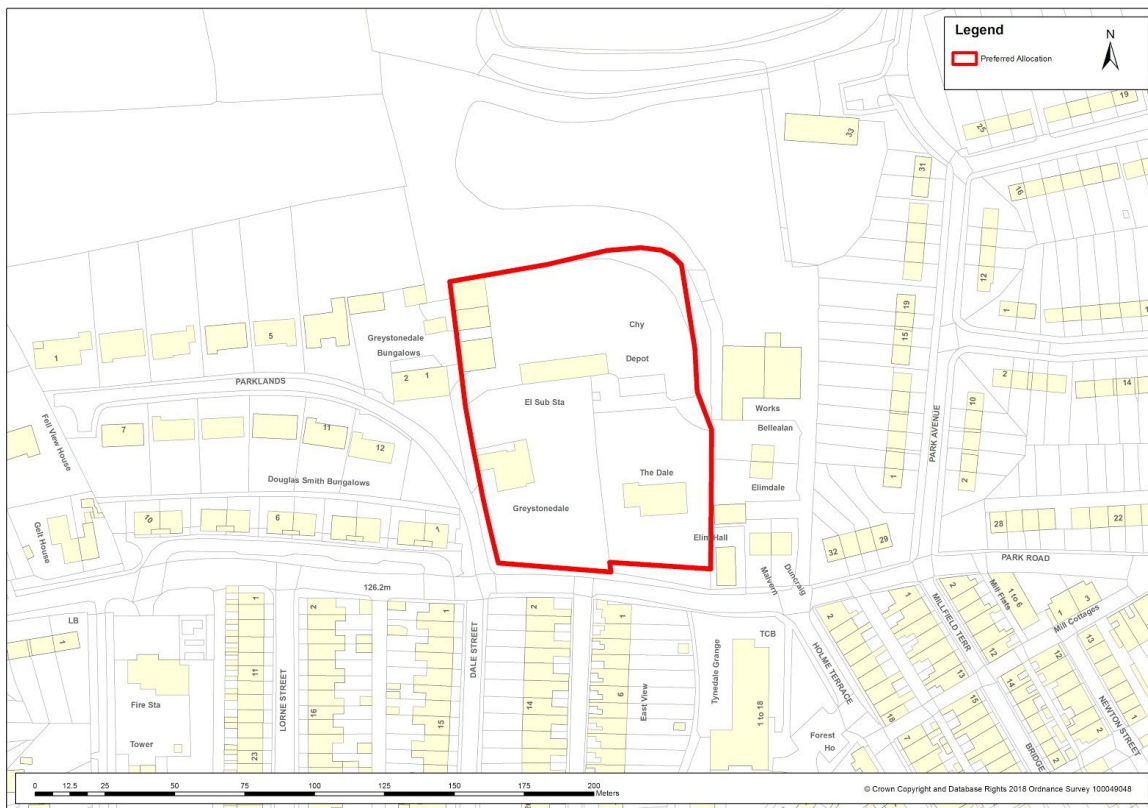
Site	Land to west of Park Road (West)		
Reference	2558	Parish	Haltwhistle CP
Settlement	Haltwhistle	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	7.18	Developable Area (ha) for Allocation	3.74
SHLAA Site Capacity	85 dwellings	Proposed LP Allocation	70-85 dwellings



SHLAA Assessment	
Suitable in part	Large greenfield site to west of Haltwhistle utilised for agriculture. The site represents an extension of site 2549 to the west. Park Road to the east has limited capacity to support additional development due to a narrowing of the carriageway east of the fire station, in addition to traffic calming measures. Although southern half of site is allocated employment land, emerging policy suggests that the site may be de-allocated.
Available	Availability confirmed through 2018 call for sites exercise and in LP summer 2018 consultation. It is understood the site is in joint (family) ownership and also common with adjacent land (2557, 9351, 9352). Agent has indicated there are no availability issues (Sept 2014).
Achievable	Site is allocated employment land in part. Medium value market area, with low

	rates of recent delivery and limited developer interest. Average prices in immediate area in the slightly higher range for settlement. Potential site specific considerations (Highways & access improvements). Employment land allocation on southern part of site could affect marketability, although proposed for de-allocation.			
11-15 Years	It would be sensible to consider this potential of this site with that of 2549 for both highways capacity and sewerage improvements. Larger scale development would require road widening through the settlement, which may be difficult to achieve. Alternatively, access to the site could be achieved from the south bridging the railway line, if viable. Considered that development would follow that of adjacent site, likely to be in the long term. Lower yield of around 100 homes in the longer-term considered fitting given constraints			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	85	0	85
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	800m to 2km	800m to 2km	more than 5km	800m to 2km
Post Office	GP Surgery	Pharmacy	Employment Land	
800m to 2km	800m to 2km	800m to 2km	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	Located in wider archaeological landscape.			

Site	Greystonedale, Park Road		
Reference	2187	Parish	Haltwhistle CP
Settlement	Haltwhistle	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.90	Developable Area (ha) for Allocation	0.81
SHLAA Site Capacity	35 dwellings	Proposed LP Allocation	30 to 35 dwellings



SHLAA Assessment	
Suitable	Site partly vacant and partly occupied by existing buildings. Located in established residential area with industrial site to the north. Clearance of remaining buildings would be required. Highways and access matters would need to be addressed but given previous consent would not be restrictive. Suitable site, well located within the settlement. Suitability established by the granting of a previous planning permission which has now lapsed.
Available	Submitted through the 2018 call for sites process for housing. Site subject to previous permission. Partly occupied by existing buildings which would require clearance prior to redevelopment
Achievable	Planning permission approved for residential development now lapsed. Medium value market area, with low rates of recent delivery. Average prices in

	immediate area broadly in line with those for settlement. No known site specific considerations which would impact achievability once cleared			
6-10 Years	Yield based on previous planning consent, now lapsed but considered to be very high. A reduced capacity and density, to provide 30 dwellings, would be more fitting			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	35	0	0	35
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	within 800m	within 800m	more than 5km	800m to 2km
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	-	-	-
Heritage	No known issues			

Site	Land west of Hougill, Tyne View Road		
Reference	2247	Parish	Haltwhistle CP
Settlement	Haltwhistle	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.16	Developable Area (ha) for Allocation	0.16
SHLAA Site Capacity	6 dwellings	Proposed LP Allocation	5 dwellings



SHLAA Assessment	
Suitable	Suitability established by the granting of a previous planning permission which has now lapsed. Residential development to east with green space to north and west. Highway matters would not present a barrier to development. Small amount of clearance required on site. Restricted sewerage capacity. Suitable for a small-scale infill development
Available	Previous planning permission for residential development highlights availability
Achievable	Medium value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (identified capacity in sewerage network) but not prohibitive.
6-10 Years	Permission for 6 dwellings has now lapsed. The site is available, suitable and achievable and with no indication that site would not deliver in the longer term.

Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	6	0	0	6
Service Proximity				
<i>Bus Stop</i>	<i>Railway Station</i>	<i>First of Middle School</i>	<i>Secondary School or High School</i>	<i>Town or Service Centre</i>
within 400m	within 800m	within 800m	more than 5km	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	within 800m	within 800m	more than 2km	
Constraints				
<i>National Nature Reserve</i>	<i>Local Nature Reserve</i>	<i>Local Wildlife Site</i>	<i>Ramsar</i>	<i>SPA</i>
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	<i>Surface Water Flooding</i>	<i>Flood Zone 2 Medium Probability</i>	<i>Flood Zone 3a High Probability</i>	<i>Flood Zone 3b Functional Floodplain</i>
	-	-	-	-
Heritage	No known issues			

Bellingham

Site	Former Bellingham Auction Mart		
Reference	2352	Parish	Bellingham CP
Settlement	Bellingham	Land Type	PDL
Overall Site Area (ha) in SHLAA	1.73	Developable Area (ha) for Allocation	1.56
SHLAA Site Capacity	65 dwellings	Proposed LP Allocation	50 to 65 dwellings



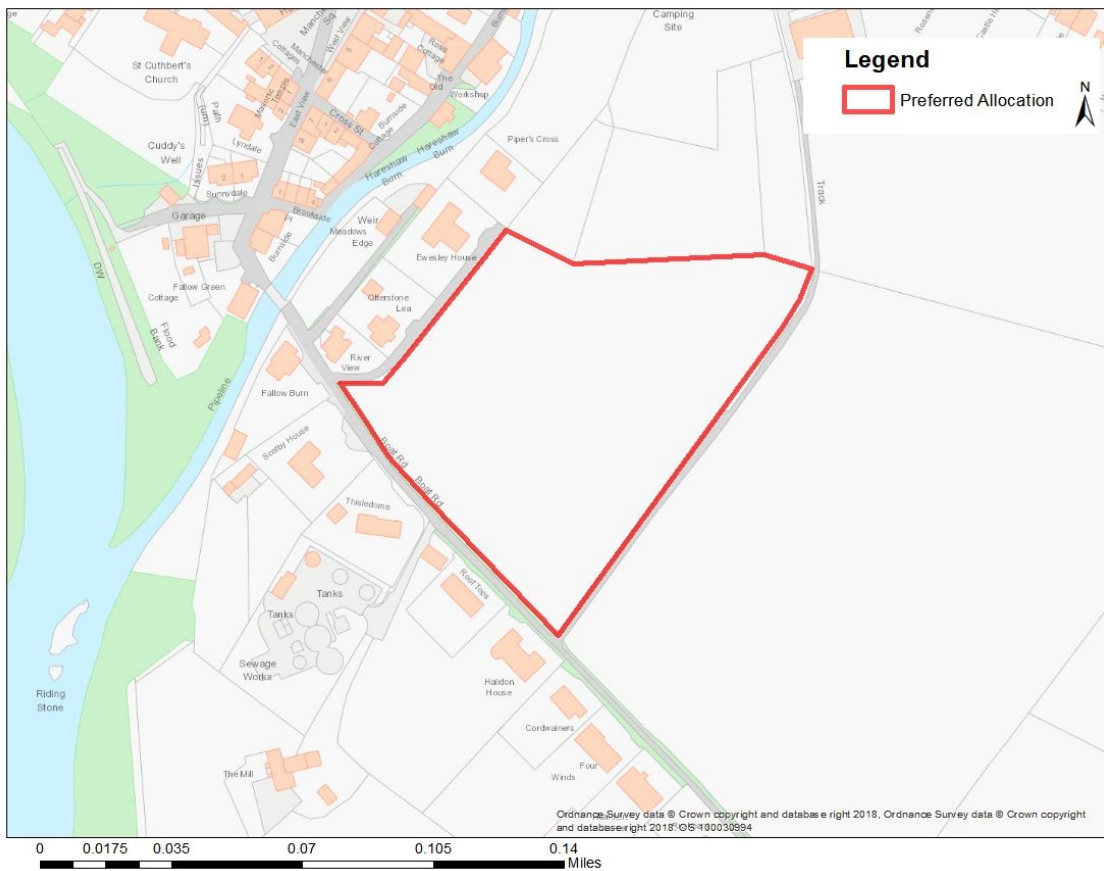
SHLAA Assessment

Suitable	Large brownfield site at the heart of the village, previous the site of the auction mart. Previous planning permission now lapsed site but still deemed suitable. Established residential area with clearance of site already undertaken. Further remediation may be required and will need to be further investigated. Highway issues would not be prohibitive. Sewerage infrastructure and capacity needs to be considered further. Excellent opportunity for redevelopment of a vacant site
Available	Availability for residential development confirmed by landowner through the LP summer 2018 consultation process process, with proposed allocation for residential development supported.

Achievable	Site allocated for residential development and proposed as preferred allocation in the draft Local Plan. Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (remediation and improvements to sewerage infrastructure). Potential abnormal costs but should not be restrictive. Landowner suggests that a yield of 100 homes is achievable over the plan period - such a high figure could be questionable given the local market and rural location although it is possible that further potential may exist in the long-term. Site has been identified as a potential for specialist accommodation			
6-10 Years	Previous consent lapsed prior to implementation and site is not expected to be delivered in the short term due to sewerage issues. However medium to longer term potential exists and it is considered a good opportunity for redevelopment of a brownfield land on overcoming identified issues. Landowner supports draft allocation and highlights potential for increased capacity - 65 units seen as an appropriate figure but could be a minimum. Opportunities may exist for a different type and/or mix of accommodation, meeting the specific needs of the local community			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	65	0	0	65
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	within 800m	more than 5km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	100m to 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			



Site	Land at Demesne Farm		
Reference	2222	Parish	Bellingham CP
Settlement	Bellingham	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	2.89	Developable Area (ha) for Allocation	1.59
SHLAA Site Capacity	40 dwellings	Proposed LP Allocation	35-40 dwellings

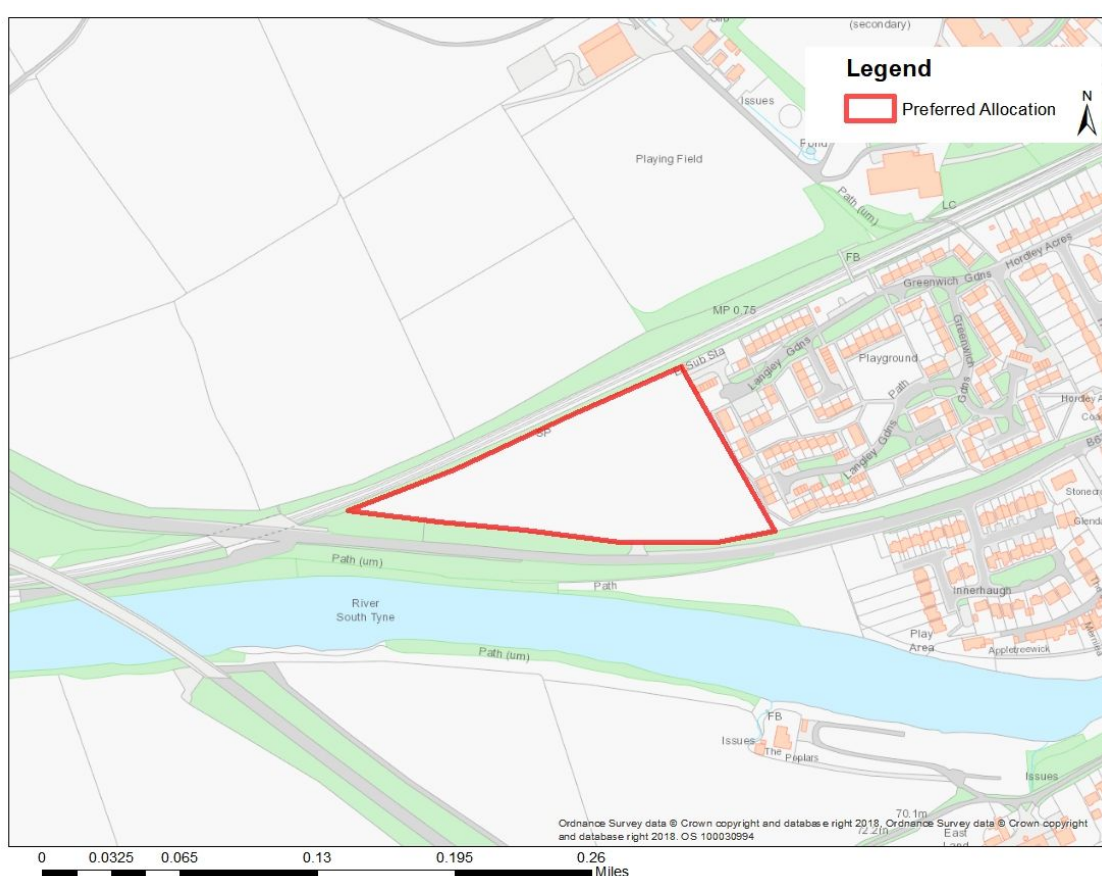


SHLAA Assessment	
Suitable In Part	Greenfield site adjacent to south of Bellingham, with northern part used as a campsite. Allocated housing site. SW of site lies within flood zones 3B, 3A and 2 - FRA required. South of site - close to sewage treatment works. Transport assessment required. Archaeological site - medieval settlement to north. Impact upon river and burn to west will require assessment.
Available In Part	Landowner has confirmed availability of site in Jan 2017. Interest in promoting the land for development. No known constraints.
Achievable In Part	Site allocated for residential development. Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area towards the slightly higher range for settlement. Potential site

	specific considerations (Flood risk mitigation, archaeology, environmental mitigation, highway and access improvements). Close proximity of sewage works may affect marketability.			
11 to 15 Years	Landowner confirms that it is intended to progress towards developing in the longer term, although a number of uncertainties regarding flood risk and heritage could impact upon delivery. Previously allocated for residential development in the Tynedale Local Plan			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	40	0	40
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	within 800m	more than 5km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	14.2%	-	23.0%
Heritage	Archaeological site - medieval settlement to north			

Haydon Bridge

Site	Land West of Langley Gardens (East)		
Reference	2544	Parish	Haydon CP
Settlement	Haydon Bridge	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	1.16	Developable Area (ha) for Allocation	1.04
SHLAA Site Capacity	31	Proposed LP Allocation	25 to 30 dwellings

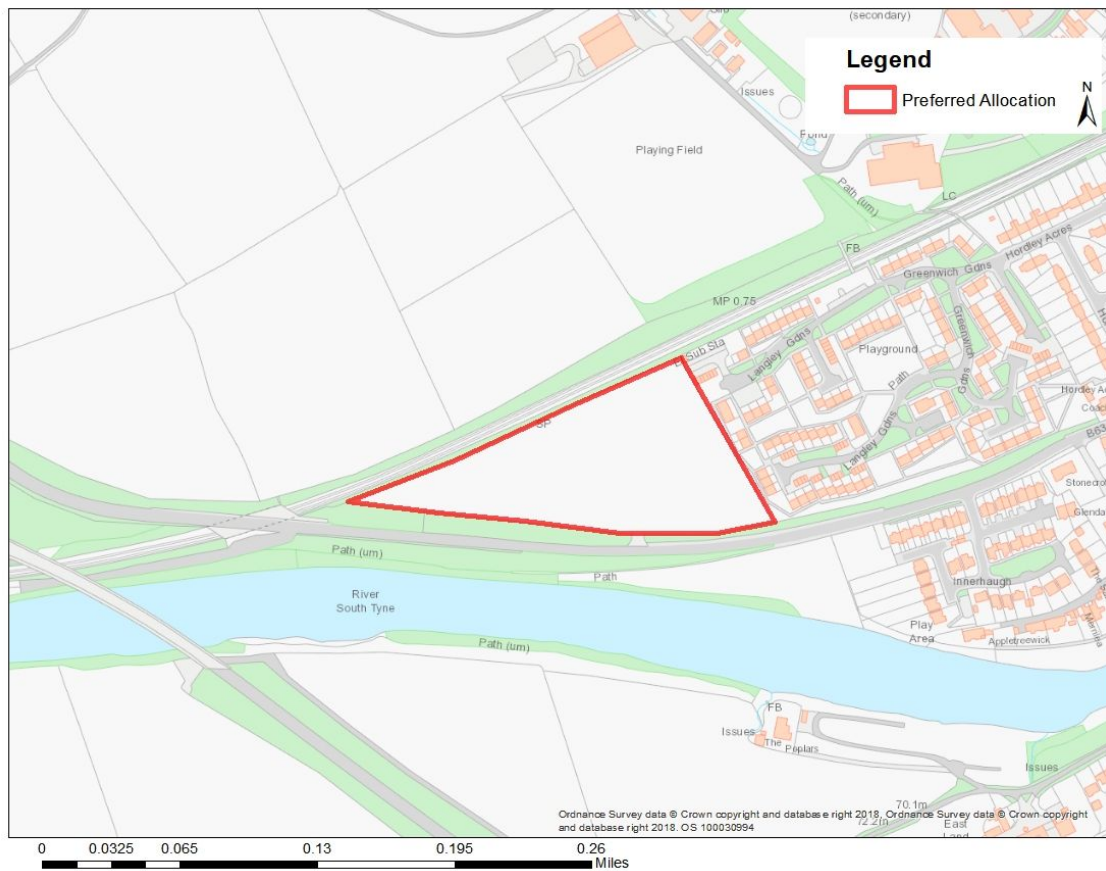


SHLAA Assessment	
Suitable	Greenfield site to west of settlement, bounded by railway, residential area and main road. Existing residential development to east. Potential to deliver in conjunction with adjacent land (2046) which is in the same ownership. Close to South Tyne River - impact assessment may be required. Area of flood zone 2 to south. Potential access from main road to south or Langley Gardens to east. Transport assessment required. Located in wider archaeological landscape.
Available	Availability confirmed through the LP summer 2018 consultation process. This should be acknowledged in conjunction with adjacent land (2544) which is

	under the same ownership.Through agent, landowner has confirmed availability of site in Jan 2017.			
Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (highway and access improvements, assessment and mitigation of environmental impacts on River South Tyne, flood risk mitigation). Providing access for adjacent site (2046) would make deliverability mutually dependent. Development of 31 homes considered appropriate by landowner with it being considered that development cold be delivered quicker than indicated			
6-10 Years	No prohibitive barriers to the delivery of the site. If developed with SHLAA site 2046 to west, better access could be achieved from main road to south. Delivery of the northern part of the site, in the area of lowest flood risk, could be achieved with access from development to east. Landowner suggests development in the medium term as part of a wider scheme with adjacent site (2046). Housing allocation from the Tynedale Local Plan. August 2018 update - draft allocation for 31 homes supported by landowner - considered that a proportion of the site could come forward in the next 5 years. Delivery in conjunction with adjacent site (2046) preferred with both sites in common control. This parcel likely to come forward as the initial area of development followed by that to west			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	31	0	0	31
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
400m to 800m	within 800m	within 800m	within 800m	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
more than 5km	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	within site	within site
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain

	Y	-	-	-
Heritage	Located in wider archaeological landscape.			

Site	Land west of Langley Gardens (West)		
Reference	2046	Parish	Haydon CP
Settlement	Haydon Bridge	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	1.04	Developable Area (ha) for Allocation	0.94
SHLAA Site Capacity	20 dwellings	Proposed LP Allocation	10 to 20 dwellings



SHLAA Assessment	
Suitable	Peripheral greenfield site to west of Haydon Bridge, bounded to the north by railway line and south by B6319. A scheme could be taken forward in conjunction with land to east (2544) which is under common ownership with the landowner considering development under one scheme. Area of flood zone 2 to south. Good access potential from road to south. New junction required, with access preferred through adjacent SHLAA site 2544. Located in wider archaeological landscape. Presence of railway line and road to boundaries would limit any threat of sprawl
Available	Availability confirmed through the LP summer 2018 consultation process. This should be acknowledged in conjunction with adjacent land (2544) which is under the same ownership. Through agent, landowner has confirmed

	availability of site in Jan 2017.			
Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location. Potential site specific considerations (highway & access improvements and flood risk). Alternative access through adjacent site (2544) would make delivery dependent on this site. Likely to follow development of adjacent site with landowner recognising that the integration and phasing of the two parcels is necessary. Development of 20 homes considered appropriate by landowner, highlighting that a scheme could be delivered sooner than outlined depending on the market			
11-15 Years	Delivery of the site should be achieved in conjunction with, or after completion of adjacent site 2544, to enable greater access to the south. No significant barriers to delivery but lower density of development considered appropriate given the greenfield location and the constraints, particularly relating to access. August 2018 update - draft allocation for 20 homes supported by landowner. Delivery in conjunction with adjacent site (2544) preferred with both sites in common control. This parcel likely to follow that to the east			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	20	0	20
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
400m to 800m	within 800m	within 800m	within 800m	800m to 2km
Post Office	GP Surgery	Pharmacy	Employment Land	
more than 5km	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	within site	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	Located in wider archaeological landscape.			



Site	Land east of Allotments, Station Road		
Reference	9110	Parish	Haydon Bridge CP
Settlement	Haydon Bridge	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.64	Developable Area (ha) for Allocation	0.58
SHLAA Site Capacity	20 dwellings	Proposed LP Allocation	15-20 dwellings



SHLAA Assessment

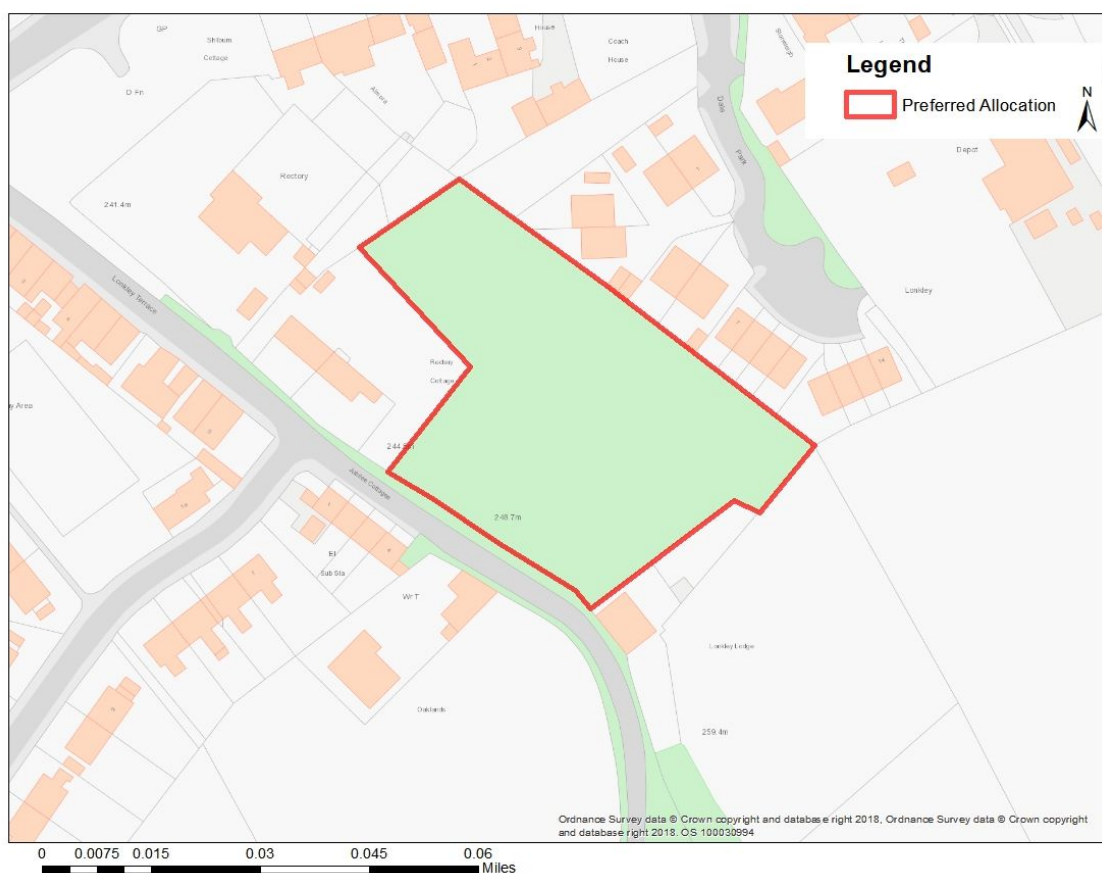
Suitable

Brownfield site at the eastern edge of Haydon Bridge currently utilised for vehicle storage purposes. Contamination may be apparent given current use - needs further exploration. Allotments and residential development to west, further storage to east and agricultural land to north. Highway capacity unlikely to be an issue but improvements may be necessary in order to enable safe access to Station Road - requires further consideration. Provision of services are unlikely to present an obstacle to development. Located immediately adjacent to a conservation area and an area of flood risk, zone 3b is located to south. Whilst towards the edge of the settlement the location is not unduly peripheral and is very close to the railway station. On relocation of existing use the site is likely to offer a suitable location for a small residential scheme

Available	Site identified through the 2018 call for sites process, with preference for future development for residential use. Currently partly in use as a haulage yard			
Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. There may be issues relating to the existing use which require remediation, this would impact on costs. However it is not considered that there are an inhibitive obstacles to the achievability of development			
6-10 Years	Brownfield site to eastern end of village and although currently occupied it has potential to come forward in the medium to longer term. Yield and delivery based on methodology assumptions with a small-scale scheme being appropriate on overcoming any constraints			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	20	0	0	20
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	within 800m	within 800m	within 800m	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
more than 5km	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	within site
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	-	-	-
Heritage	No known issues			

Allendale

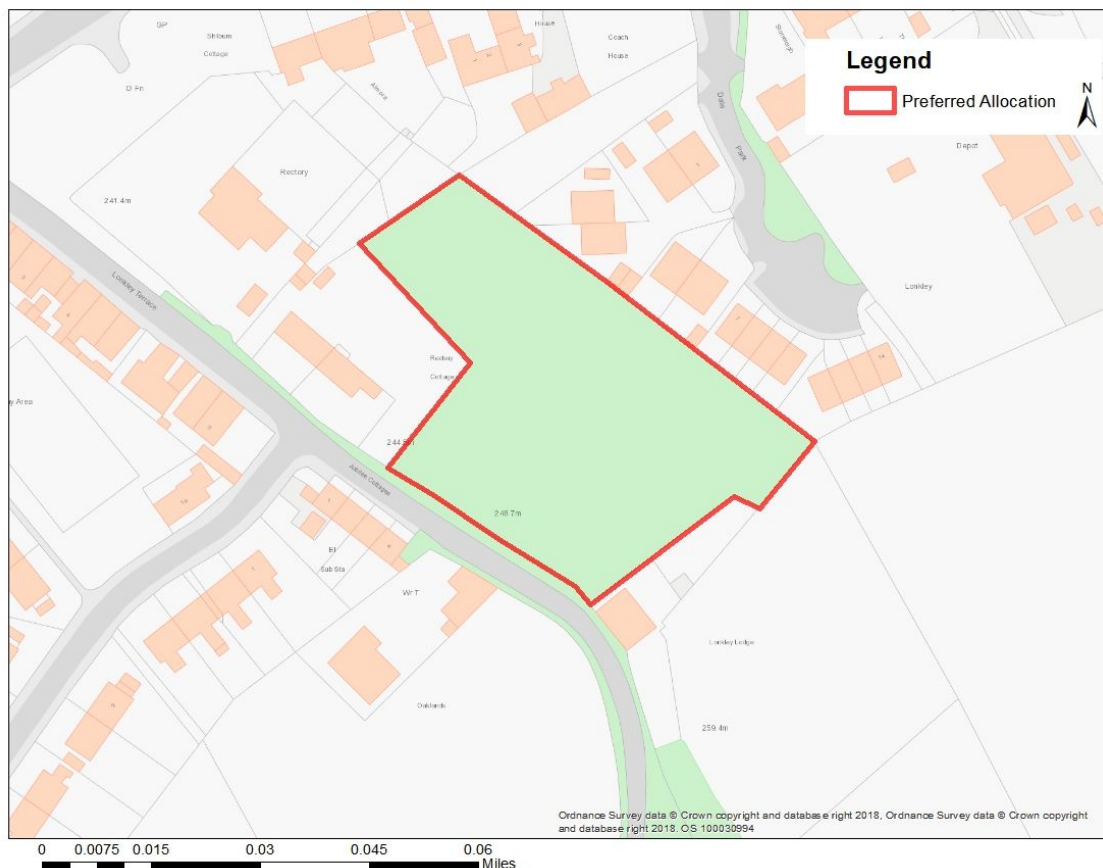
Site	Land east of Lonkley Terrace (East), Allendale Town		
Reference	2349	Parish	Allendale CP
Settlement	Allendale	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.27	Developable Area (ha) for Allocation	0.24
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	4-8 dwellings



SHLAA Assessment	
Suitable	Greenfield site to SE of settlement, on edge of the conservation area, within AONB, adjacent to residential areas. New access from road to south required - adoptable standards. Restricted sewerage capacity.
Available	Availability confirmed through 2018 call for sites exercise. There is developer interest in the site
Achievable	Lower value market area, with low rates of recent delivery and limited

	developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location. Potential site specific considerations (Highway & access improvements and improvements to sewerage infrastructure).			
6-10 Years	No significant barriers to the delivery of this site at the edge of the settlement. Yield of around 8 homes considered to be appropriate, with potential to bring forward alongside, or in a phased manner with, adjacent land (Site 9380)			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	within 800m	more than 5km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	-	-	-
Heritage	On edge of the conservation area.			

Site	Land east of Lonkley Terrace (West), Allendale Town		
Reference	9380	Parish	Allendale CP
Settlement	Allendale	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.28	Developable Area (ha) for Allocation	0.25
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	4-8 dwellings



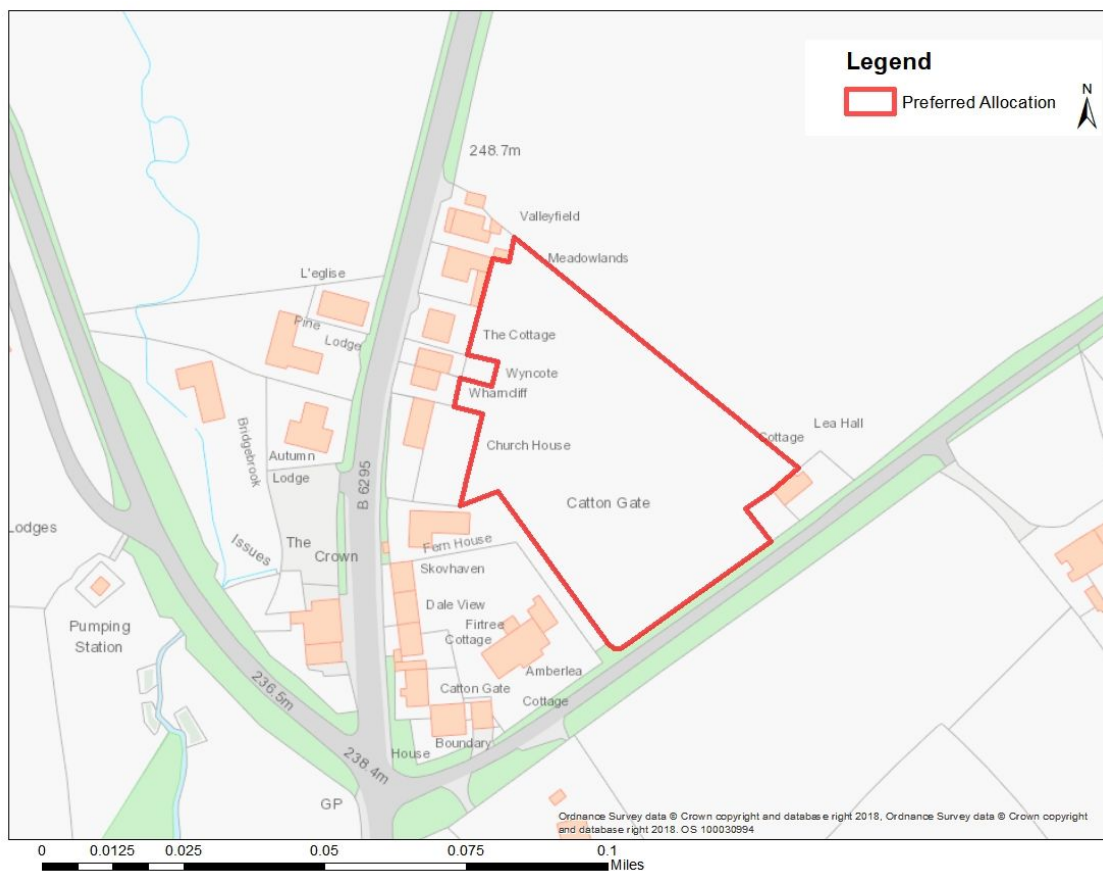
SHLAA Assessment

Suitable

Parcel of greenfield land towards eastern edge of Allendale. Development can be considered in conjunction with adjacent land (site 2349). Residential development to north with further greenfield land to east and west. Located within North Pennines AONB - designation would need to be considered. Also on edge of the conservation area. Established trees to western boundary. Highway matters unlikely to be limiting although provision of safe access will need further consideration from Lonkley Terrace. The site would offer a suitable location for a small infill development, providing that identified constraints can be addressed and overcome.

Available	Site identified through the 2018 call for sites process, with preference for future development for residential use			
Achievable	Lower value market area, with relatively low rates of recent delivery and limited developer interest. Site specific issues are identified which may have a bearing on costs, including access provision and mitigating against environmental impacts, but not considered to be prohibitive to a residential scheme.			
6-10 Years	Greenfield site towards east of village, with potential to be developed alongside adjacent land (site 2349). Likely to be developable and fitting if constraints are overcome. Timescales for development and identified reflect methodological approach			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	within 800m	more than 5km	within 800m
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	within 800m	within 800m	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	-	-	-
Heritage	On edge of the conservation area.			

Site	Land at Splitty Lane, Catton		
Reference	8033	Parish	Allendale CP
Settlement	Catton	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.60	Developable Area (ha) for Allocation	0.54
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	5-8 dwellings



SHLAA Assessment	
Suitable	Greenfield site in agricultural use. Site located outside, but adjacent to, settlement. Highways network considered suitable to deliver scale of development identified through the SHLAA methodology to calculate capacity. Access to the site via Spitty lane should accord with junction spacing and geometry identified in the Council's highway layout guidance and ensure it complies with adoptable standards. The peripheral location of the site should be taken into account in the design and siting of development.
Available	Availability confirmed through 2018 call for sites exercise. Landowner has confirmed availability of site in Jan 2017 with intention to progress towards

	submission of a planning application in due course			
Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in immediate area broadly in line with those for settlement, being an attractive location. No potential site specific considerations identified.			
6 to 10 Years	Subject to proposals being compliant with highway standards and layout guidance, this site is considered suitable for development. Landowner intends to progress towards submitting a planning application but lower yield is considered be fitting for edge of settlement location and character of the village			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	2km to 5km	more than 5km	2km to 5km
Post Office	GP Surgery	Pharmacy	Employment Land	
2km to 5km	2km to 5km	2km to 5km	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	-	-	-
Heritage	No known issues			

Site	Land west of Smithy, A696		
Reference	2422b	Parish	Otterburn CP
Settlement	Otterburn	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.97	Developable Area (ha) for Allocation	0.87
SHLAA Site Capacity	15 dwellings	Proposed LP Allocation	15-20 dwellings

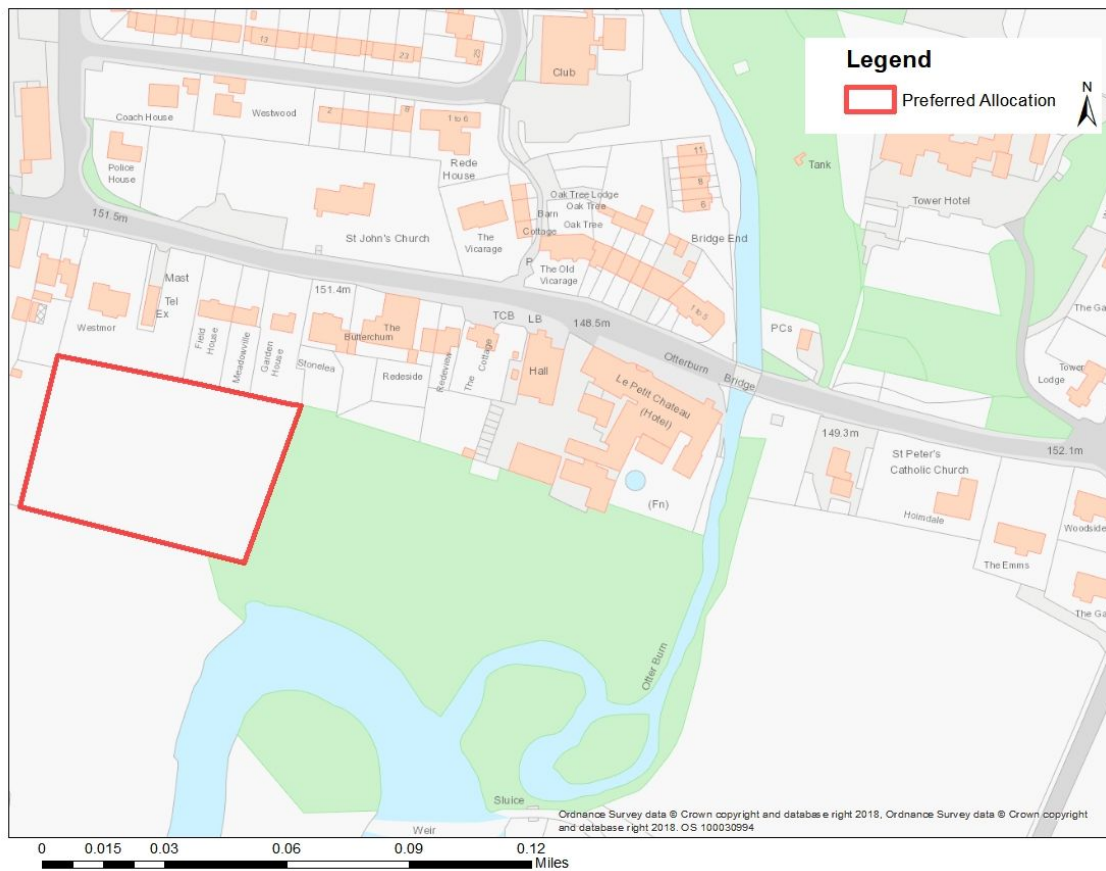


SHLAA Assessment	
Suitable In Part	Greenfield land to the western edge of the settlement. Part of wider area of land that is subject to flood risk (zone 3b) with ability to achieve suitable access also being a concern - landowner suggest direct access from A696. Being proposed for residential development and allocation in conjunction with an adjacent parcel of land (2422a). Open land to south and River Rede beyond, with the bus depot lying opposite, to the other side of the A696. If site-specific issues can be addressed, particularly the flooding and access constraints then a small-scale development, linking to SHLAA site 2422a may be suitable. It is likely that access would need to be provided through this parcel. The remainder of the overall site (2422c) is not considered suitable
Available In Part	Availability confirmed through 2018 call for sites exercise and through LP summer 2018 consultation process. Of the wider site, two parcels of land

	adjacent to the village (2422a, 2422b) have been promoted as available for allocation			
Achievable In Part	Lower value market area, with low rates of recent delivery and limited developer interest. A number of site-specific issues are identified which will inhibit development in this location and will impact on the costs of development - notably the flood risk designation across the wider site and potential highways/access limitations. If these matters can be addressed then a small-scale residential development in this parcel may be achievable, potentially across two parcels of land (2422a/b) but the wider issues may still be prohibitive			
6-10 Years	The flood risk associated with most of the site, together with the potential use of northern part of the site for a highway improvement schemes, renders the vast majority of this land at Otterburn as unsuitable for housing development. There may be scope for limited development on two parcels adjacent to the village but this is likely to be of limited scope and capacity and the impact on local character would have to be carefully considered			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	10	5	0	15
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	800m to 2km	more than 5km	more than 5km
Post Office	GP Surgery	Pharmacy	Employment Land	
more than 5km	more than 5km	more than 5km	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	Y	31.7%	-	-
Heritage	No known issues			



Site	Land south of Westmor, A696		
Reference	2422a	Parish	Otterburn CP
Settlement	Otterburn	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.61	Developable Area (ha) for Allocation	0.55
SHLAA Site Capacity	10 dwellings	Proposed LP Allocation	10-15 dwellings



SHLAA Assessment

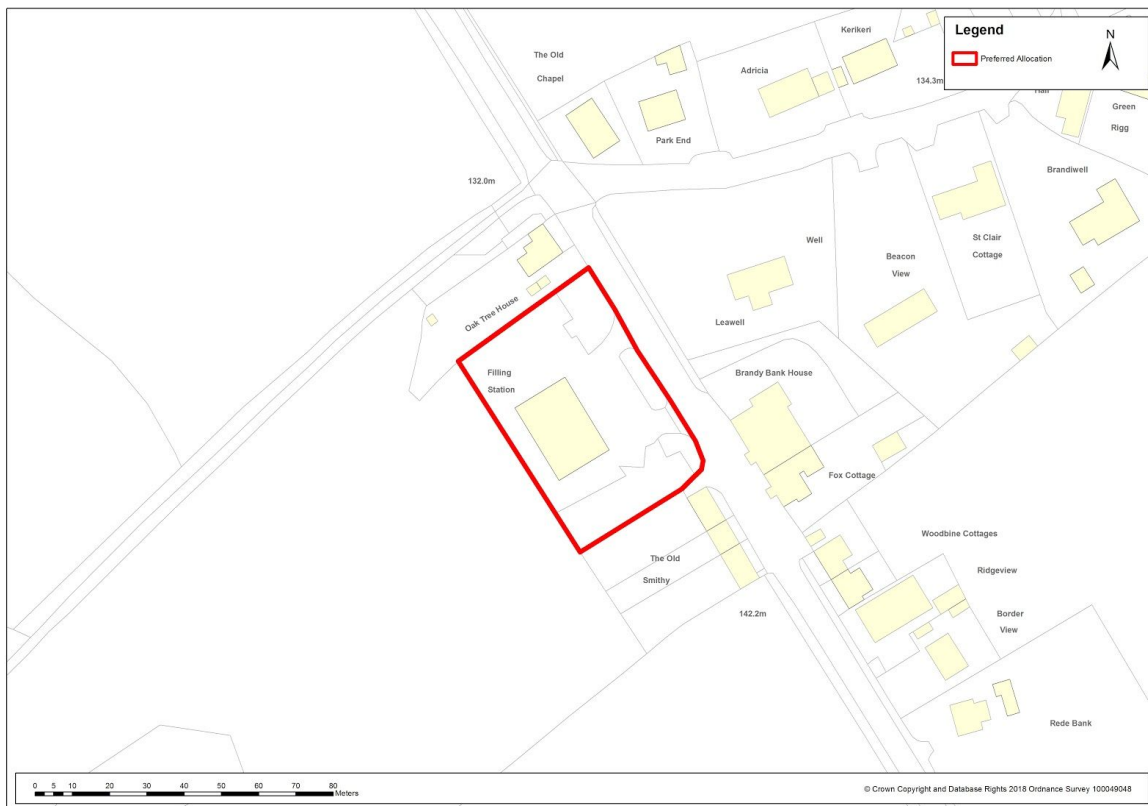
Suitable In Part	Greenfield site to the south of existing residential development in the village. Part of wider area of land that is subject to flood risk (zone 3b) with ability to achieve suitable access also being a concern - landowner suggest direct access from A696. Being proposed for residential development and allocation in conjunction with an adjacent parcel of land (2422b). Open land to south and River Rede beyond . If site-specific issues can be addressed, particularly the flooding and access constraints then a small-scale development, linking to SHLAA site 2422b may be suitable. The remainder of the overall site (2422c) is not considered suitable
Available In Part	Availability confirmed through 2018 call for sites exercise and through LP summer 2018 consultation process. Of the wider site, two parcels of land

	adjacent to the village (2422a, 2422b) have been promoted as available for allocation			
Achievable In Part	Lower value market area, with low rates of recent delivery and limited developer interest. A number of site-specific issues are identified which will inhibit development in this location and will impact on the costs of development - notably the flood risk designation across the wider site and potential highways/access limitations. If these matters can be addressed then a small-scale residential development in this parcel may be achievable, potentially across two parcels of land (2422a/b) but the wider issues may still be prohibitive			
11-15 Years	The flood risk associated with most of the site, together with the potential use of northern part of the site for a highway improvement schemes, renders the vast majority of this land at Otterburn as unsuitable for housing development. There may be scope for limited development on two parcels adjacent to the village but this is likely to be of limited scope and capacity and the impact on local character would have to be carefully considered			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	10	0	10
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	800m to 2km	more than 5km	more than 5km
Post Office	GP Surgery	Pharmacy	Employment Land	
more than 5km	more than 5km	more than 5km	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	10.7%	-	-
Heritage	No known issues			



West Woodburn

Site	West Woodburn Filling Station		
Reference	2065	Parish	Corsenside CP
Settlement	West Woodburn	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.26	Developable Area (ha) for Allocation	0.26
SHLAA Site Capacity	5 dwellings	Proposed LP Allocation	5 to 8 dwellings



SHLAA Assessment	
Suitable	Previous planning permission for residential development lapsed and the site is currently back up for sale. Potential for future delivery. Direct access from A68 can be achieved. Residential development to the east, with agricultural land to west and south. Clearance of existing buildings would be required and also potential site remediation given former use. Suitable for small-scale brownfield redevelopment scheme
Available	Former garage has now closed. Previous consent has lapsed and the site is currently back up for sale. Potential for future delivery.

Achievable	Lower value market area, with low rates of recent delivery and limited developer interest. Average prices in village broadly in line with those for wider area. Potential site specific considerations (site clearance and remediation) but not restrictive			
6-10 Years	Previous planning consent was for 8 homes, now lapsed, but it is suggested that a reduced scheme could be more suited, still recognising the opportunity to redevelop brownfield land			
Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	5	0	0	5
Service Proximity				
Bus Stop	Railway Station	First of Middle School	Secondary School or High School	Town or Service Centre
within 400m	more than 2km	within 800m	more than 5km	more than 5km
Post Office	GP Surgery	Pharmacy	Employment Land	
within 800m	more than 5km	more than 5km	more than 2km	
Constraints				
National Nature Reserve	Local Nature Reserve	Local Wildlife Site	Ramsar	SPA
more than 500m	more than 500m	more than 500m	more than 500m	more than 500m
SAC	SSSI	HSE Consultation Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
more than 500m	more than 500m	more than 5km	not applicable	not applicable
Flood Risk	Surface Water Flooding	Flood Zone 2 Medium Probability	Flood Zone 3a High Probability	Flood Zone 3b Functional Floodplain
	-	-	-	-
Heritage	No known issues			

Appendix G: Sequential Flood Risk Assessment

This Appendix draws together the flood risk assessment elements of the individual SHLAA site assessments (in Appendices C-F) for all of the proposed housing site allocations. The sequential assessment considers the potential risk of flooding of the site allocations in accordance with the Sequential Test and Exception Test steps outlined in the NPPF and PPG⁸, to ensure that sites at little or no risk of flooding are allocated and developed in preference to sites at a higher risk of flooding wherever possible. It has been informed by the Northumberland Strategic Flood Risk Assessment (SFRA) Level 1 and Level 2 evidence base studies⁹, together with the latest Environment Agency flood risk mapping data.

Flood Zones Definitions

Zone 1 Low Probability	Land having a less than 1 in 1,000 annual probability of river or sea flooding (all land outside Zones 2 and 3).
Zone 2 Medium Probability	Land having between a 1 in 100 and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding.
Zone 3a High Probability	Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 or greater annual probability of sea flooding.
Zone 3b The Functional Floodplain	Land where water has to flow or be stored in times of flood.

The Sequential Test approach requires that development should only be permitted in areas of higher flood risk where necessary to fulfil local plan policy requirements, with the Exception Test then needing to be satisfied to demonstrate that developments in areas of higher flood risk have wider sustainability benefits that outweigh the flood risk without increasing flood risk elsewhere. When allocating sites, the Sequential Test should be applied to demonstrate that there are no reasonably available sites with a lower probability of flooding for delivering the type of development or land use proposed, giving preference to land in Flood Zone 1 (low probability), then Flood Zone 2 (medium probability), and only then Flood Zone 3a (high vulnerability) and Flood Zone 3b (functional floodplain). The Exception Test must also be passed where looking to allocate land in higher flood risk zones.

Residential dwellings and residential institutions are categorised as 'more vulnerable' uses in terms of the classification of vulnerability to flood risk. Basement dwellings and caravans, mobile homes and park homes intended for permanent residential use are categorised as 'highly vulnerable' uses.

⁸ PPG re. [Flood Risk and Coastal Change](#).

⁹ See Flooding and Water Environment Studies section of website [Studies and Evidence Reports](#) page.

Flood Risk Vulnerability Classification

Flood Zone	Essential Infrastructure	Highly Vulnerable	More Vulnerable	Less Vulnerable	Water Compatible
Zone 1	✓	✓	✓	✓	✓
Zone 2	✓	Exception Test required	✓	✓	✓
Zone 3a	(Exception Test required)	×	Exception Test required	✓	✓
Zone 3b	(Exception Test required)	×	×	×	(✓)

In addition to the potential flood risk zones for fluvial (rivers and their tributaries) and tidal (coastal and downstream rivers) flooding, the potential for surface water flooding has also been taken into consideration in the individual site assessments in Appendices C-F. However, it is considered that potential run-off from surface water flooding is not of a significant scale to prevent the proposed site allocations coming forward, and can be satisfactorily managed through improved drainage and flood attenuation measures (including Sustainable Drainage Systems (SuDS)) designed into the development at the masterplanning and planning application stages.

Sequential Test

Table G1

	Site Allocation	Flood Zones	Sequential Test	Exception Test
South East				
i	Land at Crofton Mill, Plessey Road, Blyth (4570)	FZ1 - 100%	Passed	N/A
ii	Land at Sandringham Drive / Windsor Drive, Blyth (4671)	FZ1 - 100%	Passed	N/A
iii	Land at Lyndon Walk, Blyth (9546)	FZ1 - 100%	Passed	N/A
iv	Former Moorside First School, Woodhorn Road, Newbiggin-by-the-Sea (5059)	FZ1 - 100%	Passed	N/A
v	Land north west of Spital House Farm, North Seaton Road, Newbiggin-by-the-Sea (5129)	FZ1 - 100%	Passed	N/A
vi	Site adjacent to Arts Centre, Woodhorn Road, Newbiggin-by-the-Sea (9052)	FZ1 - 100%	Passed	N/A
vii	Whytrig Community Middle School, Western Avenue, Seaton Delaval (9507)	FZ1 - 100%	Passed	N/A
viii	Former Brickworks, Pitt Lane, Seghill (4602)	FZ1 - 100%	Passed	N/A

ix	Land north-east of Park Road (south-east of Bridge Road), Lynemouth (9550)	FZ1 - 100%	Passed	N/A
Central				
i	Former Workhouse and Hospital land at Dean Street, Hexham (2345)	FZ1 - 100%	Passed	N/A
ii	Burn Lane Bus Depot and land at Chareway, Tyne Green Road, Hexham (2040/9136/2628)	FZ1 - 68.6% FZ2 - 1.5% FZ3a - 29.9%	See Table G2 below	
iii	Telephone Exchange, Gaprigg, Hexham (2615/2616)	FZ1 - 100%	Passed	N/A
iv	Former Police Houses, Fairfield, Hexham (9551)	FZ1 - 100%	Passed	N/A
v	Prospect House, Hallgate, Hexham (2739)	FZ1 - 100%	Passed	N/A
vi	Land west of Station Road, Hexham (9104)	FZ1 - 100%	Passed	N/A
vii	Graves Yard behind Army Reserve Centre, Temperley Place, Hexham (9138)	FZ1 - 100%	Passed	N/A
viii	Priestpottle County Buildings, Maiden's Walk, Hexham (9137)	FZ1 - 100%	Passed	N/A
ix	Land west of West Road Cemetery, West Road, Prudhoe (2546)	FZ1 - 100%	Passed	N/A
North				
i	Land east of Etal Road, Fildon View and south of Cemetery Lane, Tweedmouth (Robert's Lodge) (1055/6769)	FZ1 - 100%	Passed	N/A
ii	Former Coal Yard east of Northumberland Road and west of Billendean Road, Tweedmouth (1116)	FZ1 - 100%	Passed	N/A
iii	Berwick Seaview Caravan and Motorhome Site, Billendean Road, Tweedmouth (8068)	FZ1 - 100%	Passed	N/A
iv	Land adjacent to former Kwik Save, Walkergate, Berwick-upon-Tweed (9552)	FZ1 - 100%	Passed	N/A
v	Land east of Broad Road, North Sunderland / Seahouses (6751)	FZ1 - 100%	Passed	N/A
vi	The Glebe Field, north of West Street, Norham (1074)	FZ1 - 100%	Passed	N/A
West				
i	Land to west of Park Road, Haltwhistle (2549/2558)	FZ1 - 100%	Passed	N/A
ii	Greystonedale, Park Road, Haltwhistle (2187)	FZ1 - 100%	Passed	N/A
iii	Land west of Hougill, Tyne View Road, Haltwhistle (2247)	FZ1 - 100%	Passed	N/A
iv	Former Bellingham Auction Mart, B6320, Bellingham (2352)	FZ1 - 100%	Passed	N/A
v	Land at Demesne Farm, Boat Road, Bellingham (2222)	FZ1 - 62.8% FZ2 - 14.2%	See Table G2 below	

		FZ3b - 23.0%		
vi	Land west of Langley Gardens and north of Radcliffe Road, Haydon Bridge (2544/2046)	FZ1 - 100%	Passed	N/A
vii	Land east of Allotments, Station Road, Haydon Bridge (9110)	FZ1 - 100%	Passed	N/A
viii	Land east of Lonkley Terrace, Allendale Town (2349/9380)	FZ1 - 100%	Passed	N/A
ix	Land at Splitty Lane, Catton (8033)	FZ1 - 100%	Passed	N/A
x	Land west of Smithy, A696, Otterburn (2422a)	FZ1 - 68.3% FZ2 - 31.7%	See Table G2 below	
xi	Land south of Westmor, A696, Otterburn (2422b)	FZ1 - 89.3% FZ2 - 10.7%	See Table G2 below	
xii	West Woodburn Filling Station, A68, West Woodburn (2065)	FZ1 - 100%	Passed	N/A

No proposed housing site allocations are wholly within Flood Zones 2 or 3. However, the following four site allocations are predominantly in Flood Zone 1 but with parts of the site within Flood Zones 2 or 3.

Table G2

Site Allocation	Flood Zones				Sequential Test	Exception Test
	FZ1	FZ2	FZ3a	FZ3b		
Burn Lane Bus Depot and land at Chareway, Tyne Green Road, Hexham (2040/9136/2628)	68.6%	1.5%	29.9%	-	High Probability	See Table G3 below
Land west of Smithy, A696, Otterburn (2422a)	68.3%	31.7%	-	-	Medium Probability - no better alternative sites - Passed (minimise development within FZ2)	N/A
Land south of Westmor, A696, Otterburn (2422b)	89.3%	10.7%	-	-	Medium Probability - no better alternative sites - Passed (minimise development within FZ2)	N/A
Land at Demesne Farm, Boat Road, Bellingham (2222)	62.8%	14.2%	-	23.0%	High Probability / Functional Floodplain	See Table G3 below

As there are no alternative sequentially better sites available in the Otterburn area to meet the local housing needs of this village, the two Otterburn sites are considered to pass the Sequential Test, although wherever possible the design and layout of any scheme should seek to minimise development within those parts of the site within Flood Zone 2.

Exception Test

The Exception Test aims to demonstrate and help ensure that flood risk to people and property will be managed satisfactorily, while allowing necessary development to go ahead in situations where suitable sites at lower risk of flooding are not available. The two parts to the Test require proposed development to show that it will provide wider sustainability benefits to the community that outweigh flood risk, and that it will be safe for its lifetime, without increasing flood risk elsewhere and where possible reduce flood risk overall.

In accordance with the flood risk vulnerability classification, the following two site allocations in Hexham and Bellingham need to be considered under the Exception Test.

Table G3

Site Allocation	Flood Zones				Sequential Test	Exception Test
	FZ1	FZ2	FZ3a	FZ3b		
Burn Lane Bus Depot and land at Chareway, Tyne Green Road, Hexham (2040/9136/2628)	68.6%	1.5%	29.9%	-	High Probability	New Tyne Green flood defences recently installed - Passed
Land at Demesne Farm, Boat Road, Bellingham (2222)	62.8%	14.2%	-	23.0%	High Probability / Functional Floodplain	No better alternative sites - Passed (avoid development within FZ3, minimise development within FZ2)

Burn Lane Bus Depot and land at Chareway, (2040/9136/2628)

Major flood attenuation works have recently been carried out in close proximity to the Burn Lane/Chareway site in Hexham which are not recognised in the latest flood risk zones mapping analysis. A new flood defence barrier embankment was installed in summer 2018 to prevent flood waters flowing through the railway underpass at Tyne Green, funded in a partnership between local residents, Northumberland County Council, the Environment Agency, Northumbrian Water and Network Rail. It is therefore considered that the risk of flooding on this site is now significantly reduced, such that the extent of Flood Zones 2 and 3 will now be much less, if not removed. In any case, the developable area of the site is reduced so that

development can be focussed in those areas of lower flood risk - those in Flood Zones 1 and 2. The Sequential and Exception Tests are therefore considered to now be effectively passed.

Land at Demesne Farm, Boat Road, Bellingham (2222)

In the case of the land at Demesne Farm in Bellingham, only just over a third of the site allocation is identified to be within flood risk zones 2 and 3. It is therefore considered that a residential development scheme is still capable of being safely designed and delivered on this site to avoid or minimise housing development within those parts of the site that fall within Flood Zones 2 and 3. The consequently reduced net developable area of the site is therefore reflected in the indicative allocation capacity.

While there are other sites in Bellingham with a lower flood risk, they are beset by other constraints. This site is considered to be the most suitable and sustainable option for allocation in Bellingham (in addition to the former auction mart site) to help meet the future housing needs of this rural service centre (a key gateway settlement to Northumberland National Park) and its surrounding catchment area for the benefit of the local community. Given that the flood risk can be minimised on the site, the Sequential and Exception Tests are therefore considered to now be effectively passed.