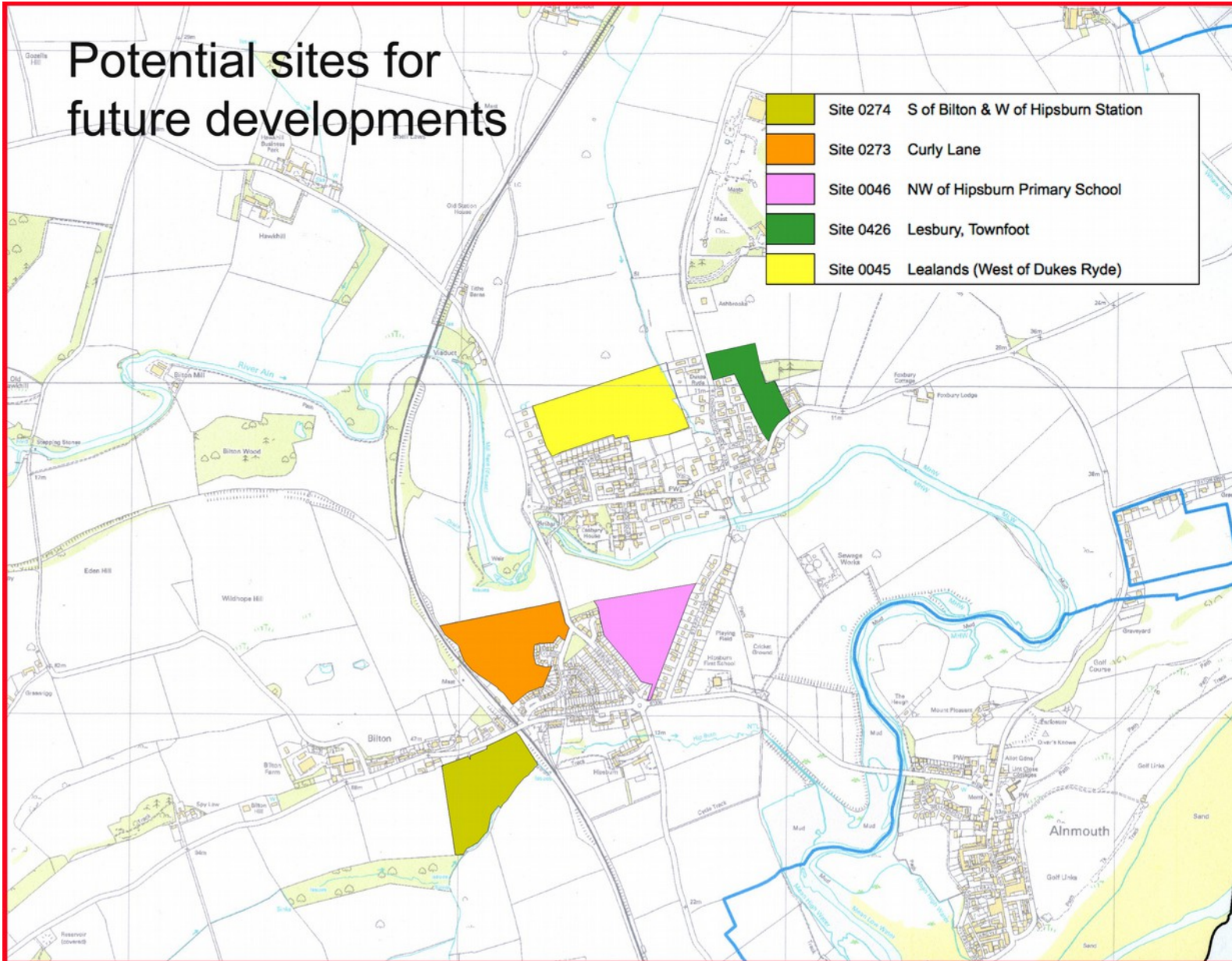


Potential sites for future developments



NOTE - These maps are not definitive but for guidance purposes only.

Reference S of Bilton & W of Hipsburn Station
Site Name 0274
Post Code NE66 2SU
PDL or Greenfield Greenfield
Planning status No planning status



Conclusion on Suitability - Suitable in part

Comment on Suitability

Peripheral greenfield site located adjacent to Hipsburn. Development in full would be disproportionate to the size of the settlement. Track runs through eastern part of site. Sloping site in close proximity to railway line- buffer required. Highway constraints - narrow road and poor footway provision along site frontage. Adoptable estate road required. Access to site from South road- to the north. Full traffic assessment to determine extent of works on highway required. A public sewer crosses the site, diversion or suitable easement will be required. Alnwick tributary runs along south east boundary - buffer zones will be required and environmental impact assessment likely .

Conclusion on Availability - Available

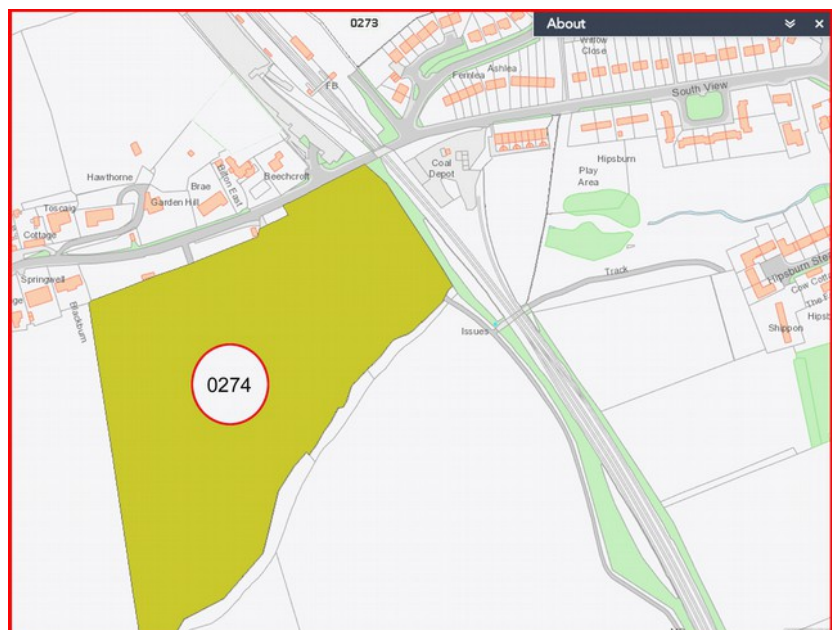
Comment on Availability

- 1) Landowner has confirmed availability of site in Jan 2017. Private sector owner. No known obstacles to availability of site.
- 2) Highest value market area, attractive location. Rural location could impact on developer interest. Potential site specific considerations associated with site (Highway & access improvements, diversion or easement for sewer/water main).

Potential number of Dwellings - 17

Comment on Deliverability

Site not suitable to be developed in full. Small scale development suitable on northern part of site with access from South View. Yield reflects character of existing settlement, buffer to railway and retention of some open space. Peripheral location means site is unlikely to be a priority.



Source: Northumberland County Council
 Planning and Building – Planning Policy
 Studies and Evidence Report
 Housing studies 1
 Appendix 7 – Deliverable or Developable Sites

Reference Curly Lane
Site Name 0273
Post Code NE66 3NR
PDL or Greenfield Greenfield
Planning status No planning status



Conclusion on suitability - Suitable in part

Comment on Suitability

Greenfield site located adjacent to Hipsburn. Open field with hedgerows and overhead power lines. Size of site disproportionate to size of existing settlement. North eastern part of site may be suitable for smaller scale development with access from A1068. Site varies in levels greatly- difficult to develop. Railway line adjacent to site- buffer required. Highway constraints- limited frontage to highway to east and site located close to existing junction. May be possible to construct roundabout at existing junction to facilitate access to site. Full transport assessment required to establish suitability. A public sewer and water main crosses the site, diversion or suitable easement required. The site is also near to a Sewage Pumping Station (SPS), therefore habitable buildings should be no closer than 15 metres. River Alnwick 80m north- environmental impact assessment likely to be required.

Conclusion on Availability - Available

Comment on Availability

1) Landowner has confirmed availability of site in Jan 2017, with proposals for a scheme now being worked on. Private sector owner. No known obstacles to availability of site. Landowner has indicated site is available (Sept 2014).

2) Highest value market area, attractive location. Rural location could impact on developer interest. Potential site specific considerations associated with site (Highway & access improvements, Easement for powerlines, diversion or easement for sewer/water main).

Potential number of Dwellings - 40

Comment on Deliverability

Size of site disproportionate to size of existing settlement. North eastern part of site suitable for smaller scale development- potential access point from A1068. Significant development costs associated with development and current market conditions - 40 dwellings likely to be a maximum, however landowner suggests site could be delivered earlier than previously identified.



Source: Northumberland County Council
 Planning and Building – Planning Policy
 Studies and Evidence Report
 Housing studies 1
 Appendix 7 – Deliverable or Developable Sites

Reference NW of Hipsburn Primary School
Site Name 0046
Post Code NE66 3NP
PDL or Greenfield Greenfield
Planning status No planning status



Conclusion on Suitability - Suitable in part

Comment on Suitability

Greenfield site located adjacent to Hipsburn. Size of site disproportionate to size of existing settlement. Land on site slopes north to west in north western corner. The site is near to a Sewage Pumping Station. North western part of site more is suitable for housing with access from Lesbury road. Highway constraints- limited site frontage, and difficulty adding another junction onto Lesbury road. Full transport assessment required to assess the suitability of highway to accommodate development. If possible, link with SHLAA 273 to serve both sites and adoptable estate road required. A public sewer crosses the site, diversion or suitable easement required. Site falls within an archaeological site, assessment likely to be needed. River Alnwick 25m north, buffer zones required and possible impact assessment (biodiversity).

Conclusion on Availability - Available

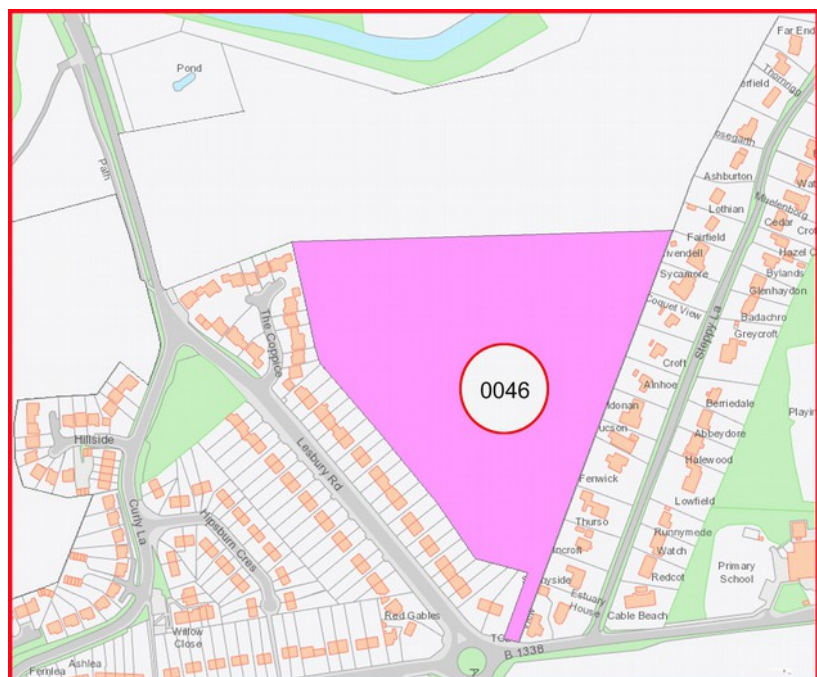
Comment on Availability

- 1) Landowner confirms that following recent sale, part of the site is available for future residential development - amounting to around 5ha in total. Private sector owner. No known obstacles.
- 2) Highest value market area, attractive location. Rural location could impact on developer interest. Transport assessment is required to ascertain whether site is achievable. Potential site specific considerations associated with site (Highway & access improvements, diversion or Easement for public sewer, buffer zones (biodiversity), and archaeology).

Potential number of Dwellings - 25

Comment on Deliverability

Size of site disproportionate to size of existing settlement- development of entire site is not suitable. North western part of site suitable for smaller housing development with access from Lesbury Road. Site unlikely to be delivered within short term due to highway constraints and current market conditions.



Source: Northumberland County Council
 Planning and Building – Planning Policy
 Studies and Evidence Report
 Housing studies 1
 Appendix 7 – Deliverable or Developable Sites

Reference Lesbury, Townfoot
Site Name 0426
Post Code NE66 3BG
PDL or Greenfield Greenfield
Planning status Permitted



Conclusion on Suitability - Suitable

Comment on Suitability

Greenfield site located adjacent to Lesbury. Twelve units completed on southern part of site. Slight level change on site. Improvements to highway access, including turning area, parking and junction visibility. Possible access to site from Townfoot or Longhoughton Road (B1339). A water main and public sewer cross the site, diversion or suitable easement may be required. Site lies within an Area of Outstanding Natural Beauty. Archaeological site - assessment & mitigation may be required. No flood risk identified on Environment Agency map.

Conclusion on Availability - Available

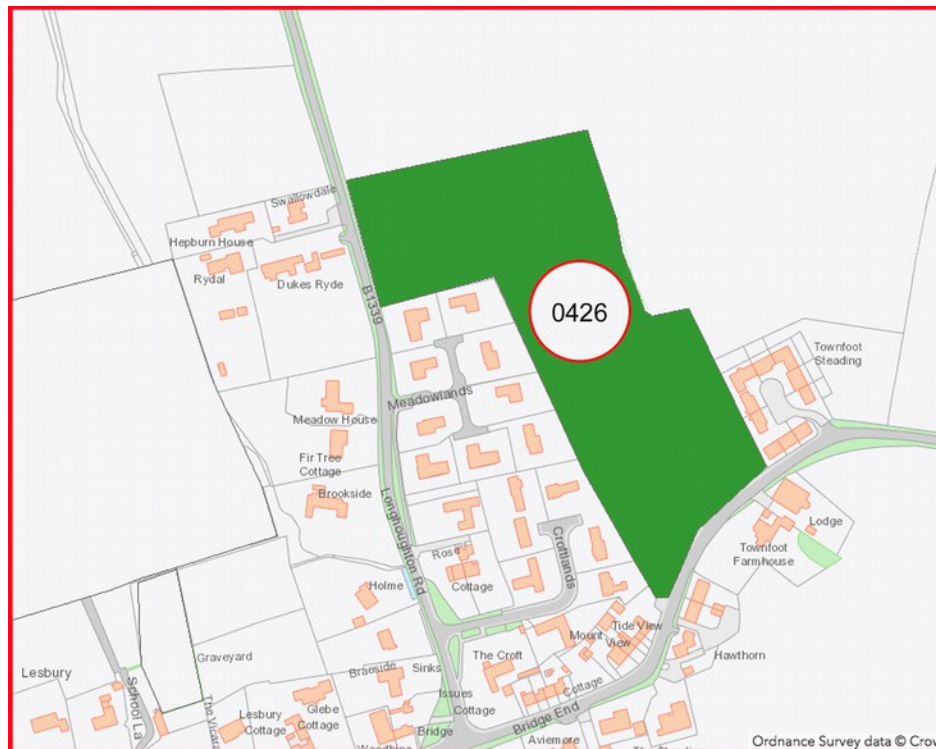
Comment on Availability

- 1) Private sector owner. No known obstacles to availability of site.
- 2) High market price area. Highway improvements may impact upon viability of development.

Potential number of Dwellings - 20

Comment on Deliverability

Delivery based on developer forecasts.



Source: Northumberland County Council
Planning and Building – Planning Policy
Studies and Evidence Report
Housing studies 1
Appendix 7 – Deliverable or Developable Sites

Reference Lealands (West of Dukes Ryde)
Site Name 0045
Post Code NE66 3QN
PDL or Greenfield Greenfield
Planning status No planning status



Conclusion on Suitability - Not suitable

Comment on Suitability

Large greenfield site located adjacent to Lesbury. Size of site disproportionate to size of existing settlement. A small area of the site lies within flood zone 3, if possible development should be located outside of this area. The eastern side of the site has a watercourse flowing southwards, buffer zone required to either side of the watercourse to reduce the risk of flooding. Trees and hedgerows on site and power lines cross the site. No means of access to site from highway, preventing housing. Water main and public sewer cross the site, diversion or suitable easement required.

Conclusion on Availability - Available

Comment on Availability

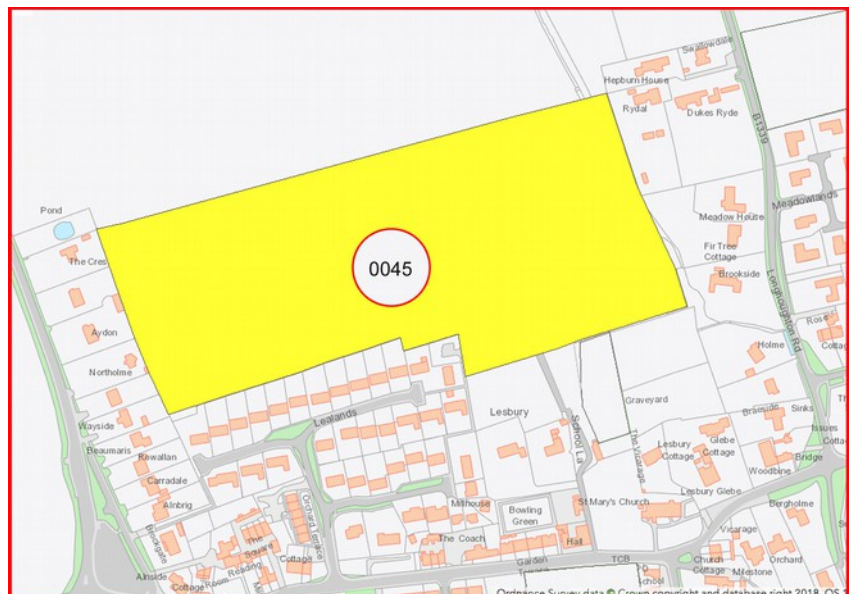
1) Northumberland Estates have indicated that the site is available (September 2014).

2) Located in highest value market area, with low rates of recent delivery, but likely to be reasonable developer interest. Average prices in village in the highest range for wider area, being a very attractive location. Site specific considerations (significant highway and access improvements, flood risk mitigation, buffer zone required due to watercourse and telegraph poles/lines, environmental/ecological mitigation, diversion/easement of sewer/water main, net developable area/yield reduced due to setting/highway constraints). Potential abnormal costs in overcoming prohibitive site constraint, as no direct access available, requiring land acquisition and/or legal agreement, and also in implementing mitigation measures to deal with flood risk (part zone 3) could impact viability. Reliance on adjacent site(s) for potential access solution questions standalone achievability. Range of issues mean that site is not achievable at the current time.

Potential number of Dwellings - 0

Comment on Deliverability

Large greenfield site, disproportionate to size of existing settlement. It has been indicated that access is available from land in the ownership of The Northumberland Estates to the east and west. However, houses are linear to the east and western boundaries of the site so access from this means is unlikely. Site unsuitable at this point in time due to access arrangements not being possible.



Source: Northumberland County Council
 Planning and Building – Planning Policy
 Studies and Evidence Report
 Housing studies 1
 Appendix 8 – Sites Not Currently Deliverable or Developable