



Northumberland
County Council

Northumberland Local Plan
Draft Plan for Regulation 18 Consultation

Housing Site Allocations Selection and Appraisal Technical Paper

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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 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 the settlement's identified 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

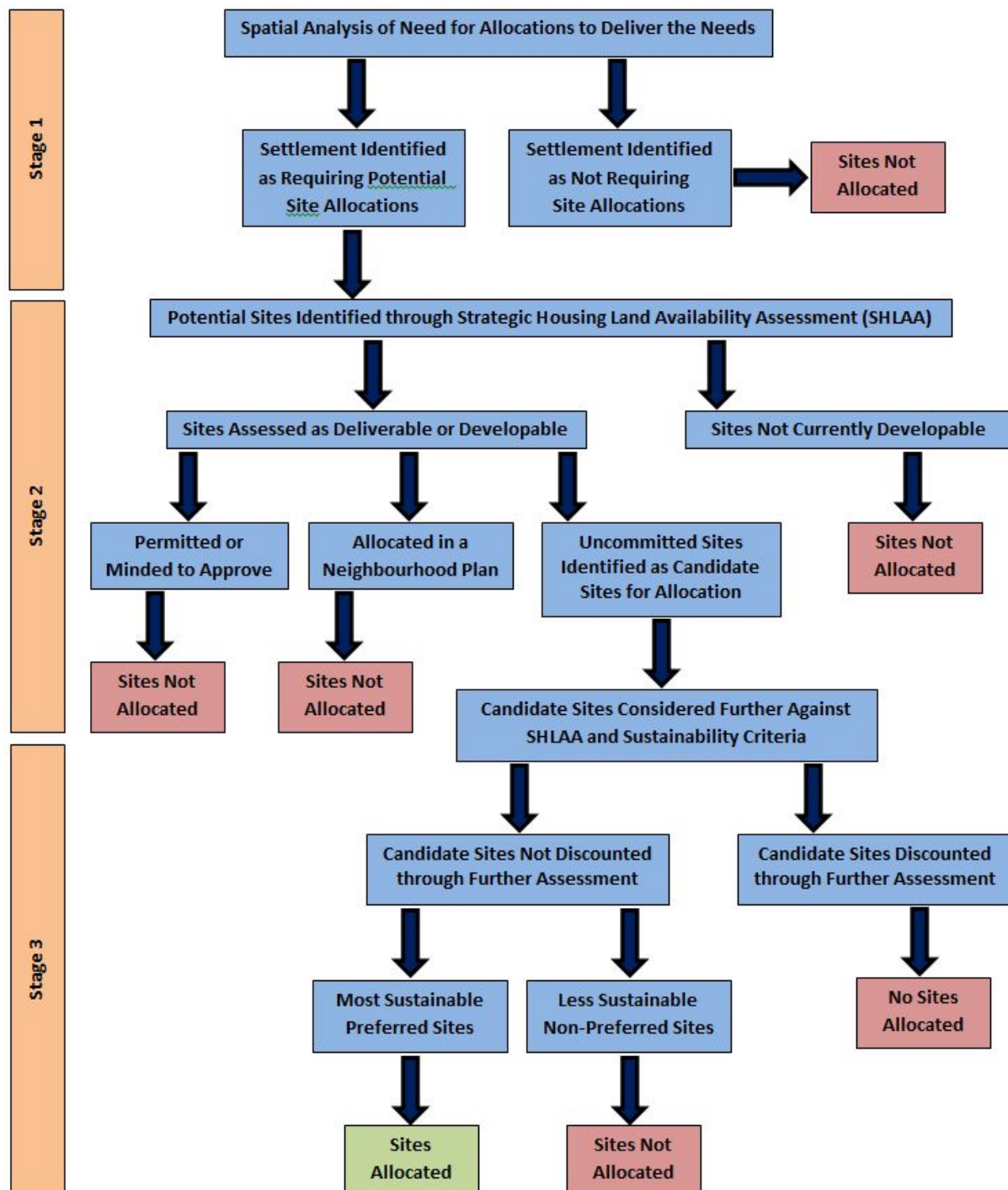
A summary of the site selection process is set out in Figure 1.

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, 39 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).

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, Service Centres and Service Villages where deliverable 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).

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
Newbiggin-by-the-Sea	Heddon-on-the-Wall	Berwick-upon-Tweed	Bardon Mill, Henshaw and Redburn
Seaton Valley	Hexham	Norham	Bellingham
	Ovingham	Scremerston	Gilsland
	Prudhoe	Seahouses	Haltwhistle
	Riding Mill		Haydon Bridge
	Stamfordham		Newbrough and Fourstones
	Wylam		Otterburn
			Wark on Tyne
			West Woodburn

Stage 2: Identifying candidate sites for allocation

Candidate sites for allocation of five or more dwellings, are 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 development coming forward in the future (their availability and achievability). Through the assessment process, sites

are identified as falling within one of three categories: deliverable¹, developable², 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). The reasons for these sites 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 and Redburn
- Gilsland
- Heddon-on-the-Wall
- Newbrough and Fourstones
- Otterburn
- Ovingham
- Stamfordham
- Wylam

The needs of these settlements have instead been provided for by enhanced allocations in nearby settlements with a surplus of potentially developable sites, where such sites exist. Sites identified in the settlements listed above, which are 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.

¹ A deliverable site - ie. suitable for housing, available now and with some completions achievable within the next 5 years.

² A developable site - ie. suitable for housing, but not presently available and/or completions not achievable within the next 5 years.

Stage 3: Selecting sites for allocation

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

Those criteria considered in the SHLAA include³:

- 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 may be 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 is 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.

³ 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 settlement, the indicative housing requirement is set out together with the amount of deliverable commitments. This informs the scale of allocations required. 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 preferred site allocations are proposed is summarised below according to their Local Plan Delivery Area location. The analysis indicates that centrally located sites, with better access to services have been considered first. Where appropriate central sites cannot meet the needs of a settlement sites towards or on the edge of settlements are considered.

The Northumberland SHLAA interactive map should be referred to identify the location of sites. Proformas for the preferred sites, including site maps are set out in Appendices C-F. Full site assessments and the additional sustainability criteria can be found within the separate SHLAA site schedules.

SOUTH EAST DELIVERY AREA

Newbiggin-by-the-Sea

Indicative housing requirement: 300 dwellings

Identified deliverable commitments: 129 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 - planning permission 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 - vacant land within the settlement, subject to a previous application which was withdrawn. 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):

5115 - Spital House Farm - planning application for residential development currently pending consideration and recommended for approval. Existing residential area with development being able to compliment surroundings and provide a logical rounding-off to the settlement. Whilst not as close to services and facilities as those sites within the town centre, it is still considered to offer a sustainable location for residential development.

5129 - Land adjacent to Spital House Farm - adjacent site (5115) is subject to a planning application and has been selected as a preferred allocation, 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 - circa 66 dwellings
- 9052 - Site adjacent to Arts Centre - 12-25 dwellings
- 5115 - Spital House Farm - circa 78 dwellings
- 5129 - Land adjacent to Spital House Farm - 20-35 dwellings

Seaton Valley Settlements

Indicative housing requirement: 600 dwellings

Identified deliverable commitments: 450 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 (formerly the Ashington, Blyth & Tyne) 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 - Whitrig Community Middle School - former school site within Seaton Delaval which is now vacant following clearance. An excellent opportunity to redevelop a 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 - subject to a current application for 20 dwellings, but 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.

Proposed Allocations

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

- 9507 - Whitrig Community Middle School, Seaton Delaval - 25-35 dwellings.
- 4602 - Former Brickworks, Seghill - circa 20 dwellings

CENTRAL DELIVERY AREA

Hexham

Indicative housing requirement: 530 dwellings

Identified deliverable commitments: 286 dwellings

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. Any additional or alternative allocations will therefore be considered at the next Regulation 19 'publication draft' stage of the Local Plan.

Town centre

Preferred Site(s):

2345 - 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 in the site with regard to availability. 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.

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 lapsed prior to implementation but, whilst acknowledging the identified site-specific matters, it is still considered to offer a suitable and achievable site for a small residential scheme.

9121 and 9122 - Bog Acre Cottage and Haulage Garage sites - two linked pieces of land for which there is confirmed interest in redevelopment for housing and is the subject of a live application for a combined total of 8 dwellings. One parcel comprises a former garage building that is understood to be vacant, with the other site comprising a single dwelling and vacant land. Together they represent an opportunity for infill on brownfield land close to the town centre once cleared.

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.

2554 - West Orchard House - located towards the western side of the town, it offers opportunity for an infill scheme in an established residential area. Currently largely vacant with part of the site including a vacant dwelling. Access would need to be carefully considered, but once addressed and following clearance the site would offer opportunity for a small housing scheme.

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.

Rejected Site(s):

None.

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).

6934 - Land at Edgewood - represents a small 'greenfield' infill opportunity within an established residential area.

Rejected Site(s):

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 and 2492 - Farmways and Red Lion Cottage, Corbridge Road - peripheral location to the east of Hexham further removed from existing services, albeit adjacent to new development. Site 2076 currently occupied by a retail unit (subject to renewal of lease agreement) and dwelling, while 2492 includes a listed dwelling. The availability of the sites for development is not confirmed, while 2492 has access constraints being reliant on the neighbouring land, so it is considered that there is little certainty regarding delivery.

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.

2374 - Former Garage Site, West Road - vacant car showroom, council-owned brownfield site in the Green Belt to the western edge of the town, in the process of being marketed for sale.

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 - Burn Lane Bus Depot - 10-15 dwellings
- 2345 - Hospital land at Dean Street - 30-40 dwellings
- 2554 - West Orchard House, Allendale Road - 5-10 dwellings
- 2615 - Telephone Exchange, Gaprigg (East) - 8-10 dwellings
- 2616 - Telephone Exchange, Gaprigg (West) - 10-15 dwellings
- 2739 - Prospect House, Hallgate - 10-18 dwellings
- 6577 - 5 Battle Hill - circa 5 dwellings
- 6934 - Land at Edgewood - circa 5 dwellings
- 9104 - Land west of Station Road - 10-15 dwellings
- 9121/9122 - Bog Acre Cottage and Haulage Garage sites, Wanless Lane - circa 8 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

Prudhoe

Indicative housing requirement: 630 dwellings

Identified deliverable commitments: 624 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 which exhibit a shortfall in supply. 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.

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 - previous outline permission for infill development lapsed prior to implementation, with a number of issues and constraints identified. Not considered a priority for allocation.

6839b Land west of Eltringham Works - land within existing works complex, exhibiting a number of constraints, notably relating to setting and access. Part of the wider site is now permitted for residential development, but 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

Indicative housing requirement: 15 dwellings

Identified deliverable commitments: 7 dwellings

Located on the Tyne Valley railway line, with potential to be considered alongside the needs of the neighbouring settlements of Corbridge and/or Stocksfield as part of a strategy to meet local needs across a wider area in the most sustainable manner. Commitments fall short of need, and future development is constrained by the tightly-drawn Green Belt designation, although the significant level of commitments in Corbridge could potentially help meet Riding Mill's shortfall. Potential need to nevertheless find sites for allocation to support services, including the first school.

Preferred 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, but currently subject to an application for residential development. Offers an opportunity for redevelopment within the settlement through new-build and sensitive conversion of the existing grade II listed buildings, with indicative capacity of 8 dwellings.

Rejected Site(s):

None.

Proposed Allocations

Site(s) identified for allocation in Riding Mill:

- 6874 - Land at Riding Farm, Riding Grange, Riding Mill - 5-8 dwellings

NORTH DELIVERY AREA

Berwick-upon-Tweed

Indicative housing requirement: 610 dwellings

Identified deliverable commitments: 443 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.

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):

1035 - Land at corner of Adams Drive & 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 unlikely to be a priority location for allocation.

1183 - Castlehills Farm, Castle Terrace - small site with redundant agricultural buildings at a farmstead in a peripheral location to the west of Berwick, further from services than other options. While assessed as potentially developable in the longer-term through the SHLAA, a number of constraints are identified, including access. Development in this location is also considered to have a more notable impact on local character and setting, such that overall it is not considered to be as sustainable as alternative sites.

Additionally, the following sites, currently assessed to be potentially developable through the SHLAA, are being considered further with the Neighbourhood Plan group:

- 1024 - Warehouse No. 46-52 West End, Tweedmouth - disused property on a brownfield site in a residential conservation area, a previous permission lapsed prior to implementation; indicative capacity 5 dwellings.
- 1030 - Sea View Works west of Cow Road, Spittal - brownfield site in a conservation area steeply banking down to the railway, potential contamination and impact on coastal designated areas; indicative capacity 14 dwellings.
- 1288 - Playhouse Cinema, Sandgate - brownfield site with planning permission for residential development, but developer has suggested that implementation is uncertain; indicative capacity 20 dwellings.
- 1407 - Wallace Green Main Council Offices - stone office buildings and parking yard within a conservation area, currently being marketed with potential for residential conversion; indicative capacity 12 dwellings.
- 1516 - Berwick Eastern Arc, The Quayside - brownfield site 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; indicative capacity 20 dwellings.
- 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; indicative capacity 8 dwellings.
- 6039 - 11 Mill Strand - brownfield site with a planning permission for residential development that lapsed prior to implementation; indicative capacity 5 dwellings

- 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.
- 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; indicative capacity 5 dwellings.

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.

Accordingly, a strategic area to the south of the town is identified through the SHLAA as offering potential to deliver a relatively significant number of homes. 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 an element of some adjacent land (part of 6769).

1067 - Land to rear of Roddam & Callers Court, Hiveacres, East Ord - large greenfield site surrounded on three boundaries by existing residential development. It offers a good opportunity for rounding-off the settlement, with there being reasonable access to existing services and facilities. A previous planning permission for development of 188 homes has lapsed without implementation, but interest in developing the site remains and it is considered a priority for the plan period. In this context this particular site is considered to be the most sustainable option towards the south of East Ord.

6769 - Land east of Fildon View, Tweedmouth - area of greenfield land to the south of East Ord, which offers an opportunity for development in part, 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.

Rejected Site(s):

1007 - East Ord Farm - greenfield site towards the western edge of the settlement. An application for development of 30 homes is currently pending consideration. The site is located within an HSE consultation zone and therefore is subject to constraint that might raise some issues, while the potential need for land acquisition to secure appropriate access has also been highlighted in the past. Whilst relatively well located for services and facilities, and considered to be largely sustainable, given the identified constraints and the number of alternative developable sites available in Tweedmouth and Ord, it is not considered a priority for allocation.

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. Whilst not considered peripheral, it is considered that the land immediately to the north (1067) offers a more sustainable option and can make better use of existing infrastructure. 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.

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.

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 compacted 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.

Preferred Allocations

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

- 1116 - Old Coal Yard - 60-80 dwellings
- 8068 - Berwick Seaview Caravan Site - 30-40 dwellings
- 1055 - Land east of Etal Road (Robert's Lodge) - 50-60 dwellings
- 1067 - Land to rear of Roddam & Callers Court - 150-180 dwellings
- 6769 - Land east of Fildon View - 10-30 dwellings

Norham

Indicative housing requirement: 22 dwellings

Identified deliverable commitments: 3 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 to meet identified needs, the deliverability of much of this outstanding supply is considered to be uncertain with a shortfall likely to be apparent, which is relatively significant given the rural context. 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 - 15-25 dwellings.

Scremmerston

Indicative housing requirement: 34 dwellings (Ancroft Parish)

Identified deliverable commitments: 12 dwellings

Development in Scremmerston should be the priority for meeting the identified housing needs that exceed extant commitments in the Ancroft parish area south of Berwick-upon-Tweed, rather than in smaller settlements and more rural, isolated locations (including Ancroft itself). This would help to support local services, notably the first school. The need for allocations should nevertheless be considered in conjunction with the neighbouring parishes of Berwick and/or Ord.

Preferred Site(s):

1170 - Land south of Derwent Terrace - capacity identified based on a much reduced developable area to the south east corner of the overall site. This parcel would integrate well with existing residential development and is well located for services, notably the first school. It would also have a lesser impact on the local environment than some of the other options.

1174 - Land south of Derwent Water Terrace - development would be best focused on a slightly reduced area, excluding existing buildings to the north. The site is considered to be well located within the village, being better located for services. Offers a logical infill between existing residential development and the rugby ground.

Rejected Site(s):

1023 - Police House south of Prince Charles Crescent - a previous planning consent for 5 dwellings lapsed without being implemented and there has been no more recent information to support continued availability, with the Police House use currently remaining in situ. Being located at the south of the settlement it is further from services and facilities than alternative options.

1168 - Land south of Prince Charles Crescent - being located at the south and west of the settlement, the site is furthest from existing services and feels more remote when compared with the alternative options. It is likely that development would have a greater impact on the village, by spreading development onto open land to the south.

1169 - Land west of Armstrong Court - lying to the west of the settlement, the site feels more removed than other options and more poorly related to existing residential development. It is also likely that access could be more difficult and/or reliant on adjacent land (1168 and/or 1170).

1171 - Land east of Prince Charles Crescent - large greenfield site to the south east of the settlement and, out of all the potential options, it is considered that development of this particular site would have the most marked impact on the local environment in extending the village southwards. Not a priority for allocation given this and increased distance from services and facilities.

1172 - Land north of Stanhope Cottages - somewhat peripheral site to the eastern edge of Scremerston, which is more removed from the centre of the village than other sites and therefore further from services and facilities. The impact of development of this parcel is likely to be greater than other sites and also would not be as well related to existing housing development.

Preferred Allocations

Site(s) identified for allocation in Scremerston:

- 1170 - Land south of Derwent Terrace - 15-20 dwellings
- 1174 - Land south of Derwent Water Terrace - 10-12 dwellings

Seahouses and North Sunderland

Indicative housing requirement: 90 dwellings

Identified deliverable commitments: 20 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 where there is a shortfall of supply.

Preferred Site(s):

6751 - Land south of St Aidan's 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 - there is an application for mixed-use development pending determination, 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.

1179 - Land south east of 207 Main Street - part of wider area of land to the south of the settlement (1176 to 1180) which is developable but is likely to have more marked impacts on local character and setting than other sites and locations. Access is likely to be provided across the sites and this parcel is reliant on adjacent land. Relatively, further from services and facilities than alternative sites and located outside of the Neighbourhood Plan settlement boundary.

1180 - Land south east of 215 Main Street - most westerly parcel which makes up a strip of potential land to the southern edge of North Sunderland. Furthest from key services and facilities in central Seahouses, with access also being potentially reliant on, or needed for adjacent sites (1176 to 1180). Peripheral feel and impacts of development mean that this would not be a priority for allocation.

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 current application is awaiting determination relating to three parcels of land within an existing residential area. This includes two brownfield sites occupied by domestic garages (9095) and existing dwellings (9503), as well as an area of green space (9097) that is not considered suitable in the SHLAA. While well located for existing services and facilities in central Seahouses, there are concerns with the proposal. Therefore not considered to be a priority for allocation.

9096 - Stone Close Garages (West) - brownfield site that is occupied by domestic garages. However, this has not been proposed as part of the group of sites identified in the recent application that relates to land 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 South of St Aidan's Road - 80-100 dwellings.

WEST DELIVERY AREA

Haltwhistle

Indicative housing requirement: 290 dwellings

Identified deliverable commitments: 94 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 sustainability, allocations will support local services including shops and schools.

Town Centre

Preferred Site(s):

2187 - Greystonedale Park Road - partly vacant with part occupied by existing 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.

2247 - Land west of Hougill, Tyne View Road - previous permission for 6 dwellings lapsed prior to implementation, but no indication that small-scale infill development could not be achieved in the longer-term, potentially in combination with adjacent site (2501).

2501 - Land at West End, Tyne View Road - opportunity for partial infill development for about 33 dwellings, while retaining some open space land. Could be considered in combination with adjacent site (2247).

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.

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. Whole site identified but likely to be a maximum need for about 65 dwellings.

Rejected Site(s):

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 not needed to fulfil the requirement for new homes in the settlement over the plan period.

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 - 20-30 dwellings
- 2247 - Land west of Hougill, Tyne View Road, Haltwhistle - circa 5 dwellings
- 2501 - Land at West End, Tyne View Road, Haltwhistle - 30-40 dwellings
- 2549 - Land to west of Park Road, Haltwhistle - 50-65 dwellings

Haydon Bridge

Indicative housing requirement: 140 dwellings

Identified deliverable commitments: 109 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. The future of Haydon Bridge High School is likely to be critical to future decision making.

Town Centre

Preferred Site(s):

2024 - Haydon Bridge Fire Station, Station Road - brownfield fire station site surplus to requirements, well-located in a residential conservation area close to local services and facilities, with a current planning application for 5 homes awaiting decision.

Rejected Site(s):

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.

Periphery

Preferred Site(s):

2046 - Land Adjacent 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 of up to about 31 dwellings adjacent to existing residential development with good access to local services and facilities.

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 more peripheral than others and is less sustainably located for access to services and facilities.

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.

9110 - RS Marshall (Station Road) - brownfield site located at the eastern edge of the town, currently partly in use as a haulage/vehicle storage yard but with recent indication of potential availability for alternative uses. While close to the railway station it is further away from other services and facilities than other options for allocation and so not considered to be as sustainable.

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.

9505 - Haydon Bridge High School - existing operational high school site subject to schools review but now proposed for retention, so not available for alternative development at this time.

Preferred Allocations

Site(s) identified for allocation in Haydon Bridge:

- 2024 - Haydon Bridge Fire Station, Station Road, Haydon Bridge - circa 5 dwellings
- 2544 - Land west of Langley Gardens, Haydon Bridge - 25-30 dwellings
- 2046 - Land north of Radcliffe Road, Haydon Bridge - 10-20 dwellings

Bellingham

Indicative housing requirement: 100 dwellings

Identified deliverable commitments: 57 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 local needs in the most sustainable manner. Development should be focused towards the centre of Bellingham, close to existing services.

Preferred Site(s):

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.

Rejected 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. However, it is further from services and facilities than more central options, as well as being subject to more constraints including being partly within flood zone 3. No longer needed to meet the identified requirement at the present time.

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 considered to be 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:

- 2352 - former Bellingham Auction Mart, B6320, Bellingham - 50-65 dwellings

Wark on Tyne

Indicative housing requirement: 20 dwellings

Identified deliverable commitments: 13 dwellings

Very isolated setting, with a large part of the parish falling within boundary of Northumberland National Park. Recent development have therefore been limited and commitments show a comparatively large shortfall against requirements given its rural context. Allocations could help to support local facilities, particularly the primary school, the future of which is currently under review. Development in Wark could help to meet the needs across a wider rural area, although this could be met more sustainably in Bellingham if necessary.

Preferred Site(s):

2583 (part) - Land south of St Michael's Church - greenfield site to the north west of the village adjacent to the existing residential area with potential good access via The Glebe. The scale of requirement suggests that only a much reduced developable area is needed to accommodate about 6 dwellings, although with scope for a slightly higher number.

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.

6788 - 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.

Preferred Allocations

Site(s) identified for allocation in Wark:

- 2583 (part) - land south of St. Michael's Church, Wark - 6-12 dwellings

West Woodburn

Indicative housing requirement: 4 dwellings

Identified deliverable commitments: 4 dwellings

Although isolated, recent levels of housebuilding have been healthy. Commitments would potentially meet the identified requirement, but the deliverability of some is currently uncertain, which is fairly significant given the rural location and context. A small allocation may therefore help to support services in West Woodburn, including the first school and shop, although neighbouring Bellingham and/or Otterburn potentially offer more sustainable locations to meet wider local needs.

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

Preferred Site(s):

2014 - Land to the West of A68 - greenfield site to the southern edge of the settlement with potential for a small-scale development of about 8 dwellings.

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):

None.

Preferred Allocations

Site(s) identified for allocation in West Woodburn:

- 2014 - Land west of the A68, West Woodburn - 8-10 dwellings
- 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

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.
9231	Land south of Newbiggin-by-the-Sea	Very large greenfield site to south of Newbiggin, wide range of constraints and site issues, risk of merging of Newbiggin and Ashington.
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 Farm	Green Belt designation is to be retained within emerging 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.

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.
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.
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.
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.
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.
2628	Land at Chareway	Site identified for residential development within the emerging neighbourhood plan, but range of constraints identified, notably access limitations.
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.
2736	Hexham House, Gilesgate	Now permitted for conversion to register office and holiday apartments.
6771	The Shaws Farm, Hexham	Within designated Green Belt, which is to be retained within emerging policy.
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 Way, Hexham	Within designated Green Belt, which is to be retained 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.
9136	Site on Chareway Lane	Site identified for residential development within the draft neighbourhood plan, but no indication of availability, range of constraints. See also adjacent land (2628)
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. 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 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	Green Belt designation is to be retained within emerging

	Miners Welfare, Mickley	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.
6839b	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	Beauchlerc 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.
9208	Land adjacent to existing clubhouse, New Ridley Rd	Small greenfield site within the Green Belt outside of Stocksfield.

NORTH DELIVERY AREA

Berwick-upon-Tweed

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.
1413	Site 4 - Walkergate site	Site is to be developed for commercial use as part of the town centre.
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.
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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.

Scrammerston

SHLAA Ref	Site Name	Summary Reason for Discounting
1173	Land east of Deputy Row, Scrammerston	Peripheral greenfield location.

Seahouses and North Sunderland

SHLAA Ref	Site Name	Summary Reason for Discounting
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.

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.
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.
6946	Birchfieldgate Haltwhistle	Greenfield site in the open countryside.
8031	The Mount Comb Hill	Greenfield site in the countryside.

	Haltwhistle	
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.

Haydon Bridge

SHLAA Ref	Site Name	Summary Reason for Discounting
2029	Land West of Rattenraw Waite Farm	Not available for residential development. Isolated outwith the settlement.
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.
9045	Former Brickworks Langley-On-Tyne	Highly rural location. Range of constraints. Recent application submitted for development of 21 homes but refused.
9505	Haydon Bridge High School	Existing High School site, not available for redevelopment at the current time.

Bellingham

SHLAA Ref	Site Name	Summary Reason for Discounting
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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.
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.

Wark

SHLAA Ref	Site Name	Summary Reason for Discounting
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2577	Land to N of Wark	Lack of safe access onto a busy road, near to the brow of a hill.
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West Woodburn

SHLAA Ref	Site Name	Summary Reason for Discounting
2423	Ray Estate - Stiddle Hill Farm	Greenfield site outside of a settlement in the countryside.
2599	Land at Low Leam Farm	Greenfield site outside of a settlement in the countryside.
2613	Land S of Peel Cottage	Greenfield site outside of a settlement in the countryside.
9405	Land South East Of Parkside Place West Woodburn	Greenfield site in a peripheral location in a rural setting, constraints and impacts on setting.

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
- Otterburn
- Ovingham
- Stamfordham
- 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.

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 Road, Heddon on the Wall	Highways constraints and mature trees on site. Green 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.

Otterburn

SHLAA Ref	Site Name	Summary Reason for Discounting
2422	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.
2460	Otterburn First School (2)	Not available for residential development. Occupied school site.
2606	Otterburn Highways Depot	Not available for residential development, currently occupied.

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.
9321	Ovingham North of B2642	Greenfield land within the Green Belt to northern edge of the village, outside of the settlement.

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.
3418	Whinney Brae	Greenfield site to west of the settlement, protected open space separating Stamfordham and Hawkwell, adds character to the area. Flood risk constraints.
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.
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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.

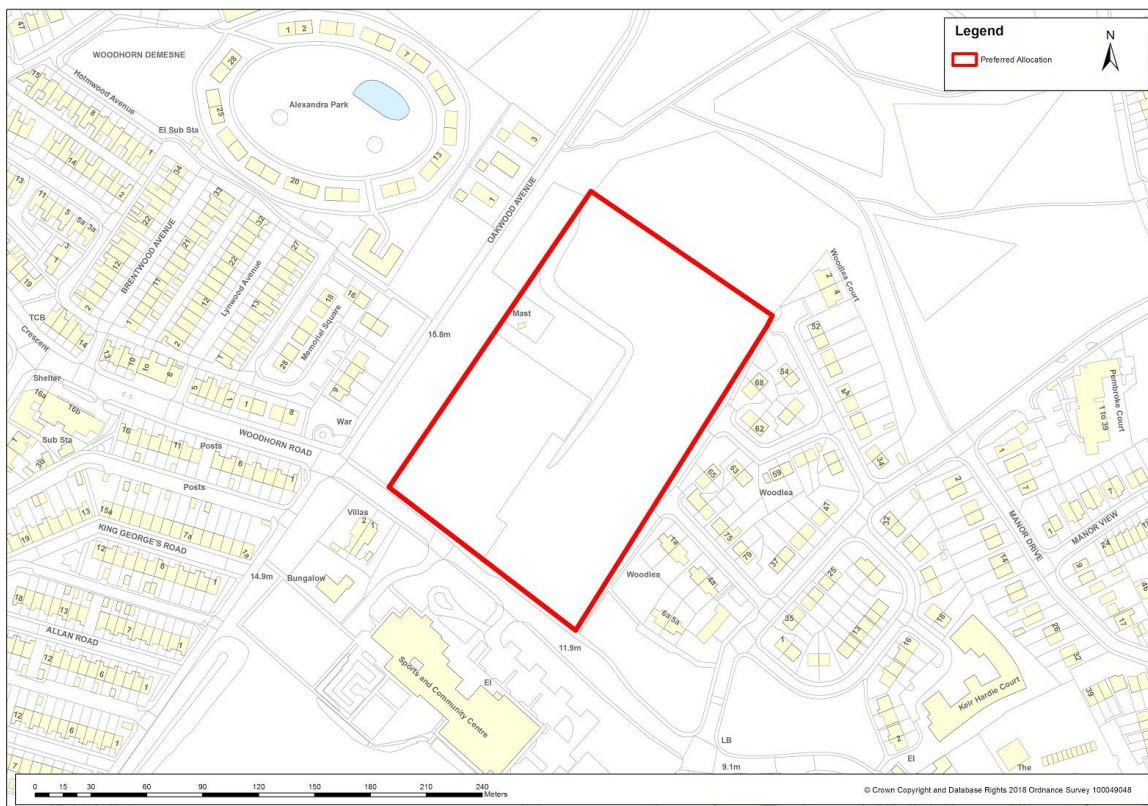
APPENDIX C: Preferred Site Proformas - South East

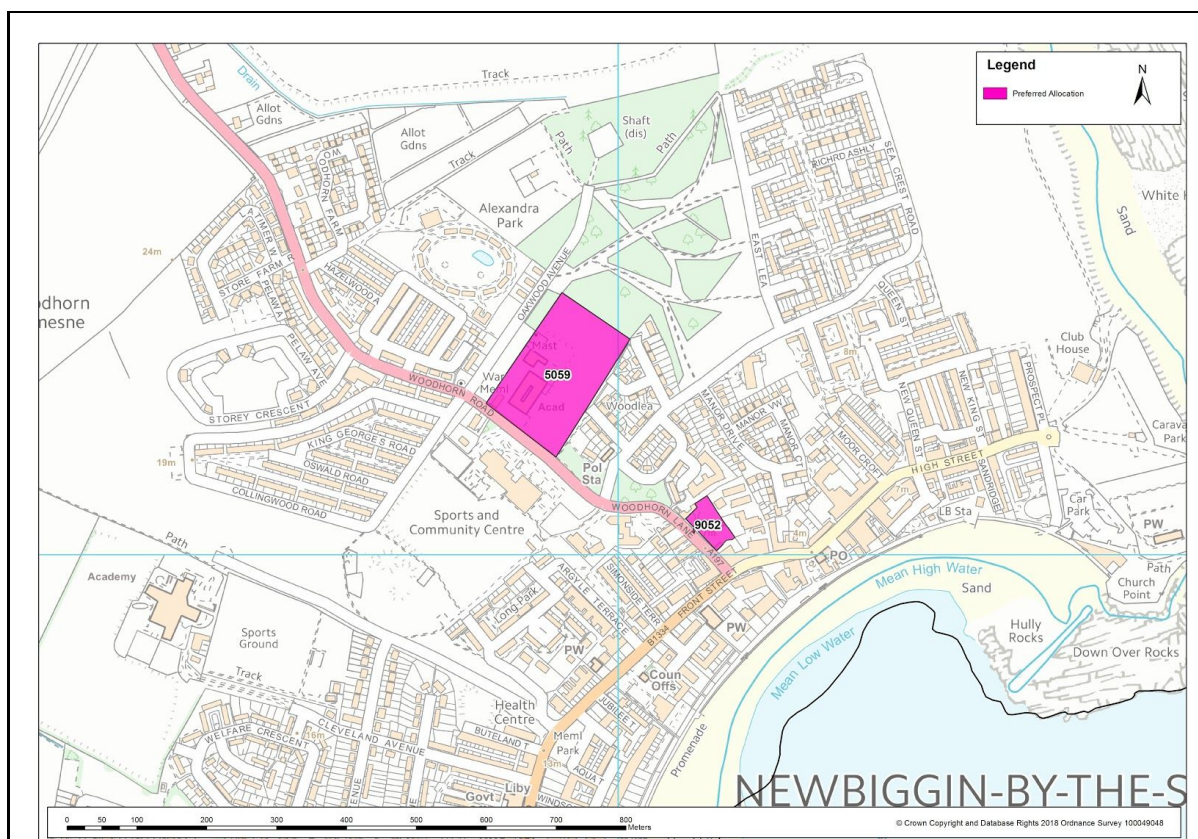
South East Area Sites:

- i) Moorside First School, Woodhorn Road, Newbiggin-by-the-Sea (5059)
- ii) Spital House Farm, North Seaton Road, Newbiggin-by-the-Sea (5115)
- iii) Land north west of Spital House Farm, North Seaton Road, Newbiggin-by-the-Sea (5129)
- iv) Site adjacent to Arts Centre, Woodhorn Road, Newbiggin-by-the-Sea (9052)
- v) Former Brickworks, Pitt Lane, Seghill (4602)
- vi) Whitrig Community Middle School, Western Avenue, Seaton Delaval (9507)

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	2.39
SHLAA Site Capacity	66 dwellings	Proposed LP Allocation	66 dwellings





SHLAA Assessment

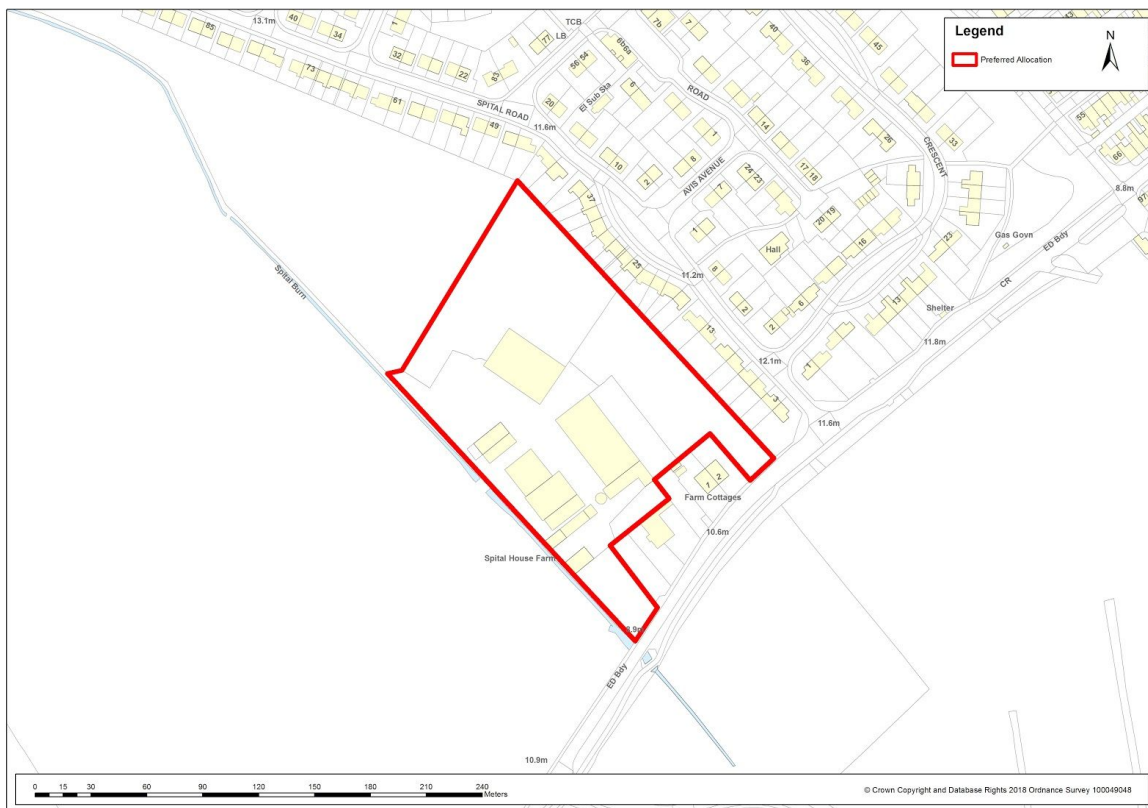
Suitable	Mixed former school site within residential area of Newbiggin-by-the-Sea, now cleared. Suitable for housing. Greenfield and scrubland to north east. A public sewer crosses the site. Access and service provision unlikely to be restrictive given location. Opportunity for redevelopment of brownfield 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. Arch 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 Arch. Latest yield revised to reflect planning application submitted in October 2016 and pending consideration - 16/03954/FUL for 66 homes

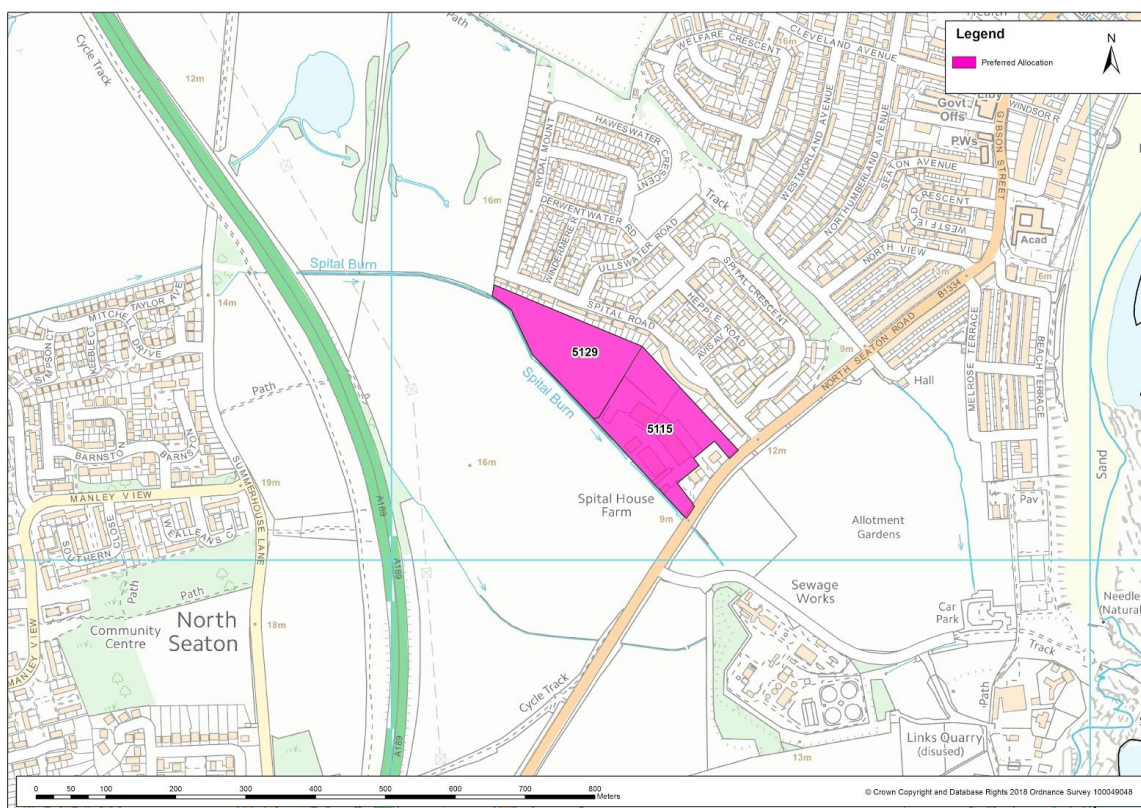
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	66	0	0	66

Service Proximity				
<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	more than 2km	2km to 5km	2km to 5km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	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
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	100m to 500m	more than 5km	not applicable	not applicable

Site	Spital House Farm		
Reference	5115	Parish	Newbiggin-by-the-Sea CP
Settlement	Newbiggin-by-the-Sea	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	2.06	Developable Area (ha) for Allocation	2.06
SHLAA Site Capacity	78 dwellings	Proposed LP Allocation	78 dwellings



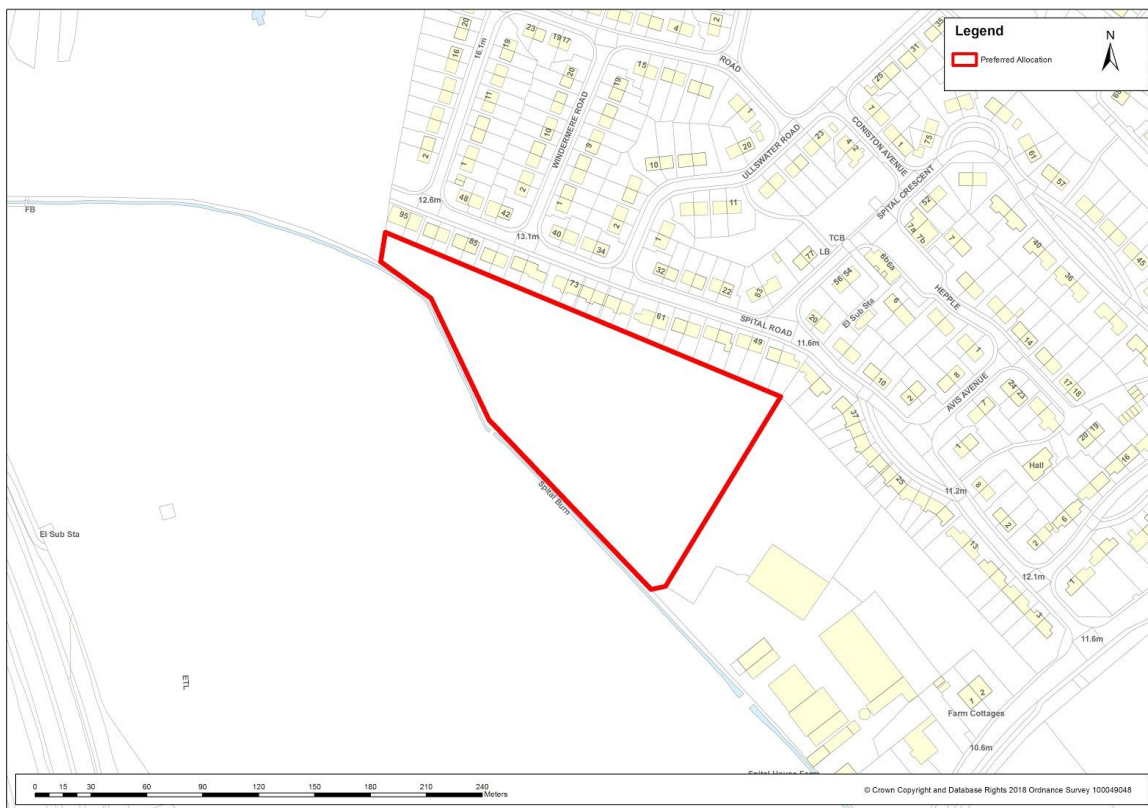


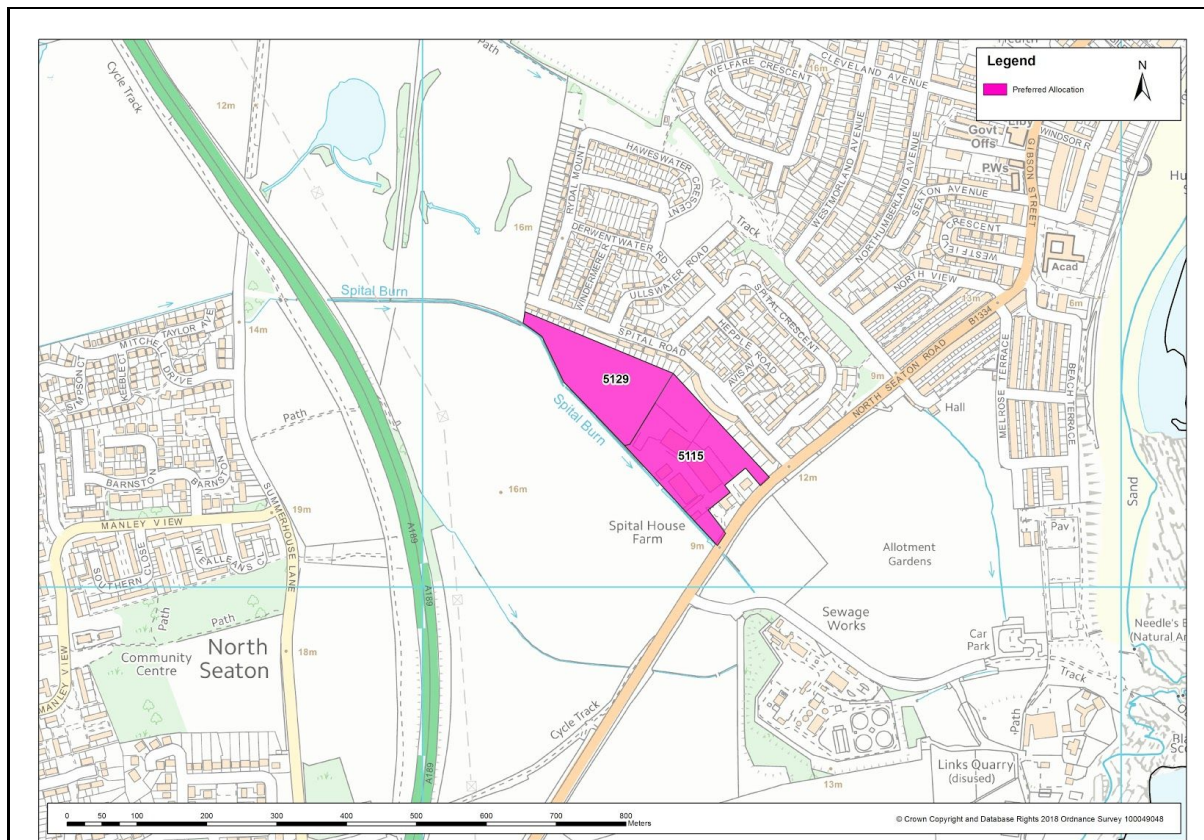
SHLAA Assessment

Suitable	Existing farmstead, associated buildings and land at the edge of the settlement. Buildings require clearance prior to redevelopment. Adjacent to established residential development. Located within 500m of sewage works. The existing central access point which is outside the boundaries of the SHLAA site can provide suitable access. Other points would conflict with nearby junctions. Spital Burn runs along south west edge - buffer required. The suitability of the site is established by its housing allocation. Potential to deliver as part of wider scheme with adjacent land (5129), with this site required to enable access
Available	Availability supported by existing planning application. No known constraints. Not in agricultural use. The central access point is understood to be in the same ownership as the SHLAA site.
Achievable	Lower value market area with low rates of recent delivery. There has been recent developer interest in site. Average prices in immediate area broadly in line with those for settlement. Potential site specific considerations (site clearance, highway and access improvements). Access mitigation also directly impacts on adjacent site (5129). Close proximity of sewage works may impact upon marketability. Potential abnormal costs (Site clearance). Site allocated for residential development in Wansbeck Plan.
6-10 Years	Allocated housing site with a live application - 15/01888/OUT, currently minded to grant consent for 78 dwellings. Delivery based on SHLAA methodology. Potential for adjacent land (site 5129) to follow as a later phase of development

Indicative Delivery - SHLAA				
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	78	0	0	78
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	more than 2km	800m to 2km	800m to 2km	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 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
<i>SAC</i>	<i>SSSI</i>	<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

Site	Land adjacent to 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	1.62
SHLAA Site Capacity	36 dwellings	Proposed LP Allocation	20 to 35 dwellings





SHLAA Assessment

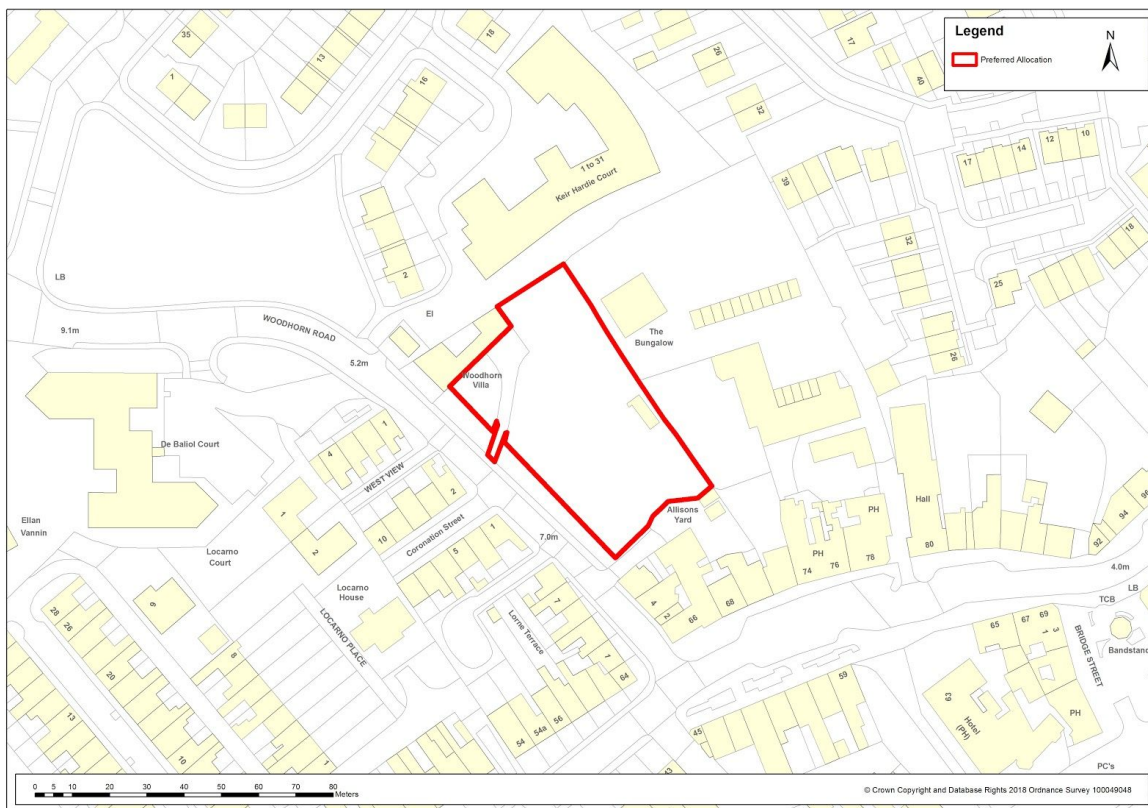
Suitable	Greenfield site to south west of settlement, adjacent to existing housing. No direct highway access - dependent upon delivery of SHLAA site 5115 to connect to highway. Central access point of 5115 can support additional dwellings on this site and this parcel is currently subject to an application. 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

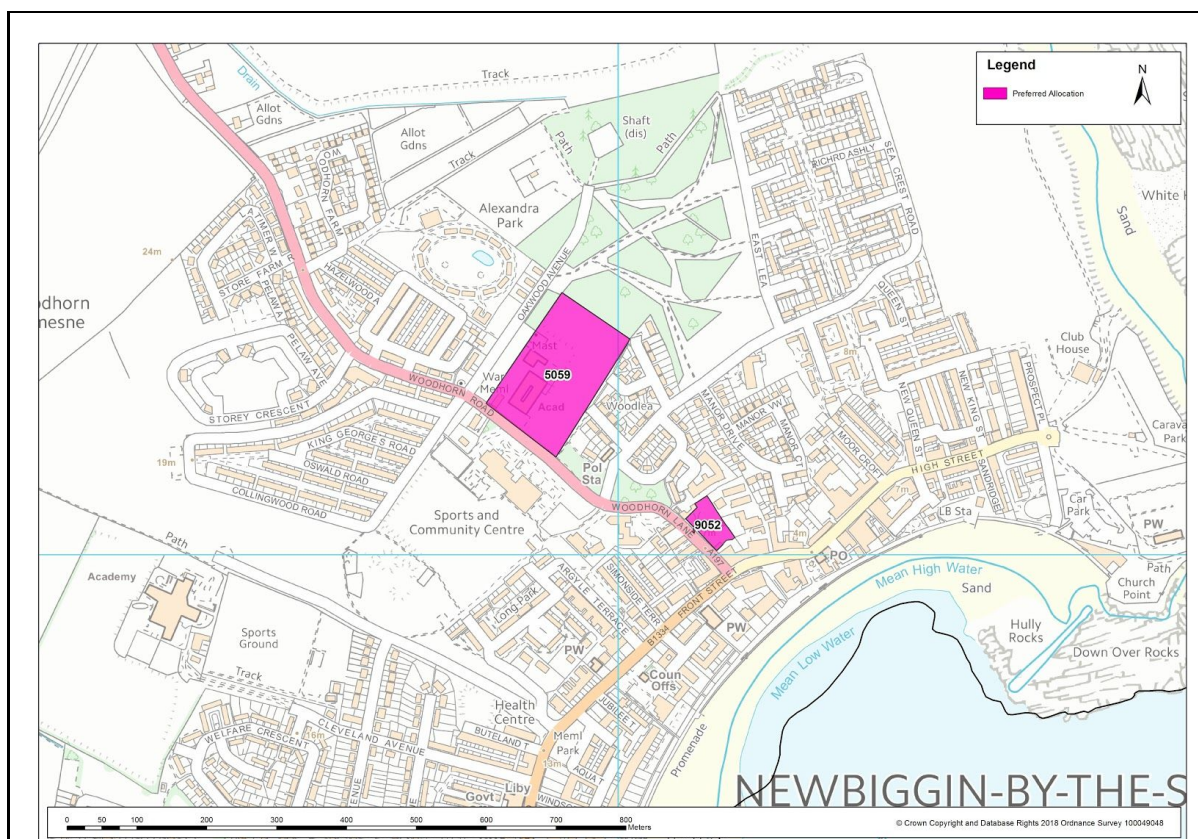
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	36	0	36

Service Proximity				
<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	more than 2km	800m to 2km	800m to 2km	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	800m to 2km	800m to 2km	within 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
<i>SAC</i>	<i>SSSI</i>	<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

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	15 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.

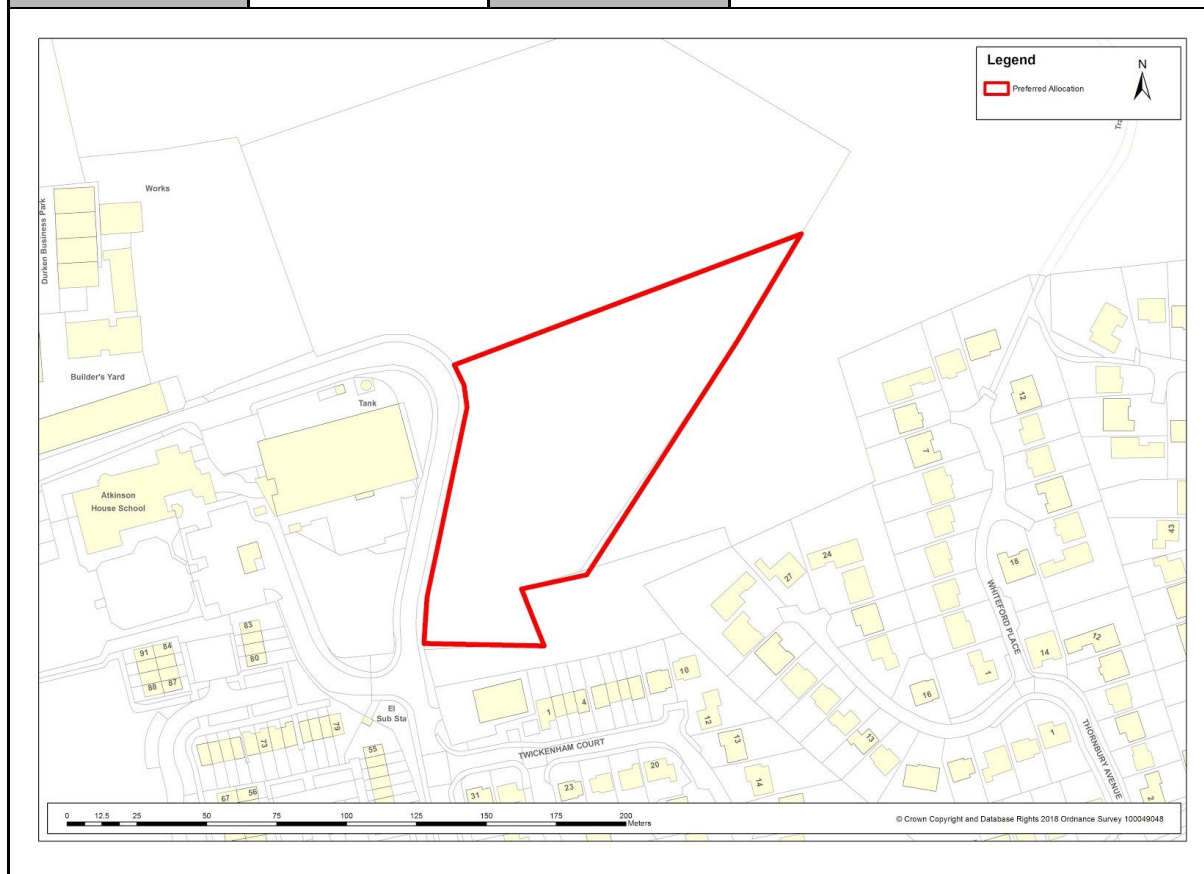
Indicative Delivery - SHLAA

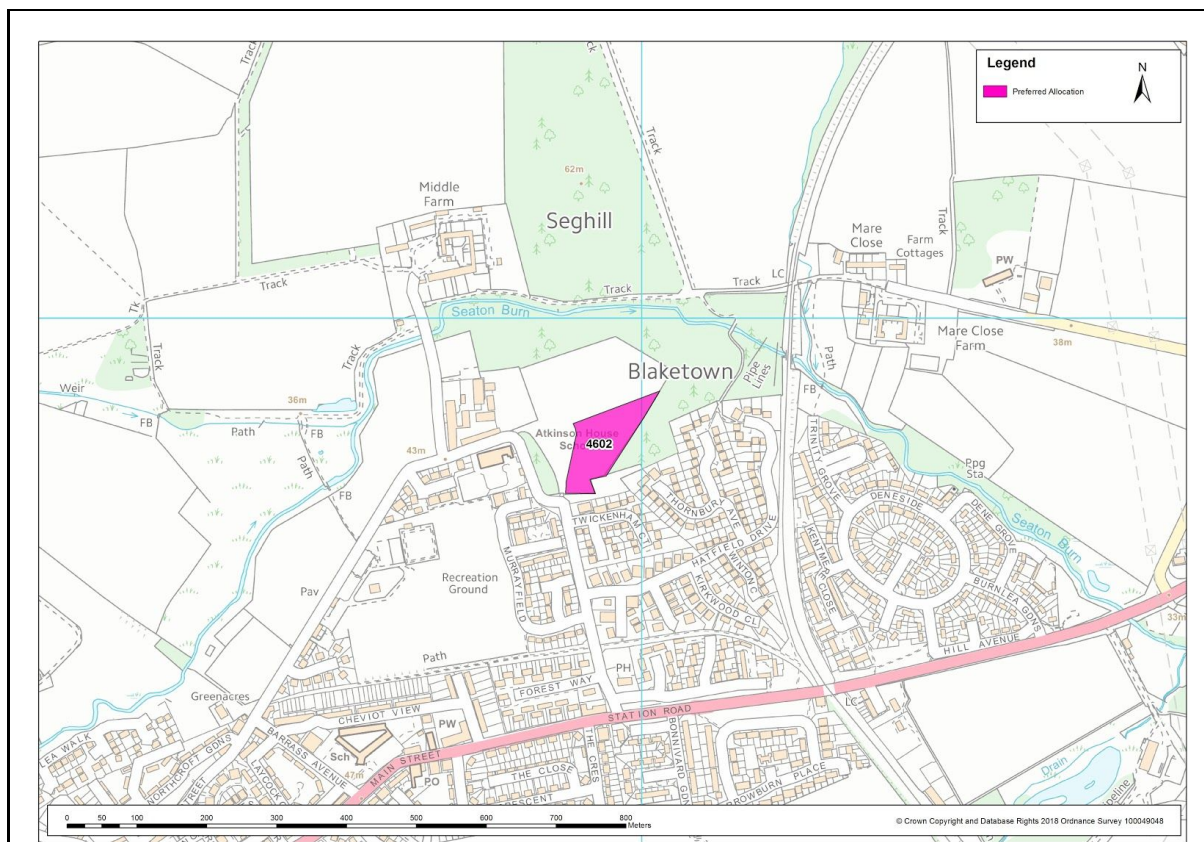
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	15	0	0	15

Service Proximity				
<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	more than 2km	2km to 5km	2km to 5km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	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	100m to 500m	100m to 500m	100m to 500m
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	100m to 500m	more than 5km	not applicable	not applicable

Seaton Valley Settlements

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	0.87
SHLAA Site Capacity	20 dwellings	Proposed LP Allocation	20 dwellings



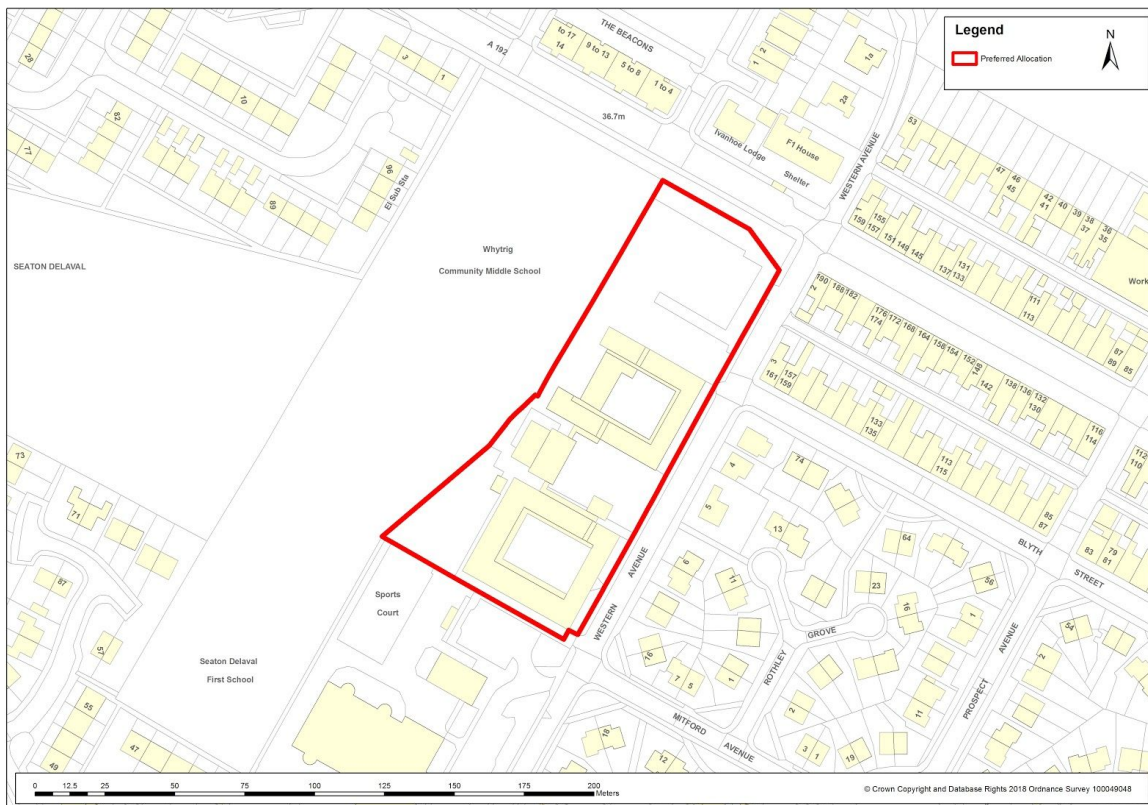


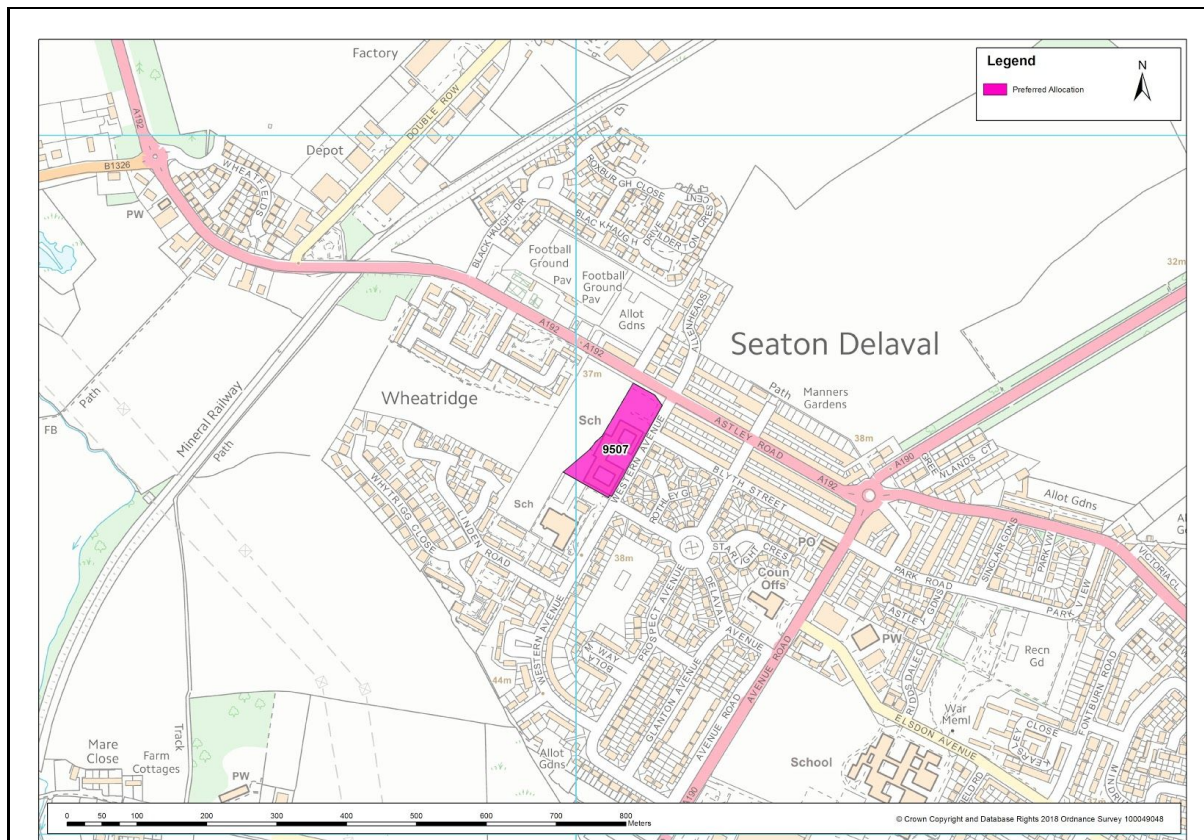
SHLAA Assessment

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				
<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	more than 2km	within 800m	800m to 2km	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	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
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	2km to 5km	not applicable	within site

Site	Whitrig Community Middle School		
Reference	9507	Parish	Seaton Valley CP
Settlement	Seaton Delaval	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.93	Developable Area (ha) for Allocation	0.93
SHLAA Site Capacity	30 dwellings	Proposed LP Allocation	25 to 35 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. 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 SHLAA methodolog.

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				
<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	more than 2km	within 800m	800m to 2km	within 800m
<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
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
more than 500m	more than 500m	2km to 5km	not applicable	not applicable

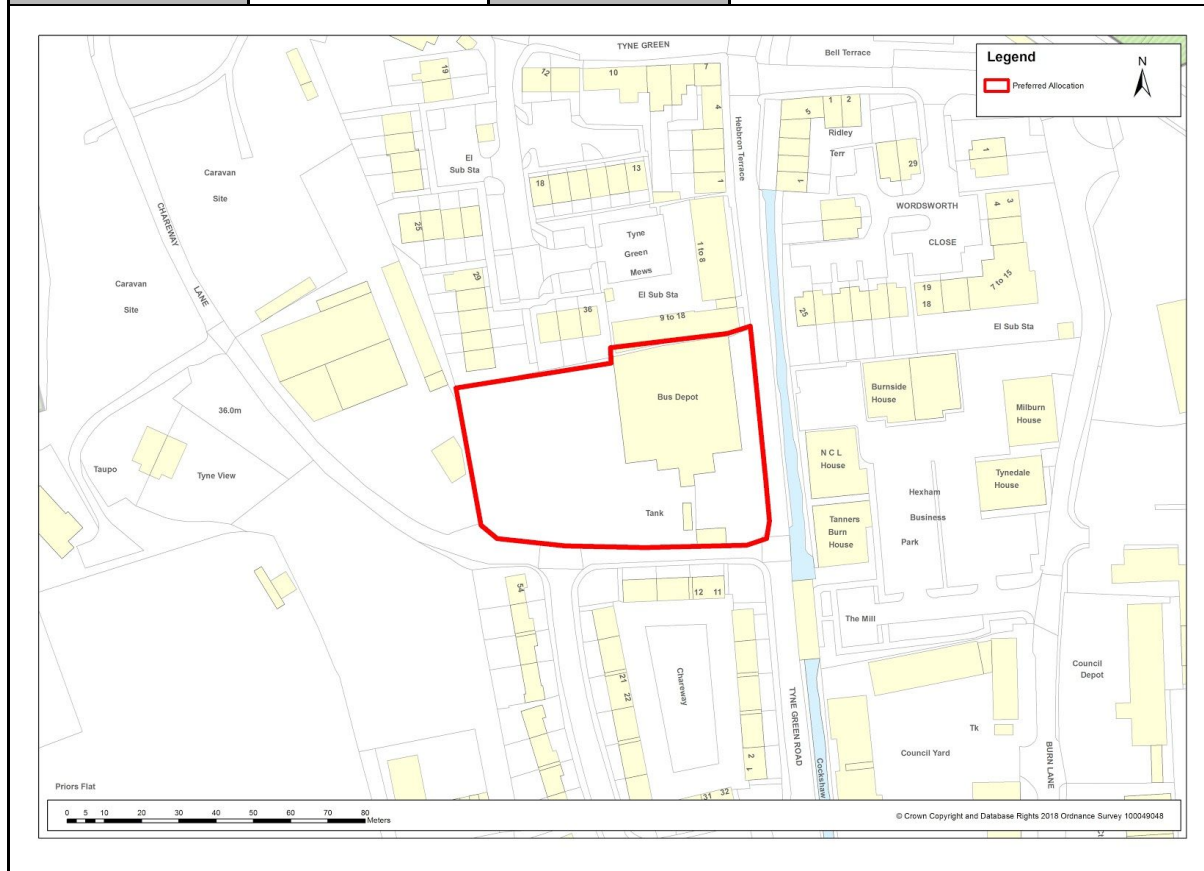
APPENDIX D: Preferred Site Proformas - Central

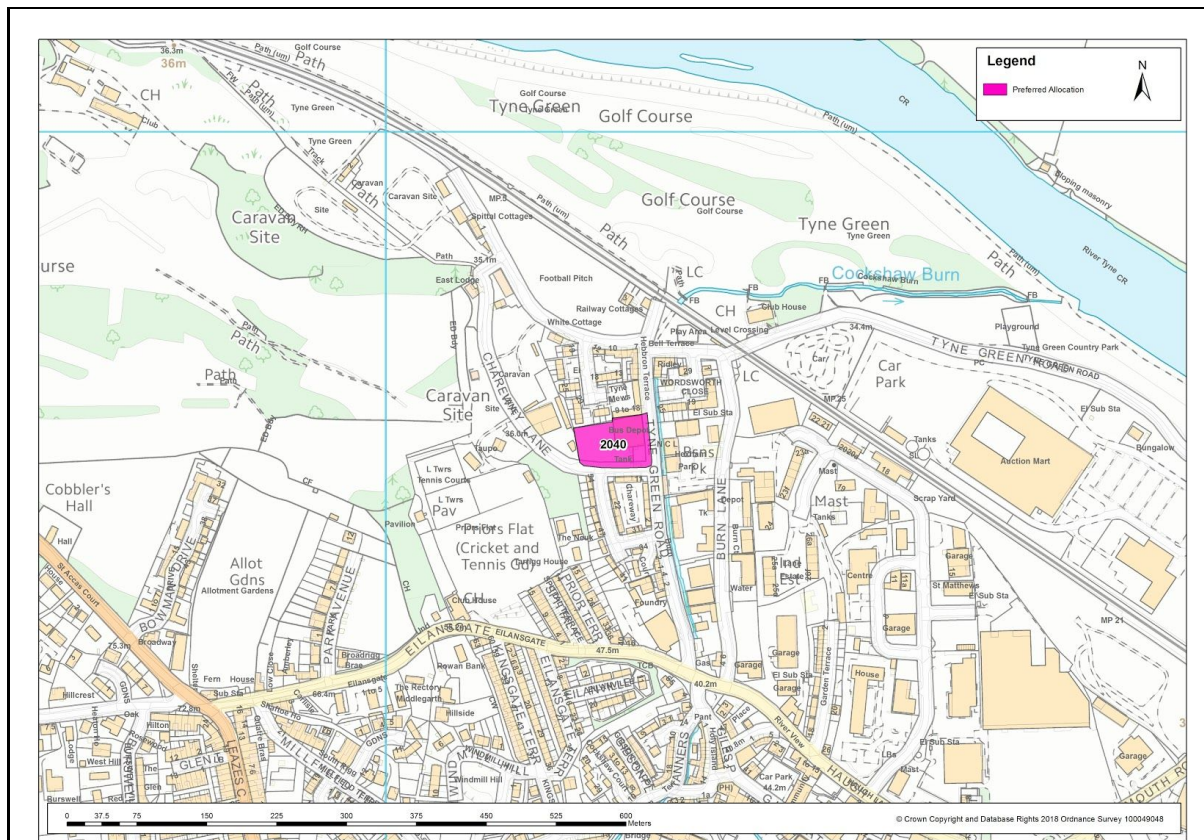
Central Area Sites:

- i) Burn Lane Bus Depot, Tyne Green Road, Hexham (2040)
- ii) Hospital land at Dean Street, Hexham (2345)
- iii) West Orchard House, Allendale Road, Hexham (2554)
- iv) Telephone Exchange, Gaprigg (East) Hexham (2615)
- v) Telephone Exchange, Gaprigg (West), Hexham (2616)
- vi) Prospect House, Hallgate, Hexham (2739)
- vii) 5 Battle Hill, Hexham (6577)
- viii) Land at Edgewood, Hexham (6934)
- xi) Land west of Station Road, Hexham (9104)
- x) Bog Acre Cottage and Haulage Garage sites, Wanless Lane, Hexham (9121/9122)
- xi) Priestpople County Buildings, Maiden's Walk, Hexham (9137)
- xii) Graves Yard behind Army Reserve Centre, Temperley Place, Hexham (9138)
- xiii) Land west of West Road Cemetery, West Road, Prudhoe (2546)
- xiv) Land at Riding Farm, Riding Grange, Riding Mill (6874)

Hexham

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



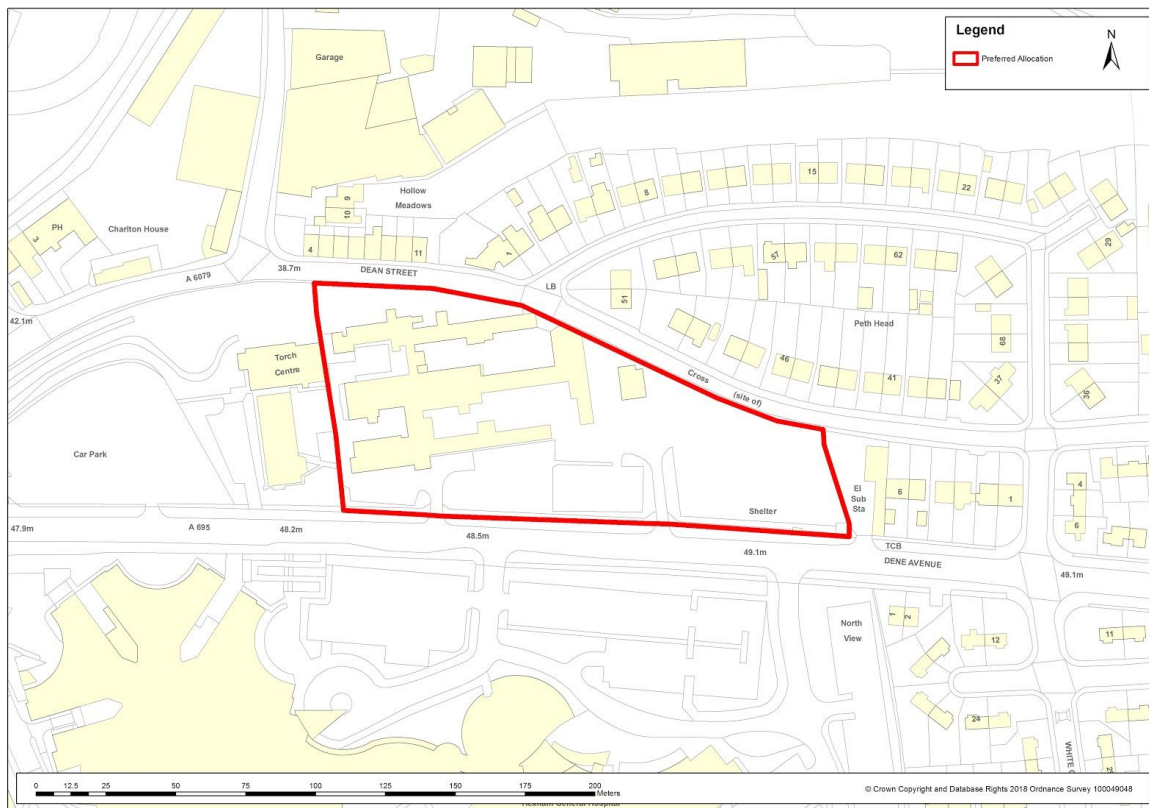


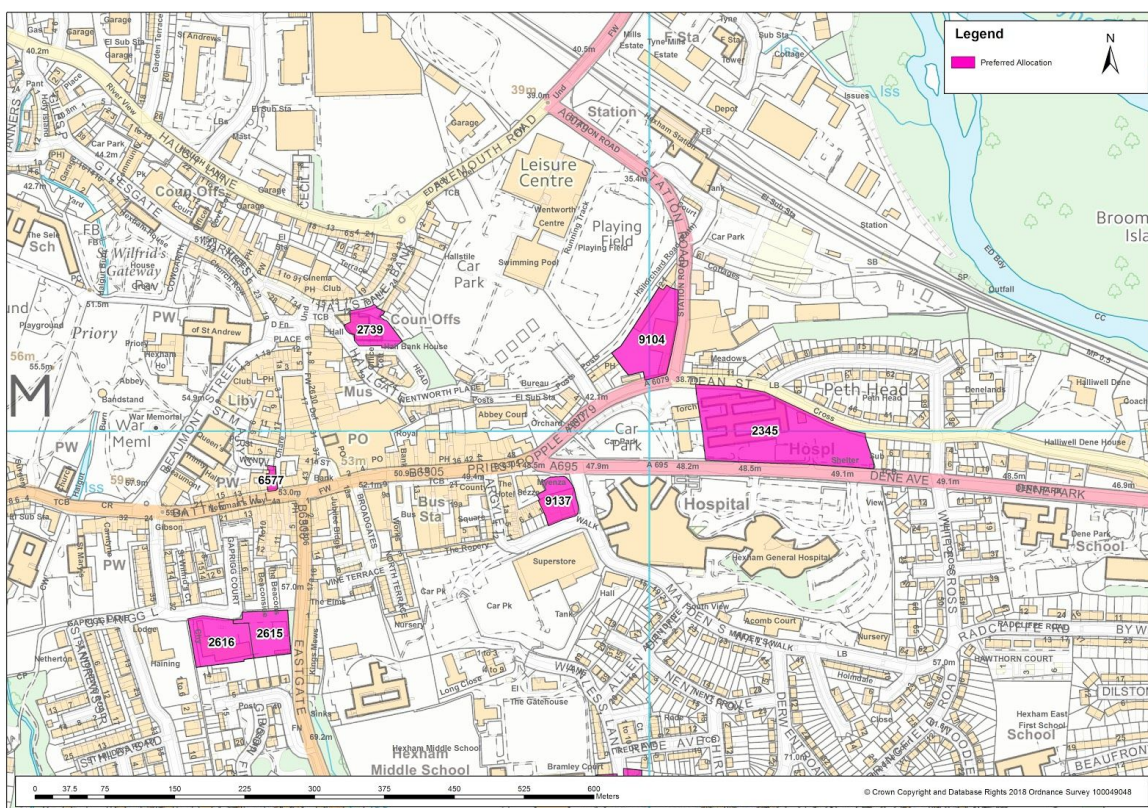
SHLAA Assessment

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. 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 housing . Bus depot would need to be relocated prior to redevelopment</p>
Achievable	<p>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</p>
11-15 Years	<p>Site identified for residential development within the draft neighbourhood plan, offering a chance for the development of brownfield land within the town.</p>

	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

Site	Hospital land at Dean Street		
Reference	2345	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	1.49	Developable Area (ha) for Allocation	1.49
SHLAA Site Capacity	41 dwellings	Proposed LP Allocation	30 to 40 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	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).
6-10 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 and a residential scheme can be delivered, although it is likely to offer opportunity in the medium to longer term.

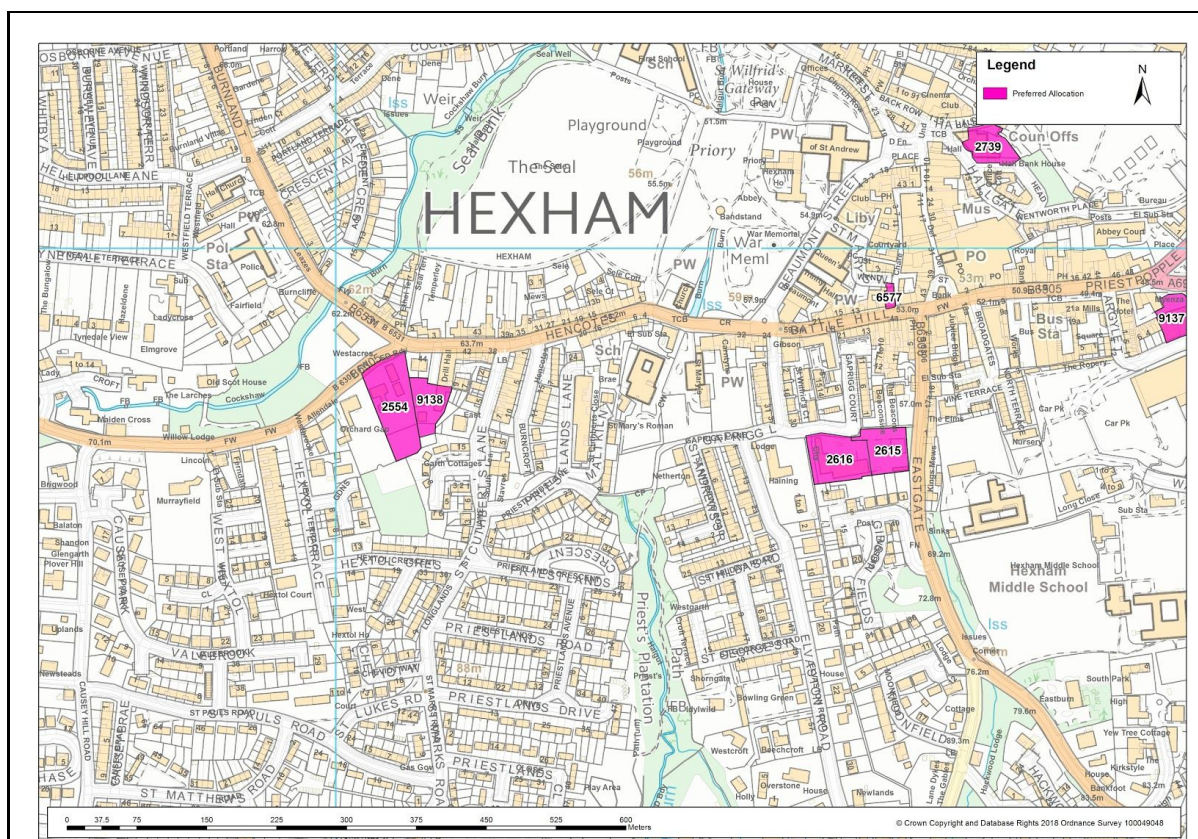
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	41	0	0	41

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	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

Site	West Orchard House, Hexham		
Reference	2554	Parish	Hexham CP
Settlement	Hexham	Land Type	Mostly PDL
Overall Site Area (ha) in SHLAA	0.43	Developable Area (ha) for Allocation	0.43
SHLAA Site Capacity	6 dwellings	Proposed LP Allocation	50 to 10 dwellings





SHLAA Assessment

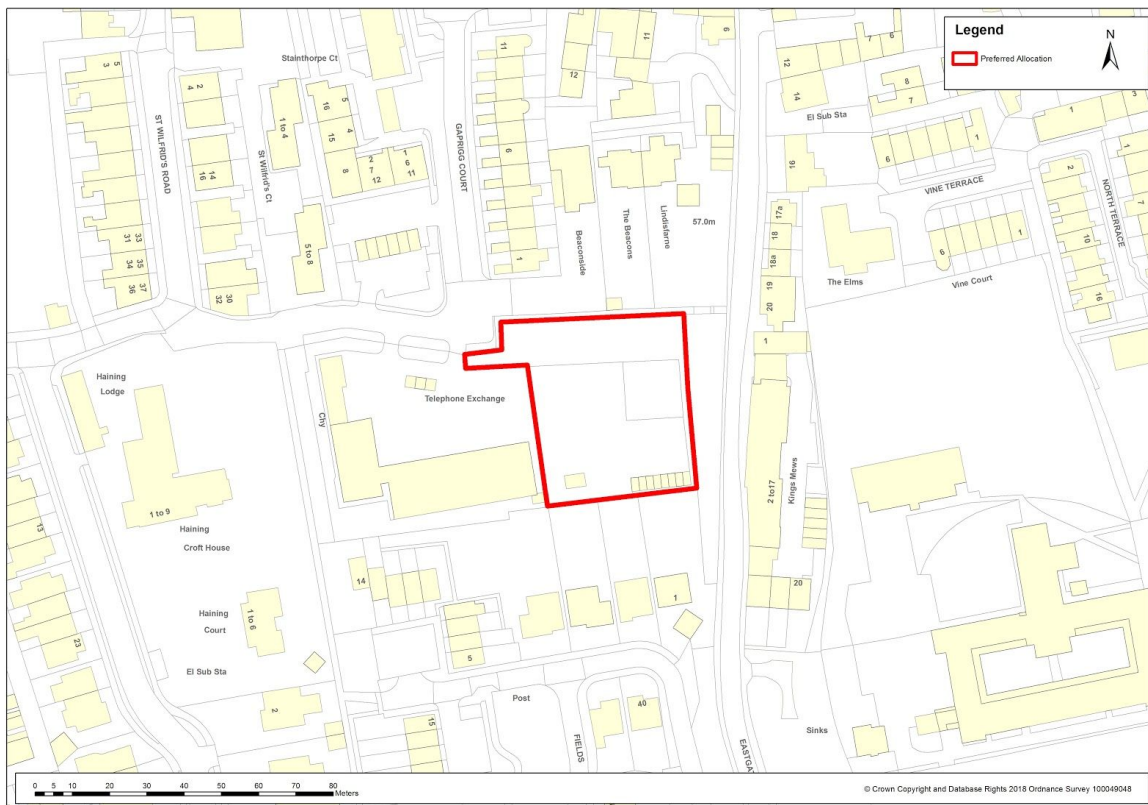
Suitable	Vacant house and associated outbuildings on an attractive site just outside of historic core of Hexham in an established residential area. Located within conservation area. Site clearance required prior to redevelopment. Steep access from road to north, sightlines restrict scale of development and a reduced yield is appropriate. Archaeological assessment may be required associated with historic settlement. Attractive site, suitable for an urban infill scheme
Available	No known constraints to availability that would prevent development
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 the historic core. Potential site specific considerations, notably need for highway and access improvements and to mitigate any archaeological impacts.
6-10 Years	No significant barriers to delivery. Site specific issues are identified but not prohibitive, being an attractive location for a small scheme. Yield reduced to reflect access, topography and archaeology constraints, however on mitigation of these matters, the opportunity for sensitive infill development is recognised

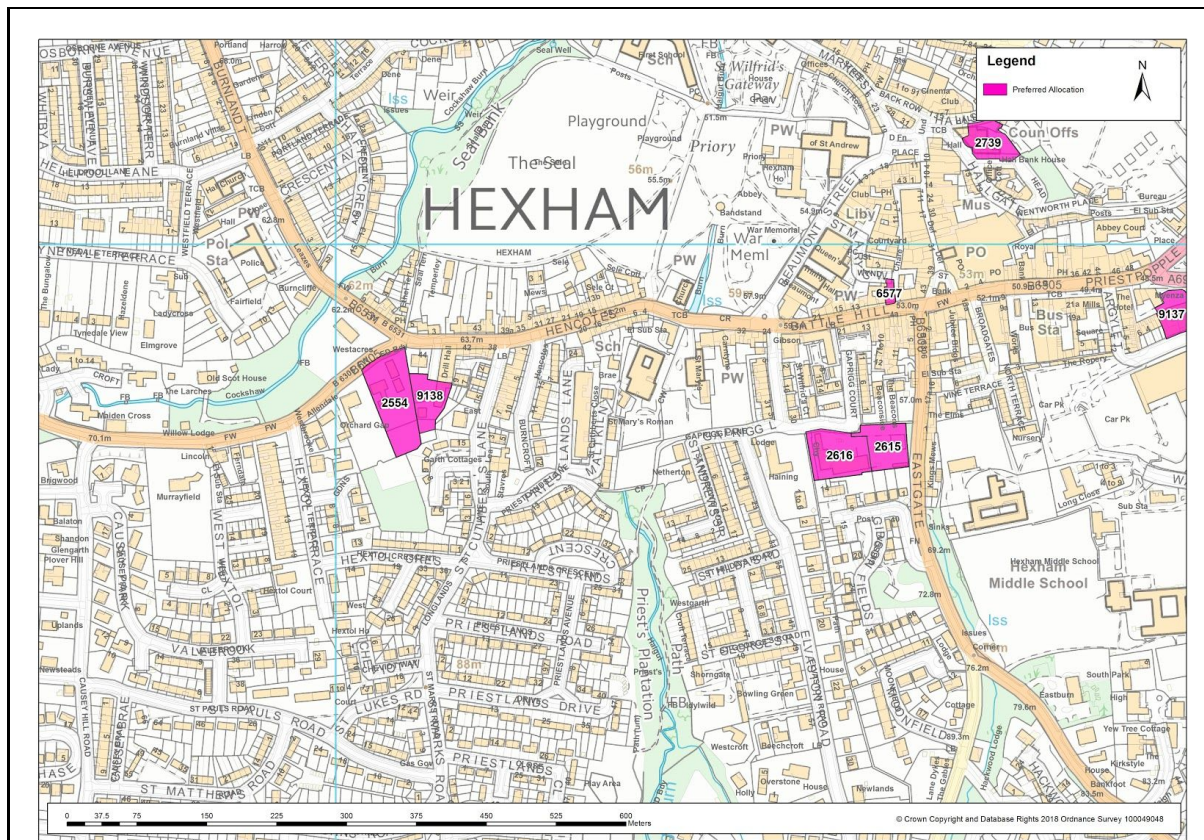
Indicative Delivery - SHLAA

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	800m to 2km	within 800m	within 800m	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	800m to 2km	within 800m	within 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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

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



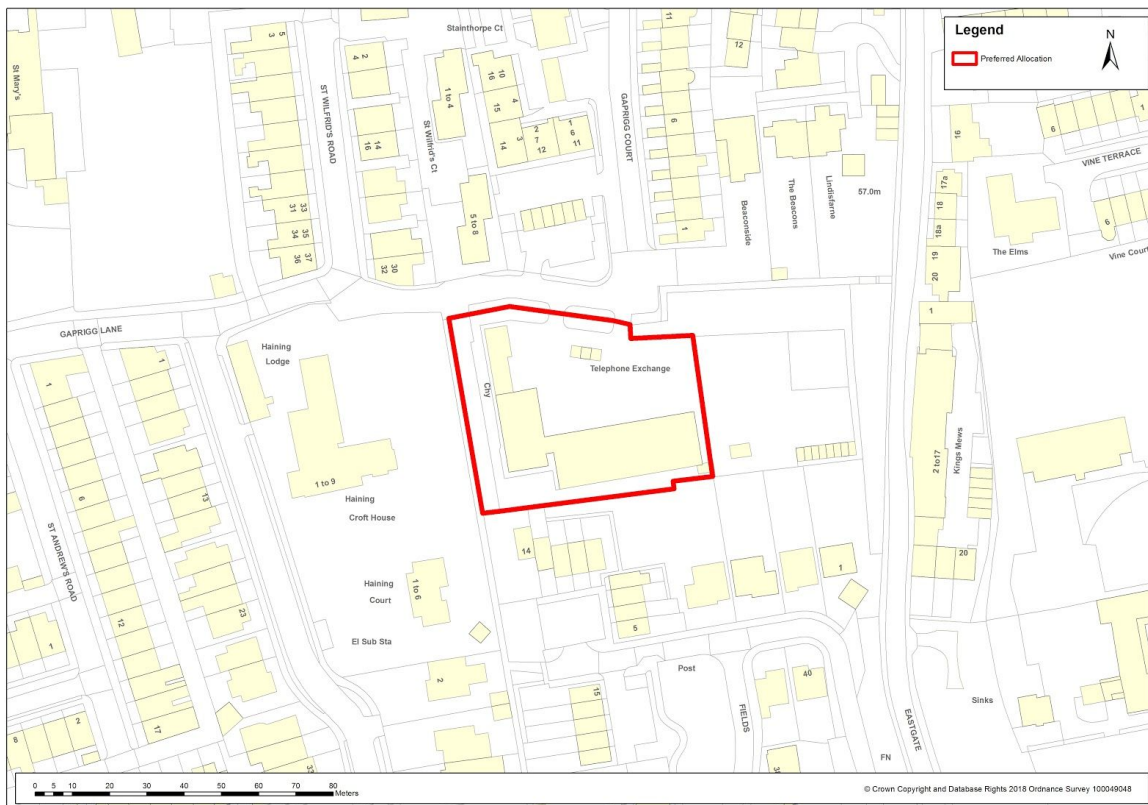


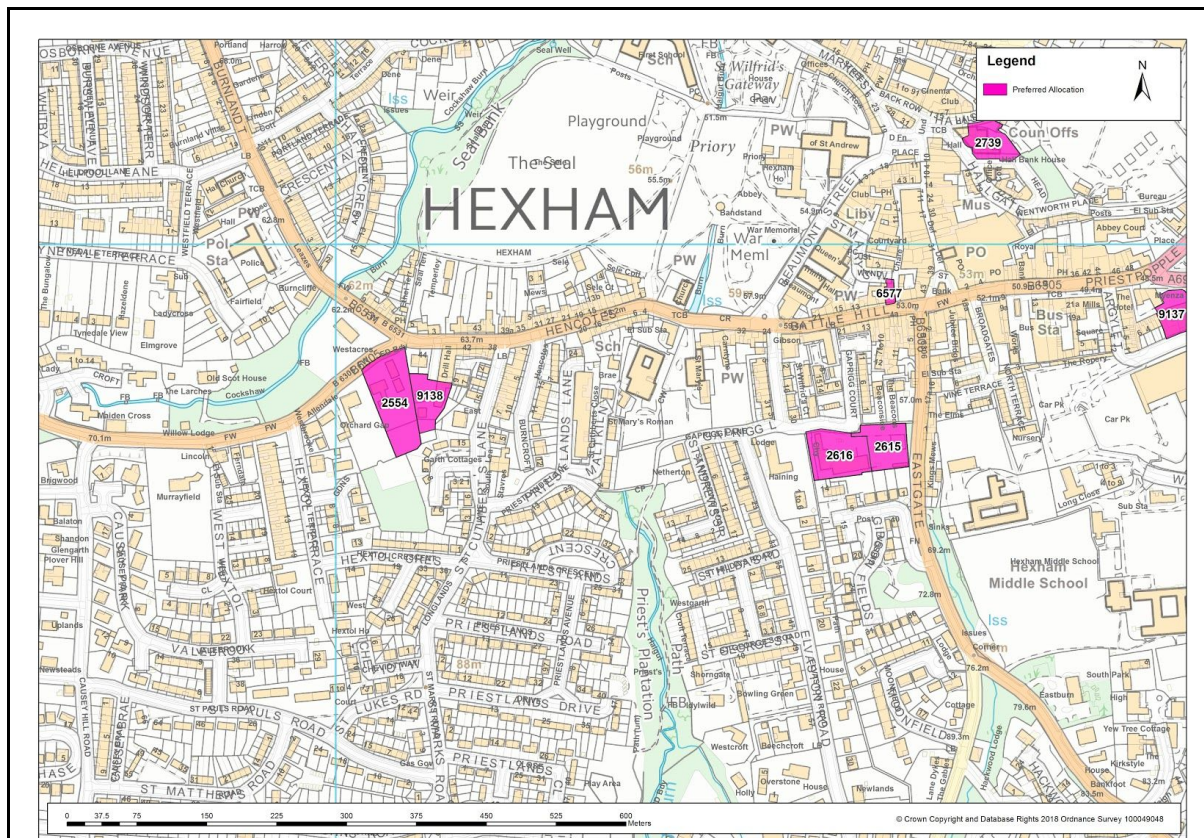
SHLAA Assessment

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 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				
<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	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

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





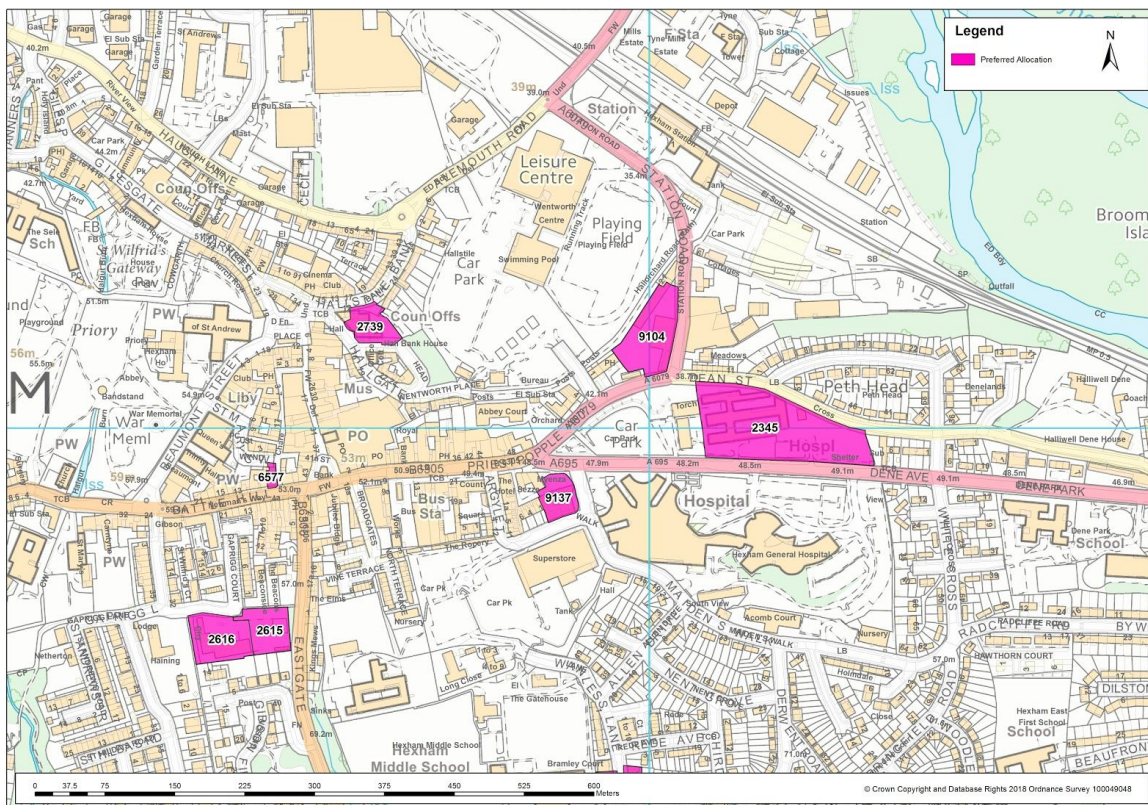
SHLAA Assessment

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				
<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	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

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

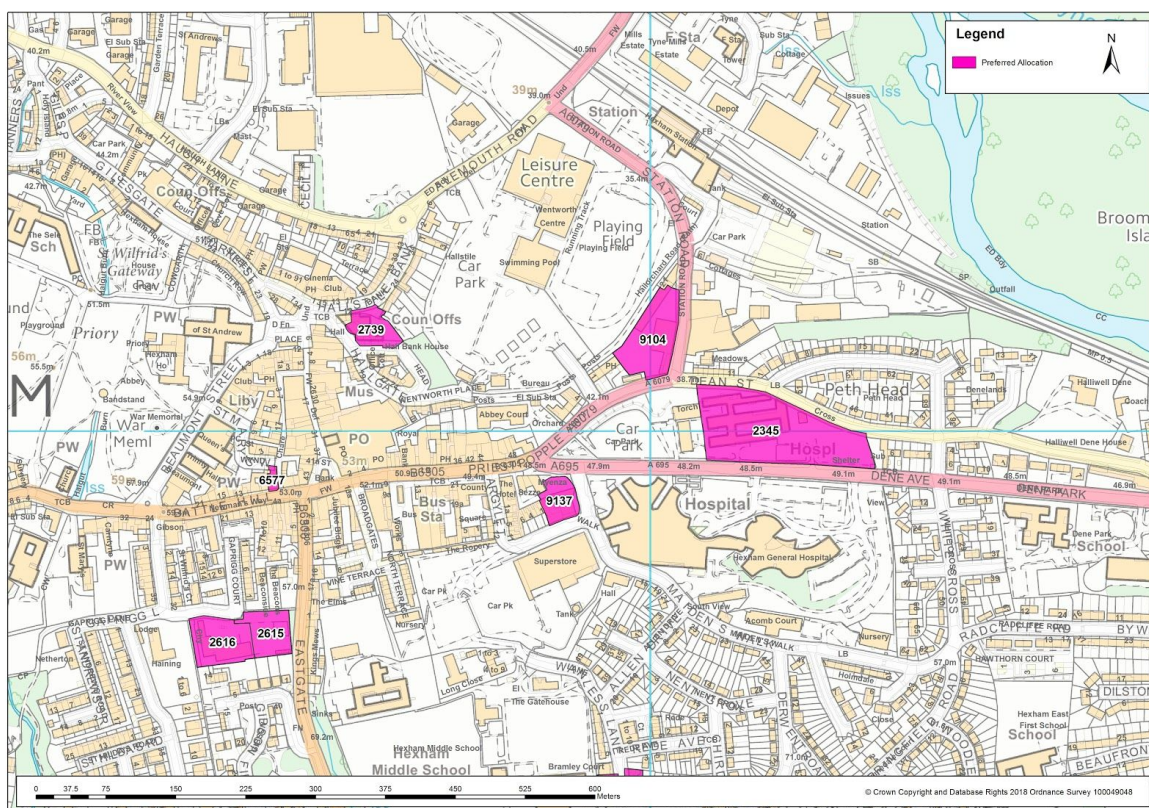
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	10	0	0	10

Service Proximity				
<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	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

Site	5 Battle Hill, Hexham		
Reference	6577	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.03	Developable Area (ha) for Allocation	0.03
SHLAA Site Capacity	5 dwellings	Proposed LP Allocation	5 dwellings





SHLAA Assessment

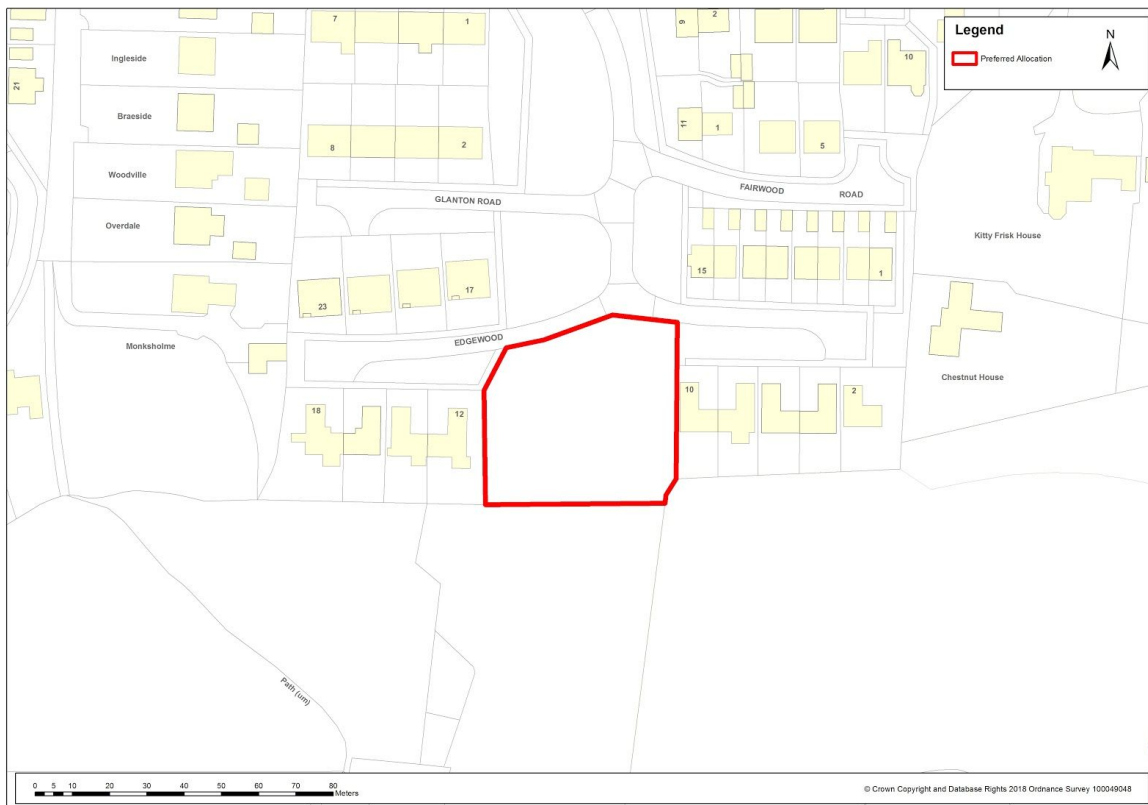
Suitable	Previous application lapsed prior to being implemented. Grade II listed building, sensitive conversion required. Town centre location, situated in a conservation area with a number of other listed buildings in locality. Provision of services unlikely to be restrictive given location. Suitability established by granting of previous planning permission.
Available	Bank occupied ground floor but closed in 2017. Previous planning permission for conversion also supports availability, although likely to be in medium to longer-term.
Achievable	Planning permission previously approved for residential development. High value market area with a latent demand for housing delivery. Average prices in immediate area broadly in line with those for settlement. Conversion of listed building likely to impact on costs but not considered to be prohibitive given the attractive location
6-10 Years	No known barriers to delivery. Yield based upon lapsed permission - density appropriate given urban infill nature of the scheme

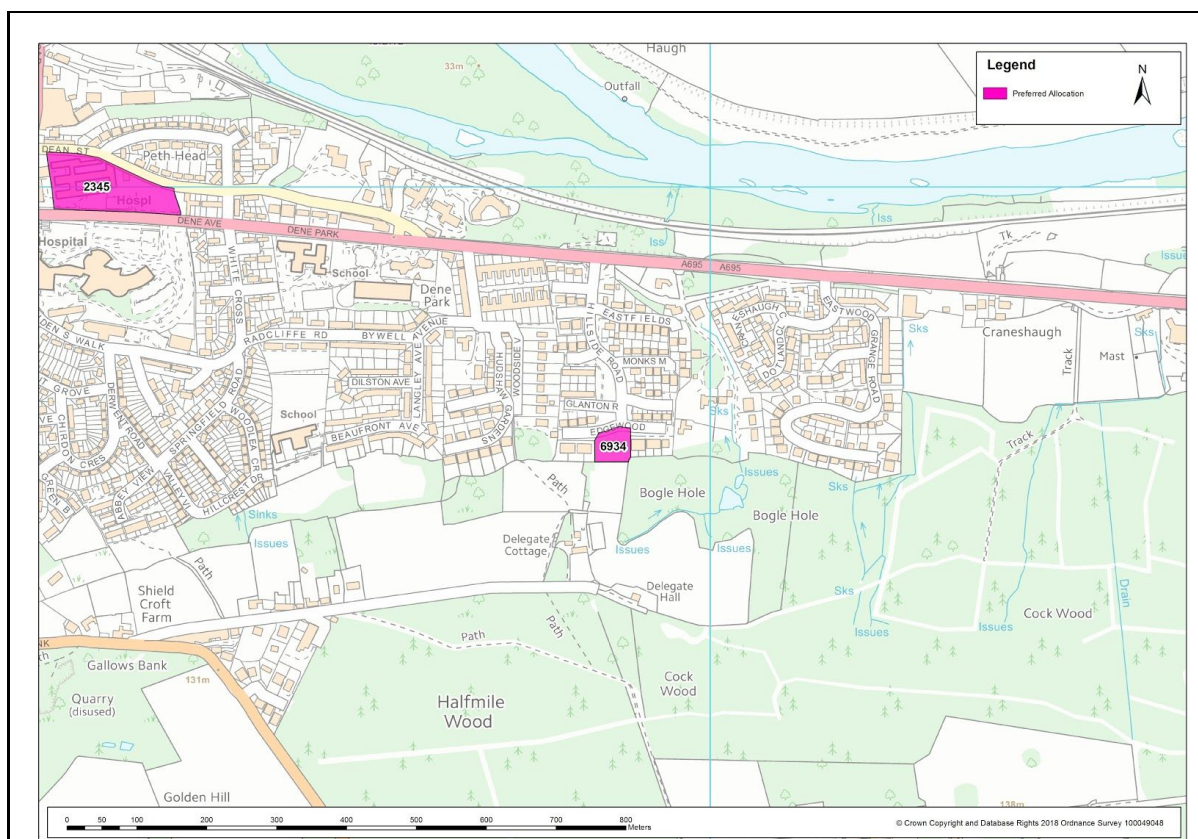
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	5	0	0	5

Service Proximity				
<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	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

Site	Land at Edgewood, Hexham		
Reference	6934	Parish	Hexham CP
Settlement	Hexham	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.24	Developable Area (ha) for Allocation	0.24
SHLAA Site Capacity	6 dwellings	Proposed LP Allocation	5 dwellings





SHLAA Assessment

Suitable	Small greenfield site located within the settlement of Hexham. Steep gradient of site will require careful design. Mature vegetation on the upper part of the site. A single access point must be positioned away from the existing T-junction layout. Both a Water Main and a Public Sewer crosses the site. Offers opportunity for small-scale infill development adjacent to established residential development
Available	NCC owned site. Available for residential development
Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Average prices in immediate area in the higher range for settlement, being an attractive location. Potential site specific considerations evident - topography related issues, possible diversion/easement of existing public sewer and water main, and highway and access improvements
6-10 Years	NCC owned site which is available for housing development. Yield fitting as an opportunity for infill development, recognising access and topographical constraints. Constraints identified but not restrictive given attractive location and there would be no prohibitive barriers to the delivery of the front of the site

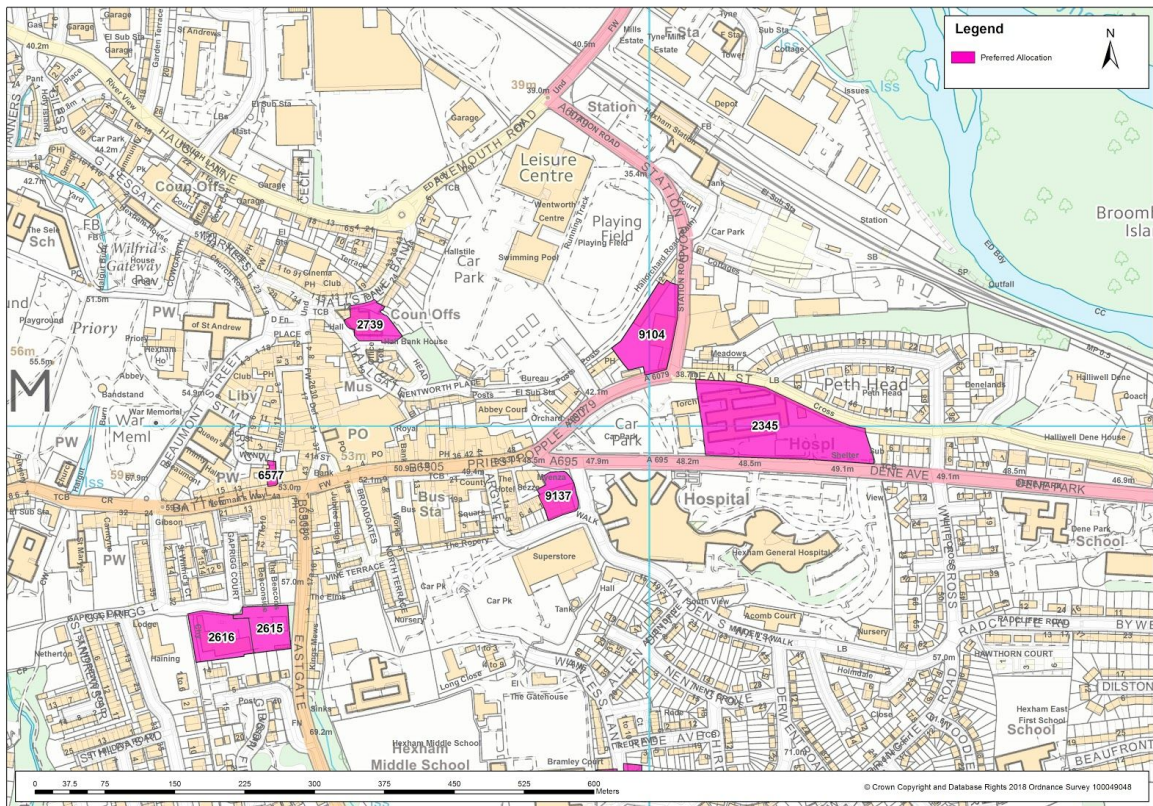
Indicative Delivery - SHLAA

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	800m to 2km	within 800m	2km to 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	within 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
<i>SAC</i>	<i>SSSI</i>	<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

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	0.42
SHLAA Site Capacity	11 dwellings	Proposed LP Allocation	10 to 15 dwellings





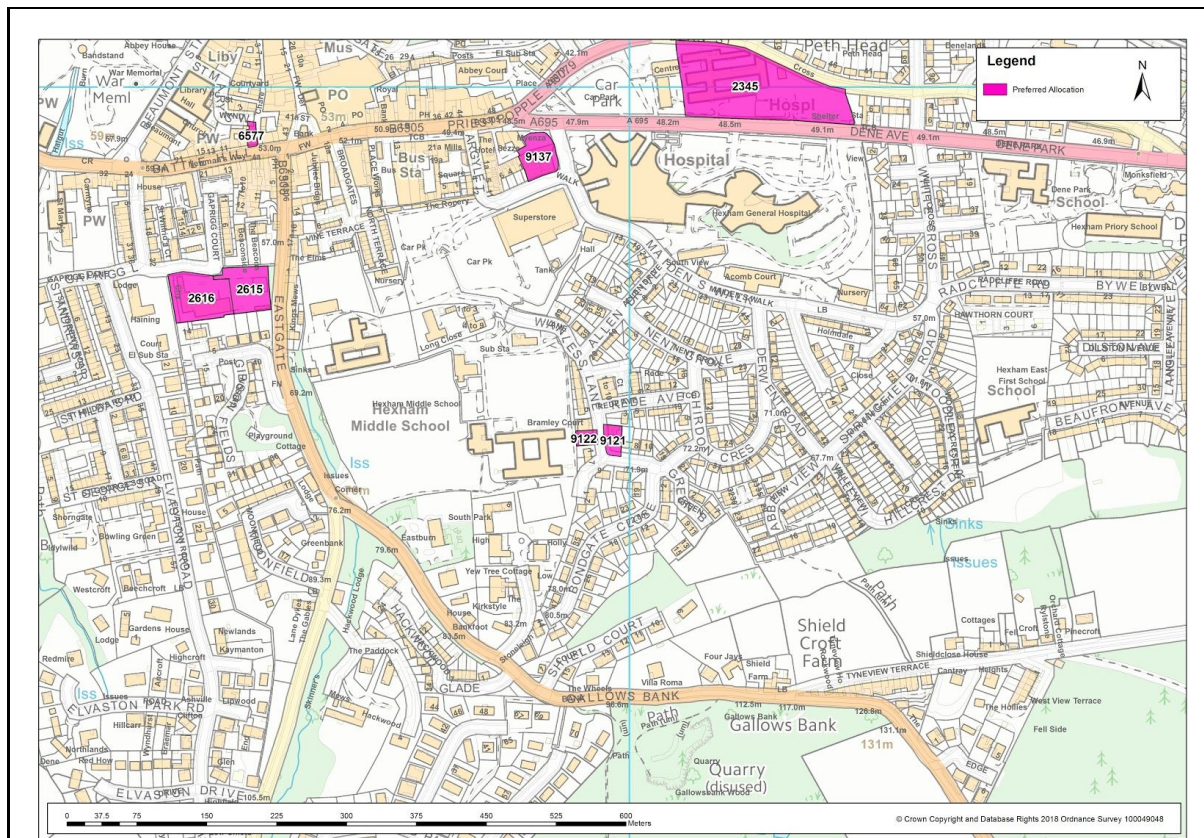
SHLAA Assessment

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 Priestpople 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				
<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	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

Site	Bog Acre Cottage		
Reference	9121	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.06	Developable Area (ha) for Allocation	0.06
SHLAA Site Capacity	5 dwellings	Proposed LP Allocation	8 dwellings (with 9122)





SHLAA Assessment

Suitable	Brownfield land within urban area, currently occupied by an existing cottage with part of site vacant. Adjacent to established residential development. Provision of services unlikely to present an obstacle to development although safe highway access to Wanless Lane would require further consideration. Clearance may be required. Likely to offer opportunity for small infill development
Available	Application for residential development supports availability
Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Site specific considerations and costs relating to demolition and potential remediation unlikely to be prohibitive
6-10 Years	Application pending consideration for the development of 8 units across sites 9121 and 9122. Considered to represent a suitable and sustainable location for a housing scheme. Yield reflects current proposal with delivery based on the SHLAA methodology.

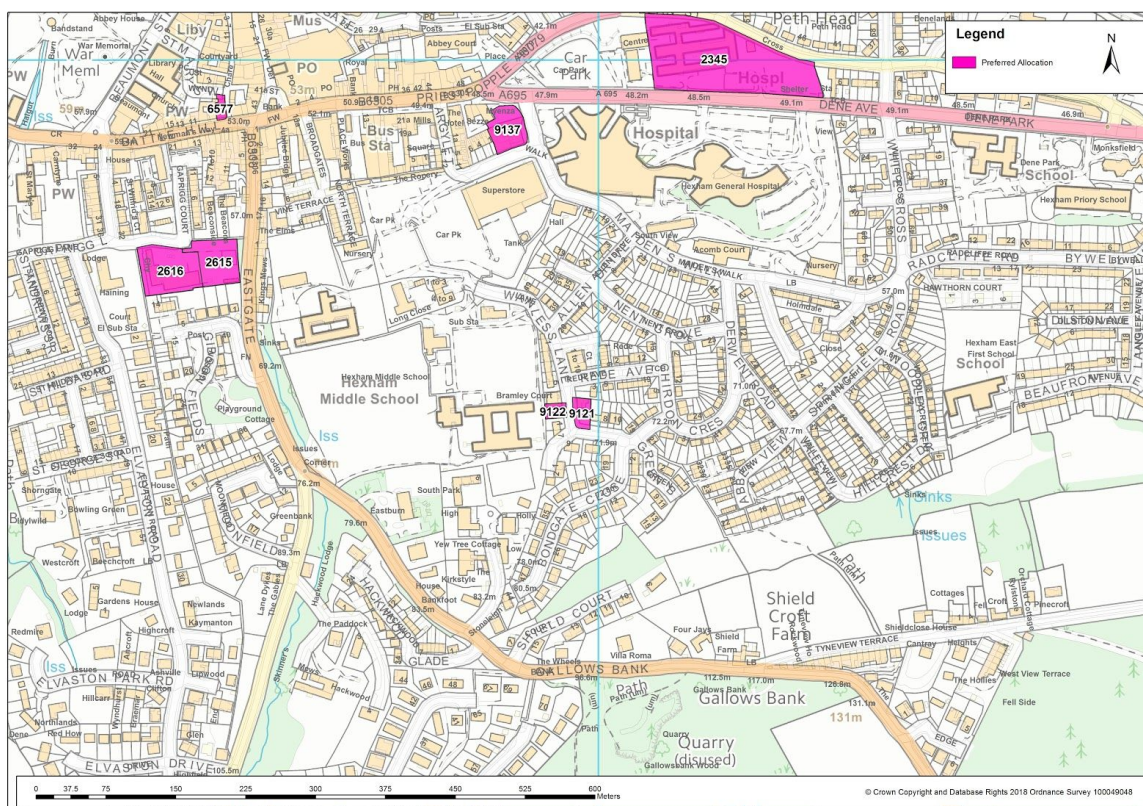
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	5	0	0	5

Service Proximity				
<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	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

Site	Haulage Garage		
Reference	9122	Parish	Hexham CP
Settlement	Hexham	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.04	Developable Area (ha) for Allocation	0.04
SHLAA Site Capacity	3	Proposed LP Allocation	8 dwellings (with 9121)





SHLAA Assessment

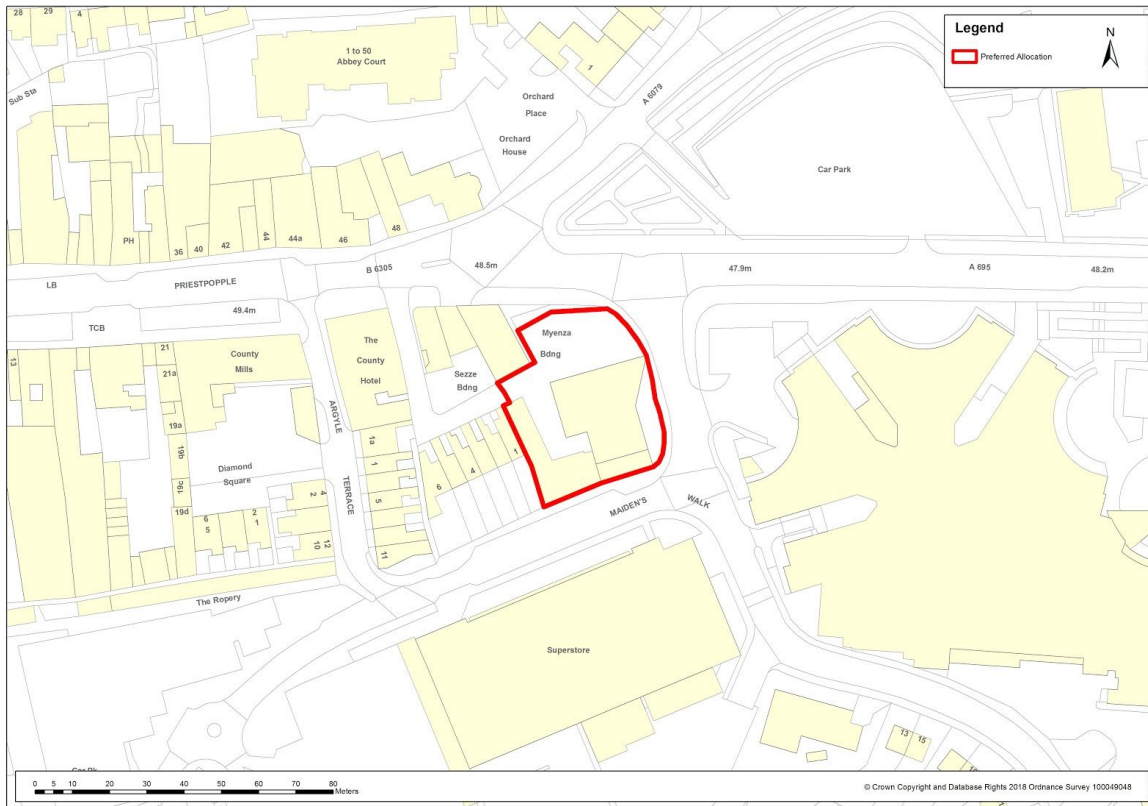
Suitable	Brownfield land within urban area, currently occupied by an existing building, previously in use as a garage but now disused. Provision of services unlikely to present an obstacle to development although safe highway access to Wanless Lane would require further consideration. Adjacent to both a conservation area and a grade II listed building which would have to be considered in developing an appropriate scheme. There may be contamination apparent given former use - issue will require further investigation. Demolition and site clearance would be necessary prior to redevelopment. If issues can be mitigated then the site would be suitable for a small infill development
Available	Application for residential development supports availability
Achievable	High value market area with a latent demand for housing delivery and very strong developer interest. Site specific considerations and costs relating to demolition and potential remediation unlikely to be prohibitive
6-10 Years	Application pending consideration for the development of 8 units across sites 9121 and 9122. Considered to represent a suitable and sustainable location for an housing scheme. Yield reflects current proposal with delivery based on the SHLAA methodology.

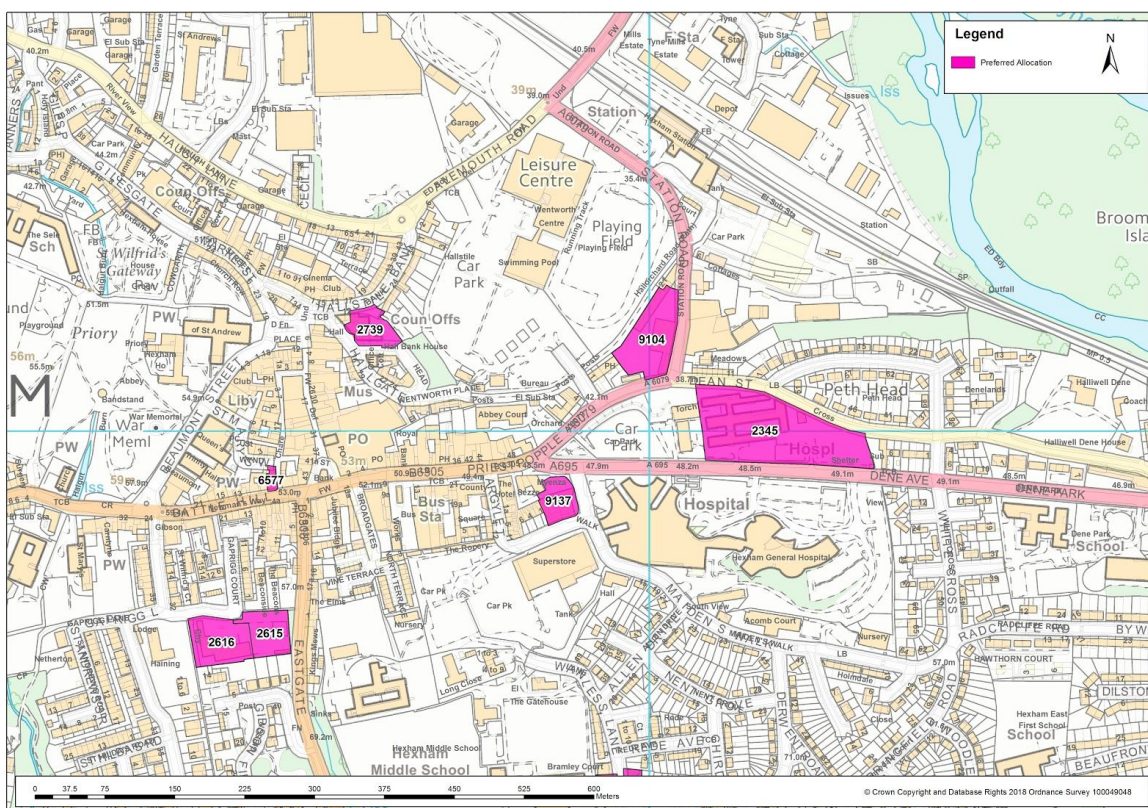
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	3	0	0	5

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	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

Site	Priestpople 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

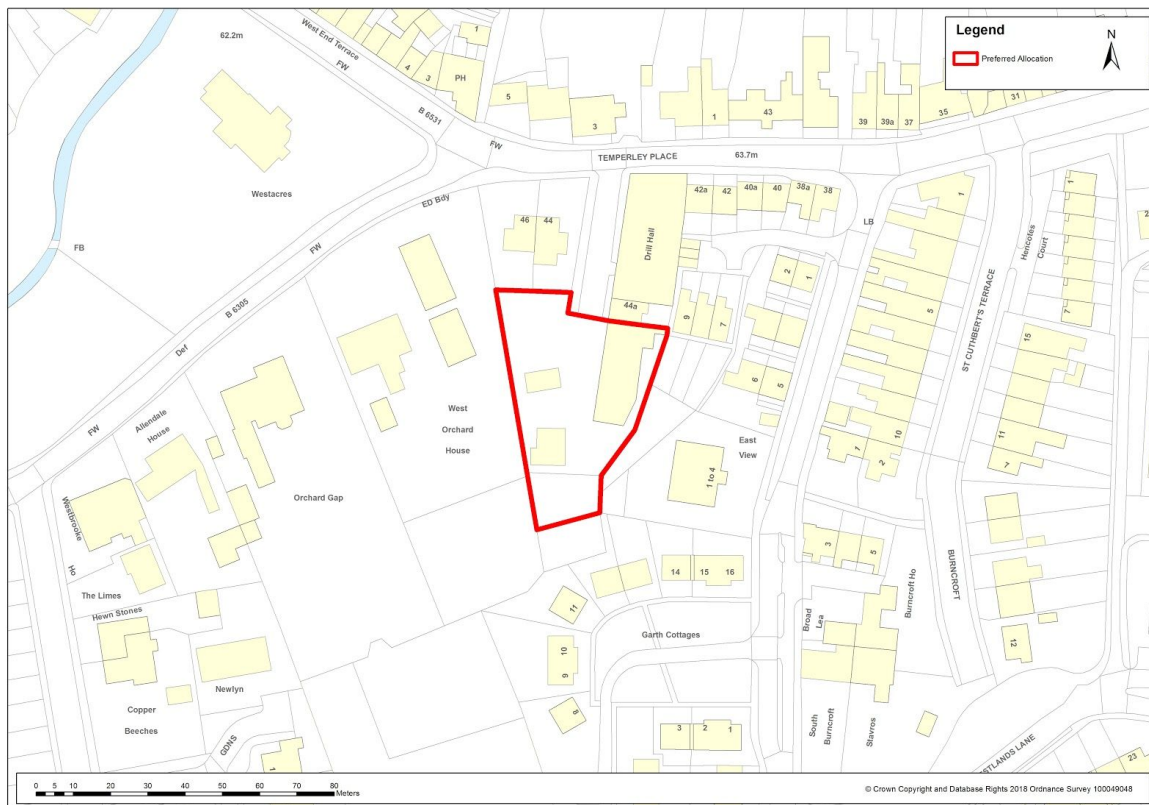
Suitable	Brownfield site on edge of town centre and occupied by a range of established buildings and operational businesses. Located within a conservation area. Provision of services unlikely to present an obstacle to development although safe highway access would be a primary concern given location 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

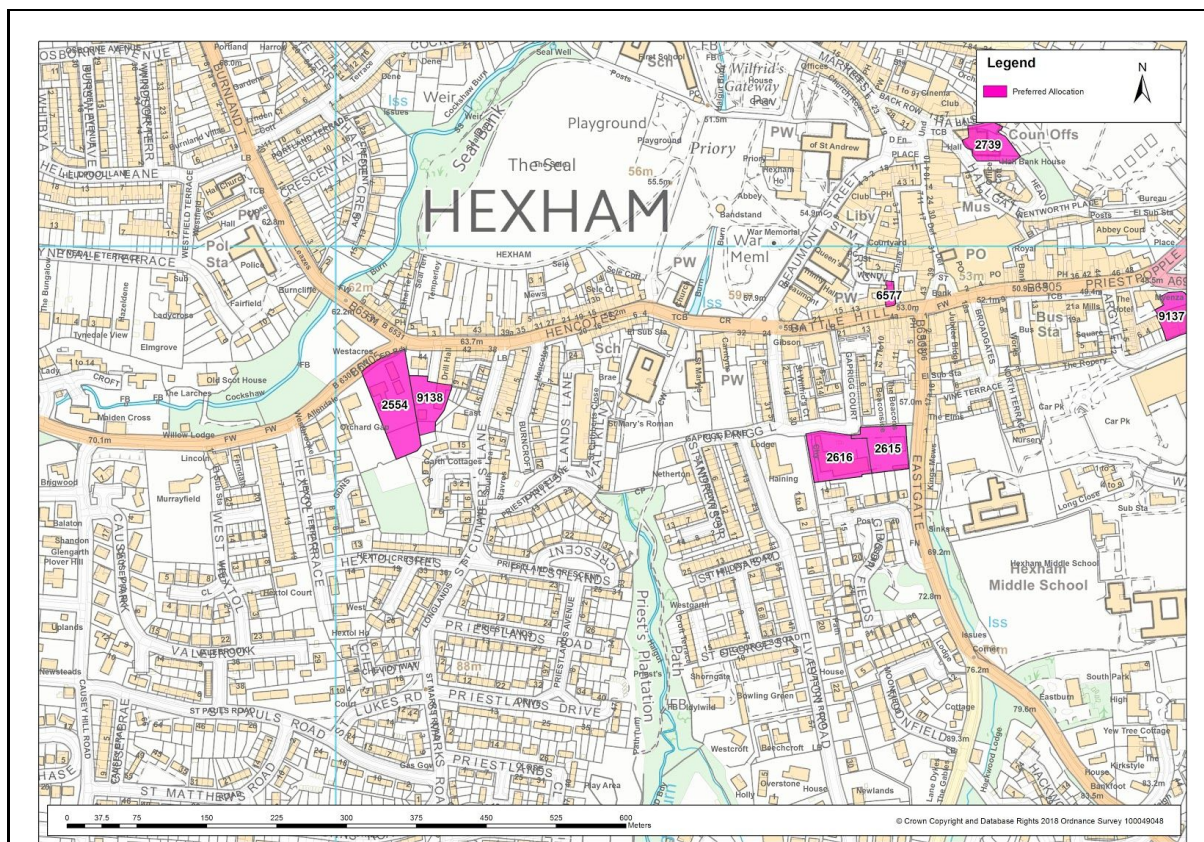
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8

Service Proximity				
<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	800m to 2km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

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

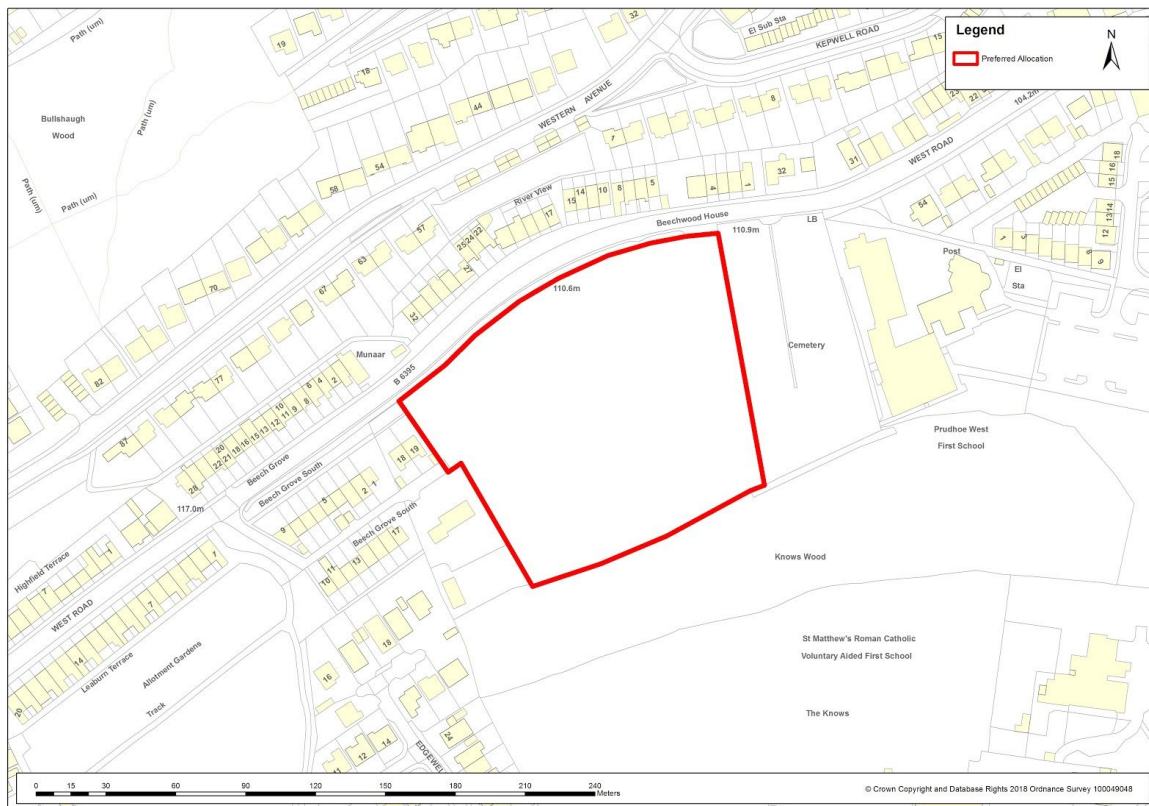
Indicative Delivery - SHLAA

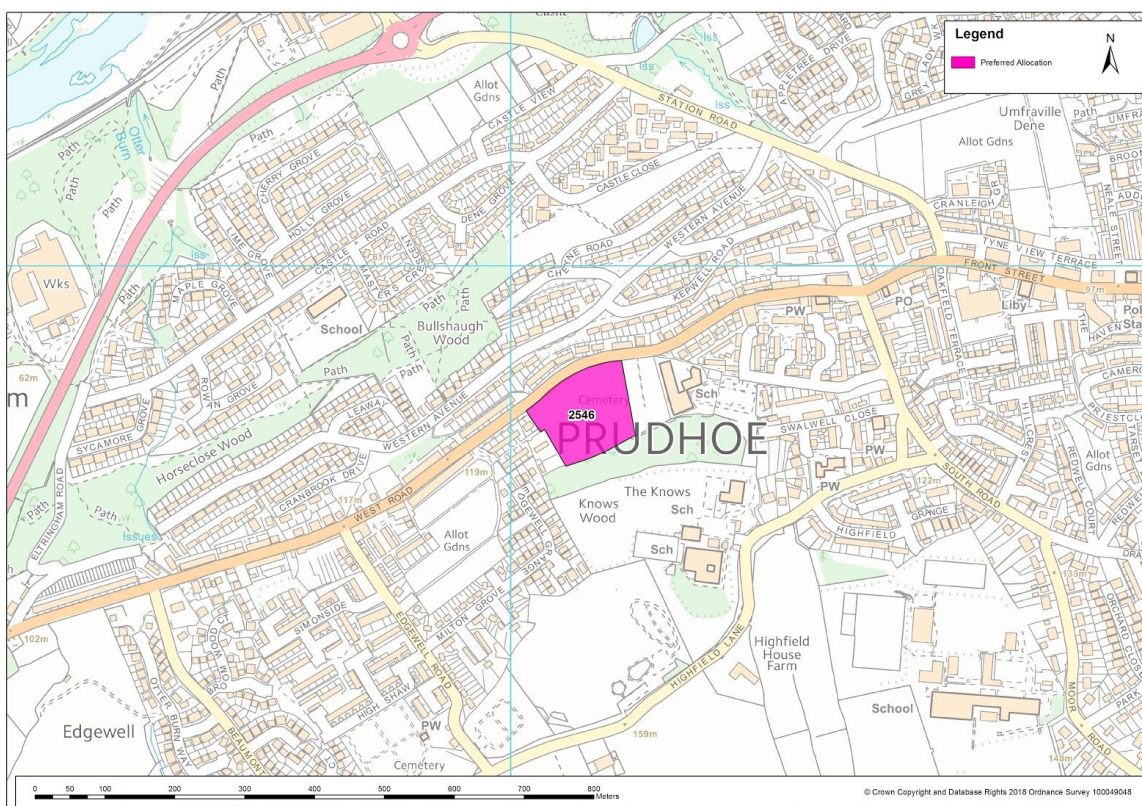
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8

Service Proximity				
<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	800m to 2km	within 800m	within 800m	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	800m to 2km	within 800m	within 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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

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	1.48
SHLAA Site Capacity	30 dwellings	Proposed LP Allocation	20 to 30 dwellings





SHLAA Assessment

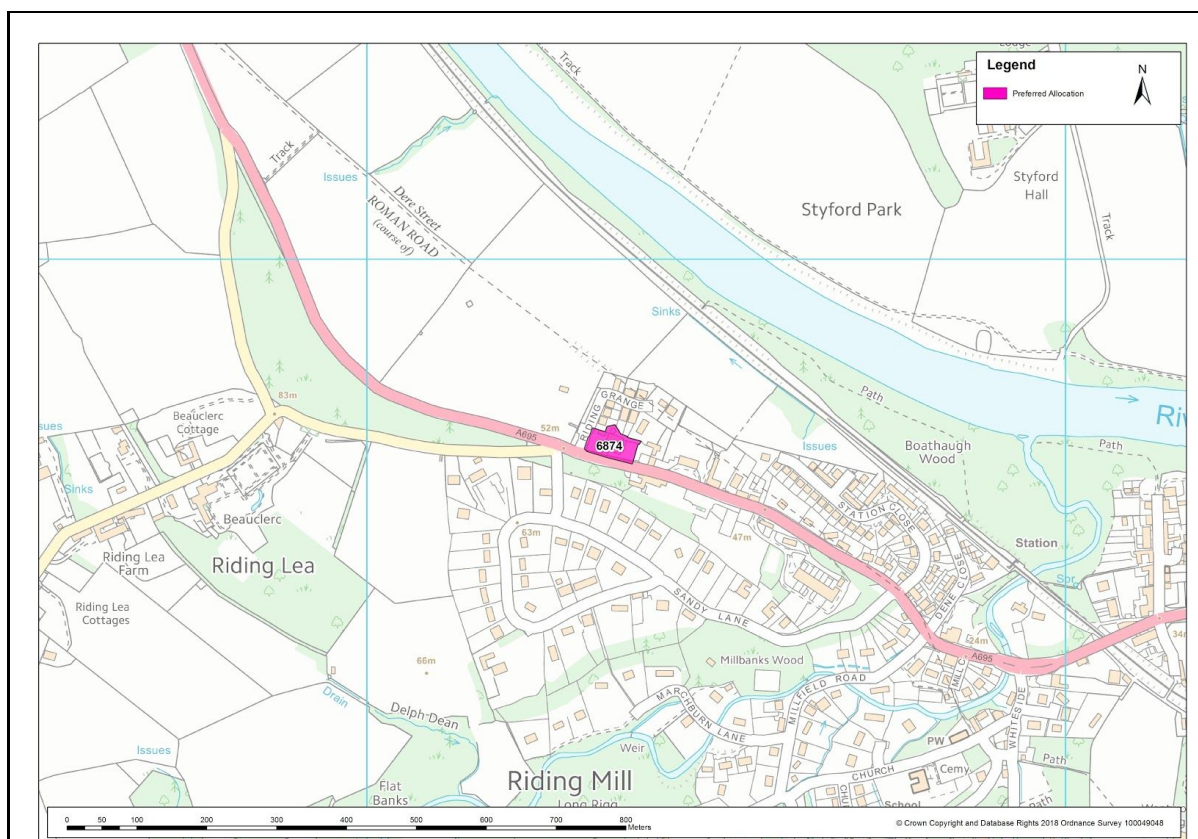
Suitable In Part	Greenfield site within existing urban area, with existing residential development to west. Significant vegetation coverage to southern boundary. The site is elevated above West Road making it difficult to achieve appropriate sight lines at an access point. Provision of a suitable access 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	Local authority owned site currently under consideration for affordable housing scheme. Submitted through the 2018 call for sites process for housing
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	NCC owned site, which has been considered for an affordable housing

	scheme in longer term. Topography and the ability to achieve an appropriate access are the main constraints to delivery. Yield reflects these constraints and a reduced developable area			
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

Riding Mill and Broomhaugh

Site	Land at Riding Farm, Riding Mill		
Reference	6874	Parish	Broomhaugh and Riding CP
Settlement	Riding Mill	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.27	Developable Area (ha) for Allocation	0.27
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	5 to 8 dwellings





SHLAA Assessment

Suitable	Farmstead within existing settlement, surrounded by residential development. Historic buildings are grade II listed and sensitive conversion will be required. Highway access may be possible from Riding Grange. Some site clearance is also likely to be required, potentially demolition of modern buildings
Available	Farm house occupies part of the site but application for redevelopment through conversion supports availability
Achievable	Highest market value location, strong sales history in a popular location. Potential site specific considerations and abnormal costs could arise from the need for conversion and redevelopment of listed buildings, although unlikely to be prohibitive
6-10 Years	No prohibitive issues are identified to prevent a residential scheme coming forward. Site is considered suitable, available and achievable, including through conversion of listed buildings

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				
<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	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
2km to 5km	2km to 5km	2km to 5km	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	100m to 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<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

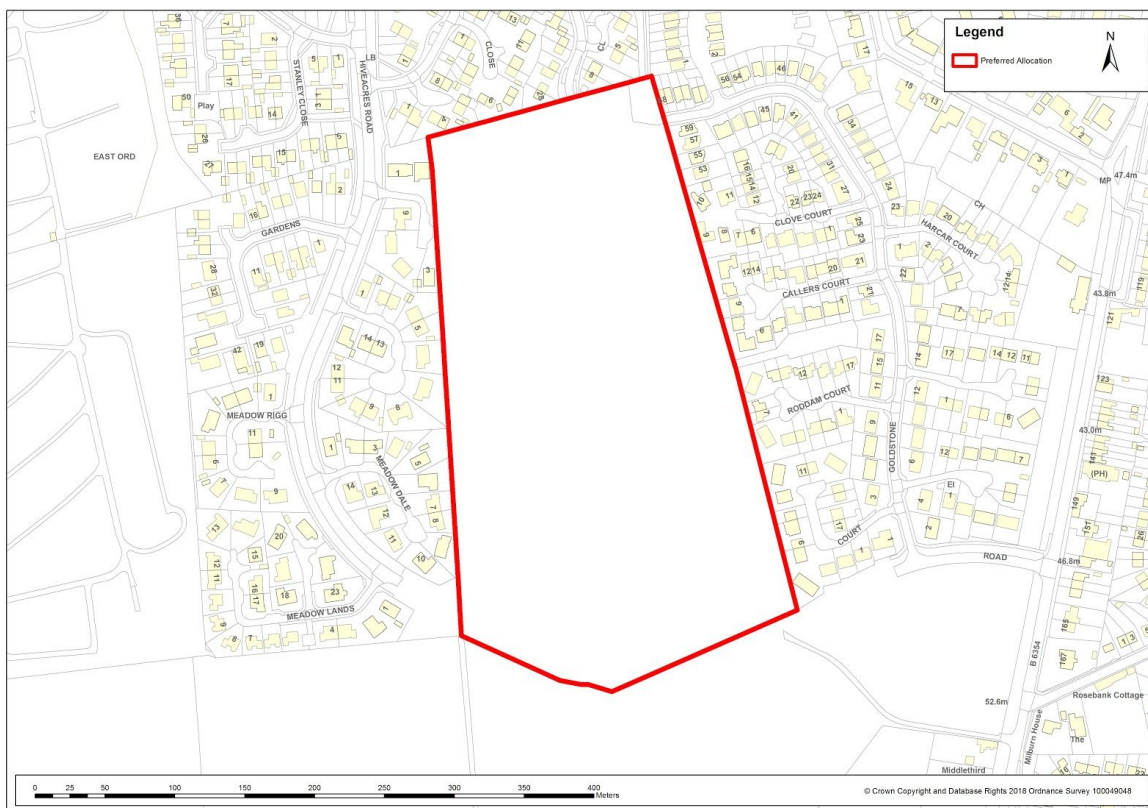
APPENDIX E: Preferred Site Proformas - North

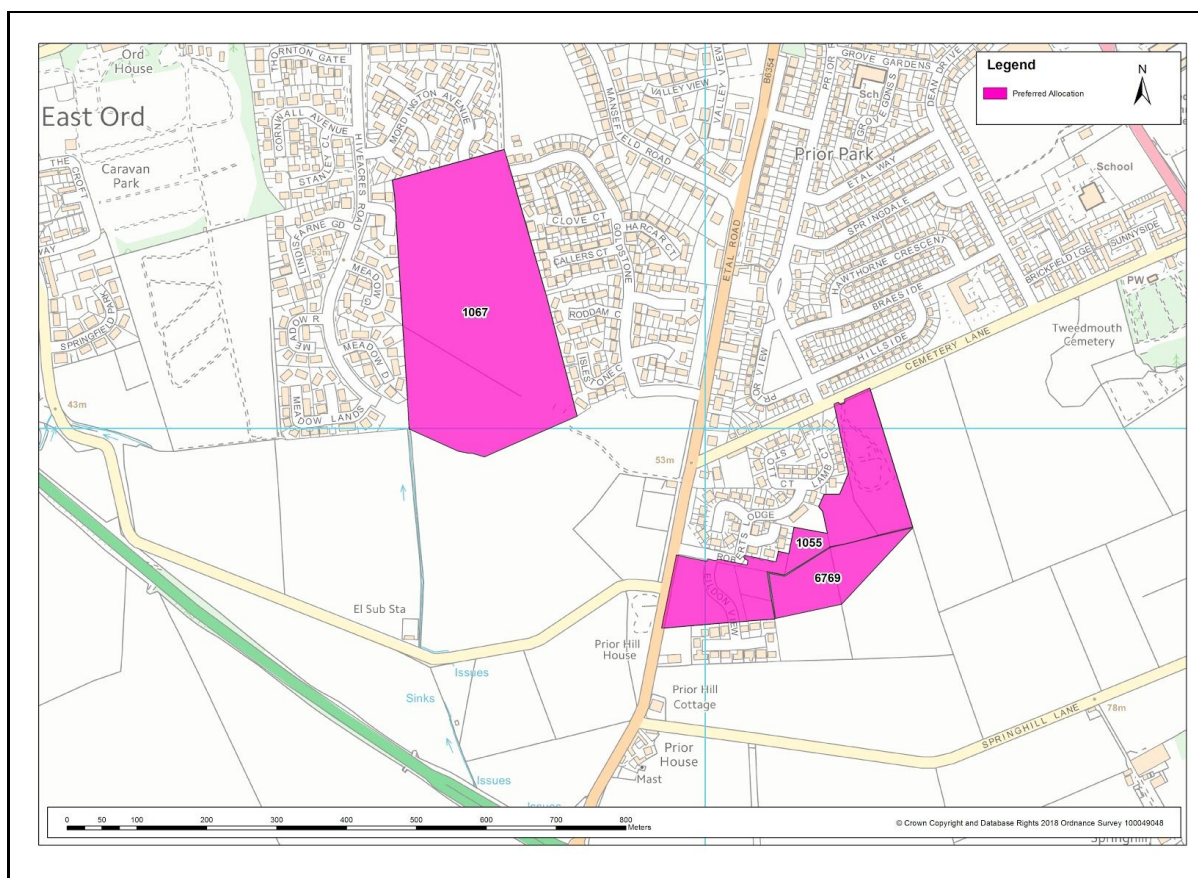
North Area Sites:

- i) Land to rear of Roddam & Callers Court, east of Hiveacres Road and west of Goldstone, East Ord (1067)
- ii) Land east of Etal Road, Fildon View and south of Cemetery Lane, Tweedmouth (Robert's Lodge (1055/6769)
- iii) Former Coal Yard east of Northumberland Road and west of Billendean Road, Tweedmouth (1116)
- iv) Berwick Seaview Caravan and Motorhome Site, Billendean Road, Tweedmouth (8068)
- v) Land north of Cheviot Terrace and south of Derwent Terrace, Scremerston (1170)
- vi) Land south of Derwent Water Terrace, Scremerston (1174)
- vii) Land east of Broad Road, North Sunderland / Seahouses (6751)
- viii) The Glebe Field, north of West Street, Norham (1074)

Berwick-upon-Tweed

Site	Land to rear of Roddam & Callers Court, Hiveacres, East Ord		
Reference	1067	Parish	Ord
Settlement	East Ord	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	8.22	Developable Area (ha) for Allocation	8.22
SHLAA Site Capacity	150 dwellings	Proposed LP Allocation	150 to 180 dwellings





SHLAA Assessment

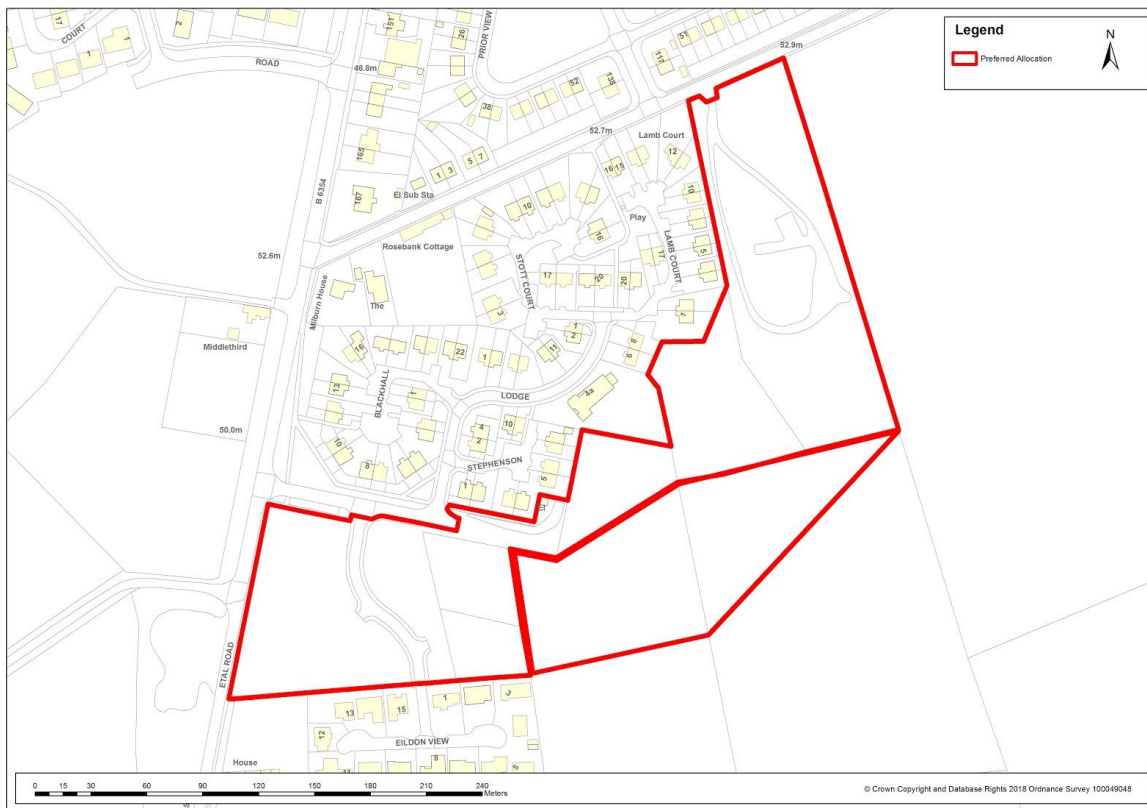
Suitable	Suitability established by granting of previous planning permission. Greenfield site within existing urban area, offering logical location for residential development. Established housing to north, east and west with further greenfield land to the south. Likely to be a number of opportunities for access from existing highway network. Topography not restrictive to development.
Available	Previously granted planning consent and available for development. An associated scheme on adjacent site (1541) is now under-construction.
Achievable	While previous consent has lapsed, the site is considered developable. High value market area, with steady rates of recent delivery. Unlikely to be any prohibitive costs that will impact upon achievability.
6 to 10 Years	Site has the potential to be completed within 15 years. SHLAA site 1541 forms another part of the same application with 58 dwellings under construction, remaining 188 dwellings have lapsed permission. Character of surrounding residential development and potential constraints with regard to access support reduced yield - revised capacity of 150 dwellings more fitting for the location but considered achievable with no prohibitive factors to development

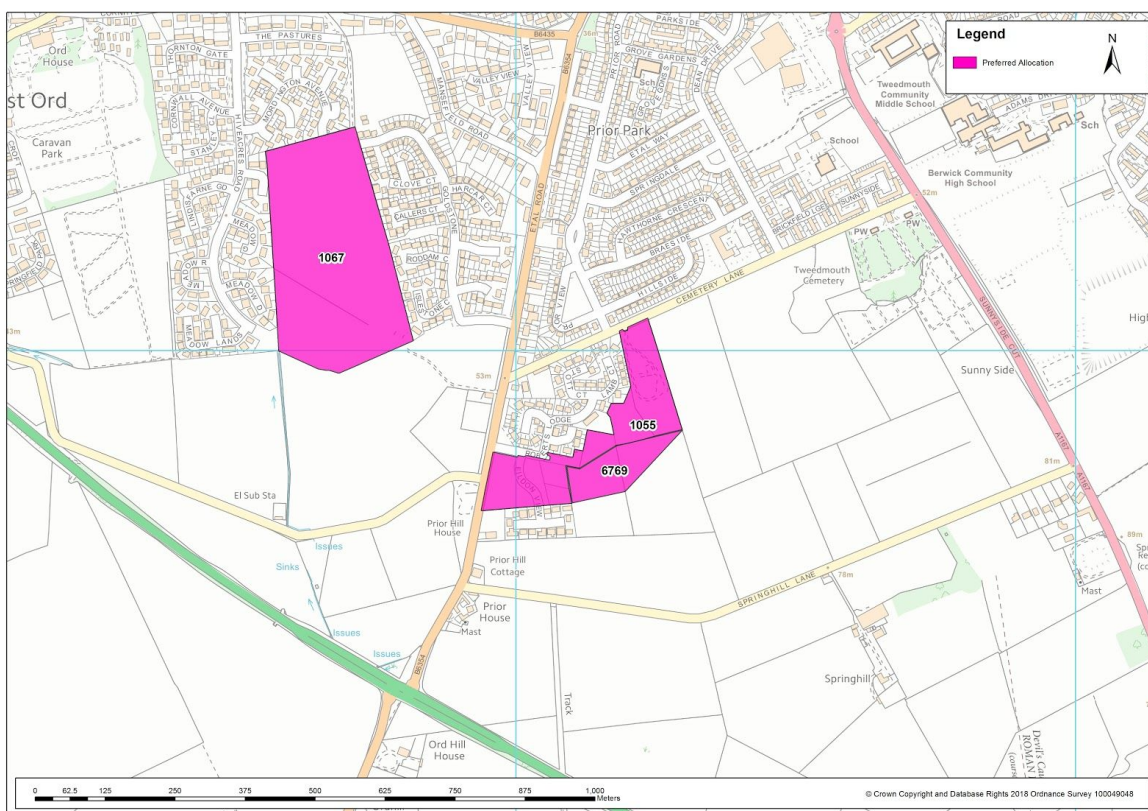
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	120	30	0	150

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	more than 2km	800m to 2km	800m to 2km	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	800m to 2km	800m to 2km	within 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
<i>SAC</i>	<i>SSSI</i>	<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

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	3.32
SHLAA Site Capacity	50 dwellings	Proposed LP Allocation	60 to 90 dwellings (with 6769)





SHLAA Assessment

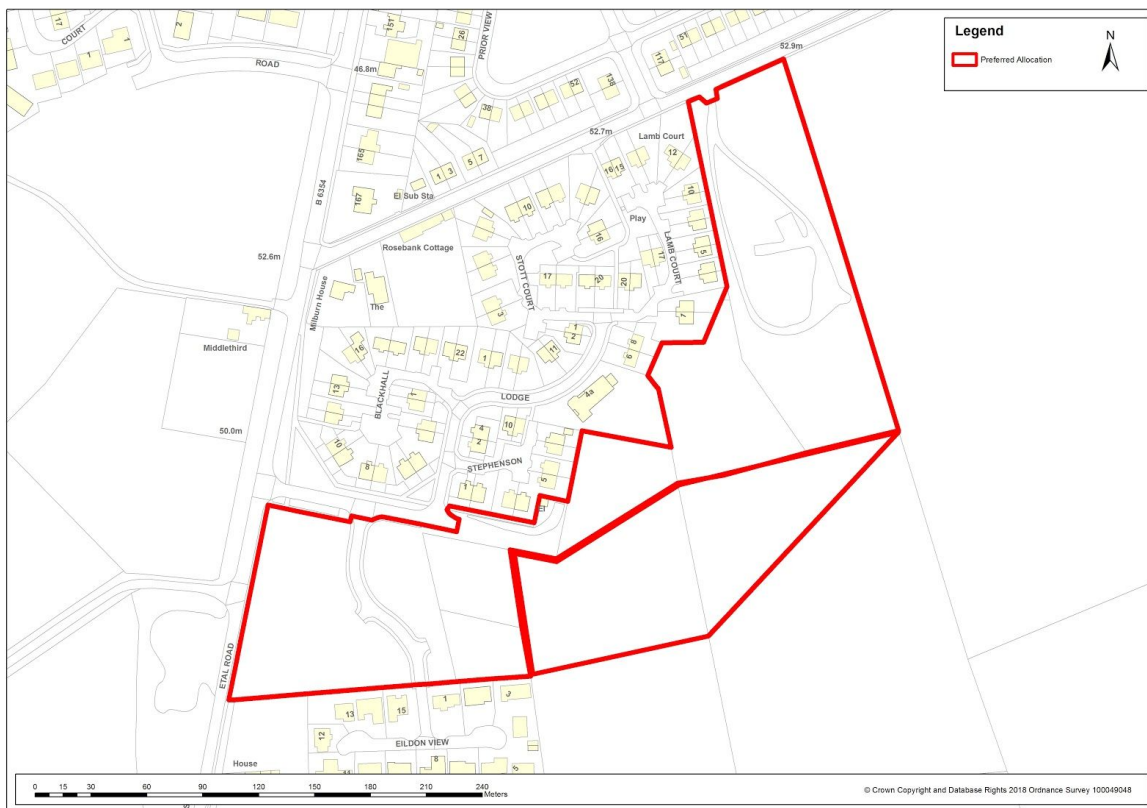
Suitable	Visually prominent, elevated greenfield site with significant topographical changes. South west corner of site is open space. Adoptable standards required for roads. Potential for link with Cemetery Lane in conjunction with SHLAA 6769 in same ownership. Restricted water capacity.
Available	NCC 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.

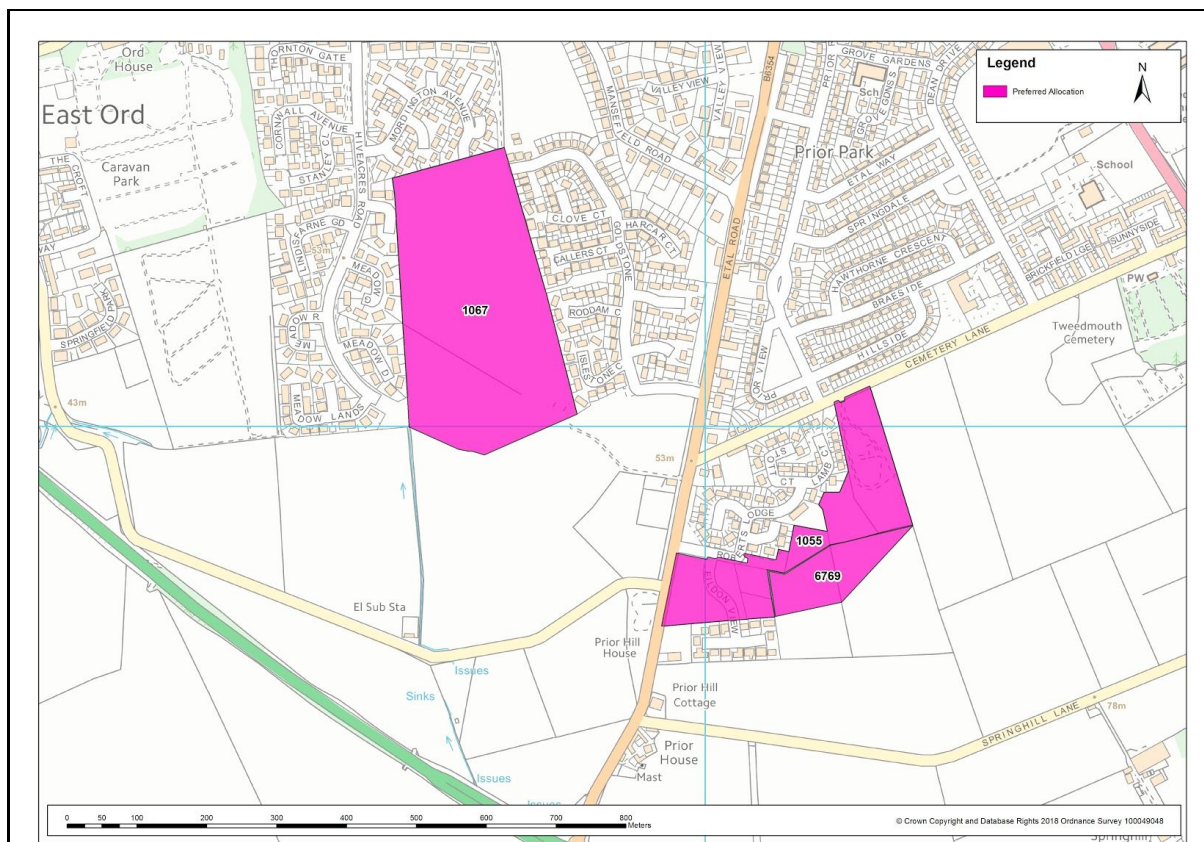
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	50	0	0	50

Service Proximity				
<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	more than 2km	within 800m	800m to 2km	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	800m to 2km	800m to 2km	within 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
<i>SAC</i>	<i>SSSI</i>	<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

Site	Land east of Fildon 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	1.40
SHLAA Site Capacity	30 dwellings	Proposed LP Allocation	60 to 90 dwellings (with 1055)



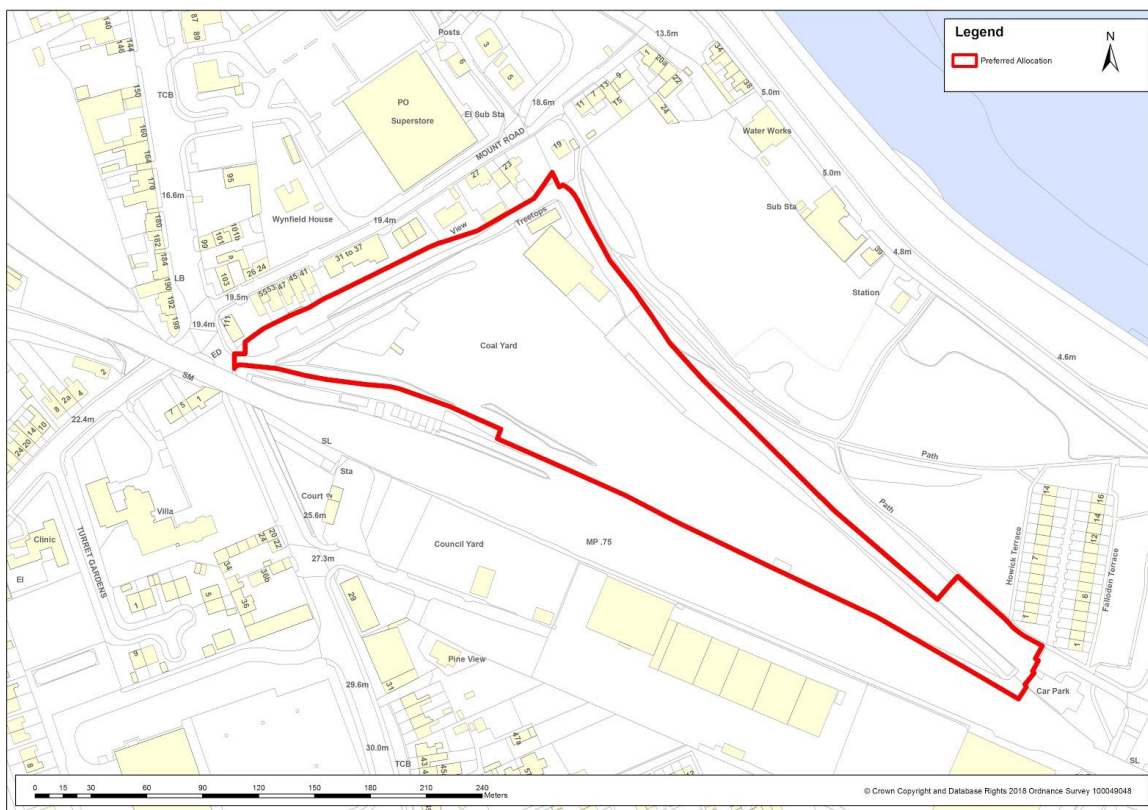


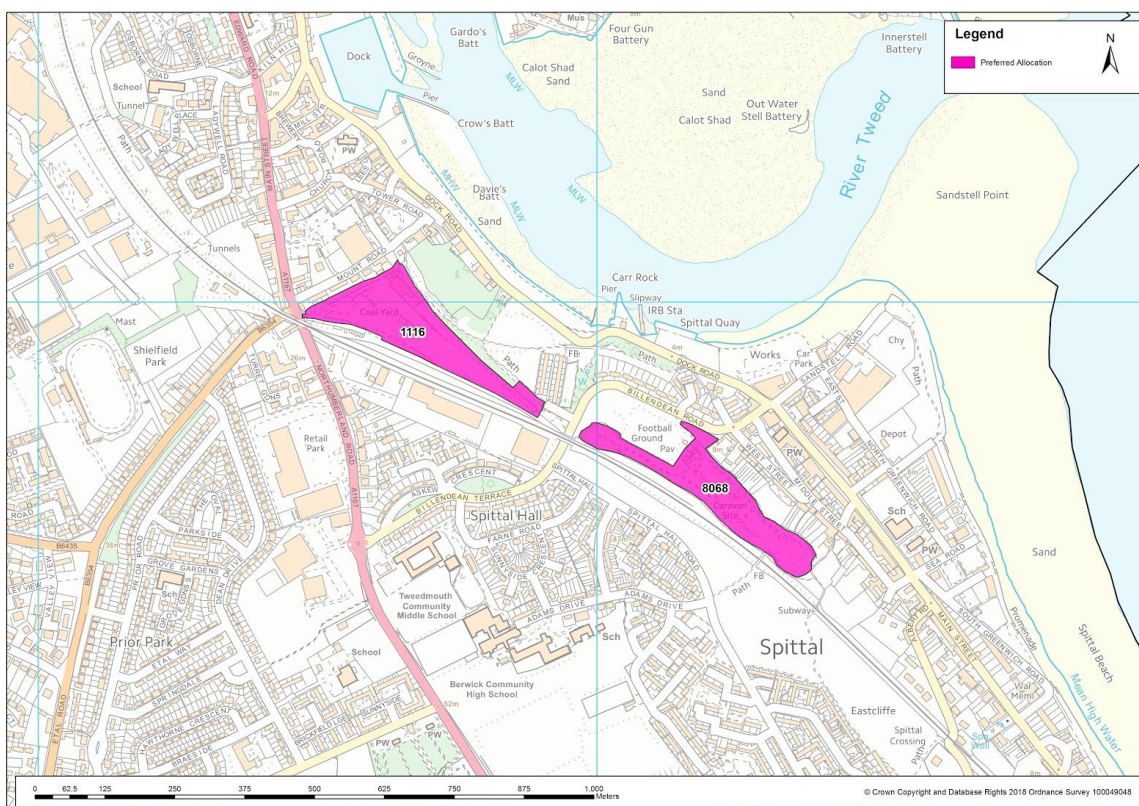
SHLAA Assessment

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
6-10 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	30	0	30
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	more than 2km	within 800m	800m to 2km	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
800m to 2km	800m to 2km	800m to 2km	within 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
<i>SAC</i>	<i>SSSI</i>	<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

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	3.01	Developable Area (ha) for Allocation	3.01
SHLAA Site Capacity	71 dwellings	Proposed LP Allocation	60 to 80 dwellings





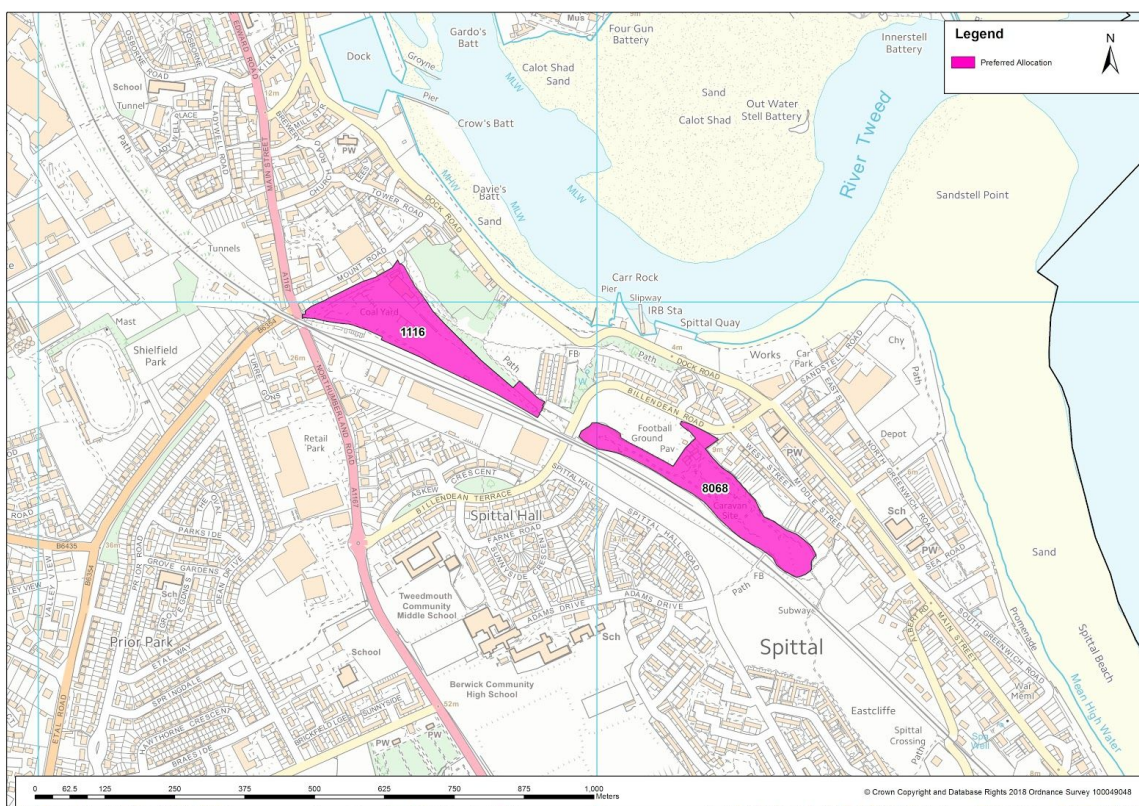
SHLAA Assessment

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 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 SHLAA methodology.

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				
<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	800m to 2km	within 800m	within 800m	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	within 800m	within 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
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
100m to 500m	100m to 500m	more than 5km	not applicable	not applicable

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	2.65
SHLAA Site Capacity	30 dwellings	Proposed LP Allocation	30 to 40 dwellings





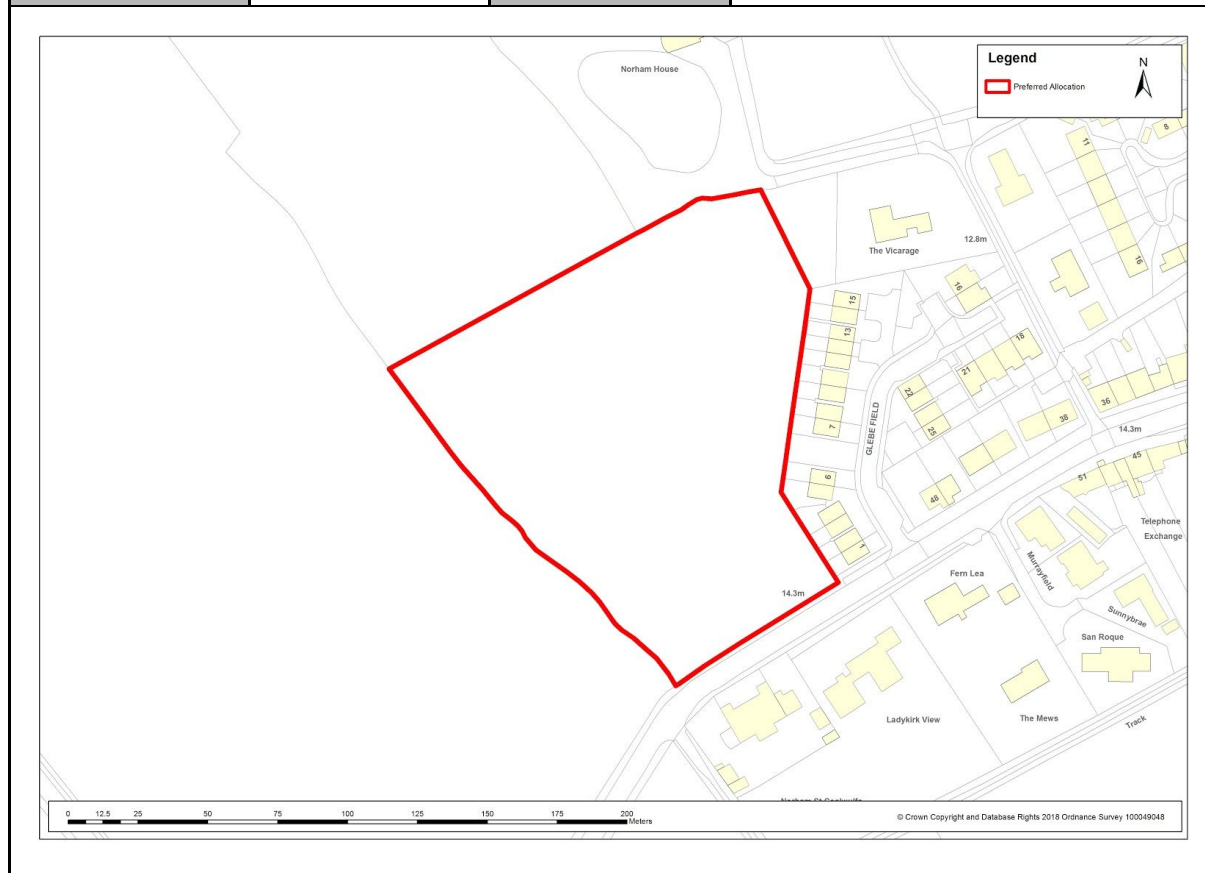
SHLAA Assessment

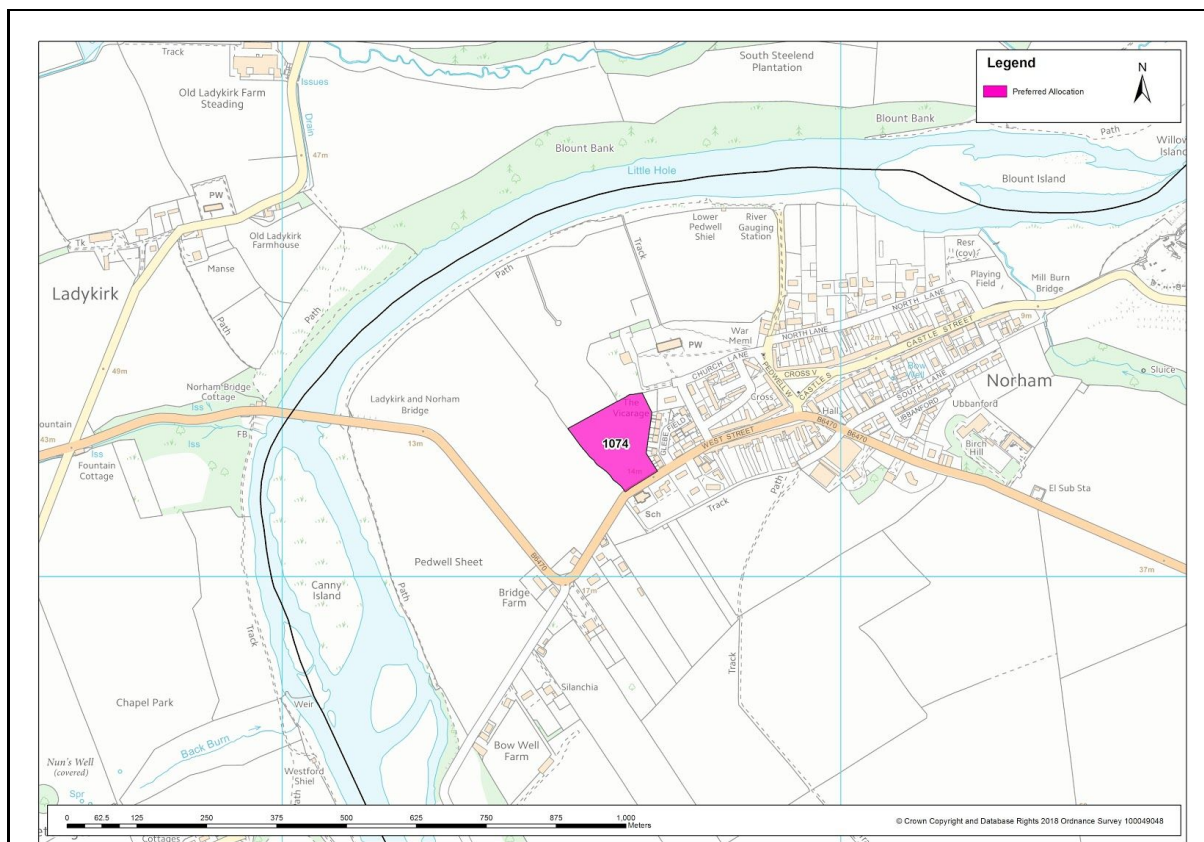
Suitable In Part	Brownfield site currently used as a caravan site. Existing residential development neighbours the northern and western boundaries of the site. ECML borders south of the site - may require mitigation. Improvements required to the existing highways network to accommodate residential development. 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.
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.
11-15 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	0	30	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

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	7.86	Developable Area (ha) for Allocation	1.60
SHLAA Site Capacity	25 dwellings	Proposed LP Allocation	15 to 25 dwellings





SHLAA Assessment

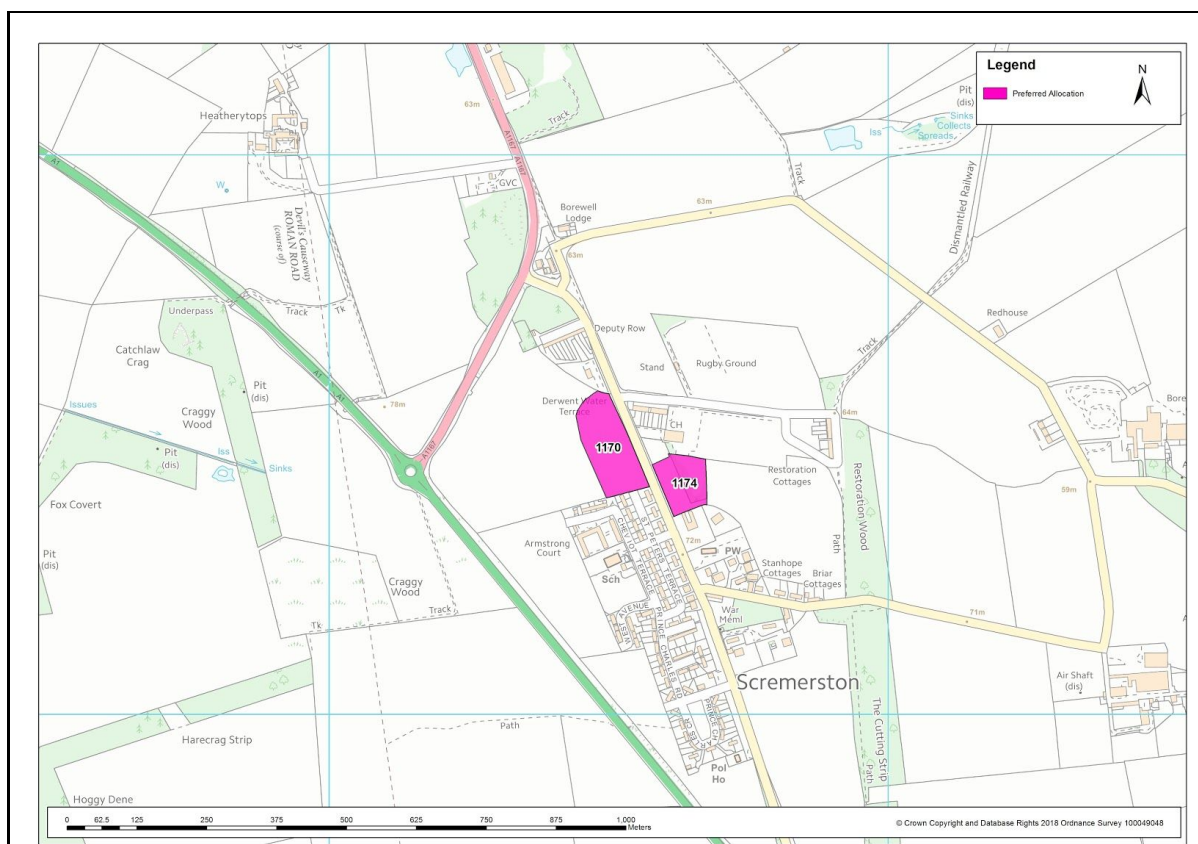
Suitable In Part	Greenfield site to north west of settlement, located in conservation area, opposite school, adjacent to River Tweed. Northern part of site in flood zone 3 - at high risk of flooding. Transport assessment required - adoptable standards, provision footpath along frontage required. Potential 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	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 SHLAA methodology.

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				
<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	more than 2km	within 800m	more than 5km	more than 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
more than 5km	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
<i>SAC</i>	<i>SSSI</i>	<i>HSE Consultation Zone</i>	<i>Grade 2 Agricultural Land</i>	<i>Grade 3 Agricultural Land</i>
100m to 500m	100m to 500m	more than 5km	within site	not applicable

Scremerston

Site	Land north of Cheviot Terrace and south of Derwent Terrace (Land south of Derwent Terrace, Scremerston)		
Reference	1170	Parish	Ancroft CP
Settlement	Scremerston	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	8.36	Developable Area (ha) for Allocation	1.40
SHLAA Site Capacity	20 dwellings	Proposed LP Allocation	15 to 20 dwellings





SHLAA Assessment

Suitable In Part	Greenfield site to the north west of Scremerston, adjacent to A1 and A1167. Buffers required. Transport assessment required - no access from A1 or A1167. Site may provide access to adjacent land (such as site 1169). Restricted water capacity. Development of site would significantly expand the area of the settlement. Smaller scale development would be more appropriate but a reduced scheme, in terms of area and yield, would be appropriate
Available	Through agent, landowner has confirmed availability of site in Jan 2017. No known barriers.
Achievable In Part	Low market value area, part of the Berwick developer market. Potential site specific considerations (noise buffer to A1) but would not be prohibitive to development
6-10 Years	The scale of the overall site is disproportionate to the size of the settlement but a smaller development to the south of the site would be more suitable and achievable. No prohibitive barriers to delivery. Significantly reduced yield is considered to better reflect the character and scale of the settlement, with a small-scale development to the east of the site most appropriate, based on a reduced site area. Development could potentially be considered as part of wider scheme (Sites 1168, 1169, 1170)

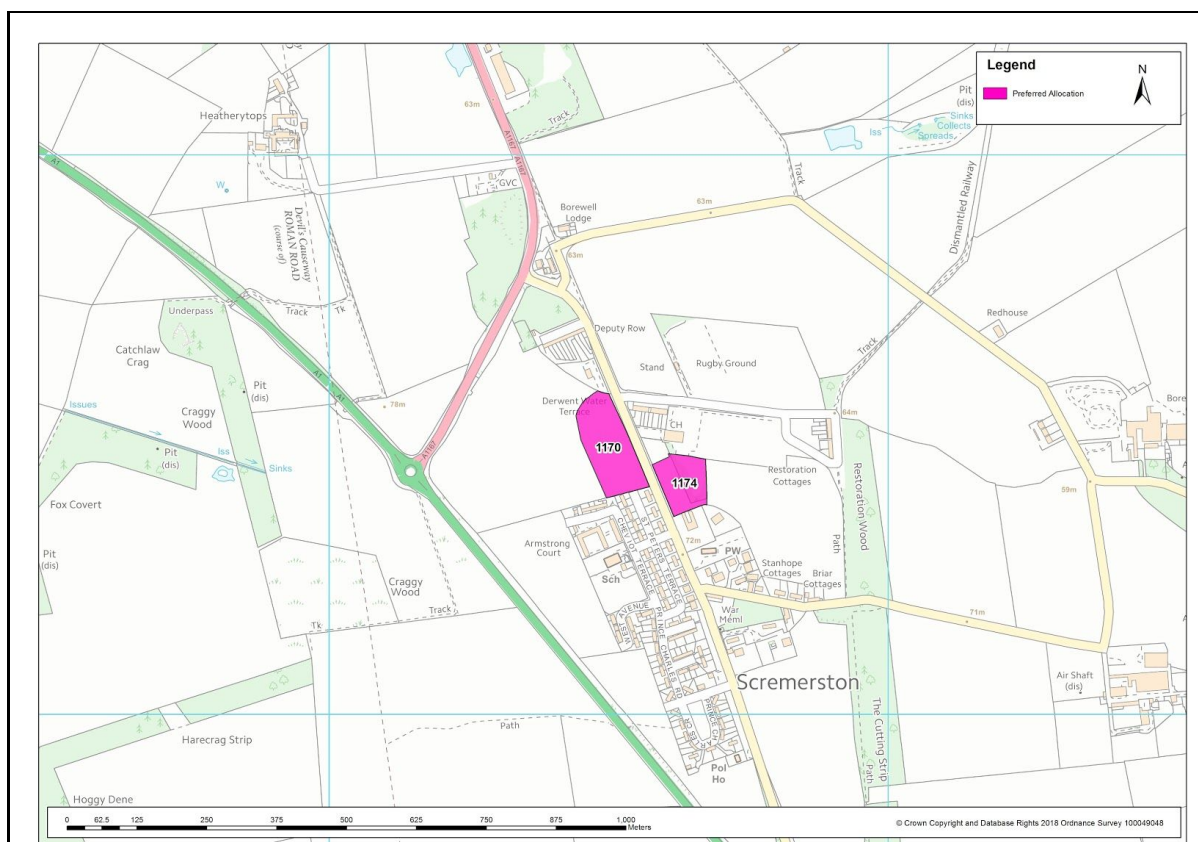
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	20	0	0	20

Service Proximity				
<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	more than 2km	within 800m	800m to 2km	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
2km to 5km	2km to 5km	2km to 5km	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
<i>SAC</i>	<i>SSSI</i>	<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

Site	Land south of Derwent Water Terrace		
Reference	1174	Parish	Ancroft CP
Settlement	Scremerston	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	1.07	Developable Area (ha) for Allocation	0.78
SHLAA Site Capacity	12 dwellings	Proposed LP Allocation	10 to 12 dwellings





SHLAA Assessment

Suitable	Site with scrubby grassland and small trees, located between main part of settlement and houses/rugby ground to north. New access required - could also provide access to adjacent land (such as site 1172 to east. Agent has advised that it is client's intention to bring forward and develop sites 1172 & 1174 together providing the required access point. Footpath crosses site. Water main crosses site.
Available	Through agent, landowner has confirmed availability of site in Jan 2017. No known constraints.
Achievable	Low market value area, part of the Berwick developer market. Potential site specific considerations (Highway access and potential diversion/easement for water main).
6-10 Years	No significant barriers to delivery. Surrounding development is of low density and lower yield is considered more appropriate in this context

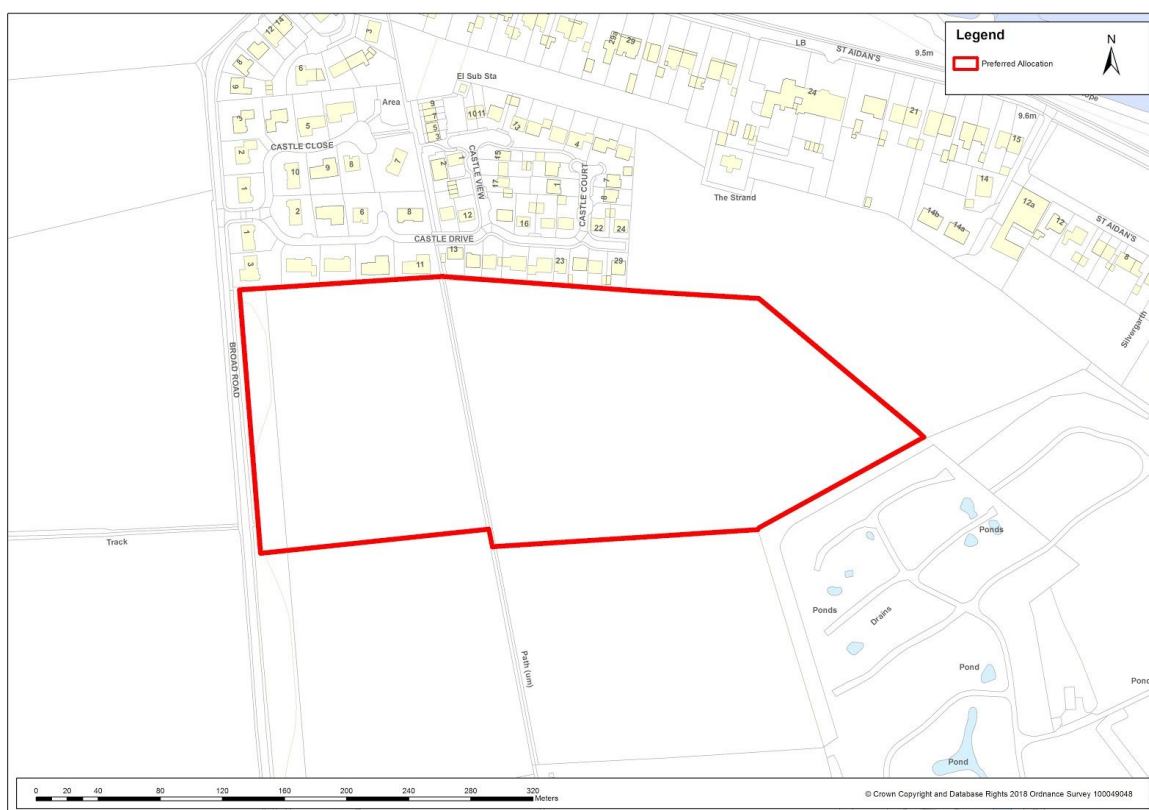
Indicative Delivery - SHLAA

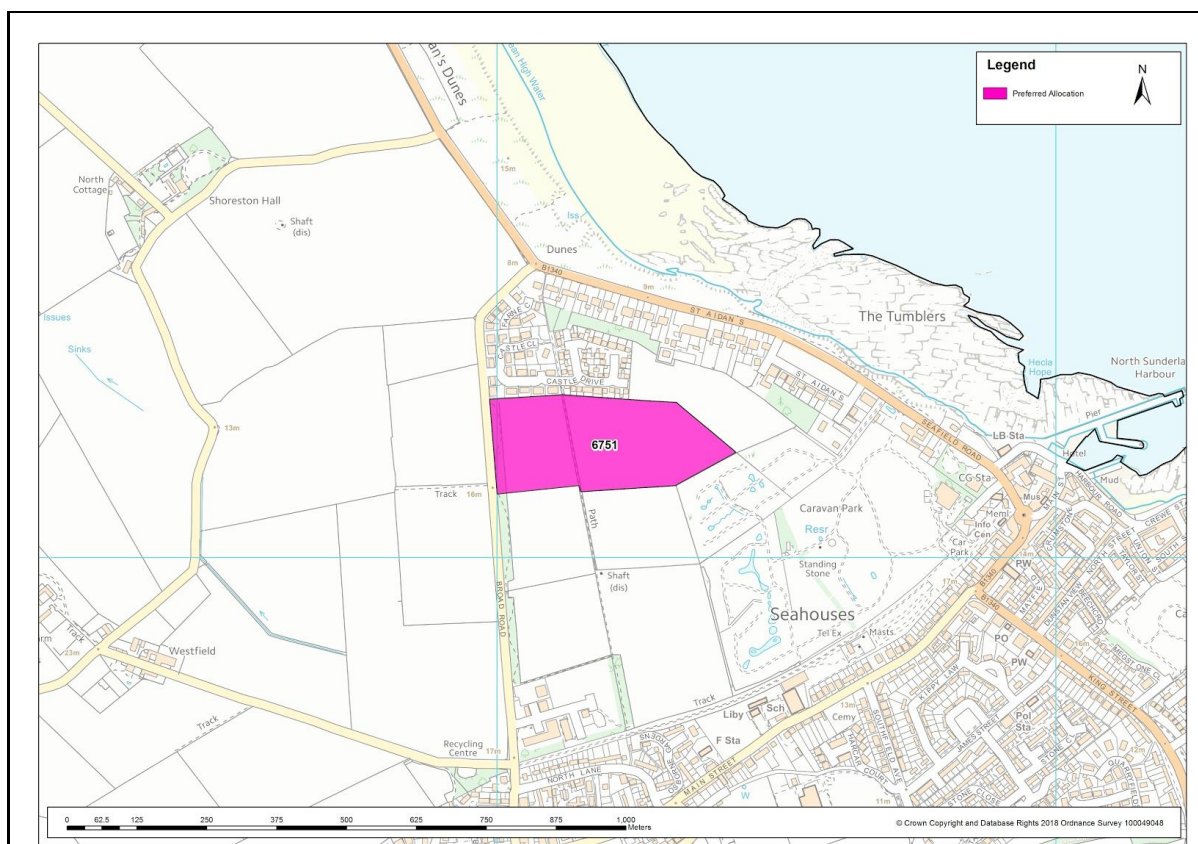
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	12	0	0	12

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	more than 2km	within 800m	2km to 5km	2km to 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
2km to 5km	2km to 5km	2km to 5km	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
<i>SAC</i>	<i>SSSI</i>	<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

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	6.13
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.
Available	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			
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 Zone	Grade 2 Agricultural Land	Grade 3 Agricultural Land
100m to 500m	100m to 500m	more than 5km	not applicable	within site

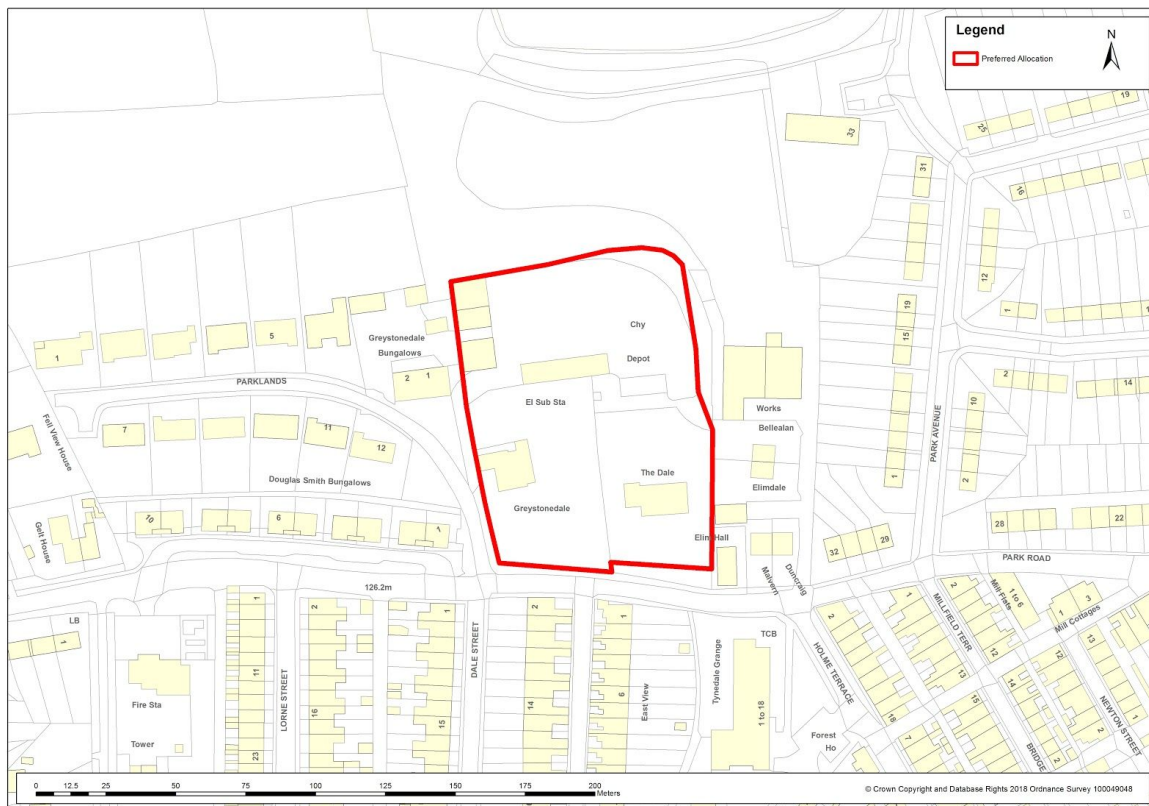
APPENDIX F: Preferred Site Proformas - West

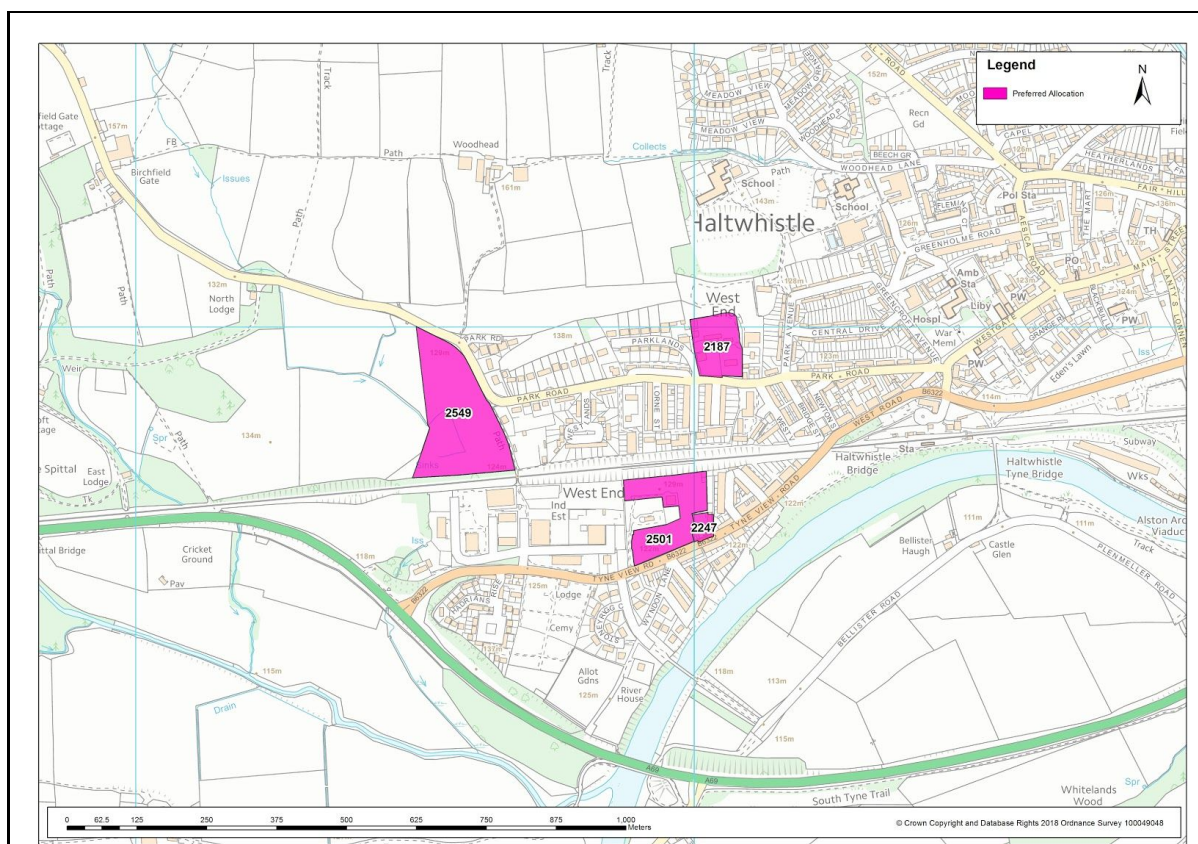
West Area Sites:

- i) Greystonedale Park Road, Haltwhistle (2187)
- ii) Land to west of Park Road, Haltwhistle (2549)
- iii) Land west of Hougill, Tyne View Road, Haltwhistle (2247)
- iv) Land at West End, Tyne View Road, Haltwhistle (2501)
- v) Haydon Bridge Fire Station, Station Road, Haydon Bridge (2024)
- vi) Land west of Langley Gardens, Haydon Bridge (2544)
- vii) Land north of Radcliffe Road, Haydon Bridge (2046)
- viii) Former Bellingham Auction Mart, B6320, Bellingham (2352)
- ix) Land south of St. Michael's Church, Wark (2583)
- x) Land west of the A68, West Woodburn (2014)
- xi) West Woodburn Filling Station, A68, West Woodburn (2065)

Haltwhistle

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	0.90
SHLAA Site Capacity	30 dwellings	Proposed LP Allocation	20 to 30 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

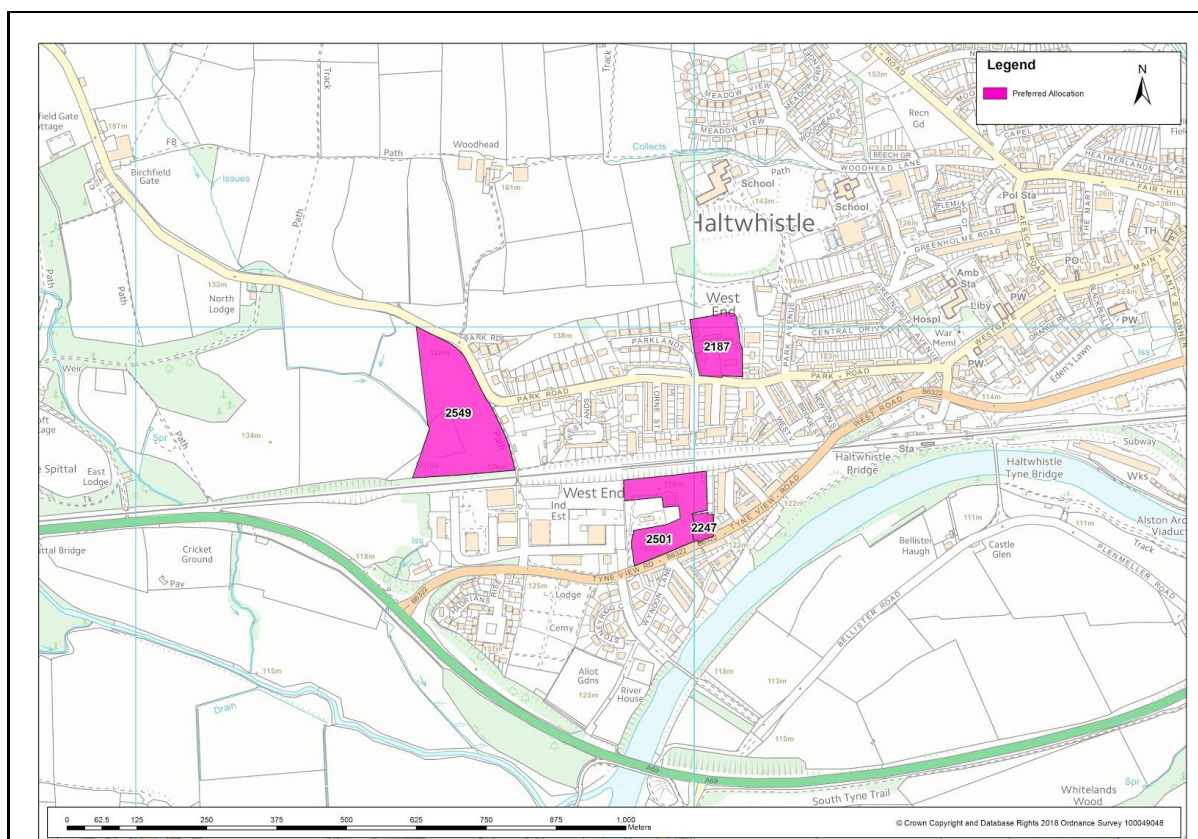
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	30	0	0	30

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>	
within 800m	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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

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





SHLAA Assessment

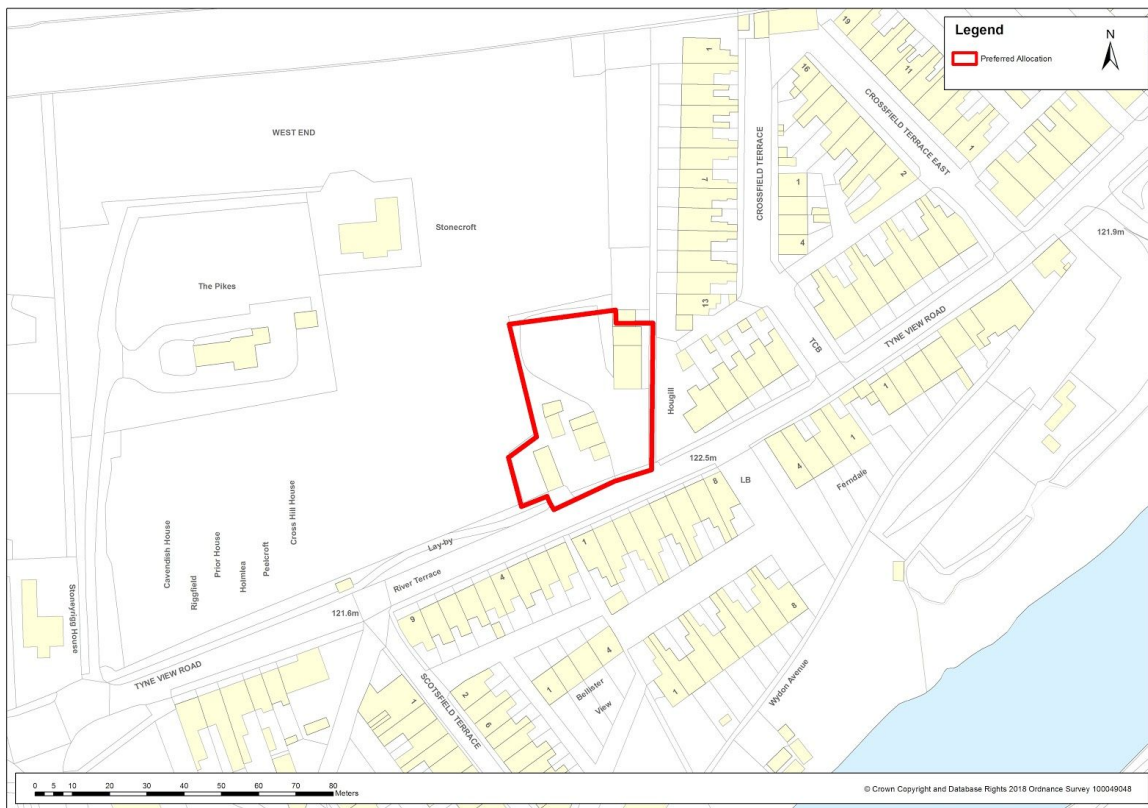
Suitable	Undulating greenfield site to west of settlement. Established residential development to east with agricultural land to west. Tyne Valley railway line to southern boundary. Potential highway access from east and north - best solution to be further explored. Restricted sewerage capacity, water 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. 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

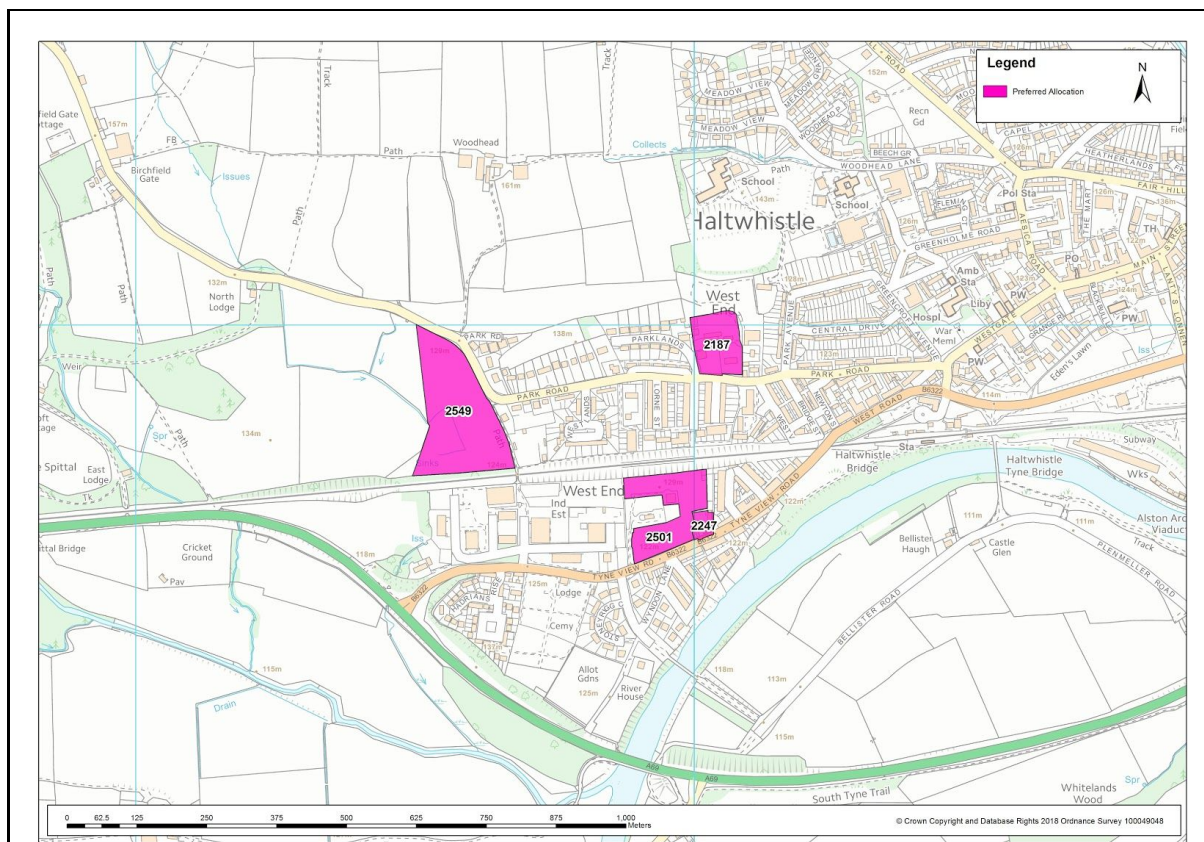
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	63	0	63

Service Proximity				
<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	800m to 2km	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	800m to 2km	800m to 2km	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
<i>SAC</i>	<i>SSSI</i>	<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

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	5 dwellings	Proposed LP Allocation	5 dwellings





SHLAA Assessment

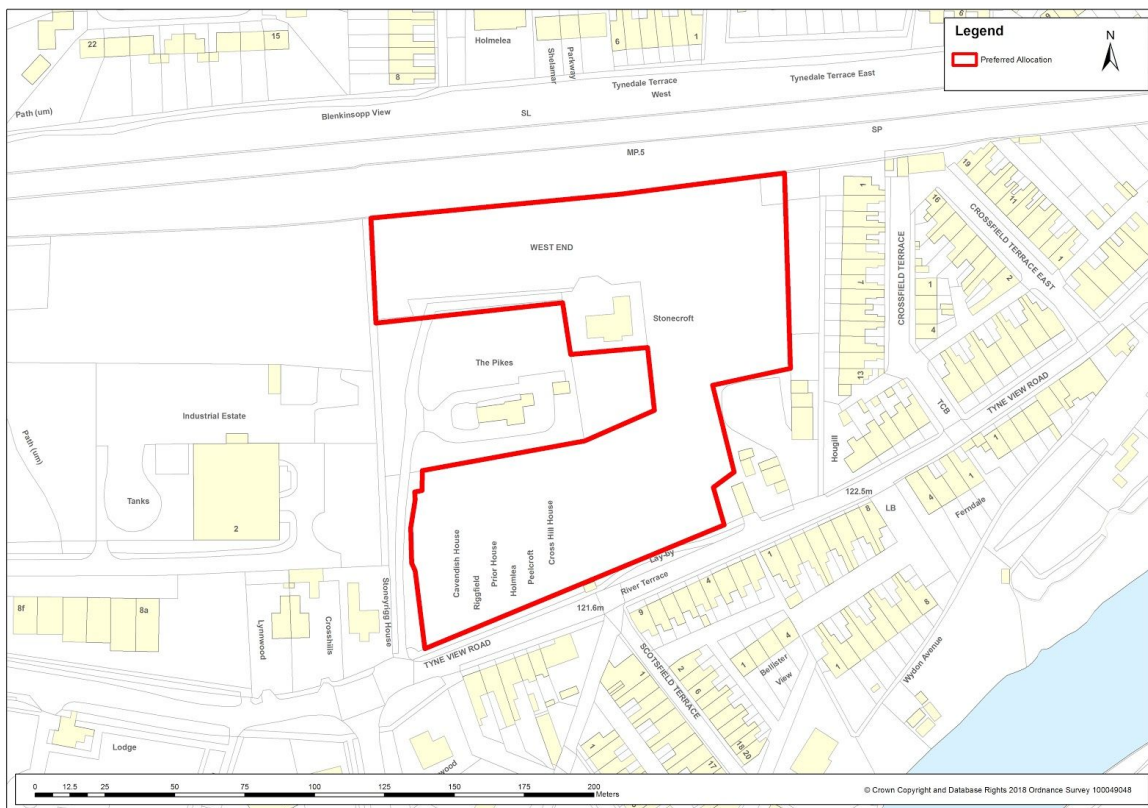
Suitable	Suitability established by the granting of a previous planning permission which has now lapsed. Residential development to east with green space to north and west. Highway matters would not present a barrier to development. Small amount of clearance required on site. Restricted sewerage capacity. 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. Potential to deliver in conjunction with adjacent site (2501), as part of a wider scheme
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. Could be progressed alongside Site 2501

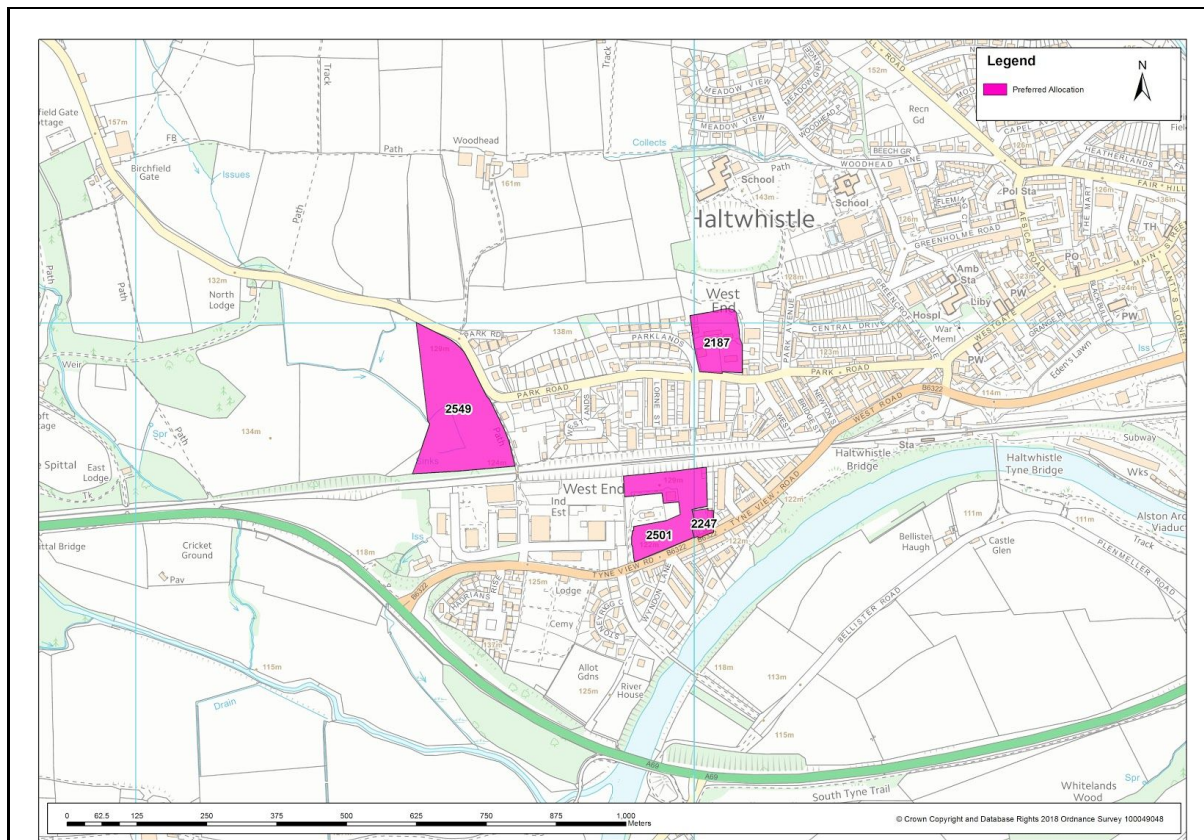
Indicative Delivery - SHLAA

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
<i>SAC</i>	<i>SSSI</i>	<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

Site	Land at West End, Haltwhistle (Composite SA226, 209, 192, 170, West End)		
Reference	2501	Parish	Haltwhistle CP
Settlement	Haltwhistle	Land Type	Mostly Greenfield
Overall Site Area (ha) in SHLAA	1.38	Developable Area (ha) for Allocation	1.38
SHLAA Site Capacity	33 dwellings	Proposed LP Allocation	30 to 40 dwellings





SHLAA Assessment

Suitable In Part	Attractive site functions as an open green space with a dwelling occupying part of the site. Railway line to north, residential development to east and employment land to the west. Potential opportunity to be developed alongside adjacent site (2247). Slightly elevated from road to south. Bus stop and junction close to potential access point - appropriate sight lines required.
Available	No known constraints. Existing dwelling could be excluded from development.
Achievable In Part	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 (highway and access) but should not be prohibitive
11-15 Years	If appropriate access can be achieved, a smaller development may be appropriate which retains a significant element of open space. Reduced yield reflects open space considerations and highway constraints with timescale maybe to follow adjacent site (2247)

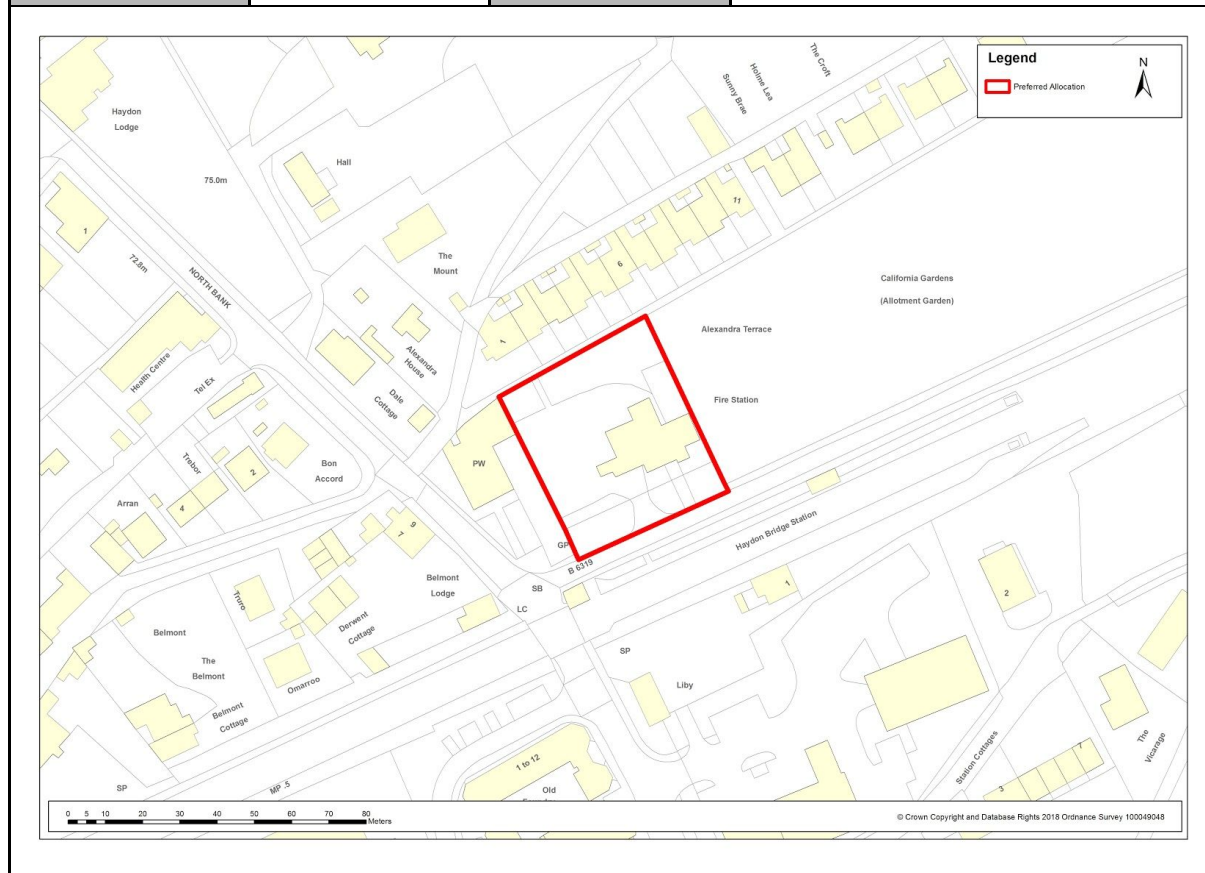
Indicative Delivery - SHLAA

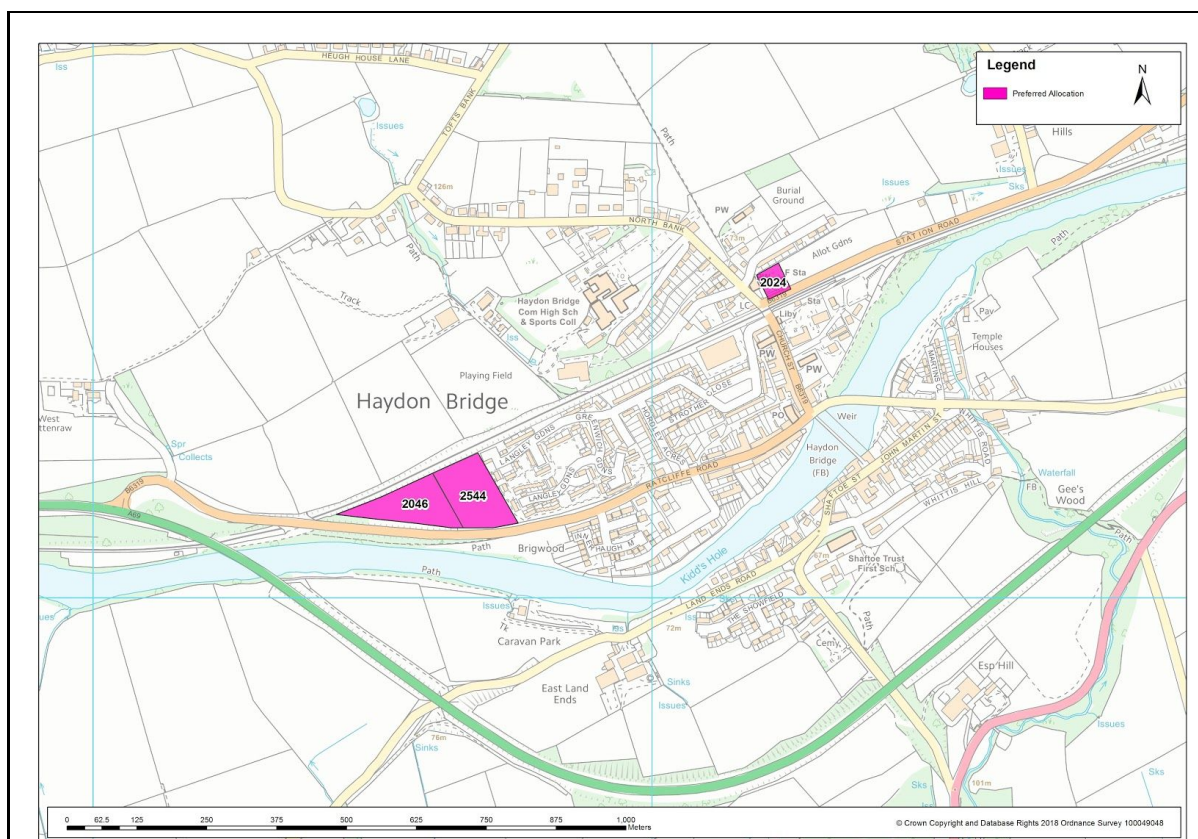
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	0	33	0	33

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
<i>SAC</i>	<i>SSSI</i>	<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

Haydon Bridge

Site	Haydon Bridge Fire Station		
Reference	2024	Parish	Haydon CP
Settlement	Haydon Bridge	Land Type	PDL
Overall Site Area (ha) in SHLAA	0.22	Developable Area (ha) for Allocation	0.22
SHLAA Site Capacity	5 dwellings	Proposed LP Allocation	5 dwellings





SHLAA Assessment

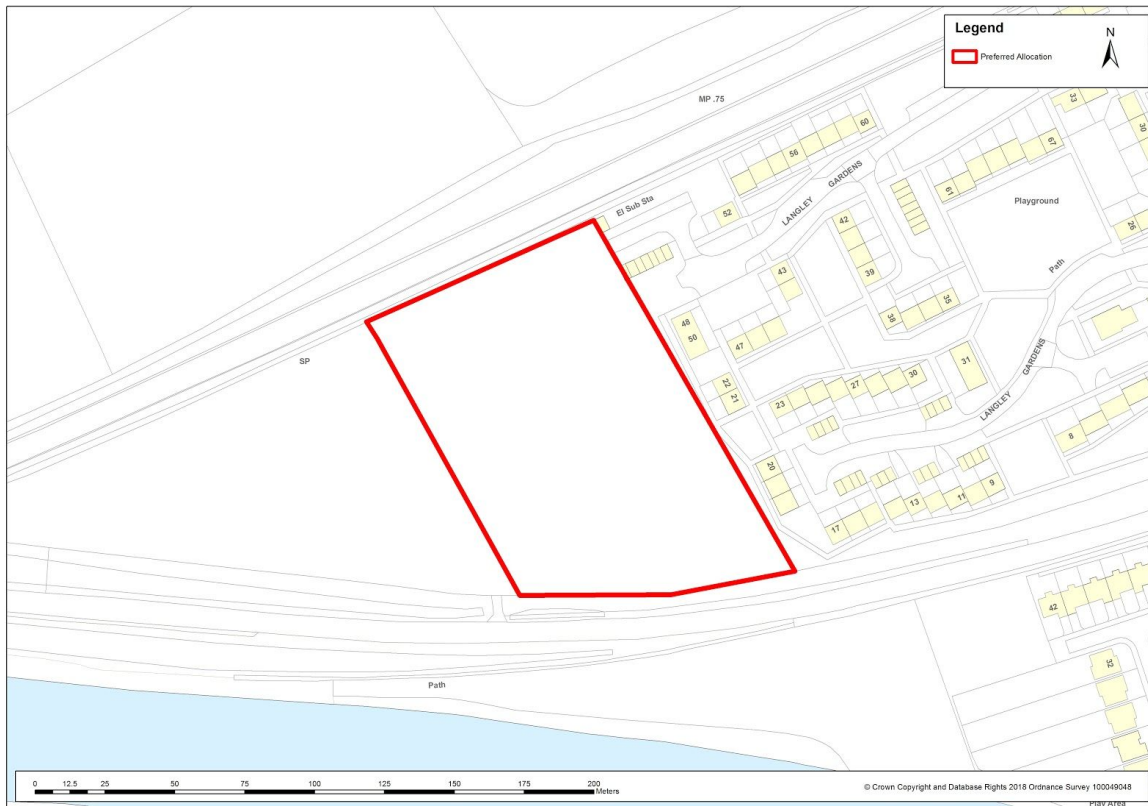
Suitable	Fire station site within existing settlement. Established residential area with allotments to the east and railway station to the south. Located within conservation area and adjacent to a grade II listed chapel, with impact requiring mitigation. Clearance will be required prior to redevelopment but unlikely to be any obstacles to development
Available	Local authority owned site surplus to requirements with sale being progressed in Jan 2017. Available for residential development
Achievable	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. Small-scale residential development likely to be achievable.
6-10 Years	NCC owned site, currently in the process of being sold for residential development with an application awaiting determination. Availability means a small-scale residential scheme could be provided, as long as any constraints can be overcome

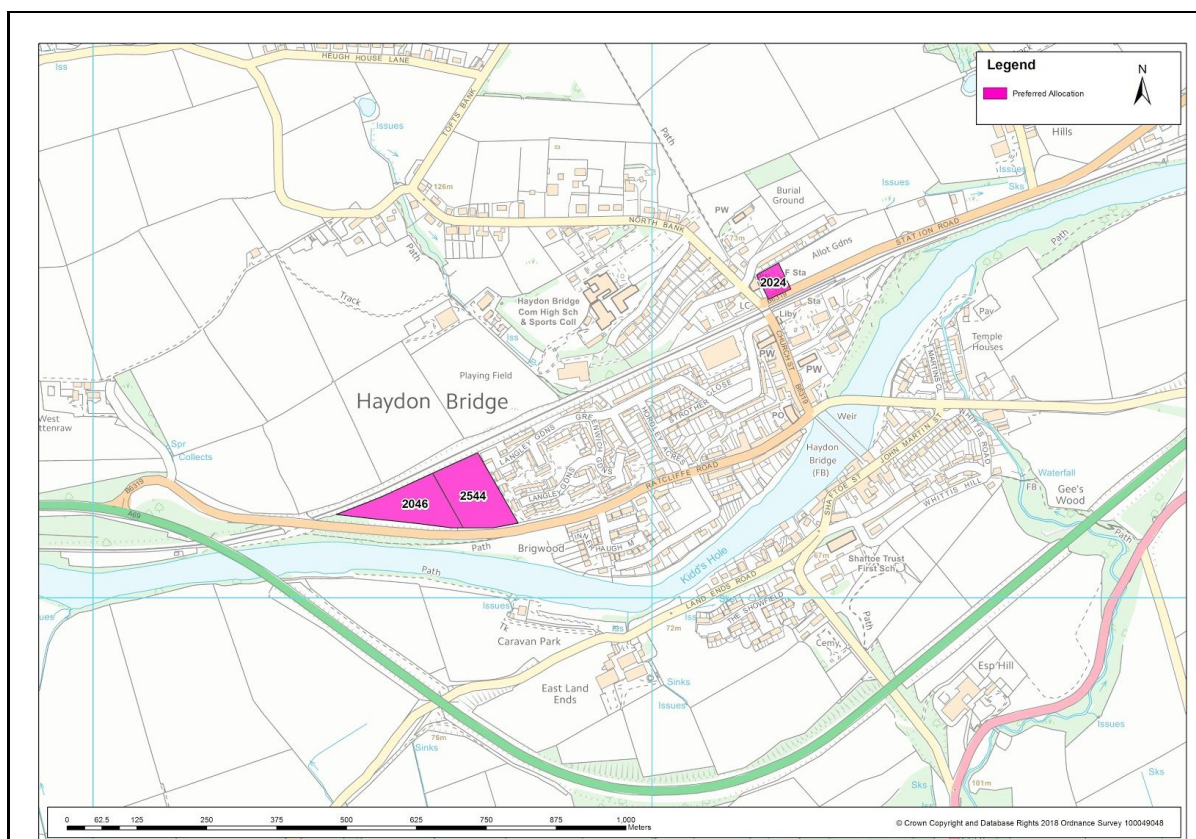
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	5	0	0	5

Service Proximity				
<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	within 800m	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
more than 5km	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
<i>SAC</i>	<i>SSSI</i>	<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

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



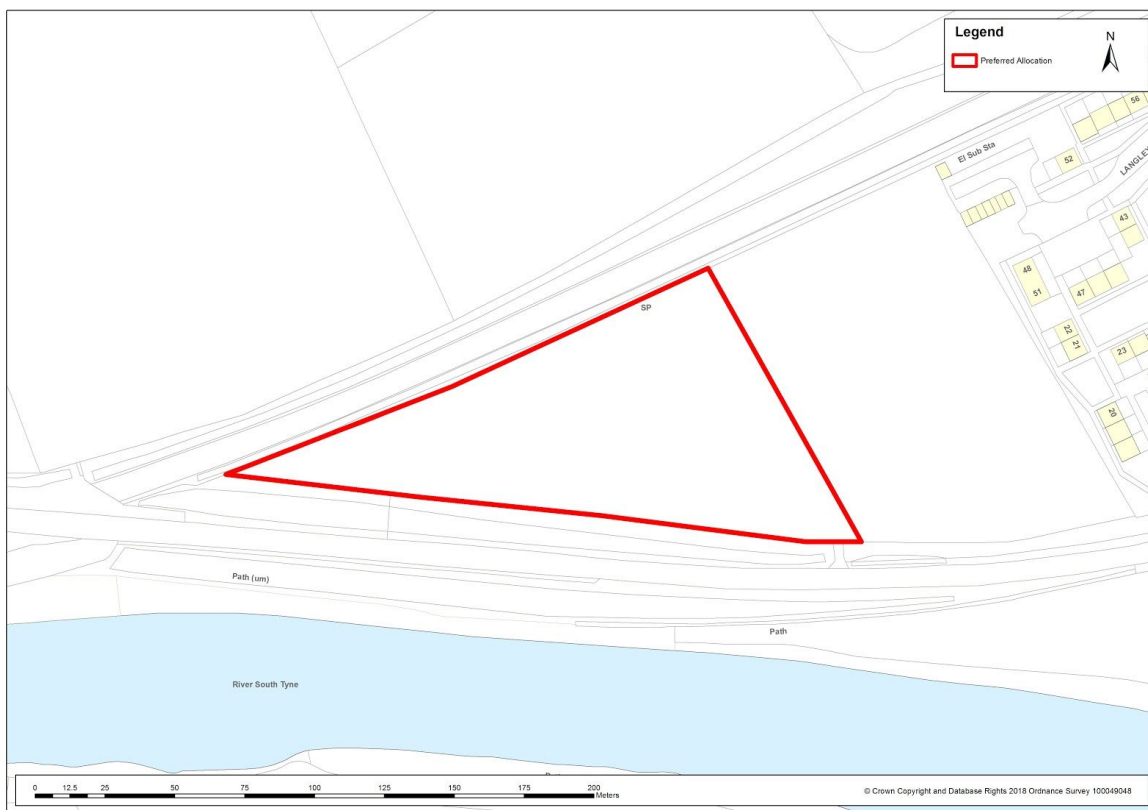


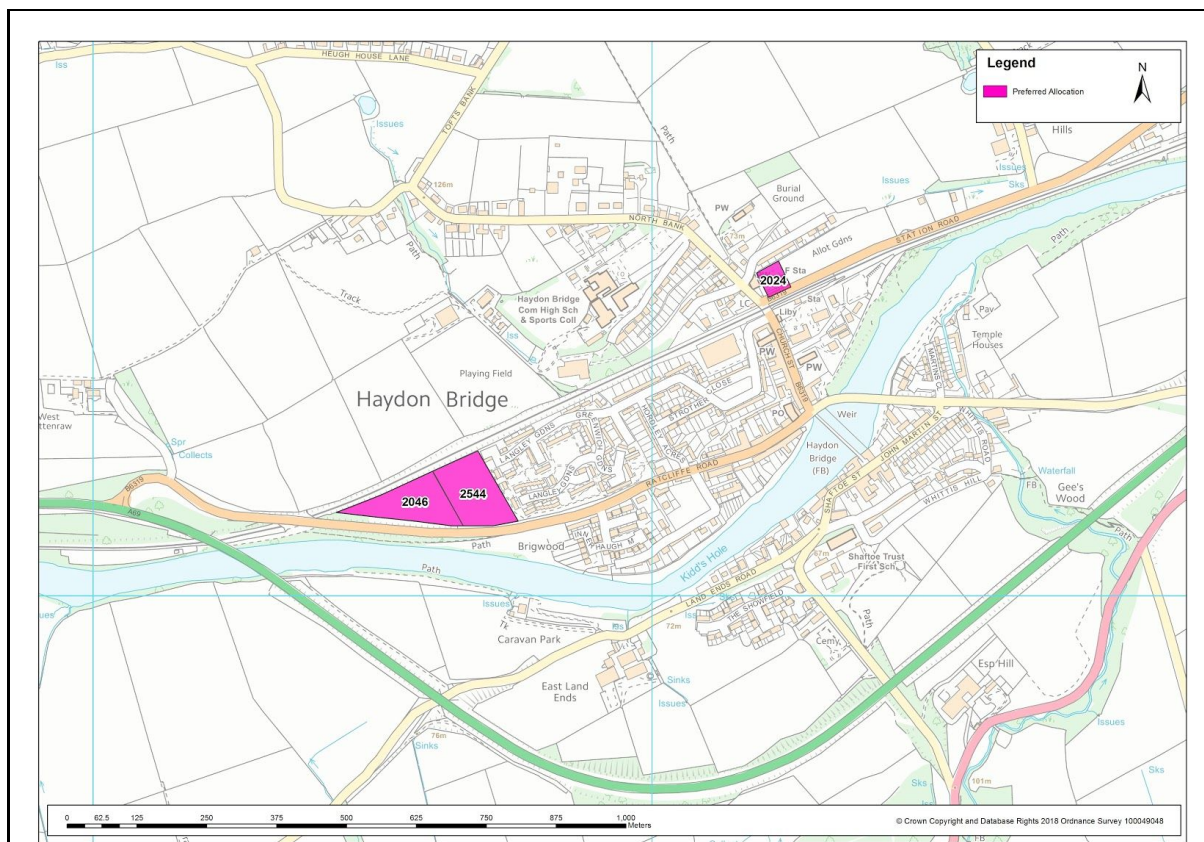
SHLAA Assessment

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). 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. Preferred access via SHLAA site 2046 to west. Transport assessment required. Located in wider archaeological landscape.
Available	Through agent, landowner has confirmed availability of site in Jan 2017. No known constraints.
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). Option for access through adjacent site (2046) would make deliverability mutually dependent.
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

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				
<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>
400m to 800m	within 800m	within 800m	within 800m	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
more than 5km	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
<i>SAC</i>	<i>SSSI</i>	<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	within site	within site

Site	Land west of Langley Gardens (Land adjacent A69 Haydon Bridge)		
Reference	2046	Parish	Haydon CP
Settlement	Haydon Bridge	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	1.04	Developable Area (ha) for Allocation	1.04
SHLAA Site Capacity	20 dwellings	Proposed LP Allocation	10 to 20 dwellings





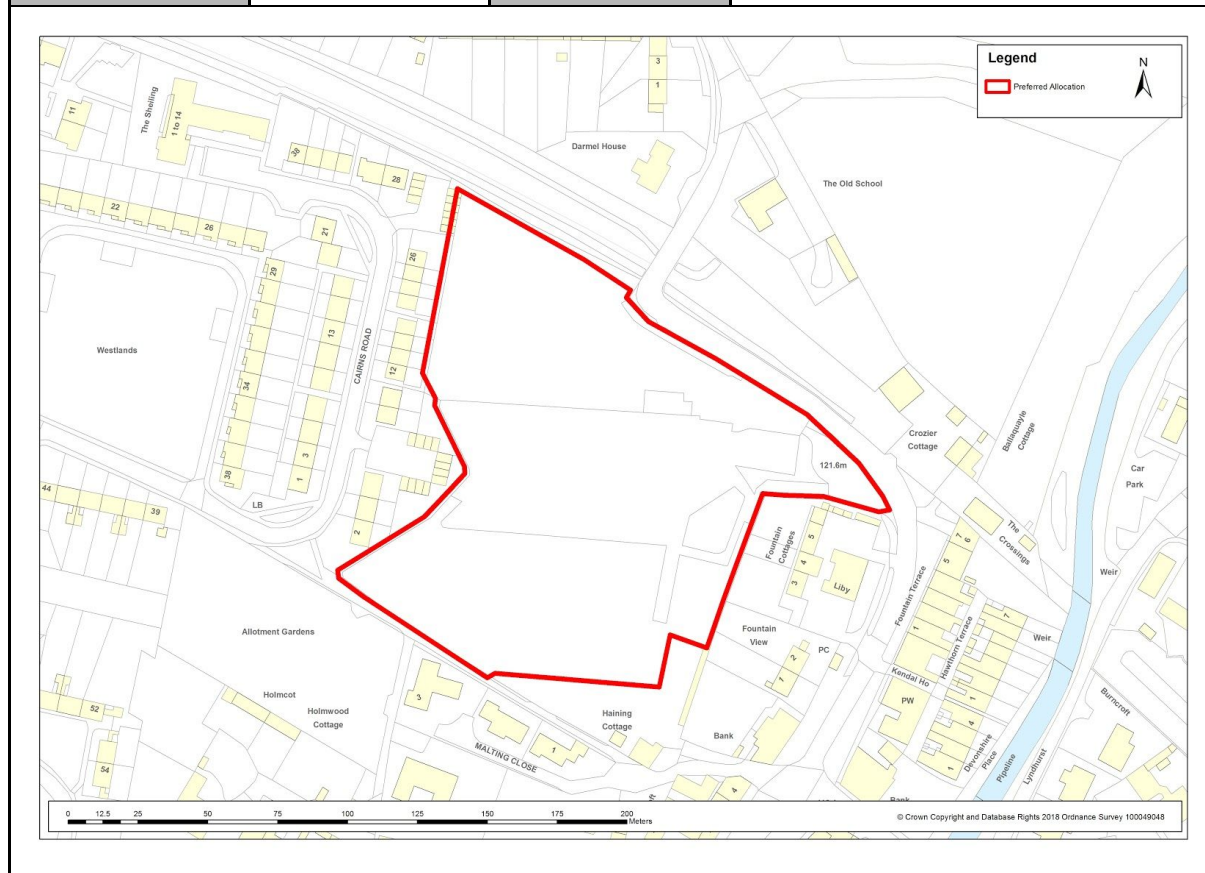
SHLAA Assessment

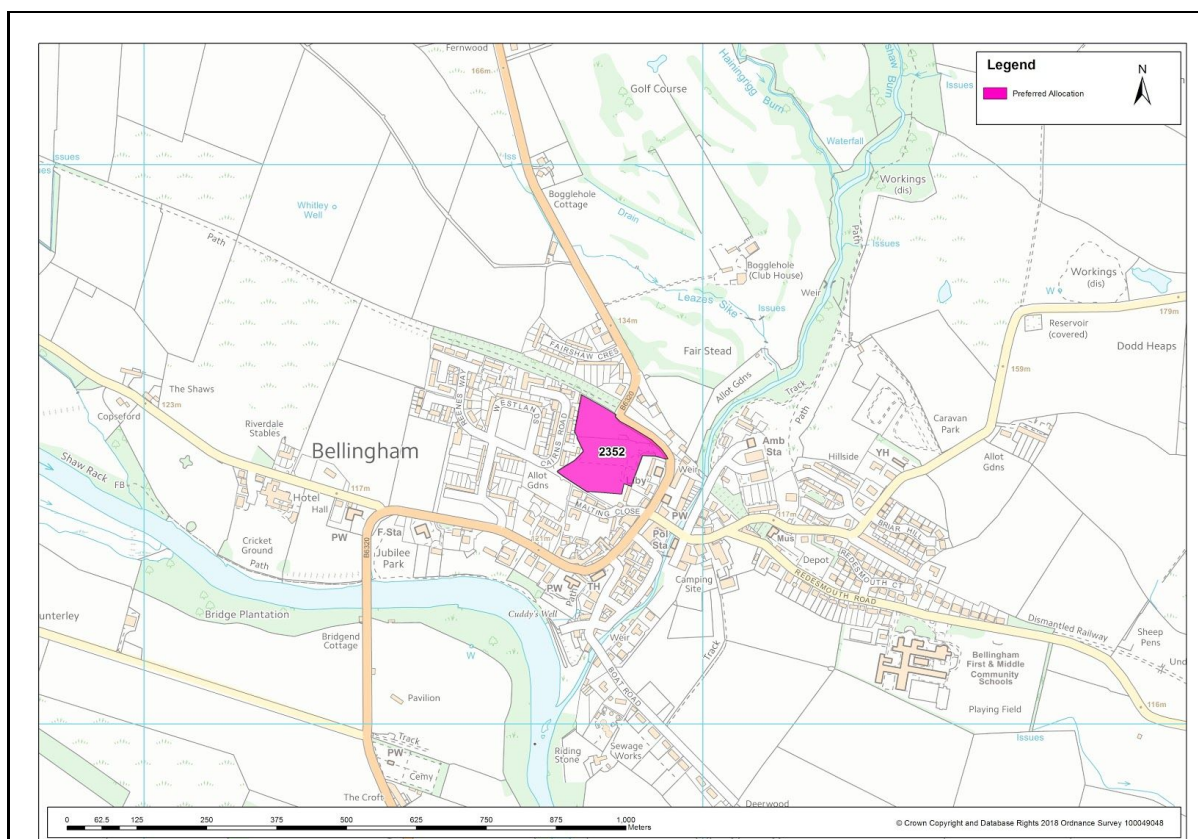
Suitable	Peripheral greenfield site to west of Haydon Bridge, bounded to the north by railway line and south by B6319. A scheme could be taken forward in conjunction with land to east (2544). Area of flood zone 2 to south. Good access potential from road to south. New junction required. Could provide preferred access to adjacent SHLAA site 2544. Alternative access from development to east via site 2544. Located in wider archaeological landscape. Presence of railway line and road to boundaries would limit any threat of sprawl
Available	Through agent, landowner has confirmed availability of site in Jan 2017. No known constraints.
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
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

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				
<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>
400m to 800m	within 800m	within 800m	within 800m	800m to 2km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
more than 5km	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
<i>SAC</i>	<i>SSSI</i>	<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	within site	not applicable

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	1.73
SHLAA Site Capacity	65 dwellings	Proposed LP Allocation	50 to 65 dwellings





SHLAA Assessment

Suitable	Large brownfield site at the heart of the village, previously the site of the auction mart. Planning permission now lapsed on 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 assumed based on previous planning permission that has now lapsed.
Achievable	Site allocated for residential development. 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.
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

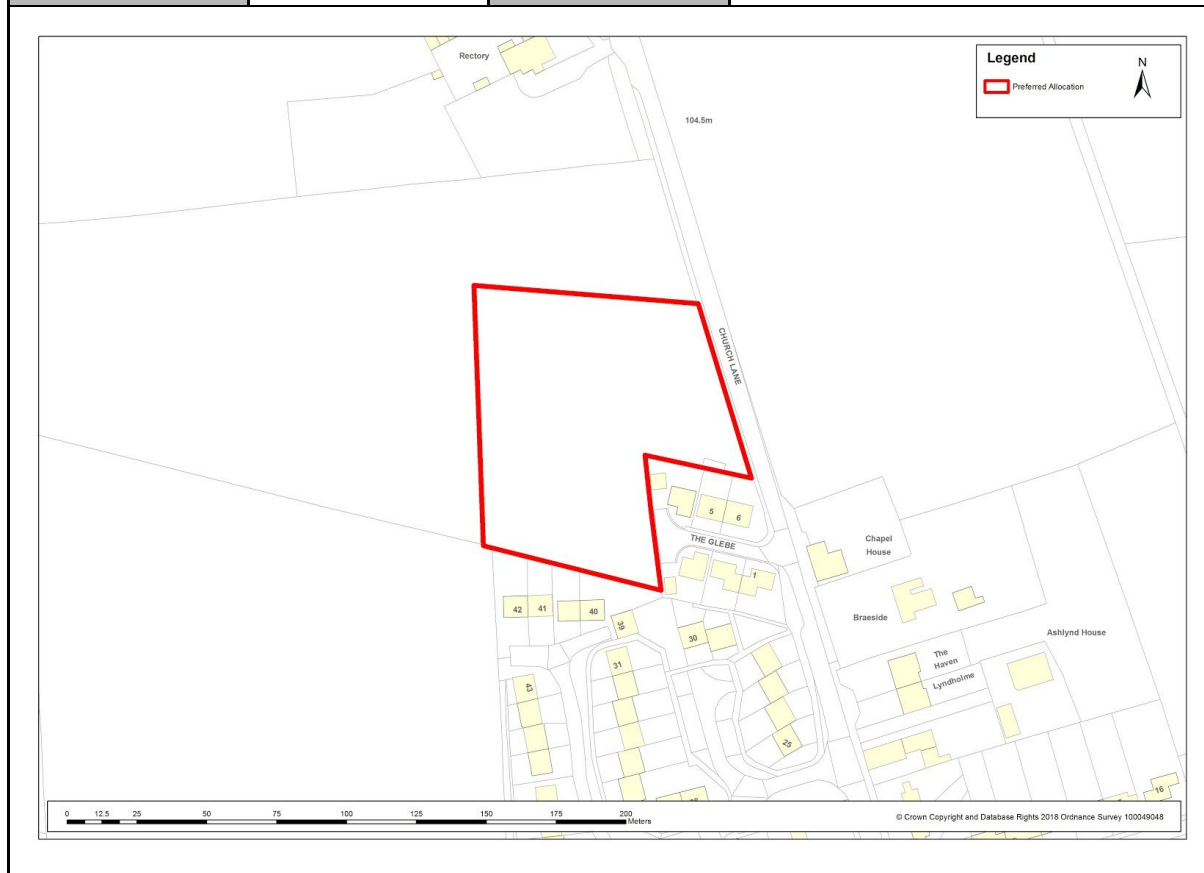
Indicative Delivery - SHLAA

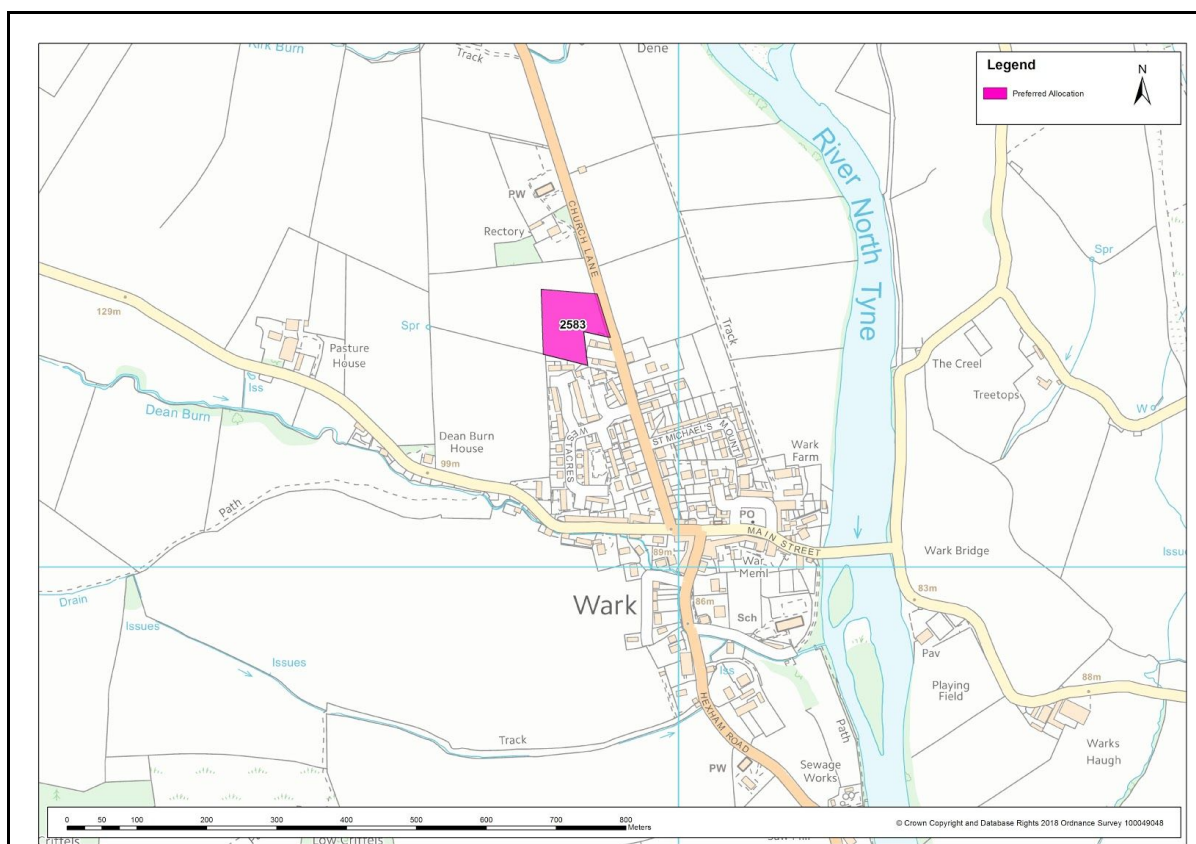
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	65	0	0	65

Service Proximity				
<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	more than 2km	within 800m	more than 5km	within 800m
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	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	100m to 500m	more than 500m	more than 500m
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

Wark on Tyne

Site	Land south of St Michael's Church		
Reference	2583	Parish	Wark CP
Settlement	Wark	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	2.74	Developable Area (ha) for Allocation	0.76
SHLAA Site Capacity	6 dwellings	Proposed LP Allocation	6 to 12 dwellings





SHLAA Assessment

Suitable In Part	Large gently sloping greenfield site to the north west of the settlement. Residential development immediately to the south with agricultural land to other boundaries. No direct access onto main road would be permitted - busy road near brow of hill. Access for small development possible via The Glebe. Site crossed by protected bypass line - however this is not to be retained through emerging policy. Located in wider archaeological landscape. Suitable for a small-scale scheme, based on a much reduced developable area and therefore lower yield, at a scale which recognises local character and setting
Available	No known constraints to availability that would prevent development
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, being an attractive location. Potential site specific considerations (highways improvements - no direct access onto main road, buffer zone required for protected bypass route).
6-10 Years	The size of the settlement, local character and setting and highway constraints makes a large development unsuitable. The yield reflects that a small area of the site to the south east, accessed via The Glebe, is developable. Previously identified protected bypass line to the west is not to be taken forward in new policy

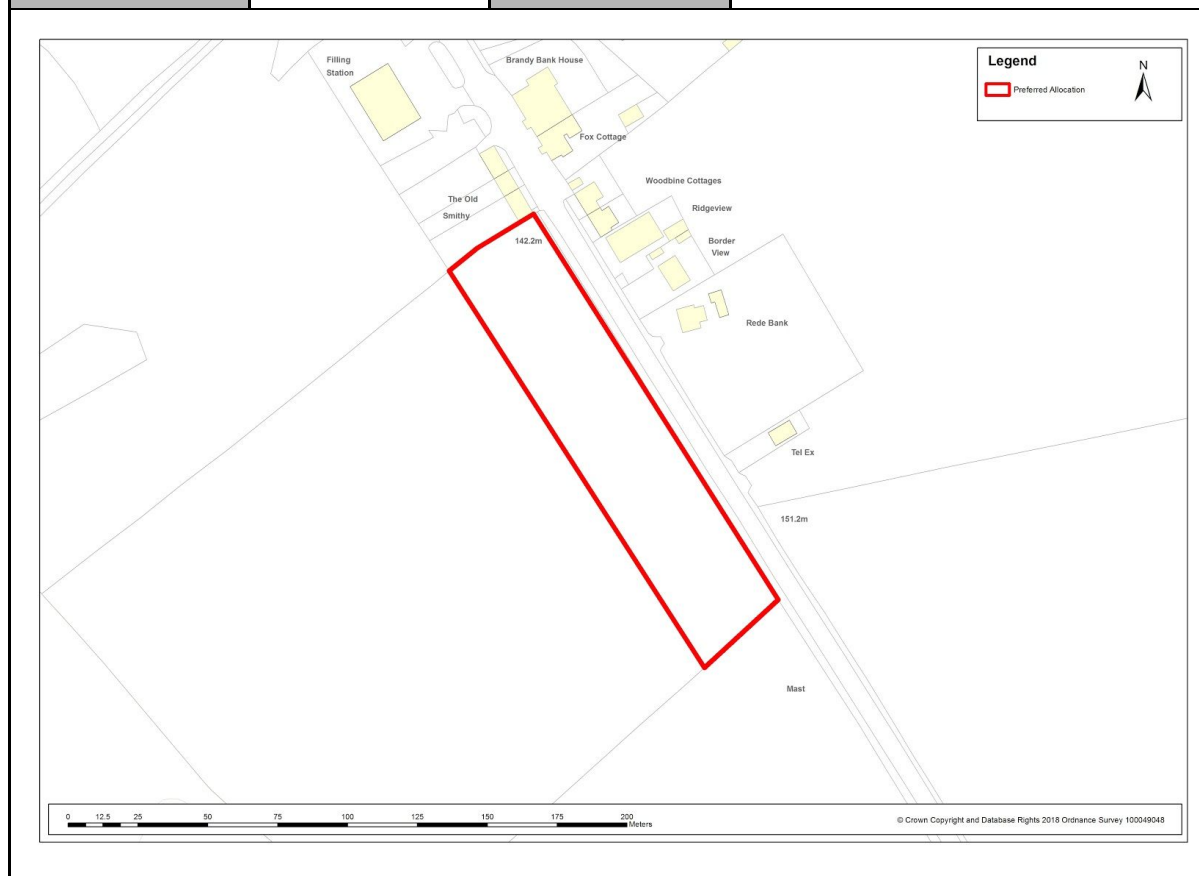
Indicative Delivery - SHLAA

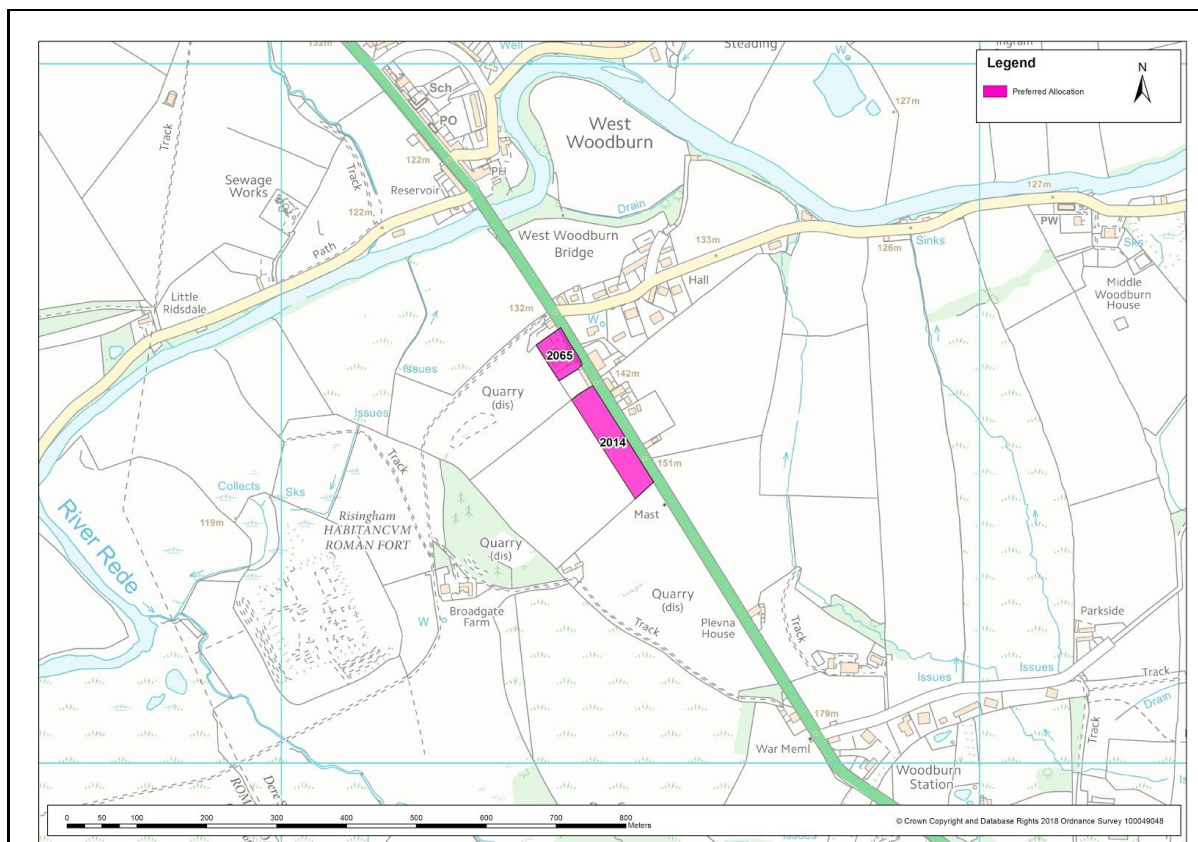
0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	6	0	0	6

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	more than 2km	within 800m	more than 5km	more than 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	within 800m	more than 5km	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
<i>SAC</i>	<i>SSSI</i>	<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

West Woodburn

Site	Land to the West of A68 , West Woodburn		
Reference	2014	Parish	Corsenside CP
Settlement	West Woodburn	Land Type	Greenfield
Overall Site Area (ha) in SHLAA	0.60	Developable Area (ha) for Allocation	0.60
SHLAA Site Capacity	8 dwellings	Proposed LP Allocation	8 to 10 dwellings





SHLAA Assessment

Suitable	Attractive greenfield site to south of southern part of settlement, adjacent to the busy A68, bounded by stone wall and line of trees. Residential development to north and agricultural land to east and south. Direct highway access - good sight lines required. Suitable for a small-scale development
Available	No known constraints to availability that would prevent development
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, being an attractive location. No known site specific considerations.
6-10 Years	No significant barriers to the delivery of the site. Yield reduced due to the need to reduce the number of access points onto a busy road and to be reflective of the character and scale of the settlement

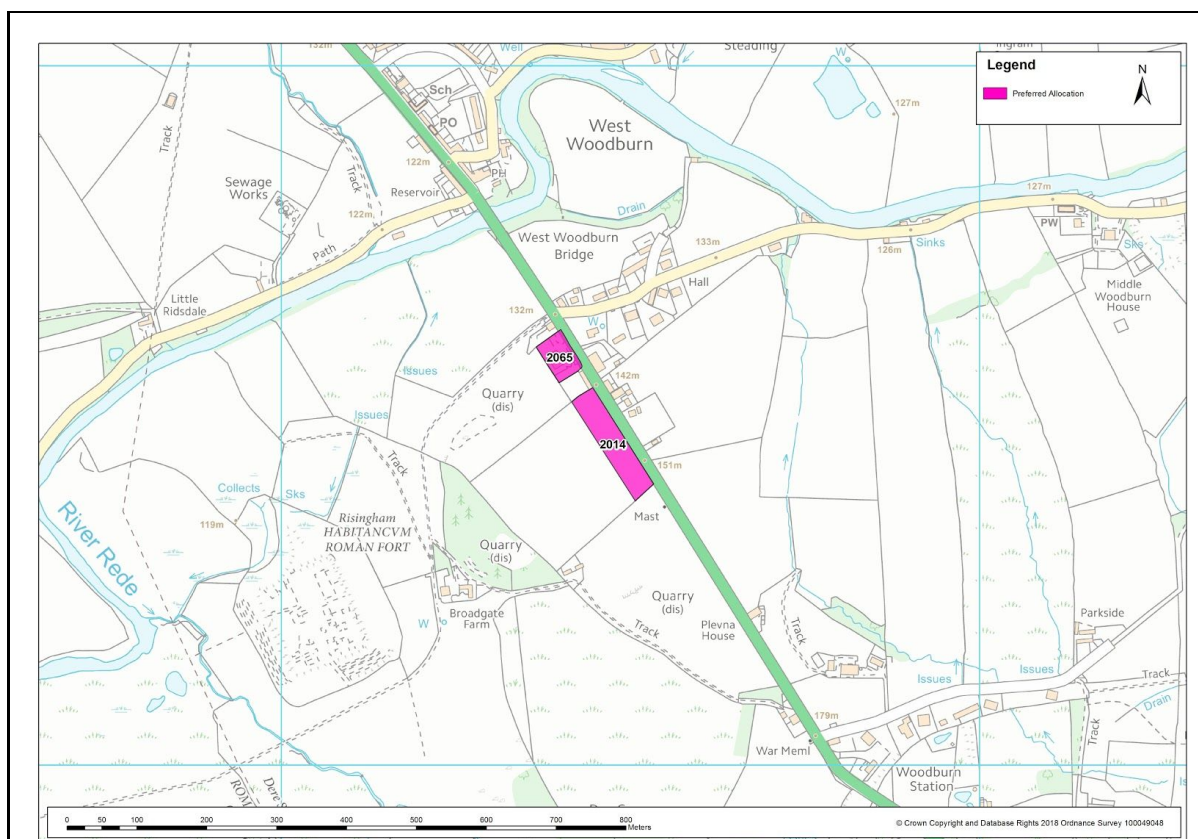
Indicative Delivery - SHLAA

0 to 5 Years	6 to 10 Years	11 to 15 Years	15+ Plus	Total
0	8	0	0	8

Service Proximity				
<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	more than 2km	within 800m	more than 5km	more than 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	more than 5km	more than 5km	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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

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				
<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	more than 2km	within 800m	more than 5km	more than 5km
<i>Post Office</i>	<i>GP Surgery</i>	<i>Pharmacy</i>	<i>Employment Land</i>	
within 800m	more than 5km	more than 5km	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
<i>SAC</i>	<i>SSSI</i>	<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	not applicable

**Planning Policy**

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