



BROOMHAUGH AND RIDING PARISH NEIGHBOURHOOD PLAN

HOUSING BACKGROUND PAPER

January 2023

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1. Introduction

- 1.1 This background paper sets out the relevant national and local planning policy and guidance for housing that has informed the preparation of the Broomhaugh and Riding Parish Neighbourhood Plan. It defines the methodology for the assessment of potential housing sites and explains how this methodology has been applied to potential sites within the plan area. It is informed by information contained in the Broomhaugh and Riding Parish Neighbourhood Plan Housing Needs Assessment (HNA) (2021), the Broomhaugh and Riding Parish Survey (2021), and the Northumberland County Council Local Plan (March 2022) and its associated evidence base, particularly the Strategic Housing Land Availability Assessment and Strategic Housing Market Assessment (2018).
- 1.2 The purpose of this paper is to provide a summary of the background evidence regarding availability and affordability issues as well as the type and mix of housing needed during the plan period. The paper considers related key issues for the parish, in particular the ability of older local people in housing need to downsize and stay within the village.
- 1.3 As part of the consultation on the pre-submission draft neighbourhood plan, the parish council invited comments on the issues and sites identified within this background paper. The paper has been amended following the consultation.

2. Background and vision

- 2.1 The parish survey carried out in 2021 had a very positive response. It informed the vision and objectives for our plan. It told us that people tend to stay in the village, some for over 50 years. However, this has resulted in an aging population and there is a desire to achieve a balanced demographic which was identified in the 2002 parish plan.
- 2.2 The overwhelming reasons people like Riding Mill include the easy access to surrounding countryside, the green spaces, the rural atmosphere and the good transport links. We want to preserve the character of the village, whilst addressing concerns that have been evident since the 2002 parish plan. There was, and still is, a desire to provide some affordable housing, as long as the green spaces are protected and there is minimal impact on the Green Belt.
- 2.3 Riding Mill has a strong sense of community and retaining this is at the heart of our vision for the neighbourhood plan. it is surrounded by wonderful green spaces on all sides, much of which is safeguarded by having Green Belt status. This has ensured that the village has been protected from urban sprawl and has helped maintain its identity and separation from other settlements. As a result, this provides an important habitat for wildlife.
- 2.4 The opportunity for the village to shape the surroundings and feel proud of where they live is an essential objective of the neighbourhood plan.
- 2.5 The natural, historic and environmental character of the area will be maintained and enhanced for future generations by ensuring that any new developments are of appropriate quality, scale and design and embed important habitats for wildlife. New development will minimise environmental harm by ensuring prudent use of natural resources in both construction and occupation. It will be designed to be resilient to the effects of climate change, and it will embody lifetime homes principles.

3. Housing Needs Context

- 3.1 The very first action by the neighbourhood plan team was to instigate a **parish survey** which took place during January and February 2021. It was delivered to every household and asking for either written or online responses. It included questions regarding housing among other general ones. At 54% return, this was a statistically significant response. The results of the survey are available on the parish council website. The main points can be summarised as follows:
- the parish has an above average number of over 65 residents;
 - a significant number of people were living in homes too large for them;
 - there was opposition to further building of large houses;
 - most were in favour of additional housing;
 - several responded on the need for affordable housing;
 - a small number indicated that they did not support additional housing especially at the expense of the Green Belt.
- 3.2 Following the survey, the Parish Council formed a **steering group** and granted delegated authority to exercise of all relevant plan-making functions to it. The steering group carries out the project management and decision-making is leading the preparation and completion of the draft neighbourhood plan. The group guides and agrees the content of the plan and all associated evidence and analysis. Volunteers and councillors were formed into 6 subgroups (Housing, Natural Environment, Local economy, Renewables & Climate Change, Transport and Streetscape and Health & Wellbeing) to pursue the relevant evidence work.
- 3.3 As part of the preparation for the neighbourhood plan, the housing group considered that it was essential to obtain a proper understanding of the future housing needs of the parish, and in order to inform this, commissioned a **Housing Needs Assessment (HNA)**, which was carried out by AECOM, as part of the technical support programme provided to neighbourhood planning groups. It was completed in December 2021. The full report has been published on the parish council website and no specific comments have been received.
- 3.4 The salient points of this independent assessment can be summarised as follows:

Housing tenure and affordability:

The income required to buy an average market home for sale is more than what would be expected to be available to those on average household incomes. The income required to buy an average entry-level home for sale is also more than the average income of those on lower quartile household incomes. Private renting is generally only affordable to average earners.

While households on mean incomes, as well as households with two lower quartile earners can afford market rents, single earner households made up of one lower quartile earners cannot afford the given rental thresholds. In terms of accessing the First Homes discounts, none of the discounts offered would be affordable to local residents. A discount of 50% might be accessible to some households on mean incomes, or those with additional support.

However, in order for mean income earners to be able to access discounted market sales, a discount of over 50% would be required. AECOM's findings show that in order to access a median priced home, households on mean income would require a discount of 51%, single earner households on lower quartile incomes would require a discount of 85%, and dual-earners would need a discount of 71%.

Social and affordable rents are affordable to those on mean incomes but are not accessible options for single earner households on lower quartile incomes. Households with two lower quartile earners can afford social and affordable rent, but are unable to access any other tenures, including any of the routes to affordable home ownership. Moreover, households in which there is only one lower quartile earner appear unable to afford any tenures at all.

Broomhaugh and Riding has a high demand for affordable home ownership options and relatively low need for affordable rented housing. However, while the need for affordable rented housing is fairly low in the neighbourhood area, there is still a small number of households that might require affordable housing for rent provision. Based on the needs on the neighbourhood area, the suggested tenure mix follows the mix set out in the Local Plan and suggests a 60/40 split.

The HNA concludes that there is a need for 7 affordable rented properties within the parish to 2036; and 26 affordable homes for sale.

Housing type and size:

The results of a life-stage modelling exercise indicates that, by 2036, the size distribution of dwellings should better reflect local needs with a more even distribution of households by number of bedrooms. This means that ideally, 3-bedroom properties should reduce from 42% to 36.9%, with increases in 1 bedroom from 9.7% to 15.1%, 2 bedrooms from 30% to 48%, and 4 bedrooms should reduce from 13.9% to 0.0%. The increases in 1 and 2 bedroom properties will help to provide alternatives for younger people without children and older residents wishing to downsize.

Specialist housing for older people:

This need can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.

These two methods of estimating the future need in Broomhaugh and Riding produce a range of 26 to 38 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.

It is important to note that the scale of need for specialist accommodation heavily depends on the amount of accessible/adapted mainstream housing in Broomhaugh and Riding currently – or how far this can successfully be achieved in future. Note that there is no accurate secondary data on this. If the neighbourhood plan were to be particularly ambitious in requiring high standards of accessibility and adaptability, there is arguably less need to deliver specialist accommodation.

4. Planning context

Background

4.1 As neighbourhood plans are part of the development plan, they must meet defined legal requirements. The way in which neighbourhood plans are prepared and the policies they contain will be tested by an independent examiner. In order to pass this examination and proceed to referendum, neighbourhood plans must meet a number of basic conditions. To ensure they are legally compliant they must:

- have regard to national planning policy and guidance;
- be in general conformity with the strategic policies of the development plan;
- contribute to the achievement of sustainable development; and
- be compatible with legal obligations.

National planning policy and guidance

4.2 National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) respectively. The NPPF is clear that the purpose of the planning system is to contribute to the achievement of three elements of sustainable development - economic, social and environmental. These roles should not be undertaken independently as they are mutually dependent.

4.3 At the heart of the NPPF is a presumption in favour of sustainable development. The application of that presumption will have implications for how communities engage in the neighbourhood planning, which means that neighbourhood plans should:

- support the strategic development needs as set out in local plans, including those for housing and economic development (para 13);
- address non-strategic matters (para 18);
- shape, direct and help deliver sustainable development and not promote less development than set out in the local policies for the area or undermine them (para 29).

4.4 Paragraph 70 of the NPPF highlights that neighbourhood planning groups should consider opportunities for allocating small and medium sized sites for housing in their area.

4.5 The NPPG provides additional advice regarding how to assess the housing and economic development needs of an area. It explains that the assessment of land availability identifies a future supply of land, which is suitable, available, and achievable over the plan period. The assessment is an important source of evidence to inform plan making and decision taking but does not determine whether or not a site should be allocated for development. NPPG explains that planning bodies can make use of existing site assessments by local authorities, when considering sites for allocation within a neighbourhood plan.

4.6 As the future development of housing within the parish is constrained by the current Green Belt boundary, it is important to explain national Green Belt policy. Paragraph 138 of the NPPF explains that the Green Belt serves five purposes, to:

- a) check the unrestricted sprawl of large built-up areas;
- b) prevent neighbouring towns merging into one another;
- c) assist in safeguarding the countryside from encroachment;
- d) preserve the setting and special character of historic towns; and
- e) assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 4.7 Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans. Strategic policies should establish the need for any changes to Green Belt boundaries and where such a need for changes has been established, detailed amendments may be made through non-strategic policies, including neighbourhood plans (paragraph 140).
- 4.8 When defining Green Belt boundaries, paragraph 143 of the NPPF requires plans to:
- ensure consistency with the development plan's strategy for meeting identified requirements for sustainable development;
 - not include land which it is unnecessary to keep permanently open;
 - where necessary, identify areas of safeguarded land between the urban area and the Green Belt, in order to meet longer-term development needs stretching well beyond the plan period;
 - make clear that the safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of safeguarded land should only be granted following an update to a plan which proposes the development;
 - be able to demonstrate that Green Belt boundaries will not need to be altered at the end of the plan period; and
 - define boundaries clearly, using physical features that are readily recognisable and likely to be permanent.
- 4.9 When considering planning applications, paragraph 147 explains that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 148 requires substantial weight to be given to any harm to the Green Belt. The construction of new buildings are inappropriate, however paragraph 149 lists the exceptions to this which includes '*limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites)*'

Local Plan

- 4.10 The Northumberland Local Plan was adopted in March 2022. The policies relevant to housing development are summarised below:

Policy STP 1: Spatial strategy (Strategic Policy)

This policy commits to delivering sustainable development in Northumberland with the aim of supporting economic growth, enhancing the vitality of communities, and conserving the County's environmental assets. The Service Village of Riding Mill/ Broomhaugh will be a focus of housing provision and investment in rural areas, which will support the supply and retention of local services and facilities.

Policy STP8: Development in the Green Belt (Strategic Policy)

This policy reflects the provisions of the NPPF, stating that inappropriate development in the Green Belt will not be supported except in very special circumstances where other considerations clearly outweigh the potential harm to the Green Belt. The village is inset within the Green Belt (see figure 1).



Figure 1: Green Belt inset boundary

Policy HOU 2: Provision of new residential development (Strategic Policy)

This policy presents the countywide housing requirement policy for Northumberland of a minimum 17,700 net additional dwellings over the plan period 2016-2036 (equivalent to an annual average of 885pa).

Policy HOU 3: Housing requirements for neighbourhood areas (Strategic Policy)

This policy sets out the housing requirement for neighbourhood areas which were designated in March 2020. No requirement is identified for the Broomhaugh and Riding parish.

Policy HOU 5: Housing types and mix

This policy sets out that a range of good quality, energy- efficient homes, including affordable homes, will be provided to deliver a more balanced mix of tenures and housing types and sizes, alongside supported specialist housing for older and vulnerable people. Development proposals will be assessed according to how well they contribute to meeting the needs and aspirations of those living in and seeking to move to Northumberland, as identified in the most up-to-date Strategic Housing Market Assessment or local housing needs assessment verified by the council. The policy also supports the development of community-led housing.

Policy HOU 6: Affordable housing provision (Strategic Policy)

This policy states that major development proposals of 10- or-more units or 0.5 hectares or will be expected to make the following affordable housing provision in accordance with the housing viability value for the area. Broomhaugh and Riding Parish lies within highest value area which would require the provision of 30% affordable housing. Additionally, the affordable provision will be expected to reflect the following general tenure split: within high value areas - 67% affordable homes to rent and 33% affordable home ownership.

Policy HOU 7: Exception sites

This policy supports the development of entry-level exceptions sites for first time buyers or renters, small rural exceptions sites, self-build, custom build and community-led housing projects on sites that are not allocated for housing adjacent to an existing settlement under sets of corresponding conditions, such as the justification through evidence in an up-to-date local housing needs assessment.

Policy HOU 11: Homes for older and vulnerable people (Strategic Policy)

This policy supports proposals for residential accommodation which meets the changing needs of older and vulnerable groups through: a. adapting existing homes; b. providing sheltered residential retirement and 'extra care' accommodation; c. providing Use Class C2 residential care accommodation for dependent people including those with physical disabilities. To ensure new homes are accessible and adaptable to the present and future needs, the plan requires that 20% of new open market dwellings and 50% of affordable dwellings meet or exceed the enhanced accessibility and adaptability housing standards in compliance with Requirement M4(2) of the Building Regulations.

5. Identification of possible housing sites

- 5.1 To inform the identification of possible housing sites, the group developed a site assessment methodology – see appendix 1. This has allowed the group to fully understand the capacity of the plan area to deliver housing to meet needs whilst protecting the important natural and built environment of the area. This was informed by national planning policy and guidance. The methodology comprises five stages:
- Stage 1 – identification of sites and/ or broad areas for housing development;
 - Stage 2 – site assessment;
 - Stage 3 – engagement;
 - Stage 4 – review; and
 - Stage 5 – submission/ adoption.

Stage 1 – identification of sites for housing development

Task 1: Identification of sites contained within the Northumberland SHLAA

- 5.2 Figure 2 provides an extract of the Northumberland SHLAA map and table 1 includes details of all of the SHLAA sites within the parish, it includes a summary of the site assessment comments. All of the sites have been discounted as they lie within the Green Belt.

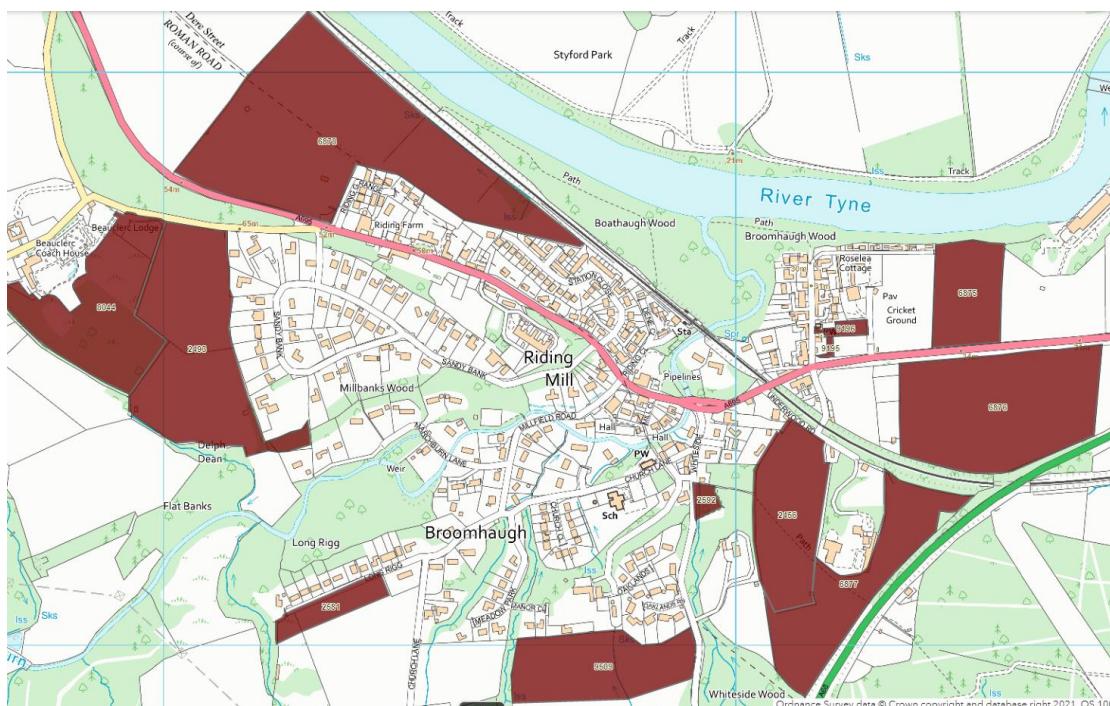


Figure 2: Extract from the Northumberland SHLAA

Table 1: Extract from SHLAA site assessment information

| SHLAA Ref | Name | Size (ha) | Type | Summary of SHLAA comments |
|-----------|-------------------------|-----------|------------|---------------------------|
| 2456 | Land at Broomhaugh | 3.35 | Greenfield | Green Belt - discounted |
| 2493 | Land west of Sandy Lane | 6.27 | Greenfield | Green Belt - discounted |
| 2581 | Land at Long Rigg | 0.85 | Greenfield | Green Belt - discounted |
| 2592 | Land E of Whiteside | 0.22 | Greenfield | Green Belt - discounted |
| 6875 | Land east of cricket | 2.13 | Greenfield | Green Belt - discounted |

| SHLAA Ref | Name | Size (ha) | Type | Summary of SHLAA comments |
|-----------|--|-----------|------------|---------------------------|
| | ground | | | |
| 6876 | Land south of A695 | 6.44 | Greenfield | Green Belt - discounted |
| 6877 | Land at Wentworth Grange | 3.80 | Greenfield | Green Belt - discounted |
| 6878 | Land at Riding Farm | 11.15 | Greenfield | Green Belt - discounted |
| 8044 | Bauclerc Field | 4.40 | Greenfield | Green Belt - discounted |
| 9195 | Land to the rear of Broomhaugh Cottage | 0.04 | Greenfield | Green Belt - discounted |
| 9196 | Land to the rear of Thirlwell | 0.19 | Greenfield | Green Belt - discounted |
| 9509 | Land south of Riding Mill | 3.33 | Greenfield | Green Belt - discounted |

Task 2: Identification of sites within the parish that have planning permission for residential development

- 5.3 During the initial preparation of this background paper there were two of extant planning permissions within the parish, both of which are for single dwellings, East of East Rigg (21/01362/FUL) and Land south of Tudor Mount, Church Lane (21/00807/FUL). Following the consultation on the pre-submission draft plan, planning permission was also granted in December 2022 for housing development on the Riding Farm site (conversion of existing buildings to form two new dwellings 22/01723/FUL) and planning permission was refused for development on land south east of Manor House for 13 dwellings (21/02077/FUL)

Task 3: Identification of sites with a current planning application that is pending consideration

- 5.4 There is one application pending decision:
- Land north east of Beauclerc, 2 dwellings – 21/04347/FUL.

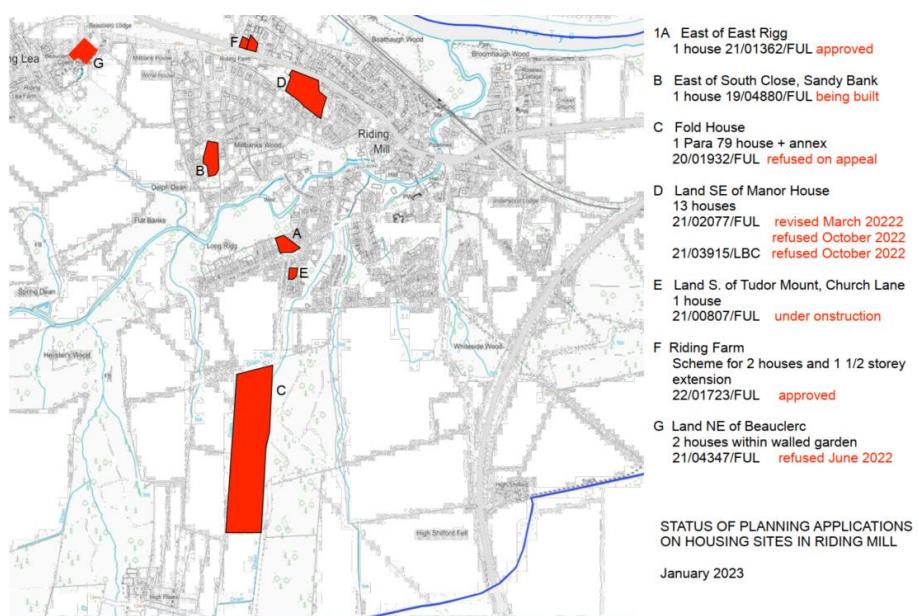


Figure 3: Summary of current planning applications

Task 4: Identification of sites put forward as part of the neighbourhood plan process by landowners or other interested parties

- 5.5 One site was proposed as part of the early engagement process - Land to the east of East View.



Figure 4: Land to the east of East View

- 5.6 One site was proposed by a landowner – Land to the east of Broomhaugh Cottage.



Figure 5: Land to the east of Broomhaugh Cottage

Task 5: Sites identified by the housing working group

- 5.7 The following two sites were identified by the working group as potential housing sites:
- Land opposite Tavern House;
 - Land adjacent to the Wellington Public House.

Broomhaugh and Riding Neighbourhood Plan: Housing Background Paper



Figure 6: Sites identified by working group

6. Site assessment

Introduction

6.1 This section of the background paper describes the results of the site assessment process.

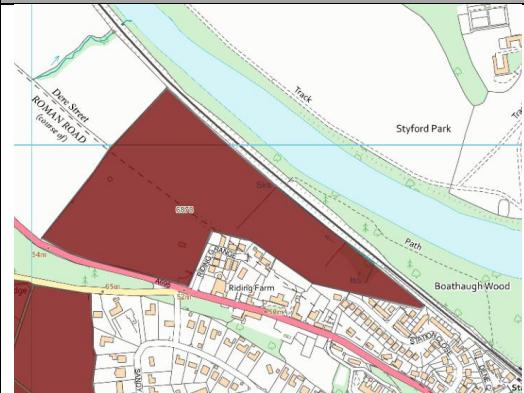
Initial filtering

- 6.2 The process of identifying sites included some filtering by removing sites that would clearly conflict with national and local planning policies. SHLAA sites 6875 (Land east of cricket ground) and 6876 (Land south of A695) were considered to be located within the countryside and separate from the built-up area, they were therefore filtered out.
- 6.3 Sites 2493 (Land west of Sandy Lane) and 8044 (Bauclerc Field) were also filtered out as development of the sites would close the important gap between Riding Mill and Riding Lea. This would be contrary to the purposes of the Green Belt. Site 2592 is owned by the Church of England and is designated as an extension to the graveyard. The site to the east of East View has been discounted as the landowner does not want to see the land developed. The land adjacent to the Wellington Public House is in flood zone 2 and has therefore been discounted. The site opposite Tavern House would only be suitable for one dwelling and has therefore not been taken forward as part of the assessment.
- 6.4 Table 2 identifies the sites which have been subject to the site assessment process. The assessment excludes sites for single dwellings.

Table 2: Sites subject to detailed site assessment process

| BRNP Ref | SHLAA ref | Name |
|----------|-------------------------|--|
| HSA1 | 6878 | West End |
| HSA2 | 2581 | South Long Rigg |
| HSA3 | 9509 (part) | Land south of Riding Mill |
| HSA4 | 2456 | Land west of Wentworth Grange |
| HSA5 | 6877 | Land east of Wentworth Grange |
| HSA6 | 9195/ 9165 + additional | Land to the east of Broomhaugh Cottage |
| HSA7 | - | Land south east of Manor House |
| HSA8 | - | Riding Farm |

Competed site assessment forms

| | |
|---|--|
| Site reference | HSA1 |
| Site name | West end |
| Site address/ location (include map) |  |
| Site area (ha) | 11.15 |
| Site capacity | 167-223 |
| Existing use | Grazing field. |
| Landowner | Riding Farm Estate promoted by Banks Property |
| How identified (SHLAA, call for sites, by group) | SHLAA |
| SHLAA reference (if applicable) | SHLAA 6878 |
| SHLAA conclusions (if applicable) | Discounted due to Green Belt status |
| Relevant planning history | Pre app. discussions by Banks on owner's behalf some years ago. |
| Neighbouring uses (e.g. residential, commercial, agricultural) | Agricultural to the west, railway line to the north and residential to the south and east. |
| Green Belt considerations (if applicable) What is the level of contribution (low, medium or high) to the five purposes of the Green Belt? a) To check the unrestricted sprawl of large, built-up areas; b) To prevent neighbouring towns from merging into one another; c) To assist in safeguarding the countryside from encroachment; d) To preserve the setting and special character of historic towns; and e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | Check unrestricted sprawl: The site would extend built development to the west of the village, resulting in sprawl. A large site when considered in the context of the village. Medium contribution to the first purpose of the Green Belt. Prevent merger: The site would extend built development to the west, closing the visible gap between existing development. High contribution to the second purpose of the Green Belt. Safeguarding the countryside: The site would extend built development to the west, encroaching into the countryside. High contribution to the third purpose of the Green Belt. |

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| | <p>Preserve setting/ character: Riding Mill is not identified as a historic town. Low contribution to the fourth Green Belt purpose</p> <p>Assist in urban regeneration: There are no vacant or derelict sites in the village. Low contribution to the fifth purpose of the Green Belt.</p> <p>Conclusion – balance of contribution of purposes: Overall, the site is considered to have a medium contribution to the purposes of Green Belt. Whilst the site would be contained by the railway line to the north and existing residential development to east and south, it would result in a large encroachment into the countryside to the west.</p> |
| <p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodland • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | Whilst there is ancient woodland within the parish this is not adjacent to the site, it is located to the south of the village. Adjacent to the River Tyne, Corbridge – Stocksfield Local Wildlife and Geological Site. |
| <p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Area of outstanding natural beauty • National park • Heritage coast • Historic landscape | The site does not lie within an AONB, national park or heritage coast. The Northumberland Historic Characterisation mapping identifies that site is lying within the 'enclosure (wavy-edged): fields with a regular pattern, straight internal boundaries and wavy outer edge suggestive of medieval open fields' character type. |
| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | A number of listed buildings lie to the south of the site; however, these are not directly adjacent to it. Line of old Dere street crosses the site; elsewhere in village it has been built over |

| | |
|--|--|
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Zone 1 -low risk |
| Surface water flood risk <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low risk, but there are springs |
| Any other designations e.g. protected open space, best and most versatile agricultural land | Agricultural land |
| Physical constraints: <ul style="list-style-type: none"> • Site topography (flat, relatively flat, gently sloping, uneven, steeply sloping) • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | Part sloping site restricts some of site; access by extending ex. Station Close round to A695 – site not viable unless there is such access. Overhead power line crosses the site. Development would also require a sewer diversion. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop/ train station | School, shop/cafe, bus stop and train station within village- say 10-15 mins walk. GPs in nearby Corbridge and Stocksfield (10mins on bus) |
| Availability: <ul style="list-style-type: none"> • Is the site available for development? • Are there any legal or ownership issues that would prevent the development of the site? • Is there a time frame for availability? | Yes, None that we are aware of Not aware |
| Overall assessment: | |
| Whilst the development of the site would be contained by existing development to the east and south, as well as the railway line to the north, it would result in a large incursion into the Green Belt to the west of the town, extending built development into the countryside. Access would need to be provided via the A695. There are several constraints including ecology, as a result of the proximity to the local wildlife site, as well as a power line and sewer crossing the site. | |
| Rating: (red/ amber/ green) Red – not currently suitable, available and achievable; Amber – potentially suitable, available and achievable;Green – suitable, available and achievable. | Red |

| | |
|---|---|
| Site reference | HSA2 |
| Site name | South Long Rigg |
| Site address/ location (include map) |  |
| Site area (ha) | 0.85 |
| Site capacity | 10-12 |
| Existing use | Agricultural |
| Landowner | The Searle- Brown family |
| How identified (SHLAA, call for sites, by group) | SHLAA |
| SHLAA reference (if applicable) | 2581 |
| SHLAA conclusions (if applicable) | Discounted due to Green Belt |
| Relevant planning history | None |
| Neighbouring uses (e.g. residential, commercial, agricultural) | Agriculture adjacent to south and west, road to the north with residential beyond, and residential to the east. |
| Green Belt considerations (if applicable) What is the level of contribution (low, medium or high) to the five purposes of the Green Belt? a) To check the unrestricted sprawl of large, built-up areas; b) To prevent neighbouring towns from merging into one another; c) To assist in safeguarding the countryside from encroachment; d) To preserve the setting and special character of historic towns; and e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | Check unrestricted sprawl: The development of the site would result in an extension of development to the south of Long Rigg. However, this would not be further than the existing dwellings to the north. Medium contribution to the first purpose of the Green Belt. Prevent merger: The site has a low contribution to the second purpose of the Green Belt as it would not prevent merger. Safeguarding the countryside: Whilst the site would not extend development to the south, it could not be considered a rounding off of the settlement in this location. Development would extend into the |

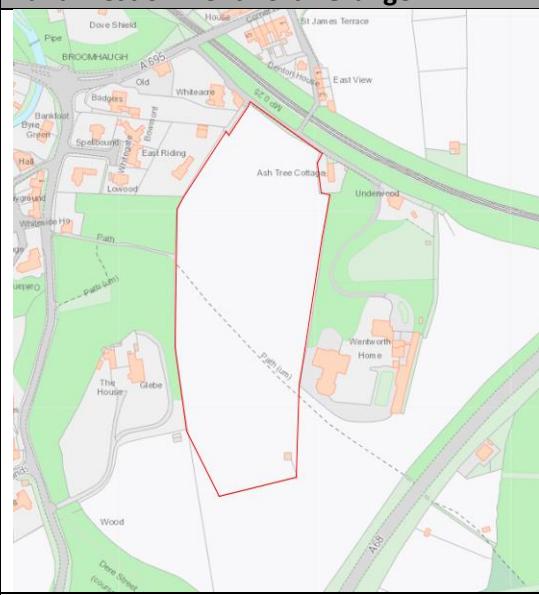
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| | <p>countryside. It is considered to have a medium contribution to the third Green Belt purpose.</p> <p>Preserve setting/ character: Riding Mill is not identified as a historic town. Low contribution to the fourth Green Belt purpose</p> <p>Assist in urban regeneration: There is no vacant or derelict sites in the village. Low contribution to the fifth purpose of the Green Belt.</p> <p>Conclusion – balance of contribution of purposes: Overall, it is considered that the site has a medium contribution to the purposes of the Green Belt. Whilst the site would not extend development to the south, it could not be considered a rounding off of the settlement in this location. Development would extend into the countryside.</p> |
| <p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodland • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | The site lies in close proximity to ancient woodland, whilst not directly adjacent. The South Close Field Non-Statutory Nature Reserve lies to the north. |
| <p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Area of outstanding natural beauty • National park • Heritage coast • Historic landscape | The site does not lie within an AONB, national park or heritage coast. The Northumberland Historic Characterisation mapping identifies that site is lying within the ‘surveyed enclosure (straight-edged) fields with a regular pattern with straight boundaries’ character type. |
| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden | No designations |

| | |
|---|--|
| <ul style="list-style-type: none"> Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> Flood zone 1 – low risk Flood zone 2 – medium risk Flood zone 3 – high risk | Zone 1 low risk |
| Surface water flood risk <ul style="list-style-type: none"> Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Additional hard landscape may affect the springs in the area, which have a detrimental affect down the hill along the river banks. Many known springs in the area. No specific surface water problems o site |
| Any other designations e.g. protected open space, best and most versatile agricultural land | High landscape contribution |
| Physical constraints: <ul style="list-style-type: none"> Site topography (flat, relatively flat, gently sloping, uneven, steeply sloping) Existing access/ ability to access Public rights of way crossing the site Trees, including TPOs Contamination Powerlines or pipelines crossing the site. | Relatively flat, Access poor Water main crosses site No PROW or TPO's No known contamination |
| Access to services: How far away are the following: <ul style="list-style-type: none"> Primary school Shop GP Bus stop/ train station | School, bus stops, train station all within village, say 10-15mins walk Main shops and GP's in Corbridge and Stocksfield- 10mins on bus |
| Availability: <ul style="list-style-type: none"> Is the site available for development? Are there any legal or ownership issues that would prevent the development of the site? Is there a time frame for availability? | Owners would be prepared to discuss the sale of the site for development should it be released from the Green Belt. No known legal or ownership issues. Timescales unknown |
| Overall assessment: | |
| The site is considered to make a medium contribution to the purposes of the Green Belt. However, the site is an important part of the landscape character of the area. It is also very close to ancient woodland and a non-statutory nature reserve. The access would be via an unadopted road. | |
| Rating: (red/ amber/ green) Red – not currently suitable, available and achievable; Amber – potentially suitable, available and achievable; Green – suitable, available and achievable. | Red |

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| Site reference | HSA3 |
| Site name | Land south of Riding Mill |
| Site address/ location (include map) |  |
| Site area (ha) | 1 |
| Site capacity | 10-15 properties to reflect the nature of the development to the north. |
| Existing use | Grazing |
| Landowner | Mr. DH Charlton |
| How identified (SHLAA, call for sites, by group) | SHLAA |
| SHLAA reference (if applicable) | 9509 (part) |
| SHLAA conclusions (if applicable) | Discounted due to Green Belt |
| Relevant planning history | None |
| Neighbouring uses (e.g. residential, commercial, agricultural) | Residential to the north- a bungalow development off Whiteside Bank and agricultural to the south and west |
| Green Belt considerations (if applicable) What is the level of contribution (low, medium or high) to the five purposes of the Green Belt? a) To check the unrestricted sprawl of large, built-up areas; b) To prevent neighbouring towns from merging into one another; c) To assist in safeguarding the countryside from encroachment; d) To preserve the setting and special character of historic towns; and e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | Check unrestricted sprawl: Development of the site would extend built development to the south of the village, resulting in sprawl. High contribution to the first purpose of the Green Belt. Prevent merger: There are no other settlements immediately to the south of the village. Low contribution to the second purpose of the Green Belt. Safeguarding the countryside: The development of the site would extend built development to the south of the village, therefore not safeguarding the countryside. High contribution to the third purpose of the Green Belt. Preserve setting/ character: Riding Mill is not identified as a historic town. Low contribution to the fourth Green Belt purpose. |

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| | <p>Assist in urban regeneration: There are no vacant or derelict sites in the village. Low contribution to the fifth purpose of the Green Belt.</p> <p>Conclusion – balance of contribution of purposes: The site is considered to have a high contribution to the purposes of the Green Belt as it checks the unrestricted sprawl of the village to the south and safeguards the countryside from encroachment.</p> |
| <p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodland • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | No relevant constraints. |
| <p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Area of outstanding natural beauty • National park • Heritage coast • Historic landscape | The site does not lie within an AONB, national park or heritage coast. |
| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | None |
| <p>Flood zone:</p> <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 – stream to the west of the site. |
| Surface water flood risk | |

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| <ul style="list-style-type: none"> Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low risk, mostly flat but part of the site slopes. |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: <ul style="list-style-type: none"> Site topography (flat, relatively flat, gently sloping, uneven, steeply sloping) Existing access/ ability to access Public rights of way crossing the site Trees, including TPOs Contamination Powerlines or pipelines crossing the site. | Site flat to the north, slopes to south. Access good from existing Whiteside Bank. No PROW or TPO's. No known contamination |
| Access to services: How far away are the following: <ul style="list-style-type: none"> Primary school Shop GP Bus stop/ train station | Close to primary school. Small café/shop in village(10mins.) Buses to Corbridge and Stocksfield available from A695 10 mins walk away, as are GP's. Station, approximately 15mins walk away |
| Availability: <ul style="list-style-type: none"> Is the site available for development? Are there any legal or ownership issues that would prevent the development of the site? Is there a time frame for availability? | Yes No No |
| Overall assessment: | |
| Whilst the site is considered to have a high contribution to the purposes of the Green Belt it is considered to be a potentially suitable site for development in the future as a result of its lack of constraints and accessibility to services. It is adjacent to existing housing for older people so it would provide an opportunity to deliver small homes for older people to downsize. A smaller site may have less of an impact on the purposes of the Green Belt. | |
| Rating: (red/ amber/ green) Red – not currently suitable, available and achievable; Amber – potentially suitable, available and achievable; Green – suitable, available and achievable. | Red |

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| Site reference | HSA4 |
| Site name | Land west of Wentworth Grange |
| Site address/ location (include map) |  |
| Site area (ha) | 3.35 |
| Site capacity | 50-67 |
| Existing use | Grazing land |
| Landowner | Riding Farm Estate |
| How identified (SHLAA, call for sites, by group) | SHLAA |
| SHLAA reference (if applicable) | 2456 |
| SHLAA conclusions (if applicable) | Discounted due to Green Belt |
| Relevant planning history | None |
| Neighbouring uses (e.g. residential, commercial, agricultural) | Wentworth Care Home to the east, residential to the west; railway line to the south. |
| Green Belt considerations (if applicable) What is the level of contribution (low, medium or high) to the five purposes of the Green Belt? a) To check the unrestricted sprawl of large, built-up areas; b) To prevent neighbouring towns from merging into one another; c) To assist in safeguarding the countryside from encroachment; d) To preserve the setting and special character of historic towns; and | <p>Check unrestricted sprawl: The site would not extend the built development of the village to the west as it would be bounded by residential development to the west and the care home to the east. However, it would extend development slightly to the south. It would also introduce built development in a rural location. Medium contribution to the first purpose of the Green Belt.</p> <p>Prevent merger: The site would extend built development to the south. High contribution to the second purpose of the Green Belt.</p> |

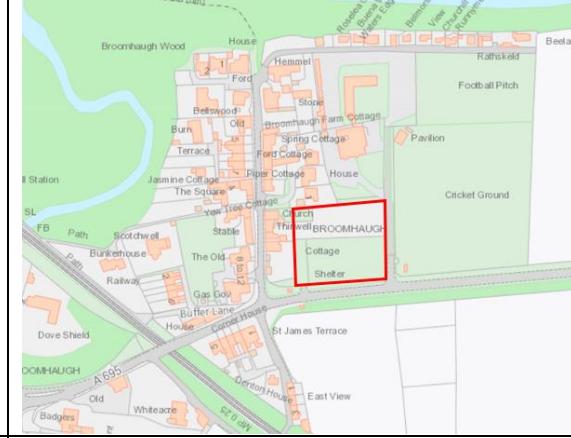
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| <p>e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p> | <p>Safeguarding the countryside: The site would extend built development to the south, encroaching into the countryside. High contribution to the third purpose of the Green Belt.</p> |
| | <p>Preserve setting/ character: Riding Mill is not identified as a historic town. Low contribution to the fourth Green Belt purpose.</p> |
| | <p>Assist in urban regeneration: There are no vacant or derelict sites in the village. Low contribution to the fifth purpose of the Green Belt.</p> |
| | <p>Conclusion – balance of contribution of purposes: Overall, the site is considered to have a high contribution to the purposes of Green Belt. Whilst the site would be partially contained by existing development it would result in an encroachment into the countryside.</p> |
| <p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodland • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | <p>Whilst there are no specific designations for the site, this is the sledging site for the village and contains many fungi, some of which are in the rare category. This site is being considered as a LGS as a result of its importance to the local community.</p> |
| <p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Area of outstanding natural beauty • National park • Heritage coast • Historic landscape | <p>The site does not lie within an AONB, national park or heritage coast.</p> |
| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | <p>There are no listed buildings or heritage assets within the vicinity of the site.</p> |

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| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Zone 1- low risk |
| Surface water flood risk <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low risk |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: <ul style="list-style-type: none"> • Site topography (flat, relatively flat, gently sloping, uneven, steeply sloping) • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | Site slopes; access is very poor (very difficult for larger lorries- turning only possible within the grounds of Wentworth Grange) |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop/ train station | School, shop/cafe, bus stop and train station within village- say 10-15 mins walk. GP's in nearby Corbridge and Stocksfield (10mins on bus) |
| Availability: <ul style="list-style-type: none"> • Is the site available for development? • Are there any legal or ownership issues that would prevent the development of the site? • Is there a time frame for availability? | No None that we are aware of No |
| Overall assessment: | |
| The site has a high contribution to the purposes of the Green Belt. It is highly valued by the local community and is being proposed as local green space. | |
| Rating: (red/ amber/ green) Red – not currently suitable, available and achievable; Amber – potentially suitable, available and achievable; Green – suitable, available and achievable. | Red |

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| Site reference | HSA5 |
| Site name | Land east of Wentworth Grange |
| Site address/ location (include map) |  |
| Site area (ha) | 3.80 |
| Site capacity | 57-76 |
| Existing use | Grazing |
| Landowner | Riding Farm Estate |
| How identified (SHLAA, call for sites, by group) | SHLAA |
| SHLAA reference (if applicable) | 6877 |
| SHLAA conclusions (if applicable) | Discounted due to Green Belt |
| Relevant planning history | None |
| Neighbouring uses (e.g. residential, commercial, agricultural) | A68 to the east, agricultural and residential to the west. |
| Green Belt considerations (if applicable) What is the level of contribution (low, medium or high) to the five purposes of the Green Belt? a) To check the unrestricted sprawl of large, built-up areas; b) To prevent neighbouring towns from merging into one another; c) To assist in safeguarding the countryside from encroachment; | <p>Check unrestricted sprawl: The site would extend built development to the east of the village, resulting in sprawl. High contribution to the first purpose of the Green Belt.</p> <p>Prevent merger: The site would extend built development to the east. High contribution to the second purpose of the Green Belt.</p> <p>Safeguarding the countryside: The site would extend built development to the east, encroaching into the countryside. High</p> |

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| <p>d) To preserve the setting and special character of historic towns; and</p> <p>e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</p> | <p>contribution to the third purpose of the Green Belt.</p> <p>Preserve setting/ character: Riding Mill is not identified as a historic town. Low contribution to the fourth Green Belt purpose</p> <p>Assist in urban regeneration: There are no vacant or derelict sites in the village. Low contribution to the fifth purpose of the Green Belt.</p> |
| <p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodland • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | <p>Whilst there are no specific designations for the site, this is the start of a very popular walk from the village and contains many fungi, some of which are in the rare category. This site is being considered as an LGS</p> |
| <p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Area of outstanding natural beauty • National park • Heritage coast • Historic landscape | <p>The site does not lie within an AONB, national park or heritage coast.</p> |
| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | <p>There are no listed buildings or heritage assets within the vicinity of the site.</p> |
| <p>Flood zone:</p> <ul style="list-style-type: none"> • Flood zone 1 – low risk | <p>Zone 1 – low risk</p> |

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| <ul style="list-style-type: none"> Flood zone 2 – medium risk Flood zone 3 – high risk | |
| Surface water flood risk <ul style="list-style-type: none"> Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low risk |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: <ul style="list-style-type: none"> Site topography (flat, relatively flat, gently sloping, uneven, steeply sloping) Existing access/ ability to access Public rights of way crossing the site Trees, including TPOs Contamination Powerlines or pipelines crossing the site. | Site slopes; access is very poor (very difficult for larger lorries- turning only possible within the grounds of Wentworth Grange); access from A68 discounted on safety grounds. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> Primary school Shop GP Bus stop/ train station | School, shop/cafe, bus stop and train station within village- say 10-15 mins walk. GP's in nearby Corbridge and Stocksfield (10mins on bus) |
| Availability: <ul style="list-style-type: none"> Is the site available for development? Are there any legal or ownership issues that would prevent the development of the site? Is there a time frame for availability? | No Not aware No |
| Overall assessment: | |
| <p>The development of the site would result in a large incursion into the Green Belt to the east of the town, extending built development into the countryside. Constraints include very poor vehicular access, the use as a local walking area and the rare fungi found on site. The site is proposed for designation as local green space as a result of its importance to the local community.</p> | |
| Rating: (red/ amber/ green) Red – not currently suitable, available and achievable; Amber – potentially suitable, available and achievable; Green – suitable, available and achievable. | Red |

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| Site reference | HSA6 |
| Site name | Land to the east of Broomhaugh Cottage |
| Site address/ location (include map) |  |
| Site area (ha) | 0.50hectares |
| Site capacity | 12- 15 (using SHLAA assumptions the capacity would be 7-10, however this is based on larger houses) |
| Existing use | Unused overgrown land |
| Landowner | Mr & Mrs Wallis Mr & Mrs Dixon |
| How identified (SHLAA, call for sites, by group) | Search for sites, BH submission on behalf of landowners |
| SHLAA reference (if applicable) | 9195/9165 on part of the site |
| SHLAA conclusions (if applicable) | Discounted due to Green Belt |
| Relevant planning history | 1994 outline submission for 2 houses on part of site- refused. |
| Neighbouring uses (e.g. residential, commercial, agricultural) | Main road to the south (with agricultural land beyond), residential to the west, commercial to the north and leisure (cricket ground) to the east |
| Green Belt considerations (if applicable) What is the level of contribution (low, medium or high) to the five purposes of the Green Belt? a) To check the unrestricted sprawl of large, built-up areas; b) To prevent neighbouring towns from merging into one another; c) To assist in safeguarding the countryside from encroachment; d) To preserve the setting and special character of historic towns; and e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | Check unrestricted sprawl: Contained site, bounded by development to the north and west, with a main road to the south. Development of the site would not extend built development to the east. Low contribution to the first purpose of the Green Belt. Prevent merger: Would not extend built form of the settlement to the east or south. Contained site. Low contribution to the second purpose of the Green Belt. Safeguarding the countryside: Would not extend built form of the settlement to the east or south. Contained site. Low contribution to the third purpose of the Green Belt. |

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| | <p>Preserve setting/ character: Riding Mill is not identified as a historic town. Adj. housing area contains a variety of house types, not a conservation area- low contribution to the fourth purpose of the Green Belt.</p> <p>Assist in urban regeneration: No vacant or derelict sites within village. Low contribution to the fifth purpose of the Green Belt.</p> <p>Conclusion – balance of contribution of purposes: A well contained site that would not extend built development to the east or south. Adjacent to development to the north and west. Overall contribution to purposes of the Green Belt is considered to be low.</p> |
| <p>Natural environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Ancient woodland • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | <p>Whilst there is ancient woodland within the parish this is not adjacent to the site. In addition, the River Tyne, Corbridge – Stocksfield Local Wildlife and Geological Site lies beyond the cricket ground to the north of the site (it is not adjacent to the site).</p> |
| <p>Landscape site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • Area of outstanding natural beauty • National park • Heritage coast • Historic landscape | <p>The site does not lie within an AONB, national park or heritage coast. The Northumberland Historic Characterisation mapping identifies that site is lying within the pre-1860s settlement, character type.</p> |
| <p>Historic environment site constraints – is the site within or adjacent to the following designations:</p> <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | <p>The site is adjacent to two grade II listed buildings (Methodist Chapel and house adjoining Methodist chapel). It will therefore be important that any development of the site considers the impact on the significance of these designated heritage assets. No other heritage designations.</p> |
| <p>Flood zone:</p> <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk | Zone 1. |

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| <ul style="list-style-type: none"> Flood zone 3 – high risk | |
| Surface water flood risk <ul style="list-style-type: none"> Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Low risk |
| Any other designations e.g. protected open space, best and most versatile agricultural land | N/A |
| Physical constraints: <ul style="list-style-type: none"> Site topography (flat, relatively flat, gently sloping, uneven, steeply sloping) Existing access/ ability to access Public rights of way crossing the site Trees, including TPOs Contamination Powerlines or pipelines crossing the site. | Relatively flat, good access, no PROW across site, no TPO's , no known contamination as no specific use for several years. |
| Access to services: How far away are the following: <ul style="list-style-type: none"> Primary school Shop GP Bus stop/ train station | School /preschool within 10 mins walking Shops/GP's in Corbridge & Stocksfield (10mins on bus) Bus stop on the doorstep/5-10 mins to train station |
| Availability: <ul style="list-style-type: none"> Is the site available for development? Are there any legal or ownership issues that would prevent the development of the site? Is there a time frame for availability? | Yes No, owners wish to develop No, however landowners are looking to bring forward the development |
| Overall assessment: | |
| <p>The location of the site within the Green Belt is the main constraint to development. The Green Belt assessment has illustrated that as a result of the location of the site and its relationship with existing built development, it has a low contribution to the purposes of the Green Belt. Subject to detailed matters around design, access and impact on the significance of adjacent heritage assets it is considered that the site could be appropriate for residential development. Despite this positive assessment Northumberland County Council has advised that the allocation of the site for market housing would conflict with the strategic policies of the local plan and national planning policy. This is as a result of market housing being inappropriate development within the Green Belt and because the local plan does not identify a need for changes to the Green Belt boundary in the parish, it is not possible for the neighbourhood plan to do this. It is therefore not possible for the site to be allocated for housing.</p> | |

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| <p>Rating: (red/ amber/ green)</p> <p>Red – not currently suitable, available and achievable; Amber – potentially suitable, available and achievable; Green – suitable, available and achievable.</p> | <p>Green</p> |
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| Site reference | HSA7 |
| Site name | Land south east of Manor House |
| Site address/ location (include map) | |
| Site area (ha) | 1.01 |
| Site capacity | Refused application for 13 dwellings |
| Existing use | Private garden |
| Landowner | Dickinson Trust |
| How identified (SHLAA, call for sites, by group) | Planning application - subsequently refused |
| SHLAA reference (if applicable) | N/A |
| SHLAA conclusions (if applicable) | N/A |
| Relevant planning history | Application for 13 dwellings refused |
| Neighbouring uses (e.g. residential, commercial, agricultural) | Residential |
| Green Belt considerations NOT APPLICABLE What is the level of contribution (low, medium or high) to the five purposes of the Green Belt? a) To check the unrestricted sprawl of large, built-up areas; b) To prevent neighbouring towns from merging into one another; c) To assist in safeguarding the countryside from encroachment; d) To preserve the setting and special character of historic towns; and e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | <p>Check unrestricted sprawl:</p> <p>Prevent merger:</p> <p>Safeguarding the countryside:</p> <p>Preserve setting/ character:</p> <p>Assist in urban regeneration:</p> <p>Conclusion – balance of contribution of purposes:</p> |
| Natural environment site constraints – is the site within or adjacent to the following designations: | |

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| <ul style="list-style-type: none"> Ancient woodland Ramsar conservation wetland sites Special protection areas Special areas of conservation Sites of special scientific interest National nature reserve Local nature reserve Local wildlife and geological sites Green infrastructure corridor Protected species of habitats | No special designation |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> Area of outstanding natural beauty National park Heritage coast Historic landscape | No special designation |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> World heritage site Scheduled ancient monument Grade I listed building/ structure Grade II* listed building/ structure Grade II listed building/ structure Conservation area Historic park and garden Archaeological site | Grade II Listed Manor House and wall Several adjacent listed buildings The Northumberland Historic Characterisation mapping identifies that site is lying within the pre-1860s settlement, character type. |
| Flood zone: <ul style="list-style-type: none"> Flood zone 1 – low risk Flood zone 2 – medium risk Flood zone 3 – high risk | Zone 1 |
| Surface water flood risk <ul style="list-style-type: none"> Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Known difficult drainage area |
| Any other designations e.g. protected open space, best and most versatile agricultural land | Previous garden and tennis court |
| Physical constraints: <ul style="list-style-type: none"> Site topography (flat, relatively flat, gently sloping, uneven, steeply sloping) Existing access/ ability to access Public rights of way crossing the site Trees, including TPOs Contamination | Extremely poor access identified as a constraint to the current planning application, but alternatives could be considered. No PROW Boundary trees with TPOs No contamination |

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| <ul style="list-style-type: none"> • Powerlines or pipelines crossing the site. | No power lines |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop/ train station | Centre of village – good access to all amenities, ex. GPs and main shops in Corbridge or Stocksfield- 10mins on bus. |
| Availability: <ul style="list-style-type: none"> • Is the site available for development? • Are there any legal or ownership issues that would prevent the development of the site? • Is there a time frame for availability? | Yes, owner wishes to develop. No legal or ownership issues known. Timescale unknown. |
| Overall assessment: | |
| Good infill site, however, there are a number of constraints including access and heritage. Subject to detailed matters around design, access, impact on the significance of adjacent heritage assets and ecology it is considered that the site could be appropriate for residential development. | |
| Rating: (red/ amber/ green) Red – not currently suitable, available and achievable; Amber – potentially suitable, available and achievable; Green – suitable, available and achievable. | Green |

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| Site reference | HSA8 |
| Site name | Riding Farm |
| Site address/ location (include map) | |
| Site area (ha) | 0.24ha |
| Site capacity | 3 dwellings |
| Existing use | Farm buildings and tenants housing |
| Landowner | Riding Farm Estate |
| How identified (SHLAA, call for sites, by group) | Planning application |
| SHLAA reference (if applicable) | N/A |
| SHLAA conclusions (if applicable) | N/A |
| Relevant planning history | Now has planning permission |
| Neighbouring uses (e.g. residential, commercial, agricultural) | Residential |
| Green Belt considerations NOT APPLICABLE What is the level of contribution (low, medium or high) to the five purposes of the Green Belt? a) To check the unrestricted sprawl of large, built-up areas; b) To prevent neighbouring towns from merging into one another; c) To assist in safeguarding the countryside from encroachment; d) To preserve the setting and special character of historic towns; and e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | <p>Check unrestricted sprawl:</p> <p>Prevent merger:</p> <p>Safeguarding the countryside:</p> <p>Preserve setting/ character:</p> <p>Assist in urban regeneration:</p> <p>Conclusion – balance of contribution of purposes:</p> |

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| Natural environment site constraints – is the site within or adjacent to the following designations: | |
| <ul style="list-style-type: none"> • Ancient woodland • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | None |
| Landscape site constraints – is the site within or adjacent to the following designations: | |
| <ul style="list-style-type: none"> • Area of outstanding natural beauty • National park • Heritage coast • Historic landscape | None |
| Historic environment site constraints – is the site within or adjacent to the following designations: | |
| <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | Grade II Listed Farmhouse and adjacent farm buildings Listing NGR: NZ0133961724& NGR: NZ0134761741 Adjacent listed buildings |
| Flood zone: | |
| <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | Flood zone 1 |
| Surface water flood risk | |
| <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | Previous surface water problems, thought to be due to blocked drains, appear now to be resolved. |
| Any other designations e.g. protected open space, best and most versatile agricultural land | None |
| Physical constraints: | |
| <ul style="list-style-type: none"> • Site topography (flat, relatively flat, gently sloping, uneven, steeply sloping) | Flat site, derelict for some time |

| | |
|--|---|
| <ul style="list-style-type: none"> • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination • Powerlines or pipelines crossing the site. | Access limited because of building listing No PROW No TPO's Previous farm buildings No powerlines across the site |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop/ train station | Approx. 5-10 mins to all amenities except main shops & GPs which are 10mins bus ride to Corbridge or Stocksfield |
| Availability: <ul style="list-style-type: none"> • Is the site available for development? • Are there any legal or ownership issues that would prevent the development of the site? • Is there a time frame for availability? | Yes No Not known |
| Overall assessment: | |
| <p>Owners have developed a plan for 3 houses, which takes account of the previous comments by the planning inspector. Houses are modest, with 1 x 2 bed house, 1 x 3 bed house and 1 x 4 bed house and are very respectful to the site. Now has planning permission.</p> | |
| Rating: (red/ amber/ green) Red – not currently suitable, available and achievable; Amber – potentially suitable, available and achievable; Green – suitable, available and achievable. | Green |

7. Conclusion – proposed allocations

- 7.1 The housing needs assessment identifies that to 2036 there is a need for 7 affordable rented properties and 26 affordable homes for sale.
- 7.2 Table 3 identifies the capacity of those sites identified through the site assessment process as being suitable, available and achievable, excluding land to the east of Broomhaugh Cottage. The pre-submission draft neighbourhood plan proposed to allocate the sites in table 3 for housing. Following the consultation on the draft plan, permission was granted for development at Riding Farm, therefore there is no need for the plan to allocate this site. As a result of the need for additional dwellings within the parish, the submission draft plan also includes a rural exceptions policy to support the provision of homes to meet identified needs.

Table 3 - proposed housing allocations

| Site | Capacity |
|--|----------|
| Land south east of Manor House | 12 |
| Riding Farm (with planning permission) | 3 |
| | 15 |

8. Summary and next steps

- 8.1 This background paper has provided a summary of the planning policy context for housing as well as the need for new housing within the plan area. It defines the methodology for the assessment of potential housing sites and illustrates the results of the methodology when applied to potential housing sites within the plan area.

Appendix 1 Housing site assessment methodology

Background

- 1.1 Prior to the assessment of housing sites, it is important to understand what the development need is for the neighbourhood area. Paragraph 66 of the National Planning Policy Framework (NPPF) requires the local planning authority to set the housing requirement for neighbourhood plan areas. Additional work, such as housing needs assessments and housing needs surveys can be used to provide a more detailed understanding of need. Once the need is understood, an assessment can then be undertaken to consider the housing land supply.
- 1.2 In order to fully understand the capacity of the plan area to deliver housing to meet needs whilst protecting the important natural and built environment of the area, a housing site assessment methodology has been developed. This has been informed by the National Planning Policy Framework (2021 - NPPF) and the associated National Planning Practice Guidance (NPPG), which includes guidance on the assessment of land availability and the preparation of neighbourhood plans.
- 1.3 The NPPG explains that neighbourhood planning bodies can use the national guidance, however importantly any assessment needs to be proportionate to the nature of the plan. It is also suggested that the starting point for site assessments should be existing site assessments prepared by the local planning authority when identifying sites to allocate within a plan.
- 1.4 The methodology comprised five stages:
 - Stage 1 – identification of sites for housing development;
 - Stage 2 – site assessment
 - Stage 3 – engagement;
 - Stage 4 – review; and
 - Stage 5 – submission/ adoption.

Stage 1 – identification of sites for housing development

Task 1:

- 1.5 The starting point for the identification of sites for housing development are those sites contained within the Northumberland Strategic Housing Land Availability Assessment (SHLAA). The following information should be captured from the SHLAA:
 - Current SHLAA map of the parish – it may be appropriate to also have separate maps by settlement;
 - Table showing sites which have been identified as being:
 - deliverable within five years;
 - developable within 6-10;
 - developable within 11-15 years;
 - sites with constraints to development (uncertain sites); and
 - those which have been identified as being not currently developable, or discounted.
- 1.6 Whilst the SHLAA is the starting point, it is not essential that the site which is assessed follows the same boundary of the SHLAA site or reaches the same conclusion as the local planning authority. For example, as part of the following tasks, smaller sites, which sit within a wider SHLAA site may be proposed by the steering group.

Task 2:

- 1.7 Identification of other sites within the parish that have planning permission for residential development, including details of the permission (date approved, number of dwellings).

Task 3:

- 1.8 Identification of sites with a current planning application that is pending consideration.

Task 4:

- 1.9 Identification of sites put forward as part of the neighbourhood plan process, by landowners or other interested parties.

Task 5:

- 1.10 Identification of sites identified by the neighbourhood plan steering group.

Stage 2 – Site assessment

Task 1:

- 1.11 Initial filtering of all sites to remove sites that would not be suitable for development. These sites would be removed where they would clearly conflict with national planning policy such as where they would result in development:

- In the open countryside away from existing settlements;
- Of a site with a European or national environmental designation (Ramsar conservation wetland sites, special protection areas, special areas of conservation, sites of special scientific interest, national nature reserves, or ancient woodland);
- Of a scheduled ancient monument or historic park and garden; or
- Within flood zone 3b (functional floodplain).

- 1.12 The initial filtering also removed sites where the landowner expressly did not want the site included or for sites of only one dwelling.

- 1.13 This process will result in two lists of sites, those that are not suitable for development and those to be taken forward for a detailed assessment.

Task 2:

- 1.14 The site assessment proforma (annex 1) should then be used to capture key information about each site. This captures general information about the site and its use, constraints and accessibility. Annex 2 provides links to sources of information to assist with the completion of the assessment.

Task 3:

- 1.15 Review of assessment conclusion and discussion on which sites are appropriate for allocation within the plan. In accordance with national policy and guidance, the sites must be suitable, available and achievable:

- A site can be considered **suitable**, if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated;

- A site can be considered **available**, when there is confidence that there are no legal or ownership impediments to development;
- A site can be considered **achievable** when there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete and let or sell the development over a certain period.

Task 4:

- 1.16 Identification of the level of development that would be appropriate for the site, informed by the location, surrounding area and site context. Where an indicative site capacity figure has not been identified through the SHLAA or the landowner, it could be appropriate to apply the density figures identified within the SHLAA. In the rural parts of the county, this is normally 15-20 dwellings per hectare.

Stage 3 – Engagement:

- 1.17 Contact should be made with landowners prior to wider public engagement. Public feedback on the draft sites as part of the consultation on the pre-submission draft plan.

Stage 4 – Review:

- 1.18 Review of comments received and amendment where necessary.

Stage 5 – Submission/ adoption:

- 1.19 Inclusion of proposed land allocations within submission draft plan, if endorsed through examination and referendum, will be adopted as part of the neighbourhood plan.

Annex 1 Site Assessment Proforma

| | |
|---|--|
| Site reference | |
| Site name | |
| Site address/ location (include map) | |
| Site area (ha) | |
| Site capacity | |
| Existing use | |
| Landowner | |
| How identified (SHLAA, call for sites, by group) | |
| SHLAA reference (if applicable) | |
| SHLAA conclusions (if applicable) | |
| Relevant planning history | |
| Neighbouring uses (e.g. residential, commercial, agricultural) | |
| Green Belt considerations (if applicable) What is the level of contribution (low, medium or high) to the five purposes of the Green Belt? a) To check the unrestricted sprawl of large, built-up areas; b) To prevent neighbouring towns from merging into one another; c) To assist in safeguarding the countryside from encroachment; d) To preserve the setting and special character of historic towns; and e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land. | Check unrestricted sprawl: Prevent merger: Safeguarding the countryside: Preserve setting/ character: Assist in urban regeneration: Conclusion – balance of contribution of purposes: |
| Natural environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Ancient woodland • Ramsar conservation wetland sites • Special protection areas • Special areas of conservation | |

| | |
|---|--|
| <ul style="list-style-type: none"> • Sites of special scientific interest • National nature reserve • Local nature reserve • Local wildlife and geological sites • Green infrastructure corridor • Protected species of habitats | |
| Landscape site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • Area of outstanding natural beauty • National park • Heritage coast • Historic landscape | |
| Historic environment site constraints – is the site within or adjacent to the following designations: <ul style="list-style-type: none"> • World heritage site • Scheduled ancient monument • Grade I listed building/ structure • Grade II* listed building/ structure • Grade II listed building/ structure • Conservation area • Historic park and garden • Archaeological site | |
| Flood zone: <ul style="list-style-type: none"> • Flood zone 1 – low risk • Flood zone 2 – medium risk • Flood zone 3 – high risk | |
| Surface water flood risk <ul style="list-style-type: none"> • Less than 15% of the site is affected by medium or high risk of surface water flooding – Low Risk • >15% of the site is affected by medium or high risk of surface water flooding – Medium Risk | |
| Any other designations e.g. protected open space, best and most versatile agricultural land | |
| Physical constraints: <ul style="list-style-type: none"> • Site topography (flat, relatively flat, gently sloping, uneven, steeply sloping) • Existing access/ ability to access • Public rights of way crossing the site • Trees, including TPOs • Contamination | |

| | |
|---|--|
| <ul style="list-style-type: none"> • Powerlines or pipelines crossing the site. | |
| Access to services: How far away are the following: <ul style="list-style-type: none"> • Primary school • Shop • GP • Bus stop/ train station | |
| Availability: <ul style="list-style-type: none"> • Is the site available for development? • Are there any legal or ownership issues that would prevent the development of the site? • Is there a time frame for availability? | |
| Overall assessment: | |
| Rating: (red/ amber/ green) Red – not currently suitable, available and achievable; Amber – potentially suitable, available and achievable; Green – suitable, available and achievable. | |

Annex 2 Sources of information

Northumberland SHLAA

- SHLAA online mapping – note, the online mapping provides the summary of the conclusions for each site:
<http://northumberland.maps.arcgis.com/apps/webappviewer/index.html?id=b7ecb0e93d404b1bacbb9a6223433575>
- April 2022:
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/1.%20SHLAA/SHLAA-5yr-Supply-2021-Report.pdf>
- SHLAA appendix D – five-year housing land supply deliverable sites summary schedule:
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/1.%20SHLAA/SHLAA-Appendix-D-5-year-Housing-Land-Supply-2021-2026.pdf>;
- SHLAA appendix F - site delivery summary schedule:
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/1.%20SHLAA/SHLAA-Appendix-F-Sites-assessment-summary-schedule.pdf>.

Northumberland Green Belt Review

- 2015 GB Review
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Spatial%20Strategies/1.%20Greenbelt%20Settlement/CS-Green-Belt-Review-2015.pdf>
- 2018 GB Review Addendum
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Local%20Plan/Green-Belt-Review-2015-Addendum-2018.pdf>
- GB Review Technical Paper (2018)
<https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Local%20Plan/Green-Belt-Technical-Paper-December-2018-Final.pdf>

Defra Magic Map

Contains information on natural and historic environment designations
<https://magic.defra.gov.uk/magicmap.aspx>

National heritage list for England

Register of all nationally protected historic buildings and sites in England (listed buildings, scheduled monuments, protected wrecks, registered parks and gardens and battlefields)
<https://historicengland.org.uk/listing/the-list/>

Northumberland Historic Environment Record

A database that contains more than 26,000 records with information about nationally designated, locally designated and undesignated heritage assets

<https://www.heritagegateway.org.uk/gateway/chr/herdetail.aspx?crit=&ctid=91&id=4725>

Flooding

Flood zone information is available at <https://flood-map-for-planning.service.gov.uk/>

Surface water flooding information is available at <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map>

Northumberland Local Plan

<https://www.northumberland.gov.uk/Planning/Planning-policy/Plan.aspx>

Land registry title information can be obtained for £3 per search <https://www.gov.uk/search-property-information-land-registry>