

Northumberland Local Plan Core Strategy

Strategic Land Review – North Northumberland Delivery Area

June 2016

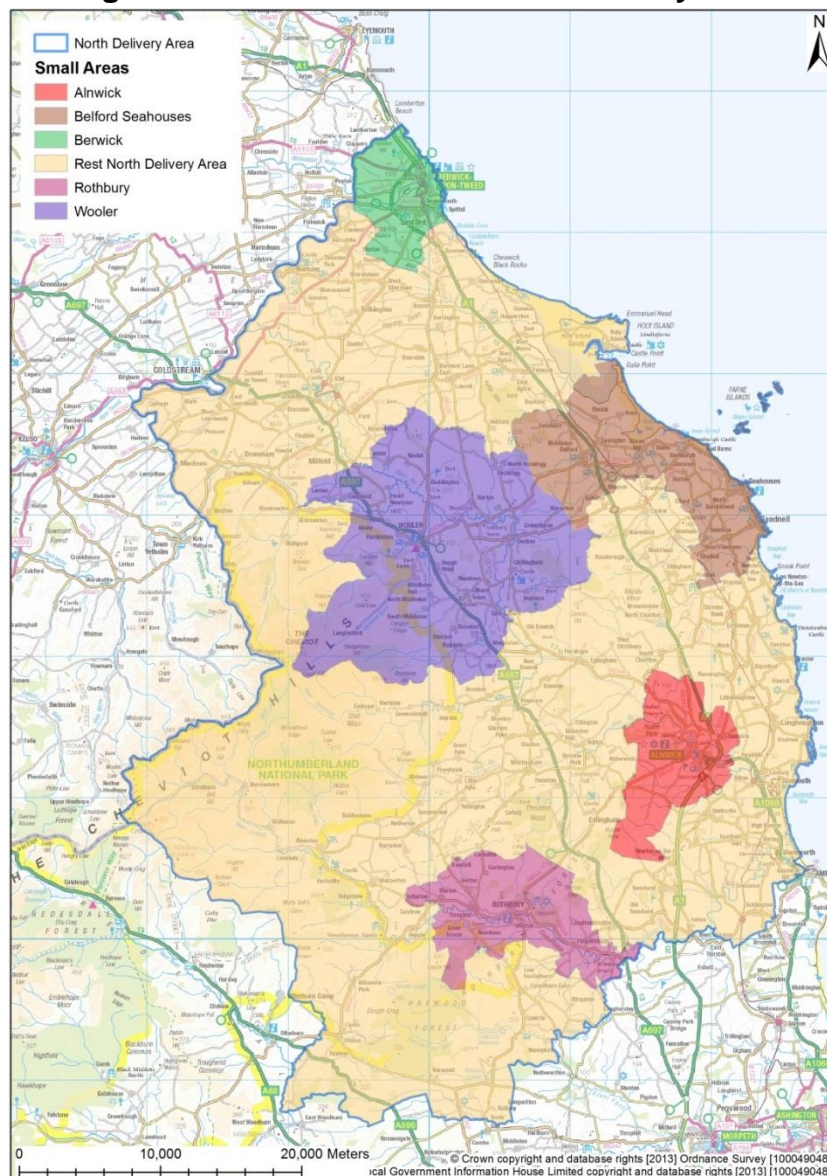
Strategic Land Review

North Northumberland Delivery Area

1 Introduction

1.1 The North Northumberland Delivery Area is bounded to the north by the Scottish Border, to the west by the Cheviot Hills of the Northumberland National Park and to the south by the Simonside Hills and the Coquet Valley. The coast, which is designated an Area of Outstanding Natural Beauty, forms the eastern boundary. The delivery area includes the Main Towns of Alnwick and Berwick-upon-Tweed, and the Service Centres of Belford, Seahouses, Rothbury and Wooler. The small areas which cover these settlements, and the Rest of the North Delivery Area is shown below.

Figure 1: North Northumberland Delivery Area



- 1.2 The distribution of housing across the Delivery Area was been informed by a number of factors including the overall strategic objectives of the plan, the level of housing currently in an area, and the size of the current population and the projected scale of population change without policy intervention and the characteristics of this change.
- 1.3 As Main Towns, the greatest amount of new residential development is focussed in Alnwick and Berwick-upon-Tweed. While the population of Berwick is markedly higher than Alnwick, significantly more development is focussed in the latter. This level of development reflects the growth aspirations of the emerging Alnwick Neighbourhood Plan and the fact that the housing market is relatively buoyant in the town. The increased level of growth will assist in arresting the decline in the size of the working age population which is projected to reduce markedly up to 2031.
- 1.4 Amongst the Service Centres, larger proportions of housing are proposed in Belford and Wooler than may be expected by the size of the populations of these areas. In these areas, the size of the working age population is forecast to decrease markedly over the plan period. The level of growth in Belford in particular reflects growth aspirations for the village identified in the emerging Belford Neighbourhood Plan, aligned with improved transport infrastructure.
- 1.5 Reflecting significant growth in recent years, the population of Rothbury is projected to increase markedly through the plan period. Therefore, the level of development proposed for Rothbury is less than its population may suggest.
- 1.6 Approximately 40% of the population in the North Delivery Area live outside of the Main Towns and Service Centres, in the Rest of the North Delivery Area. A lesser proportion of the development is proposed for this area, reflecting the spatial strategy of focussing development in the Main Towns and Service Centres. A significant amount of development is still proposed in this area reflecting the buoyant nature of the housing market in parts of rural north Northumberland.

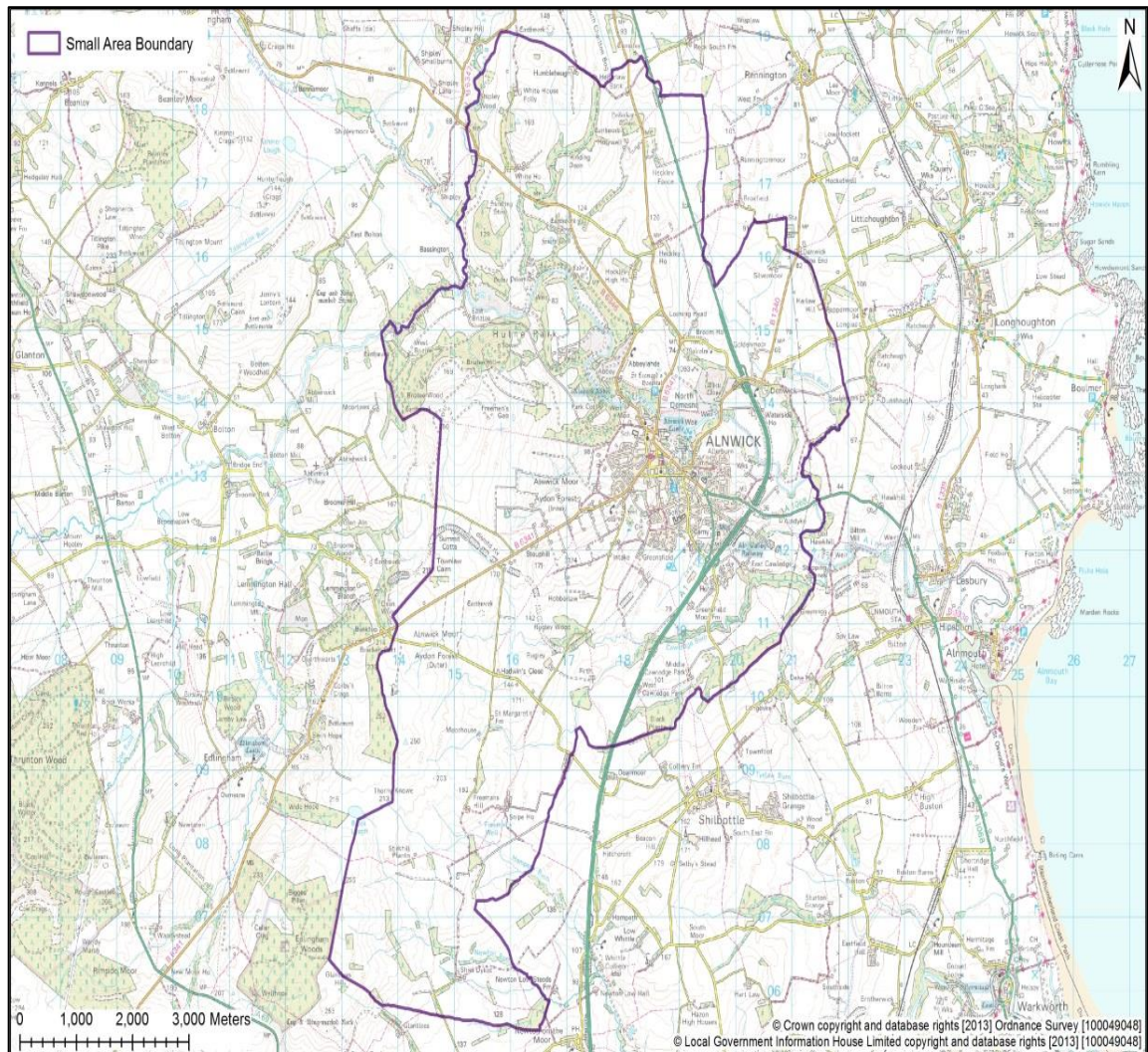
Figure 2: Distribution of population, dwellings, households and the number of dwellings proposed in the Northumberland Core Strategy.

	Population	%	No or dwellings	%	Projected popn change (SNPP 2012)	Projected change in working age Popn (SNPP 2012)	No of dwellings proposed	%
Alnwick	8383	15.6%	4107	14.4%	3.0%	-15.5%	1100	26.3%
Berwick	13417	25.0%	6464	22.7%	7.3%	-4.3%	900	21.5%
Belford	1516	2.8%	878	3.1%			230	5.5%
Seahouses	2919	5.4%	2462	8.6%	8.5%	-11.5%	230	5.5%
Rothbury	3114	5.8%	1611	5.7%	22.8%	4.2%	200	4.8%
Wooler	3110	5.8%	1666	5.8%	6.8%	-21.9%	280	6.7%
Rest of North	21,126	39.4%	11,317	39.7%	8.1%	-12.9%	1250	29.8%
North Delivery Area	53,585		28,505				4190	

2 Alnwick Introduction

2.1 Alnwick is one of two Main Towns in the North Delivery Area. The small area is comprised of the parishes of Alnwick and Denwick. An emerging Neighbourhood Plan covers the same area.

Figure 3: Alnwick small area



Role and function

- 2.2 Alnwick has a number of employment sites, mainly along the south east approach into town, and on the other side of the A1. It is influenced by the Tyne and Wear conurbation in terms of travel to work but to a lesser extent than towns in the Central and South East Delivery Areas of the County.
- 2.3 The town is linked to the north and south by the A1 road corridor, which is dualled either side of Alnwick but with long stretches of single carriageway separating Alnwick from Morpeth, and Berwick-upon-Tweed.
- 2.4 The importance of Alnwick as a Main Town is exemplified by the range of services and facilities it offers. The town contains a high school, a community hospital, a leisure centre and 13,860 square metres of central retail floor space and approximately 34.7 hectares of developed employment land. Cultural facilities include Alnwick Playhouse, the Fusiliers Museum of Northumberland at Alnwick Castle, Bailiffgate museum and a library. Alnwick benefits from emergency services provision, with ambulance, police and fire stations. The catchment area of the Duchess' Community High School extends north to Bamburgh, south to Eshott and west of Ingram into Northumberland National Park.

Demographic, economic and housing profile

Population Profile

- 2.5 The 2011 Census recorded that there were 8,383 usual residents in the Alnwick area; an increase of 350 people since 2001.
- 2.6 Over this period the proportion of the population of core working age (16- 64 years) increased slightly from 61.9% to 62.4%, while the proportion aged over 65 increased from 19.3% to 21.1%.

Figure 4: Alnwick demographic profile

	Population	People aged						
		0 - 4	5 - 15	16 - 24	25 - 44	45 - 64	65 - 74	75 and over
2001	8033	13.5%	13.2%	9.5%	27.0%	25.4%	9.4%	9.9%
2011	8383	4.4%	12.2%	9.6%	21.8%	30.9%	10.0%	11.0%

- 2.7 In 2011, the Alnwick area had a slightly smaller proportion of its population of working age than the County as a whole, and a larger proportion aged over 65 years.

Population Projection

2.8 When applied at the local level, the 2012 based Sub-national Population Projections indicate that the population of Alnwick will increase by 3.0% between 2011 and 2031. Over this period, the number of people of core working age is projected to decrease by 15.5%. In contrast, the population aged over 65 years is projected to increase, with a 76.4% increase in those aged over 75, although this is lower than the increase in those aged over 75 in Northumberland as a whole.

Figure 5: Alnwick population projection

Age Group	Projected population change 2011 - 2031			
	Population		Population Change	Population Change as a %
	2011	2031		
0-15	1,396	1,093	-303	-21.7%
16-59 (female)/ 16-64 (male)	4,904	4,145	-759	-15.5%
60/65-74	1,173	1,777	604	51.5%
75+	928	1,637	709	76.4%
Total	8,401	8,652	251	3.0%

Housing Profile

- 2.9 In 2011, 78.5% of properties in the Alnwick area were in Council Tax Bands A to C, with 48.2% of these in Band A.
- 2.10 The 2011 Census recorded 4,107 household spaces in Alnwick, an increase of 309 since 2001. Of these household spaces, 317, or 8.4% had no residents. In 2011, 56.8% of households were living in owner occupied properties, 25.3% in social rented housing and 17.8% in the private rented sector.
- 2.11 In 2011, 16.9% of households occupied properties with four or more bedrooms, 41.1% of homes had fewer than three bedrooms, and 42.0% have three bedrooms.
- 2.12 In comparison to Northumberland as a whole, Alnwick contains a slightly larger proportion of low value properties and a lower proportion of high value properties. The area is characterised by having a fewer owner occupiers, and more households living in social rented properties. The housing stock is relatively small.

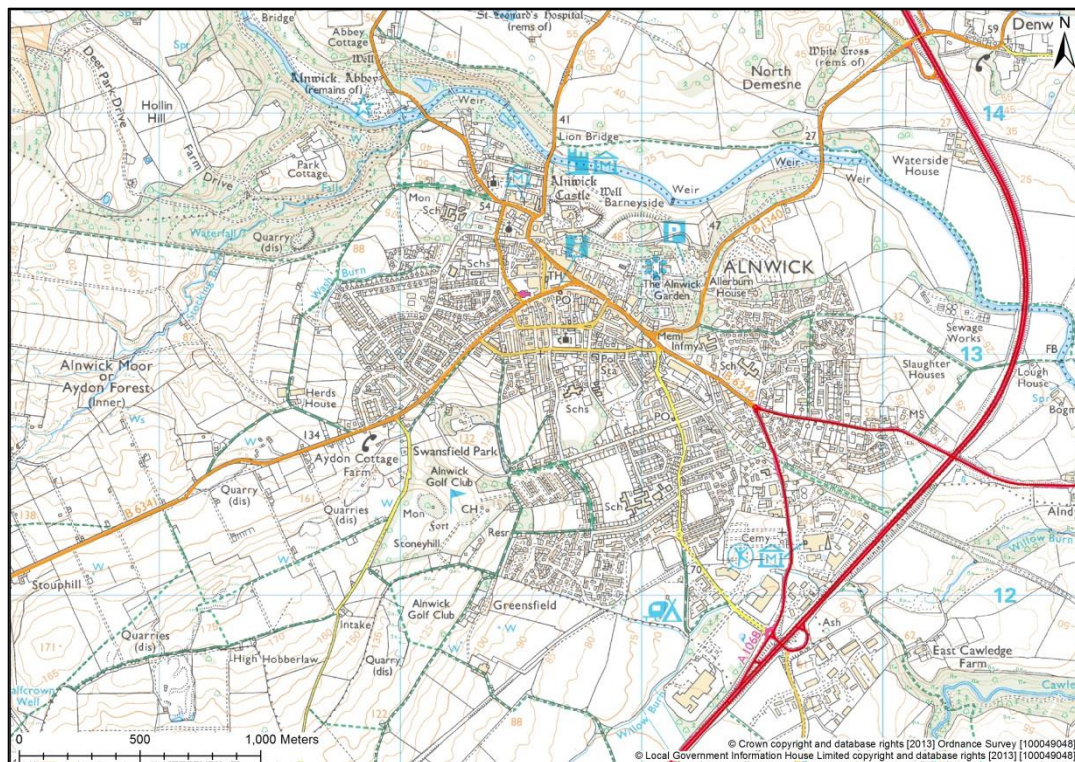
Economic Profile

- 2.13 Amongst the population aged 16 to 74, 63.0% are in employment, 4.8% unemployed, and 17.7% retired.
- 2.14 The proportion of people in employment and unemployed is higher in Alnwick than Northumberland as a whole; however the proportion of people retired is lower.

Constraints analysis

- 2.15 Growth of Alnwick is largely constrained to the north of the town by topography, while the River Aln and woodland marks much of the northern boundary. To the west of Alnwick, ground rises steeply to the west, up to Alnwick Moor. Further development to the east is constrained by the A1.

Figure 6: Alnwick



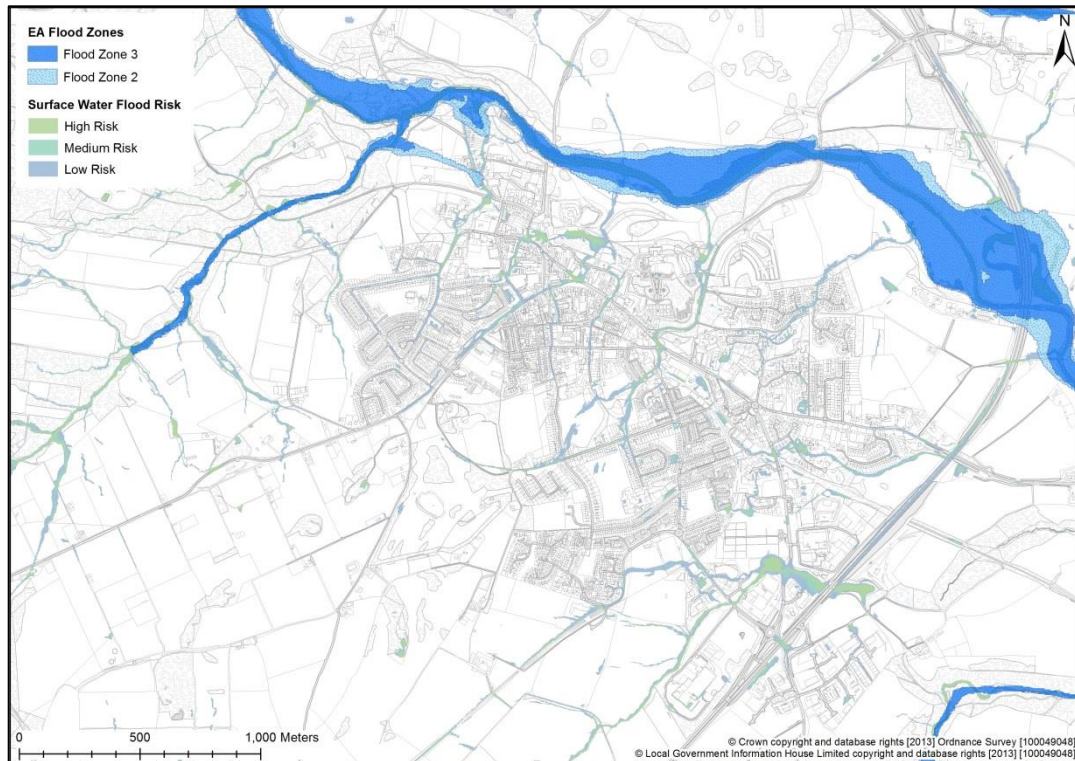
Highways and connectivity

- 2.16 Alnwick is well connected to the strategic road network, with the B1340 and A1068 linking the town to two junctions which provide access to the A1; connecting Alnwick to Berwick-upon-Tweed in the north and Morpeth and the Tyneside conurbation to the south. The A1068 links Alnwick to Amble and south east Northumberland, while the B6341 connects the town to Rothbury.
- 2.17 Development in Alnwick is constrained by capacity issues associated with both junctions connecting the town to the A1; these junctions may require improvements to accommodate a significant level of development.
- 2.18 Improvements to the A1 were announced in 2014, which will see the road upgraded to dual carriageway south of Alnwick, and also the dualling of a five mile stretch between Alnwick and Ellingham. These works are planned to complete in 2018.
- 2.19 Alnwick is served by bus services to the north and south Northumberland, which provide access to Berwick, Morpeth and the Tyneside conurbation.

Flood Risk

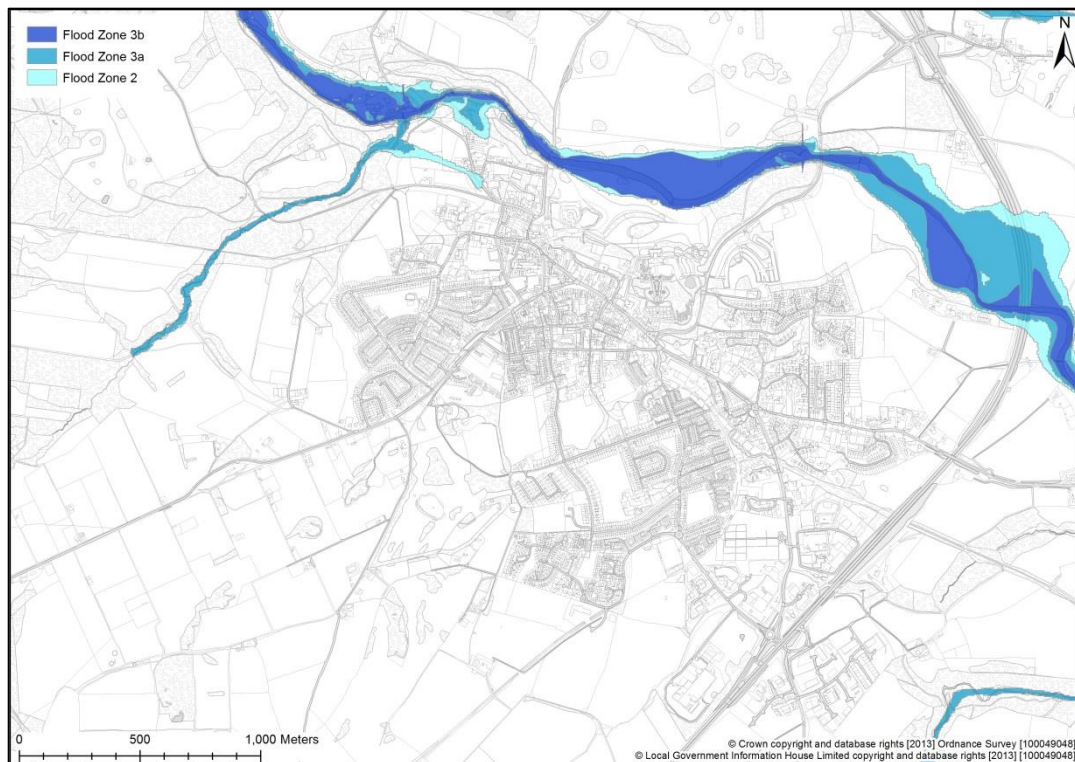
2.20 While most of the town is not identified as at risk of fluvial flooding, much of the area aligned with the River Aln, extending from the northwest to the east of Alnwick, is in Flood Zone 3; as is an additional area aligned with Stocking Burn to the west. A significant area of Alnwick is identified as having a high Surface Water Flood Risk.

Figure 7: Alnwick Environment Agency Flood Risk



2.21 The SFRA identifies that areas closely aligned with the River Aln are within the functional flood plain, in Flood Zone 3b. The area aligned with Stocking Burn is identified as being in Flood Zone 3a, in addition to an area east of Alnwick incorporating the A1.

Figure 8: Alnwick Strategic Flood Risk Assessment



Water and sewerage capacity

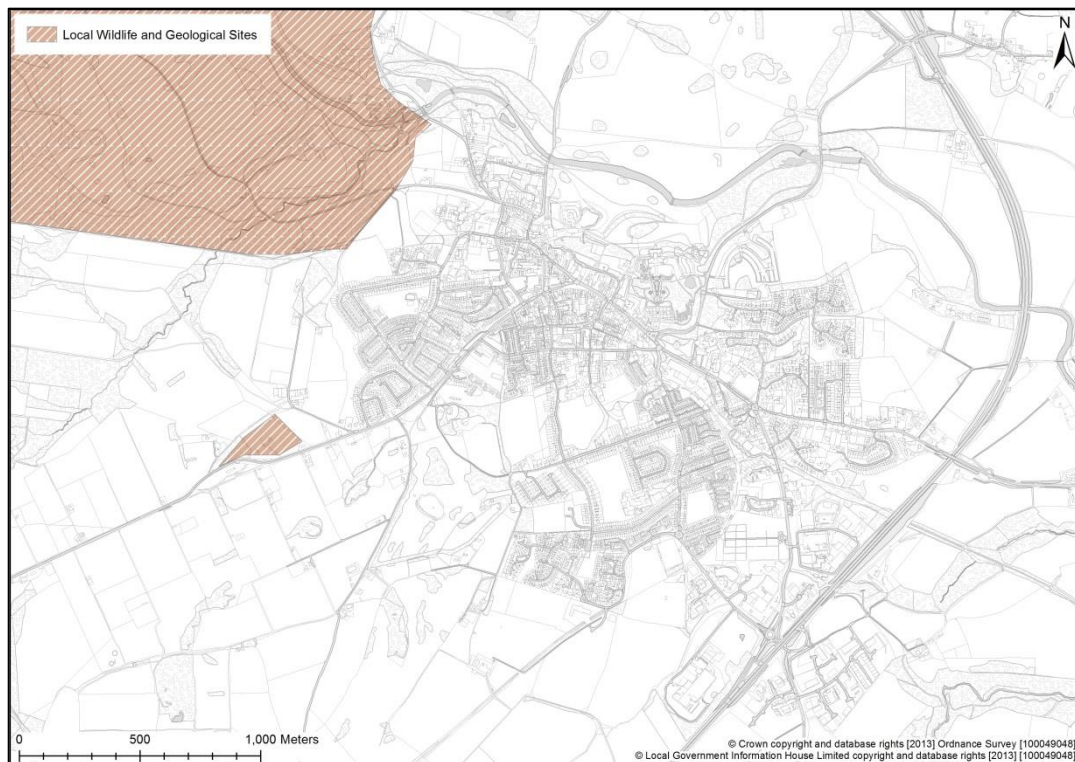
2.22 The detailed WCS identifies that there are no capacity constraints associated with water resources from Kielder WRZ, or Alnwick WwTW, although the WwTW may require an upgrade to accommodate a substantial amount of new development.

2.23 The WCS also identifies that the sewer network in the south of the town centre has a historic record of sewer flooding, and indicates there may be capacity issues within the public sewerage system in this location. Further investigation and possible infrastructure upgrades may be required in this location.

Natural Environment Designations

2.24 A large area to the northwest of Alnwick, incorporating Hulne Park and its surrounding area, is designated a LWGS; as is the land at Pasture House Farm, west of Alnwick.

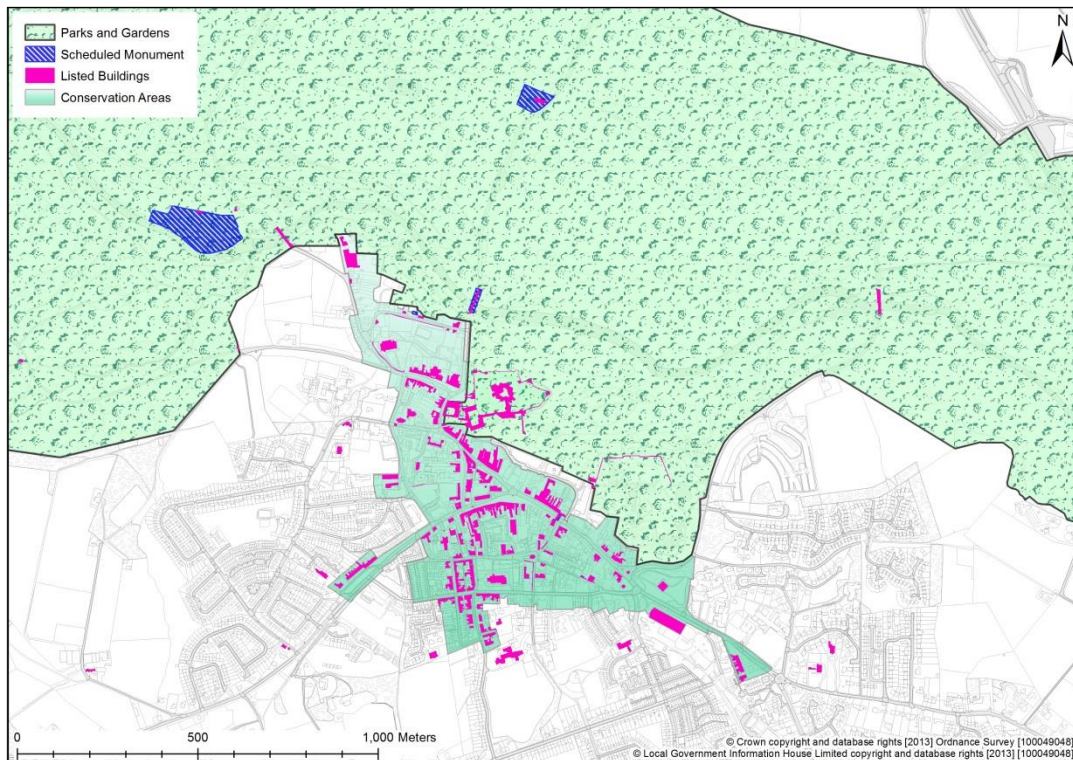
Figure 9: Alnwick natural environment designations



Built Heritage Designations

2.25 Parks and gardens extend across much of the area to the north of Alnwick, from the west at Hulne Park to the A1. In this area, both Alnwick Abbey and St Leonards Hospital are designated scheduled monuments (SM), while the Lion Bridge, St Mary's Chantry House and Bondgate Tower are SM's located in the town centre. Being a historic town, the centre of Alnwick contains a significant number of buildings and features, which are protected by statutory designations, including a large number of listed buildings located throughout the town centre. A conservation area in Alnwick extends from the north of the settlement at Chantry House to Belvedere Terrace in the south and incorporates the town centre and Clayport Street.

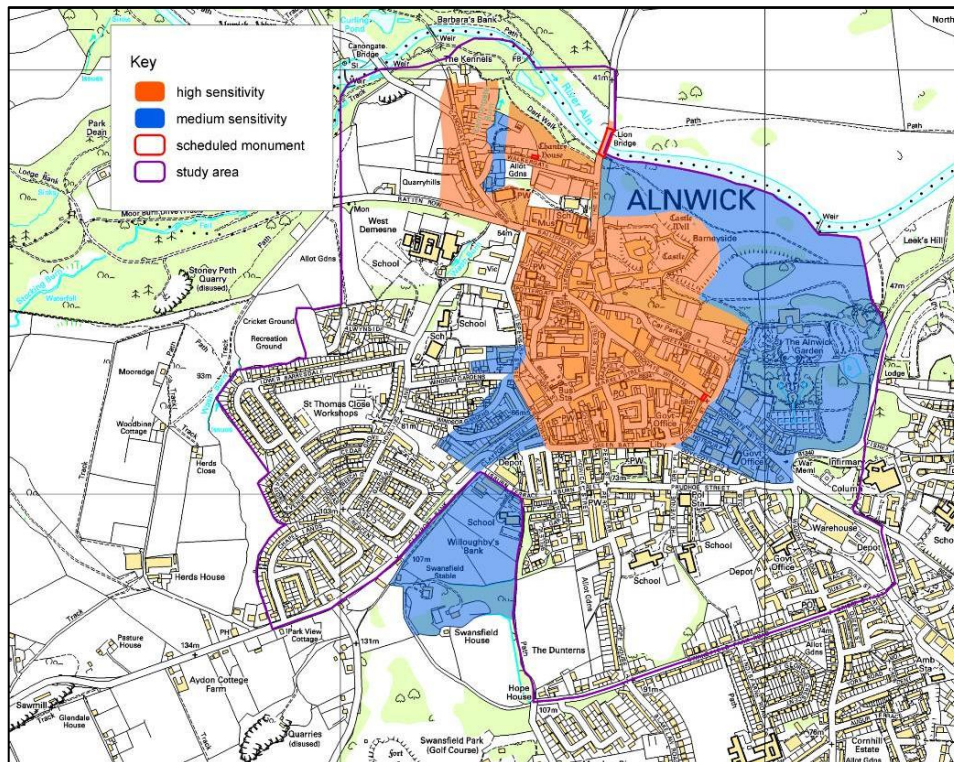
Figure 10: Alnwick built heritage designations



Archaeological Sensitivity

2.26 The extensive urban survey identifies much of the town centre, including Alnwick Castle, and an area up to Cannongate Bridge as being of high archaeological sensitivity. To the east of Alnwick, an area incorporating Alnwick Gardens and land between Alnwick Castle and the River Aln is identified as being of medium archaeological sensitivity, as is an area adjacent to Chantry House, the Willoughby's Bank area and the Windsor Gardens area. Scheduled monuments (SM) include the Bondgate Tower, the Lion Bridge, St Mary's Chantry House and Alnwick Abbey.

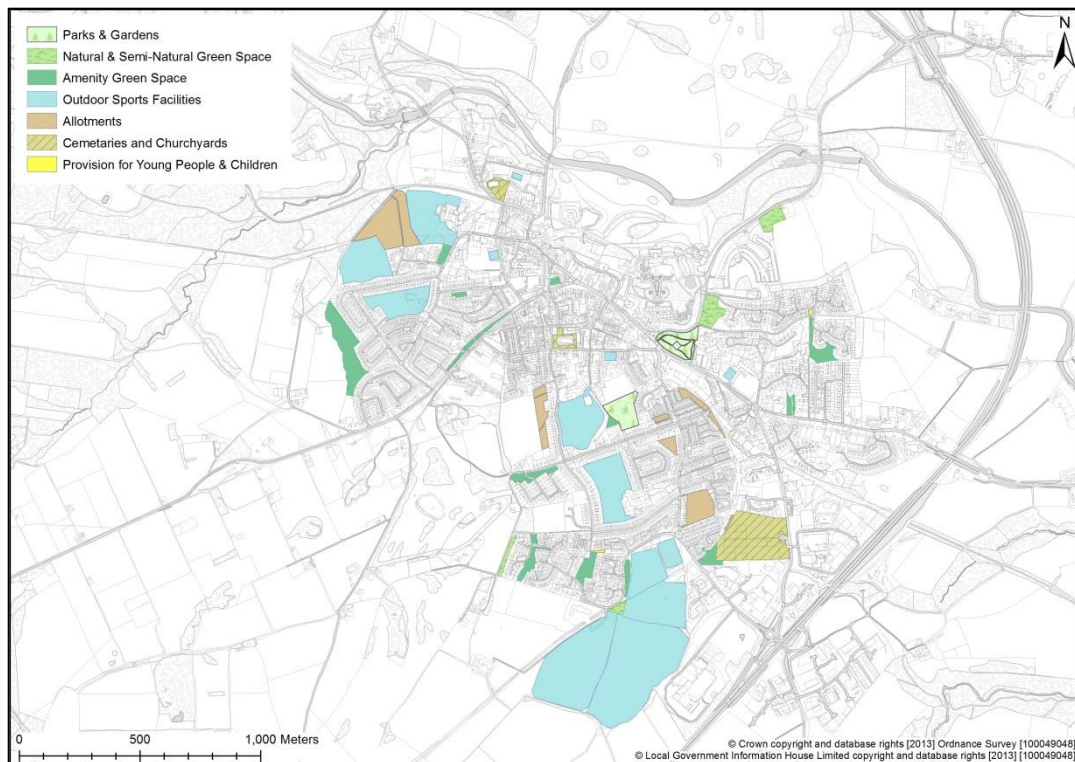
Figure 11: Alnwick Archaeological Sensitivity



Open Space

2.27 Alnwick contains a significant amount of open space, much of which is identified as outdoor sports facilities and is associated with, or in the vicinity of the schools in Alnwick. Additional outdoor sports facilities to the south include Alnwick Cricket Club, Alnwick Rugby Club and the recreation ground, while Alnwick North Community Centre to the northeast of Alnwick also contains outdoor sports facilities. Alnwick contains a significant amount of amenity green space and allotments.

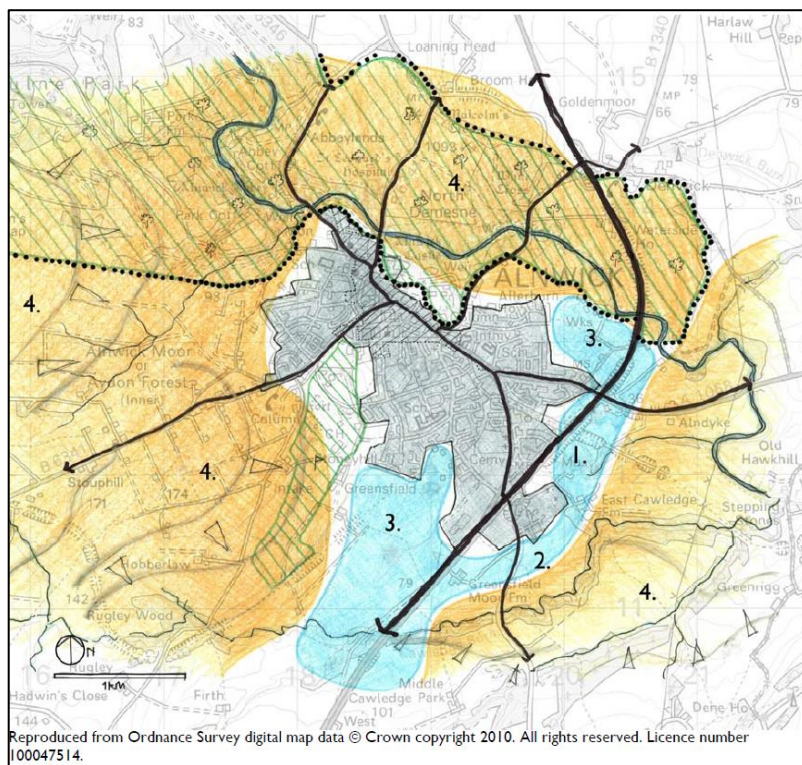
Figure 12: Alnwick green infrastructure and open space



Landscape sensitivity

2.28 In addition to the landscape sensitivity associated with Alnwick Castle and Alnwick Gardens to the north, areas of rising ground to the southeast, southwest and west (4) of the settlement are identified as being of high sensitivity to change. Areas to the south and east of Alnwick are identified as being of lower landscape sensitivity which would not compromise the setting of Alnwick.

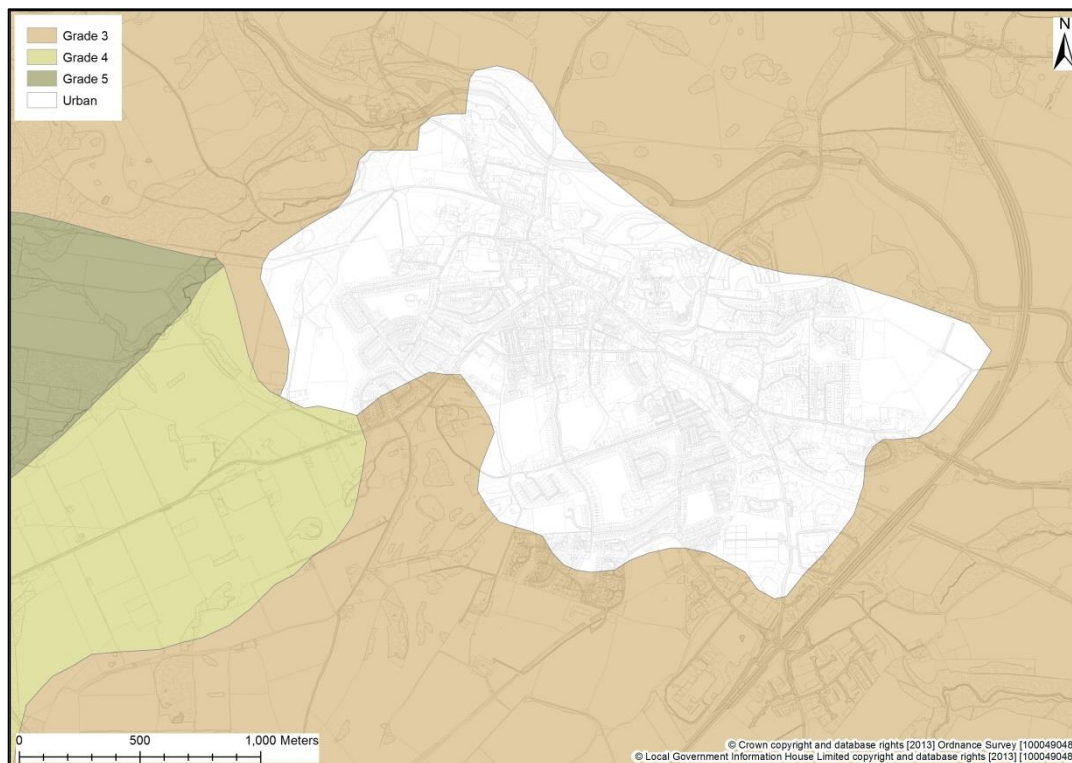
Figure 13: Alnwick landscape sensitivity



Agricultural Land Classification

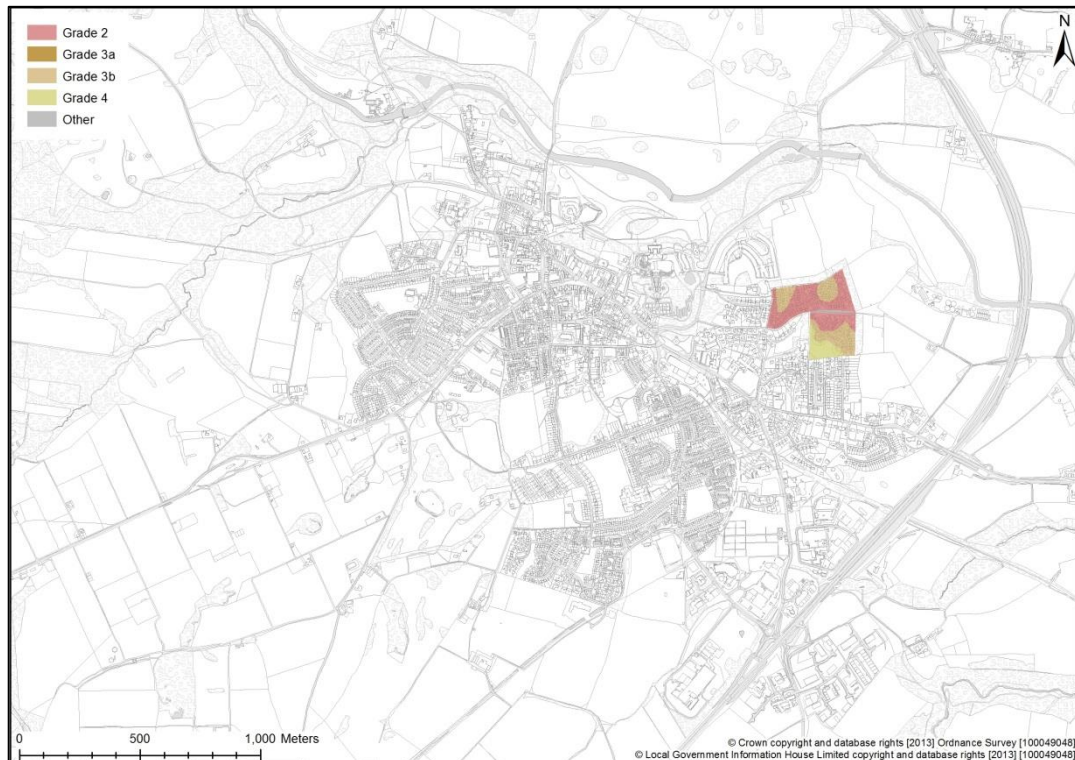
2.29 Agricultural land to the west of Alnwick is identified as being Grade 5 and Grade 4, while the remaining area surrounding Alnwick is identified as Grade 3.

Figure 14: Alnwick agricultural land classification



2.30 More detailed analysis has been undertaken across an area of land to the east of Alnwick, which identifies in some detail different grades of land. Land in the Allerburn Lea area, to the east of Alnwick and identified above as Urban, is in the more detailed assessment as Grade 2, Grade 3b and Grade 4 agricultural land.

Figure 15: Alnwick detailed agricultural land classification



Mineral Resource Areas

2.31 Aligned with the River Aln, a sand and gravel mineral resource extends across much of the Alnwick area, while areas to the south and west are not constrained by this resource. A coal and clay mineral resource extends from the west of Alnwick to the north, where it splits, incorporating areas in the vicinity of Alnwick Abbey and Alnwick Gardens, but not Alnwick Castle.

Historic Housing Delivery and Land Take Up

Historic Housing Delivery

2.32 The Alnwick small area saw 82 completions over the period 2009-11. Approximately 160 dwellings were completed in Alnwick over the period 2004-09, with a significant level of this development at Column Mews, Hotspur Court, Clive Gardens and Park View.

Employment Land Take Up

2.33 From 1999 to 2014, 6.86ha of allocated employment land has been taken up across Alnwick, principally at Lionheart Phase 1 (A15) and Lionheart Phase 2 (A18). Over the same period 11.12ha has been lost to other land uses, largely at Hotspur Park (A16), Greensfield Moor (A19) and Lionheart Phase 1 (A15).

The availability of land for housing and employment

Housing Land Availability

2.34 The capacity of identified sites to accommodate residential development over the plan period across both the Alnwick small area and the settlement itself is set out below.

2.35 In addition to the 125 units completed between 2011 and 2015, sites across the small area with a capacity to accommodate an additional 1107 dwellings over the plan period are identified. Approximately 99% of the capacity is within or adjacent to the town of Alnwick.

Figure 16: Housing land availability in the small area and Alnwick

	No of dwellings	
	Small Area	Alnwick
Completions 2011-15	125	124
Deliverable sites 0 – 5 years	467	455
Developable sites 6- 10 years	363	348
Developable sites 11 – 15 years	277	277
Developable sites year 16	0	0
Total	1232	1204

Employment land availability

2.40 The total employment land available in Alnwick is 7.248ha. The majority of this land is located at West Cawledge (A17), Greensfield Moor (A19) and Lionheart Enterprise Park (Phase 2) (A18).

Figure 18: Allocated employment land availability in Alnwick

Ref. No	Site	Settlement	Area (ha)	Developed (ha)	Available (ha)
A03	Alnwick - Sawmill	Alnwick	1.578	0.624	0.228
A15	Alnwick - Lionheart Enterprise Park	Alnwick	7.011	5.016	0.210
A17	Alnwick - West Cawledge	Alnwick	2.882	0	2.882
A18	Alnwick - Lionheart Enterprise Park Phase 2	Alnwick	4.658	2.185	1.714
A19	Alnwick - Greensfield Moor	Alnwick	5.527	2.982	2.214
					7.248

Proposed requirements for housing and employment land

- 2.41 The Pre-submission Core Strategy proposes a housing requirement of 1,100 dwellings over the plan period.
- 2.42 The above information indicates that there is sufficient capacity within Alnwick to accommodate this scale of development. Given that 125 units have already been completed between 2011 and 2015, the housing requirement for the remainder of the plan period is 975 dwellings.
- 2.43 A total of 52.97ha of employment land is proposed to be allocated. This includes 7.26ha of available land from previously allocated sites plus an additional 10ha. 6.72ha of employment land is proposed to be de-allocated at Hotspur Park (A16) and Alnwick Station (A01). Site A04 will be expanded slightly to incorporate land developed to the north for employment use.
- 2.44 A firm site for the additional employment land is not being identified in the Core Strategy. This will be done in the Alnwick and Denwick Neighbourhood Plan.

Conclusion

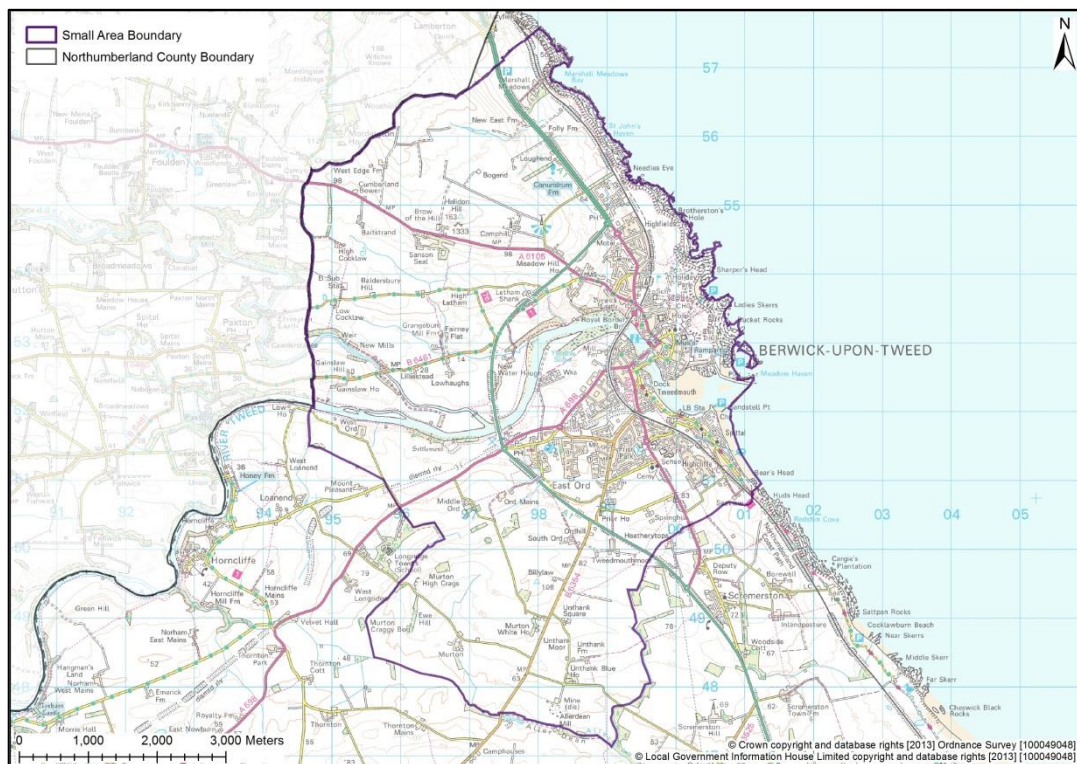
- 2.45 The SLR identifies that there is sufficient capacity to accommodate the 1100 dwellings and additional 10ha of employment land proposed in the Northumberland Core Strategy.
- 2.46 This level of development will assist in arresting the decline in the size of the working age population, enable a greater mix of housing, and support Alnwick's role as a main town with a wide hinterland in the North Delivery Area. A key constraint to development is the capacity of the two junctions to the A1. However, the dualling of the A1 south of Alnwick is likely to enhance the town's economic prospects and its appeal as a place to live.
- 2.47 The area to the south of the town which incorporates a site with planning consent for 271 dwellings, together with a new school is identified as an area of least constraint and may be expected to deliver development in the short to medium term. An additional area to the north east of Alnwick is also relatively constraint and may deliver the significant development later in the plan period. Both these areas are located in areas of lower landscape sensitivity, although development to the north east would need to be sensitive to the setting of the registered park and garden to the north.
- 2.48 While no preferred area for additional employment land is identified, the areas to the south east, are relatively unconstrained and located adjacent to the existing employment areas. The area to the north is constrained by the registered park and garden.

3 Berwick

Introduction

3.1 One of two Main Towns in the North Northumberland Delivery Area, Berwick-upon-Tweed is the northernmost market town in Northumberland. It is one of England's outstanding historic towns and a key hub between the conurbations of Edinburgh and Tyneside. It is comprised of two the parish areas of Berwick-upon-Tweed and Ord.

Figure 19: Berwick small area



Role and function

- 3.2 Berwick upon Tweed is influenced by the Edinburgh City-Region, which extends across the Scottish Borders. Proposals for expansion in the Scottish Borders and the re-opening of the Waverley line could also have implications for the town's social and economic well-being
- 3.3 The town benefits from having the A1 strategic road route and East Coast Mainline Railway passing through the town with regular services from Berwick town to London and Edinburgh.
- 3.4 The importance of Berwick upon Tweed as a Main Town is exemplified by the range of services and facilities it offers. The town contains a high school, Berwick Infirmary Community Hospital, a leisure centre and 22,290 square metres of central retail floor space and approximately 50.1 hectares of developed employment land. Cultural facilities include Berwick Museum and Art Gallery, the Maltings Theatre and Cinema and a library. Berwick benefits from emergency services provision, with ambulance, police and fire stations. The catchment area of Berwick Academy extends south beyond Wooler and in to Northumberland National Park, and along the Scottish border.

Demographic, economic and housing profile

Population Profile

- 3.5 The 2011 Census recorded that there were 13,417 usual residents in the Berwick area; an increase of 384 people since 2001.
- 3.6 Over this period the proportion of the population of core working age (16- 64 years) decreased slightly from 61.4% to 61.1%, while the proportion aged over 65 increased from 20.7% to 22.1%.

Figure 20: Berwick demographic profile

	Population	People aged						
		0 - 4	5 - 15	16 - 24	25 - 44	45 - 64	65 - 74	75 and over
2001	13033	5.1%	12.8%	9.4%	25.6%	26.3%	10.6%	10.1%
2011	13417	5.5%	11.3%	9.7%	22.9%	28.5%	10.9%	11.1%

3.7 In 2011, the Berwick area had a smaller proportion of its population of working age than the County as a whole, and a larger proportion aged over 65 years.

Population Projection

3.8 When applied at the local level, the 2012 based Sub-national Population Projections indicate that the population of Berwick will increase by 7.3% between 2011 and 2031. Over this period, the number of people of core working age is projected to decrease by 4.3%. In contrast, the population aged over 65 years is projected to increase, with a 55.7% increase in those aged over 75, although this is significantly lower than the increase in those aged over 75 in Northumberland as a whole.

Figure 21: Berwick population projection

Age Group	Projected population change 2011-2031			
	Population		Population Change	Population Change as a %
	2011	2031		
0-15	2,254	2,326	72	3.2%
16-59 (female)/ 16-64 (male)	7,639	7,311	-328	-4.3%
60/65-74	2,012	2,416	404	20.1%
75+	1,502	2,339	837	55.7%
Total	13,407	14,392	985	7.3%

Housing Profile

- 3.9 In 2011, 88.5% of properties in the Berwick area were in Council Tax Bands A to C, with 63.7% of these in Band A.
- 3.10 The 2011 Census recorded 6,464 household spaces in Berwick, an increase of 388 since 2001. Of these household spaces, 464, or 7.1% had no residents. In 2011, 60.3% of households were living in owner occupied properties, 23.9% in social rented housing and 15.8% in the private rented sector.
- 3.11 In 2011, 11.6% of households occupied properties with four or more bedrooms, 49.2% of homes had fewer than three bedrooms, and 39.2% have three bedrooms.
- 3.12 In comparison to Northumberland as a whole, Berwick contains a significantly larger proportion of low value properties, and less high value properties. The area is characterised by having fewer owner occupiers, and more households living in social rented properties. The housing stock is relatively small, with fewer large properties and more, smaller properties.

Economic activity

- 3.12 Amongst the population aged 16 to 74, 62.9% are in employment, 4.2% unemployed, and 18.6% retired.
- 3.13 The proportion of people in employment in Berwick is level with Northumberland as a whole; however the unemployment and retirement rates are lower.

Constraints analysis

- 3.14 The North Sea to the east of Berwick acts as a natural settlement boundary, while the River Tweed bi-sects the town, separating Berwick from Tweedmouth. The East Coast Mainline passes through the town, presenting a constraint to development. The A1 marks the western settlement boundary and provides a further constraint to development, particularly in the north and the south west of Berwick.

Figure 22: Berwick



Highways and connectivity

- 3.15 Berwick is well connected to the strategic road network, with numerous access points linking to the A1 which bounds the town to the west. The A1 connects Berwick to Edinburgh and the Scottish Borders to the north and Alnwick, Morpeth and the Tyneside conurbation to the south.
- 3.16 The Royal Tweed Bridge connects Berwick with Tweedmouth, with a mini roundabout south of the river providing access to the A1 via the A698 and the A1167. A further access to the A1 is via Etal Road (B6354). North Road (A1167) provides access to the A1 north of Berwick. Duns Road (A6105) also provides access to the A1 but only to southbound traffic.
- 3.17 Development is constrained in the centre of Berwick due to the historic nature of the street layout, while to the north of Berwick highway constraints present a barrier to development.
- 3.18 Berwick is served by a number of bus services, providing access to the Scottish Borders, the North Delivery Area and more widely to the Tyneside conurbation. In addition, Berwick is served by an East Coast Mainline rail station providing access to Scotland, Newcastle and London.

Flood Risk

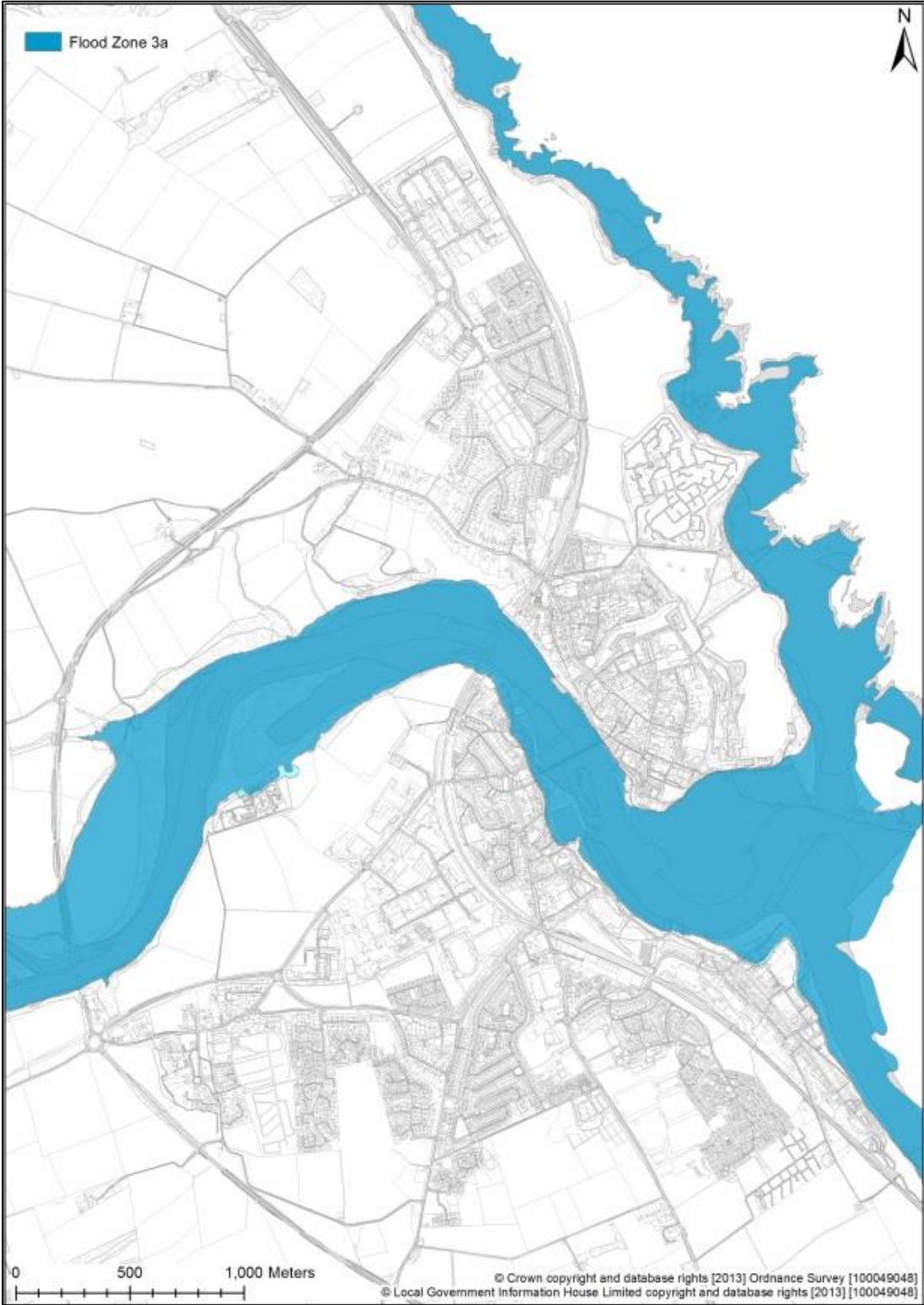
- 3.19 A wide area aligned with the River Tweed, and Whiteadder Water, extending from the west of Berwick to the coast, is at risk of fluvial flooding and is identified as being located in Flood Zone 3. To the east of Berwick, the coastline is identified as being at risk of coastal flooding, in Flood Zone3.

Figure 23: Berwick Environment Agency Flood Risk



3.20 The SFRA identifies that areas identified above are largely within Flood Zone 3a, and are therefore not in the functional flood plain.

Figure 24: Berwick Strategic Flood Risk Assessment



Water and sewerage capacity

- 3.21 The detailed WCS identifies that there are possible constraints to water supply from Berwick and Fowbery WRZ, which is extracted from ground water sources. There are no capacity constraints associated with Berwick-upon-Tweed WwTW.
- 3.22 While it identifies no historic record of sewer flooding, potential capacity issues within the public sewerage system have been identified northwest of Berwick, south of East Ord, south of Tweedmouth and northwest of Spittal. Further investigation and possible infrastructure upgrades may be required in this location.

Natural Environment Designations

- 3.23 Both the River Tweed and the coastline to the east of Berwick support diverse marine habitats and ecosystems, meaning a significant amount of local, national and international natural environment designations are located in the area. Both the River Tweed and the coastline are designated SSSI's and Special Areas of Conservation. South from Bear's Head extends a Ramsar site, a Special Protection Area and the Northumberland Coast AONB; in addition, the coastline is a Heritage Coast.
- 3.24 Inland, a LWGS is aligned with the River Tweed and Whiteadder Water, extending from the west to Whiteadder Point, and ancient semi-natural woodland is located on the north bank of the River Tweed.

Figure 25: Berwick national and local natural environment designations

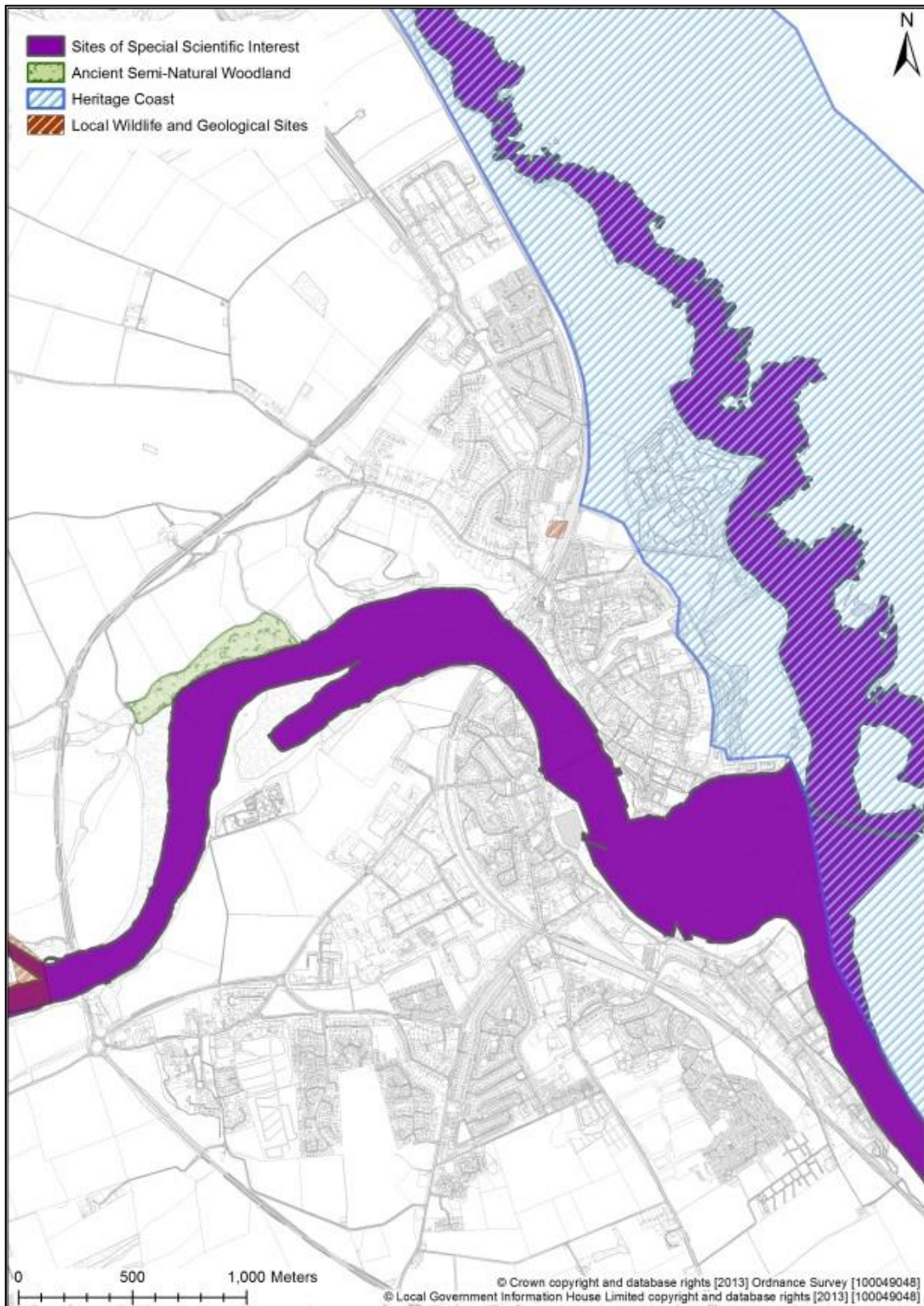
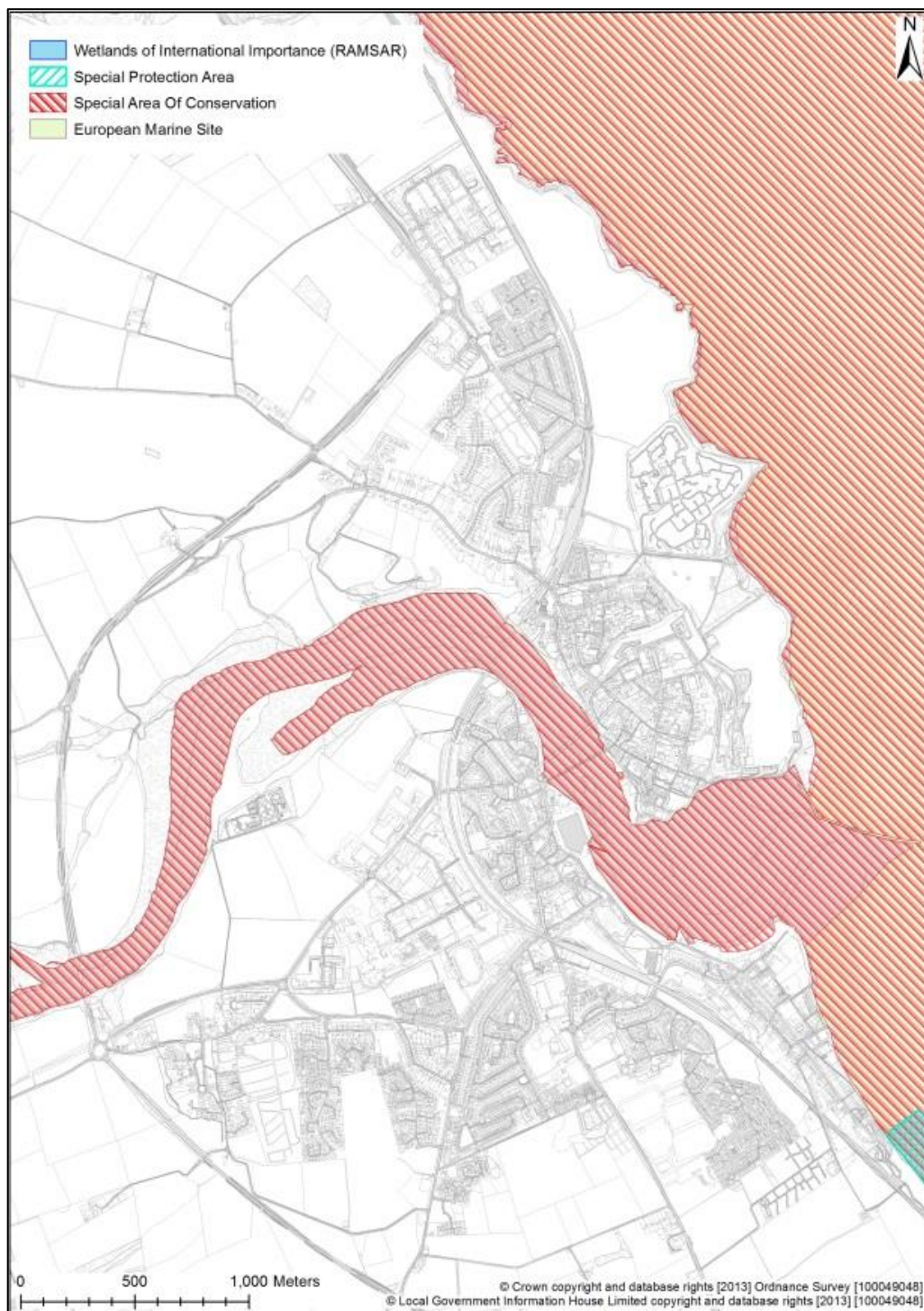


Figure 26: Berwick international natural environment designations

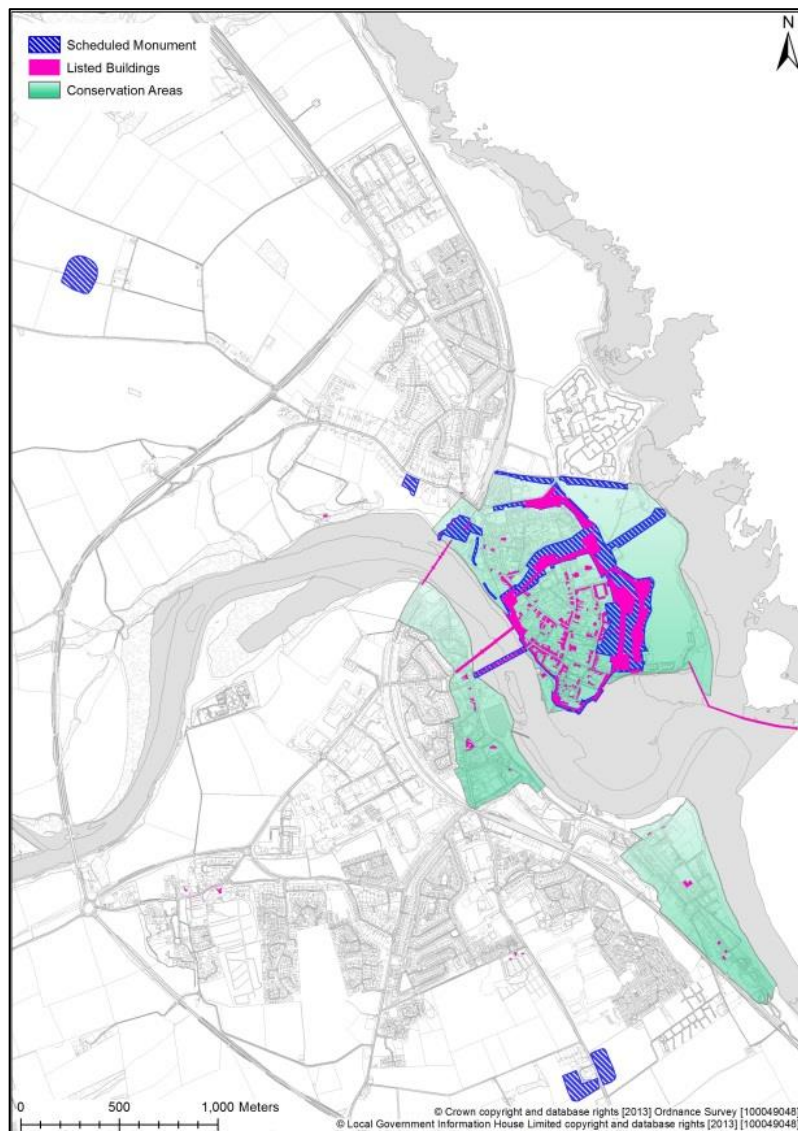


Built Heritage Designations

3.25 Much of Berwick town centre located north of the River Tweed is identified as a conservation area, extending east to the Magdalene Fields Golf Club and north to Berwick Middle School. A conservation area on the adjacent bank of the River Tweed incorporates an area from Mount Road up to the Royal Border Bridge, while an additional conservation area is located south, between the railway line and Spittal Beach.

3.26 Being a historic town, the centre of Berwick contains a significant number of buildings and features, which are protected by statutory designations. A number of scheduled monuments (SM) are located in Berwick, including; Berwick Castle, a medieval church and graveyard to the northeast, Berwick Bridge and Spades Mire Linear Earthwork, while medieval and post medieval fortifications outline much of the town centre. In addition, there are numerous listed buildings clustered throughout the centre of Berwick.

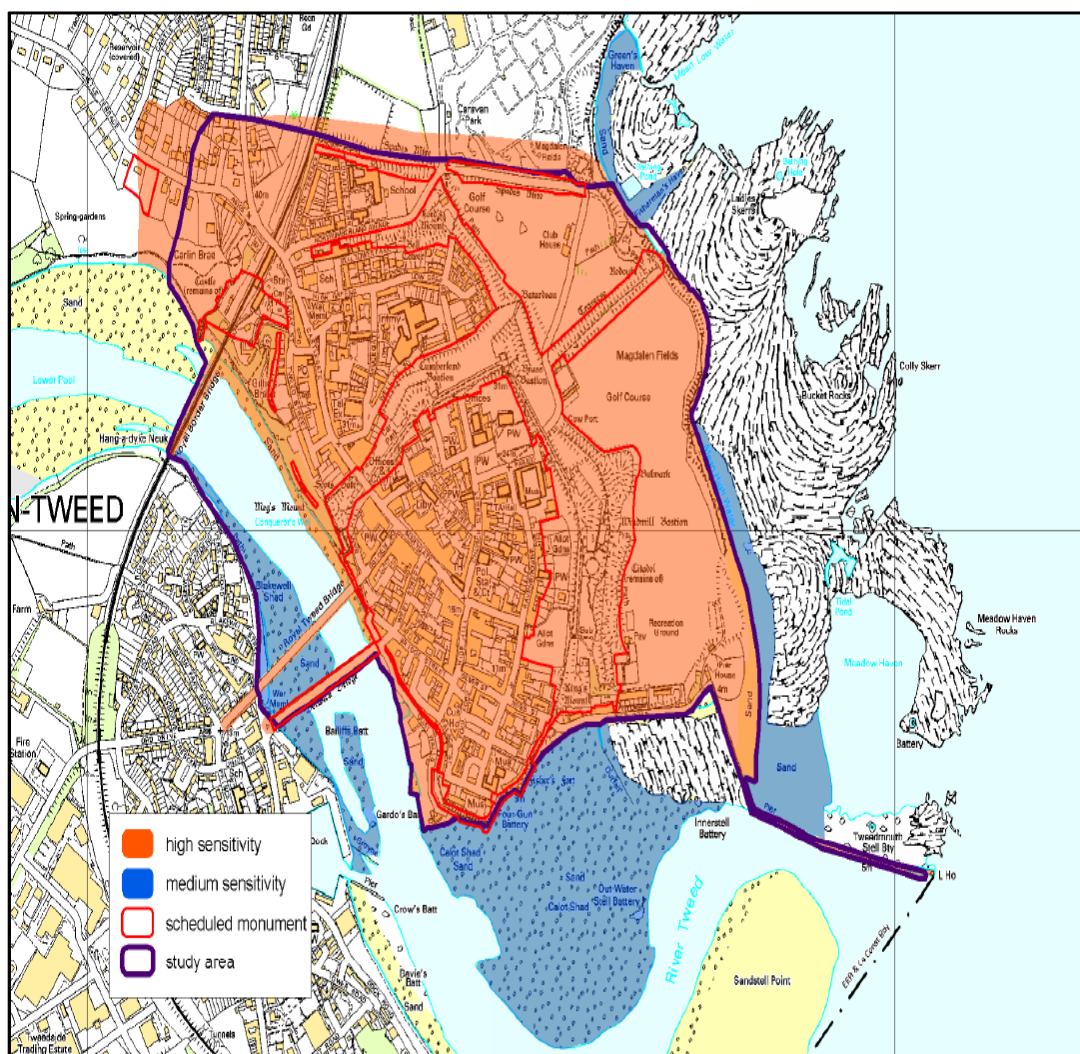
Figure 27: Berwick built heritage designations



Archaeological Sensitivity

3.27 The extensive urban survey identifies much of the Berwick town centre to the north of the River Tweed as being of high archaeological sensitivity. As identified above, Berwick contains a significant number of scheduled monuments. Blackwell Shad, on the west bank of the River Tweed, and Calot Shad on the north bank are both identified as being of medium archaeological sensitivity; as is Green's Haven, Fisherman's Haven and a coastal area between Magdalene Field Golf Club and Bucket Rocks.

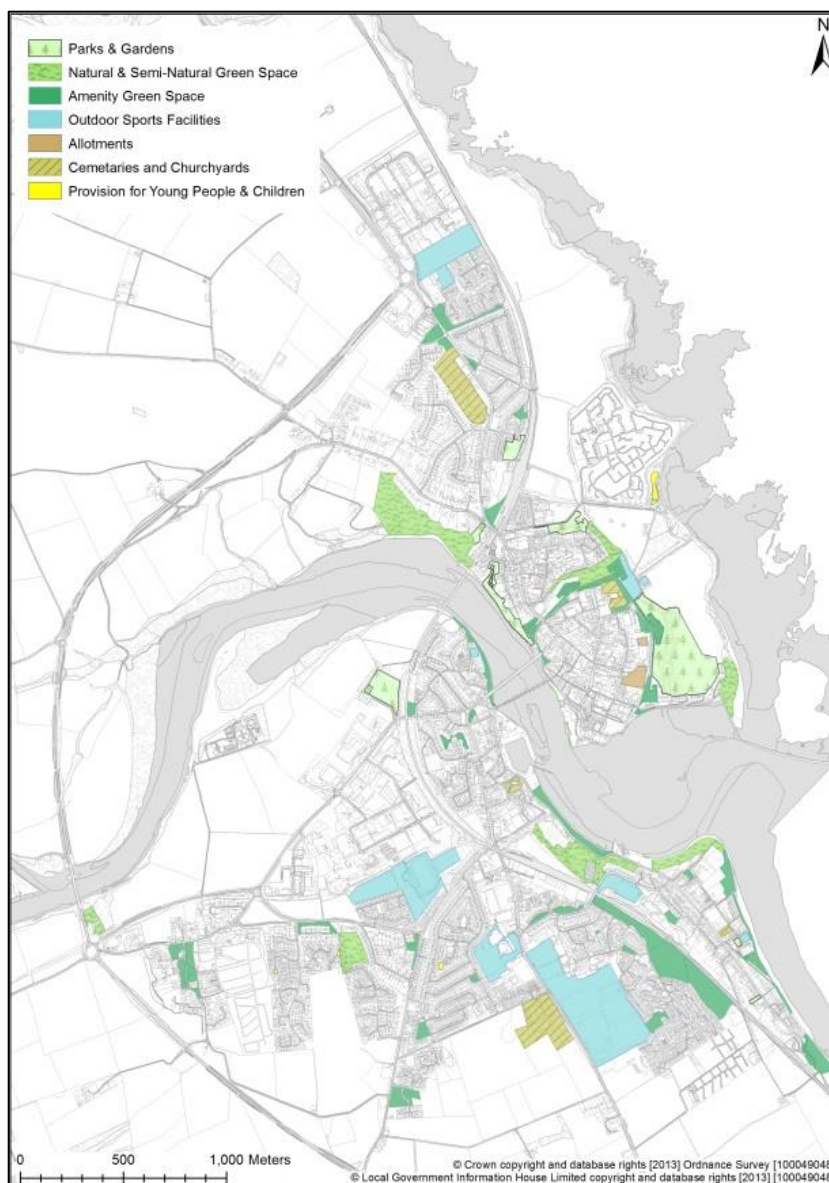
Figure 28: Berwick Archaeological Sensitivity



Open Space

3.28 Berwick contains a significant amount of open space, with much of this identified as outdoor sports facilities. Shielfield Park, Billendean Park and Swan Centre for Leisure are located to the south of Berwick, as are outdoor sports facilities associated with the high school. To the north of Berwick, playing fields and outdoor sports facilities associated with the community centre and middle school, are identified. Recreation grounds on the north bank of the River Tweed estuary are identified as parks and gardens, while areas of natural and semi-natural green space are located on the north and south banks of the River Tweed. There is also a large provision of amenity green space.

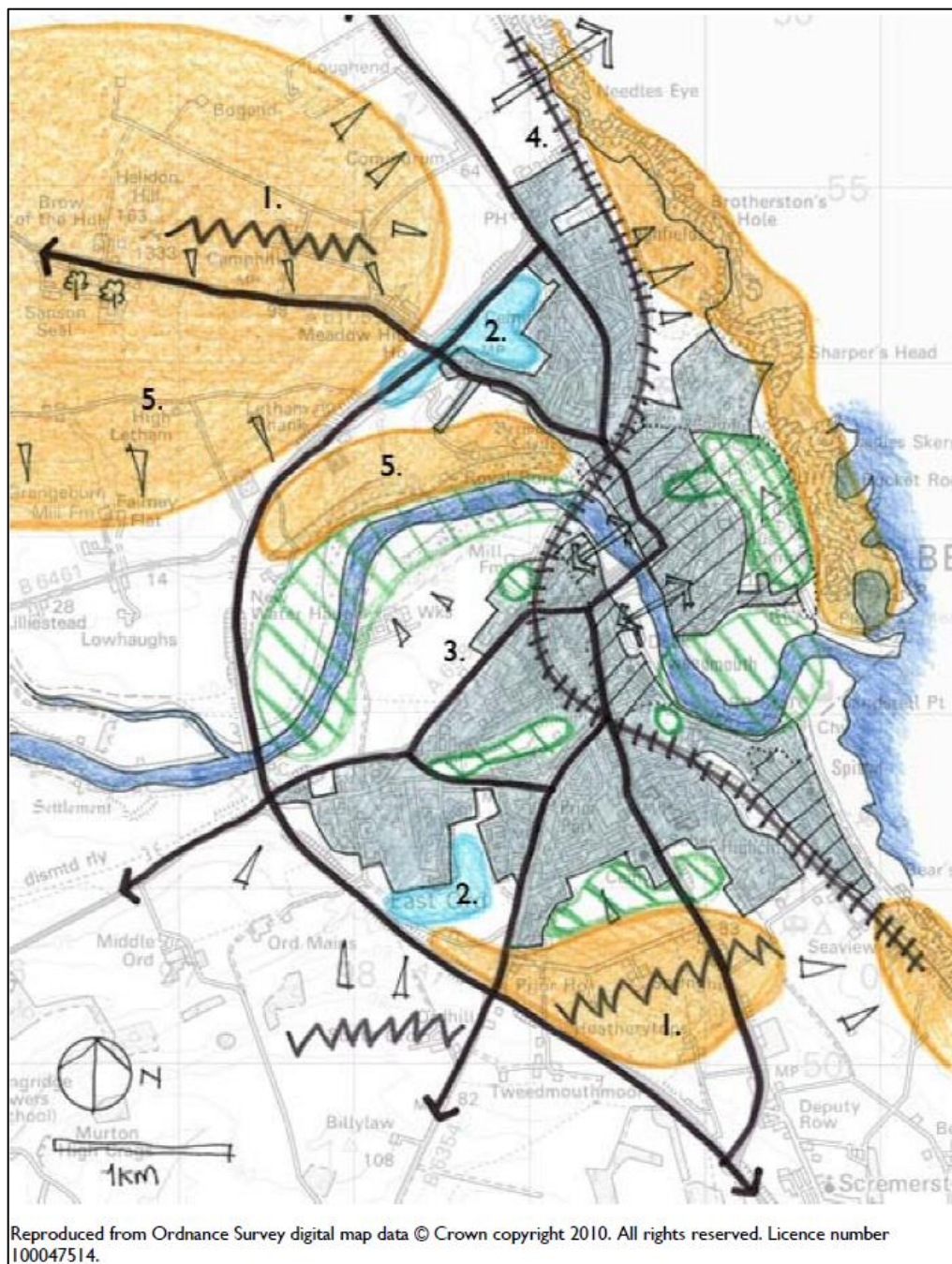
Figure 29: Berwick green infrastructure and open space



Landscape sensitivity

3.29 The rocky coastline to the east of Berwick is identified as being of high sensitivity to change. Additional areas of high landscape sensitivity include characteristic views and farmland to the northwest and south (1) of Berwick and agricultural fields along the north bank of the River Tweed (5). Small pockets of land (2) to the north and south of Berwick are identified as being less sensitive to change.

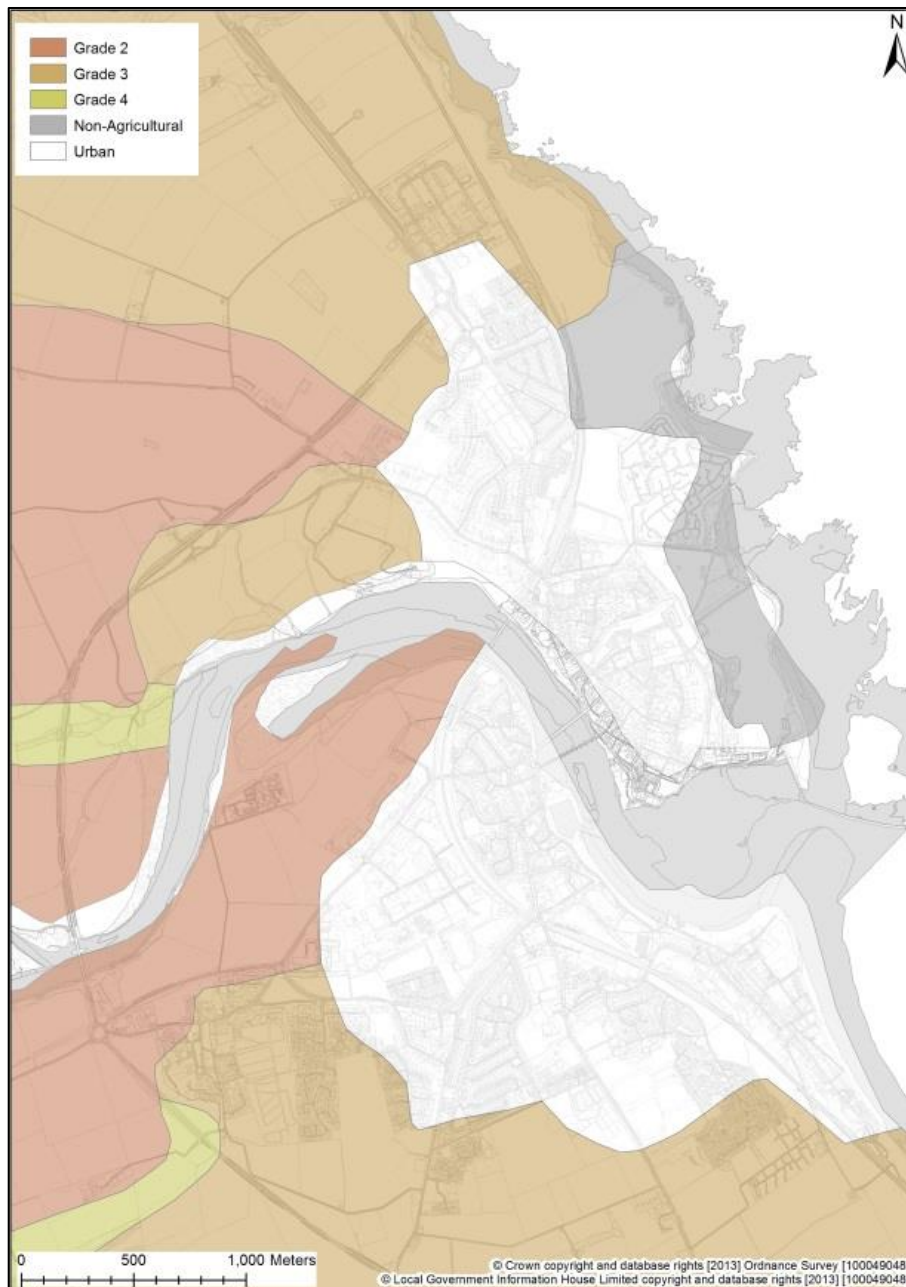
Figure 30: Berwick landscape sensitivity



Agricultural Land Classification

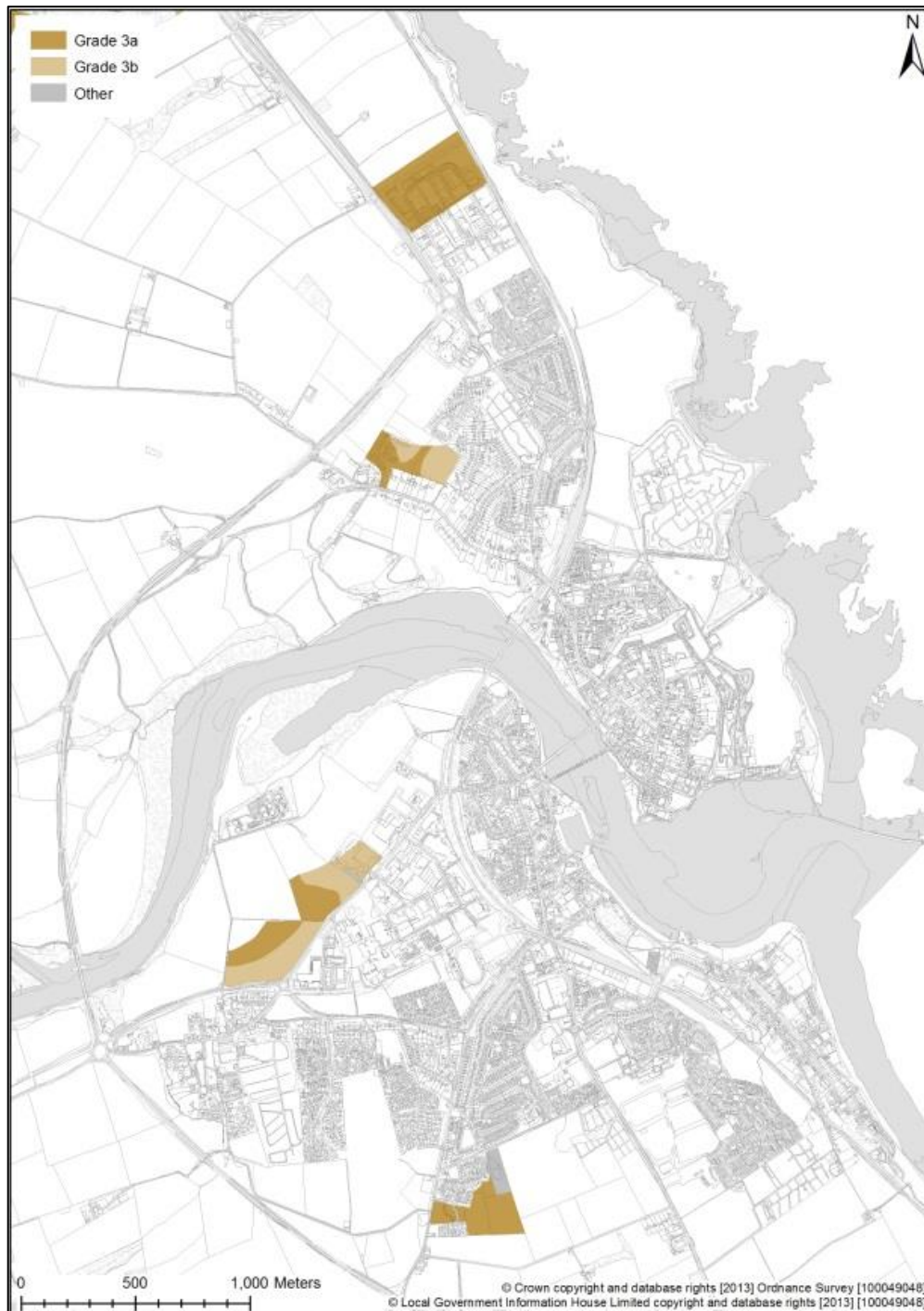
3.30 Agricultural land to the north and south of Berwick is identified as being Grade 3, while an additional area north of the River Tweed at Castlehills Farm is also Grade 3. Much of the land to the south of the River Tweed is Grade 2, as is an area which extends from the A1 up to the A6105, north of the River Tweed.

Figure 31: Berwick agricultural land classification



3.31 More detailed analysis has been undertaken across some of the land surrounding Berwick, which identifies in some detail different grades of land. An area of land located southwest of Tweedmouth along the A698, identified as Grade 2 above, is in the more detailed assessment as Grade 3a or Grade 3b; as is land at Highfield to the north of the River Tweed. Located to the south of Berwick, a parcel of land at Tweedmouth Grove is Grade 3a.

Figure 32: Berwick detailed agricultural land classification



Mineral Resource Area

3.32 Aligned with the River Tweed, a sand and gravel mineral resource extends along the north bank of the River Tweed up to New Water Haugh, and along the south bank from Toddles Shiel to the dock. An additional sand and gravel mineral resource is located south of the Berwick estuary, adjacent to Spittal Beach. A narrow coal and clay mineral resource extends from the Castle Drive area, located just north of Berwick Castle, down to Spittal, where the resource expands to cover an area from the coastline to Ord. An additional coal resource is located across the Berwick estuary, where it extends from Sandstell Point to King's Mount.

Historic Housing Delivery and Land Take Up

Historic Housing Delivery

3.33 The Berwick small area saw 137 completions over the period 2009-11. Approximately 45 dwellings were completed in Berwick over the period 2004-09, with a significant level of this development at Hiveacres Estate and Mill Wharf.

Employment Land Take Up

3.34 From 1999 to 2014, 3.96ha of allocated employment land has been taken up across Berwick across two sites; Ramparts (B12) and North Road (B02). Over the same period 1.18ha has been lost to other land uses across the same two sites.

The availability of land for housing and employment

Housing Land Availability

3.35 The capacity of identified sites to accommodate residential development over the plan period and beyond, across both the Berwick small area and the settlement itself is set out below.

3.36 In addition to the 149 units completed between 2011 and 2015, sites across the small area, with a capacity to accommodate an additional 1405 dwellings over the plan period are identified; a capacity for a further 61 dwellings beyond the plan period is also identified. 100% of the capacity identified is within or adjacent to the town of Berwick, including Spittal, Tweedmouth and East Ord.

Figure 33: Housing land availability in the small area and Berwick

	No of dwellings	
	Small Area	Berwick
Completions 2011-15	149	149
Deliverable sites 0 – 5 years	607	607
Developable sites 6- 10 years	457	457
Developable sites 11 – 15 years	311	311
Developable sites year 16	30	30
Total	1554	1554
Developable sites beyond the plan period	91	91

3.37 Included in the table above are dwellings forecast to be delivered on sites with planning consent. The Council’s Five Year Supply of Deliverable Sites (2015-2020) document identifies a remaining capacity of 382 units across eight sites currently under construction, and 567 units across ten sites with extant planning permission.

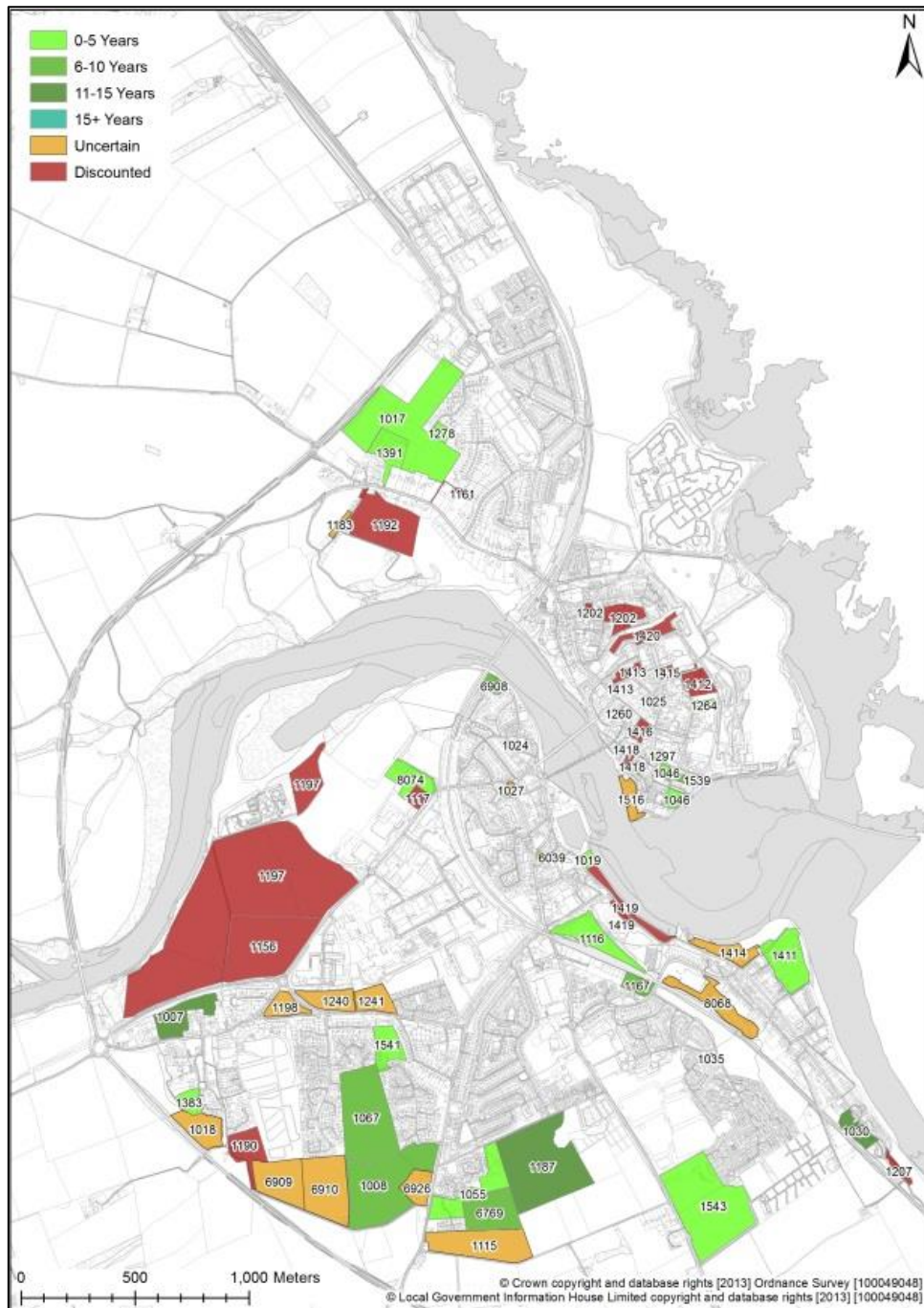
3.38 Of those units on sites under construction, Springhill/Highcliffe, Tweedmouth (13/00589/FUL) is expected to deliver 150 units, Land adjacent to Etal Road, Hiveacres (07/B/0158) is expected to deliver 58 units and Governors Garden (Garage Site), Palace Street East (06/B/0174) is expected to deliver 52 units. Of the units with extant permission 240 are expected to be delivered at West Hope, Castle Terrace (08/B/0696) while 136 units are expected to be delivered at Spittal Point, Spittal (09/B/0317).

3.39 Since the SHLAA base date of 1 April 2015, a number of sites have received planning permission. Sites at the Old Brewery, Brewery Lane, Tweedmouth (5 units), and on land adjacent to Cornhill Road (30 units) will provide additional supply on top of that identified in the table above.

PDL/Greenfield

3.40 The SHLAA identifies that of the 1051 dwellings which may be accommodated on deliverable and developable sites over the plan period which are not under construction, approximately 378 dwellings (36%) may be accommodated on 11.7ha of PDL, and 673 (64%) on 50.1ha of greenfield land.

Figure 34: Berwick housing land availability



Employment land availability

3.41 The total employment land available in Berwick is 20.25ha. The majority of the land available is located at Berwick – North West of A698 Ord Road (B13) and at Berwick - Ramparts Business Park (B12).

Figure 35: Allocated employment land availability in Berwick

Ref. No	Site	Settlement	Area (ha)	Developed (ha)	Available (ha)
B02	Berwick - North Road	Berwick-upon-Tweed	11.222	8.669	0.239
B12	Berwick - Ramparts Business Park	Berwick-upon-Tweed	13.831	3.140	6.637
B04	Berwick - Tweedside	Tweedmouth	40.092	31.632	1.806
B03	Berwick - Tweedmouth	Tweedmouth	6.237	5.881	0.144
B14	Berwick - Spittal Point	Spittal	3.784	9.756	2.981
B13	Berwick - NW of A698 Ord Road	East Ord	8.443	0	8.443
					20.25

Proposed requirements for housing and employment land

- 3.42 The Pre-submission Core Strategy proposes a housing requirement of 900 dwellings over the plan period. The above information indicates that there is sufficient capacity within Berwick to accommodate this scale of development. Given that 149 units have already been completed between 2011 and 2015, the housing requirement for the remainder of the plan period is 751 dwellings.
- 3.43 The plan proposes the de-allocation of 14.56ha employment land at Spittal Point (B14), Tweedmouth (B03), land NW of A698 Ord Road (B13), leaving a total employment land allocation of 68.35ha, with 8.63ha of available land.

Conclusion

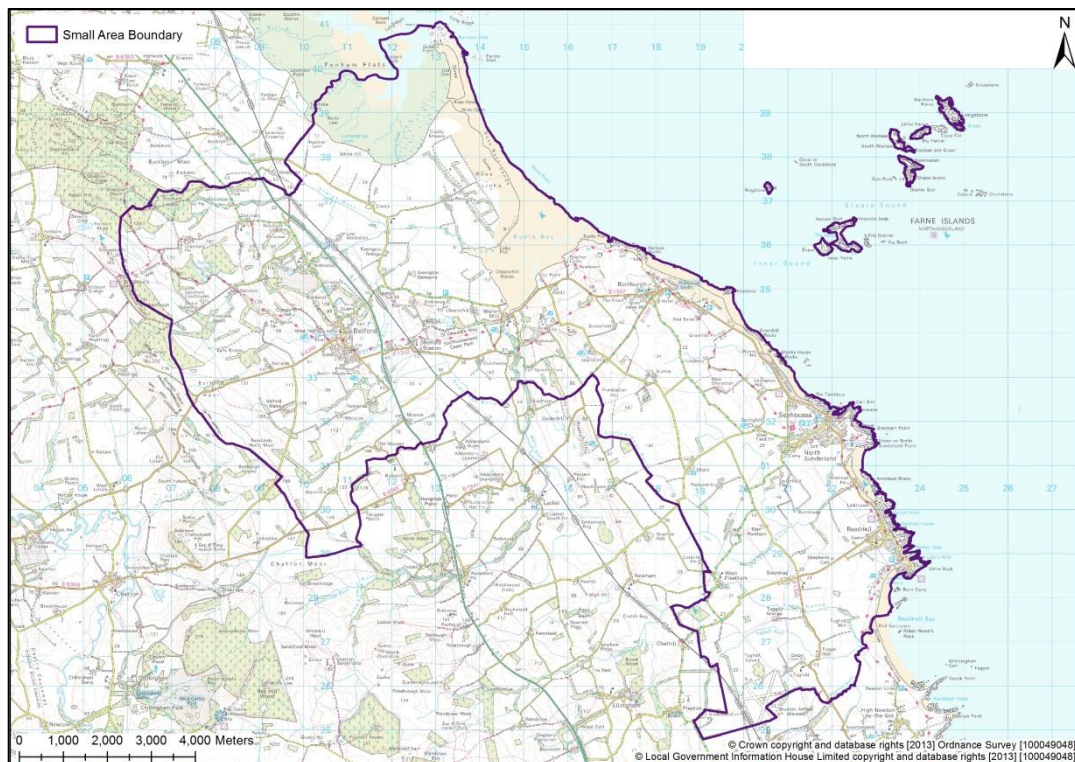
- 3.44 The SLR identifies that there is sufficient capacity to accommodate the 900 dwellings proposed in the Northumberland Core Strategy.
- 3.45 This level of development will assist in arresting the decline in the size of the working age population, enable a greater mix of housing, and support Berwick's role as a main town in the North Delivery Area, with a wide hinterland extending into the Scottish Borders.
- 3.46 Key constraints to development are the capacity of the Berwick and Fowberry WRZ, the built heritage designations in the town, the natural environment designations associated with the coast and the estuary and flood risk which also affects these areas.
- 3.47 Areas of least constraint are identified to the north and south of the town, with a number of sites benefitting from planning consent. While areas to the north of Berwick and south of East Ord are identified as being of lower landscape sensitivity, development to the south of Tweedmouth would need to reflect that this area is of higher sensitivity.
- 3.48 While Berwick benefits from planning consents which could accommodate in excess of the town's dwelling requirement, historic delivery suggests that not all applications may be built out over the plan period.

4 Belford

Introduction

- 4.1 Belford is a Service Centre located in the North Northumberland Delivery Area. It is located on the edge of the Northumberland coastal plain as it rises up to moorland and the Kylee Hills to the west. The Belford and Seahouses small area is comprised of the parishes of Belford, Easington, Middleton, North Sunderland, Bamburgh and Beadnell.
- 4.2 However, the housing number and much of the information presented in this section relates to the Belford sub-area including the parishes of Belford, Middleton and Easington.

Figure 36: Belford and Seahouses small area



Role and function

- 4.3 Belford provides a key hub for services for people living in both Belford and its hinterland. Belford has strong links to Berwick-upon-Tweed to the north and Alnwick to the south. Belford is served by buses connecting it to Berwick-upon-Tweed, Seahouses, the North Northumberland coast, Alnwick and Newcastle.
- 4.4 Belford industrial estate is located to the east of Belford and is separated from the settlement by the A1 road. It is used for general industry including grain processing and warehousing purposes, serving the needs of the local area.
- 4.5 The role of Belford as a Service Centre is exemplified by the range of services and facilities it offers. The village contains a middle school, 830 square metres of central retail floor space and approximately 7.8 hectares of developed employment land. Belford benefits from an ambulance and fire station. The catchment area of St Mary's C of E Middle School extends from West Mains in the north to Warenford in the south.

Demographic, economic and housing profile

Population Profile

- 4.6 The 2011 Census recorded that there were 1,516 usual residents in the Belford area; an increase of 187 people since 2001.
- 4.7 Over this period the proportion of the population of core working age (16- 64 years) increased slightly from 58.4% to 61.6%, while the proportion aged over 65 increased from 21.9% to 24.1%.

Figure 37: Belford, Easington and Middleton demographic profile

	Population	People aged						
		0 - 4	5 - 15	16 - 24	25 - 44	45 - 64	65 - 74	75 and over
2001	1,329	4.4%	15.3%	6.5%	26.0%	26.0%	12.9%	9.0%
2011	1,516	4.1%	10.2%	9.4%	19.0%	33.2%	12.9%	11.3%

- 4.8 In 2011, the Belford area had a smaller proportion of its population of working age than the County as a whole, and a significantly larger proportion aged over 65 years.

Population Projection

4.9 When applied at the local level, the 2012 based Sub-national Population Projections indicate that the population of Belford and Seahouses will increase by 8.5% between 2011 and 2031. Over this period, the number of people of core working age is projected to decrease by 11.5%. In contrast, the population aged over 65 years is projected to increase markedly, with an 87.5% increase in those aged over 75.

Figure 38: Belford and Seahouses population projection

Age Group	Projected population change 2011 - 2031			
	Population		Population Change	Population Change as a %
	2011	2031		
0-15	549	474	-75	-13.7%
16-59 (female)/ 16-64 (male)	2,323	2,055	-268	-11.5%
60/65-74	957	1,154	197	20.6%
75+	598	1,121	523	87.5%
Total	4,427	4,804	377	8.5%

Housing Profile

- 4.10 In 2011, 78.1% of properties in the Belford area were in Council Tax Bands A to C, with 39.8% of these in Band A.
- 4.11 The 2011 Census recorded 878 household spaces in Belford, an increase of 166 since 2001. Of these household spaces, 175, or 19.9% had no residents. In 2011, 57.5% of households were living in owner occupied properties, 19.9% in social rented housing and 22.6% in the private rented sector.
- 4.12 In 2011, 15.9% of households occupied properties with four or more bedrooms, 40.7% of homes had fewer than three bedrooms, and 43.4% have three bedrooms.
- 4.13 In comparison to Northumberland as a whole, Belford contains a smaller proportion of low value properties, and fewer high value properties. The area is characterised by having a fewer owner occupiers, and more households living in private rented properties. The housing stock is relatively small.

Economic activity

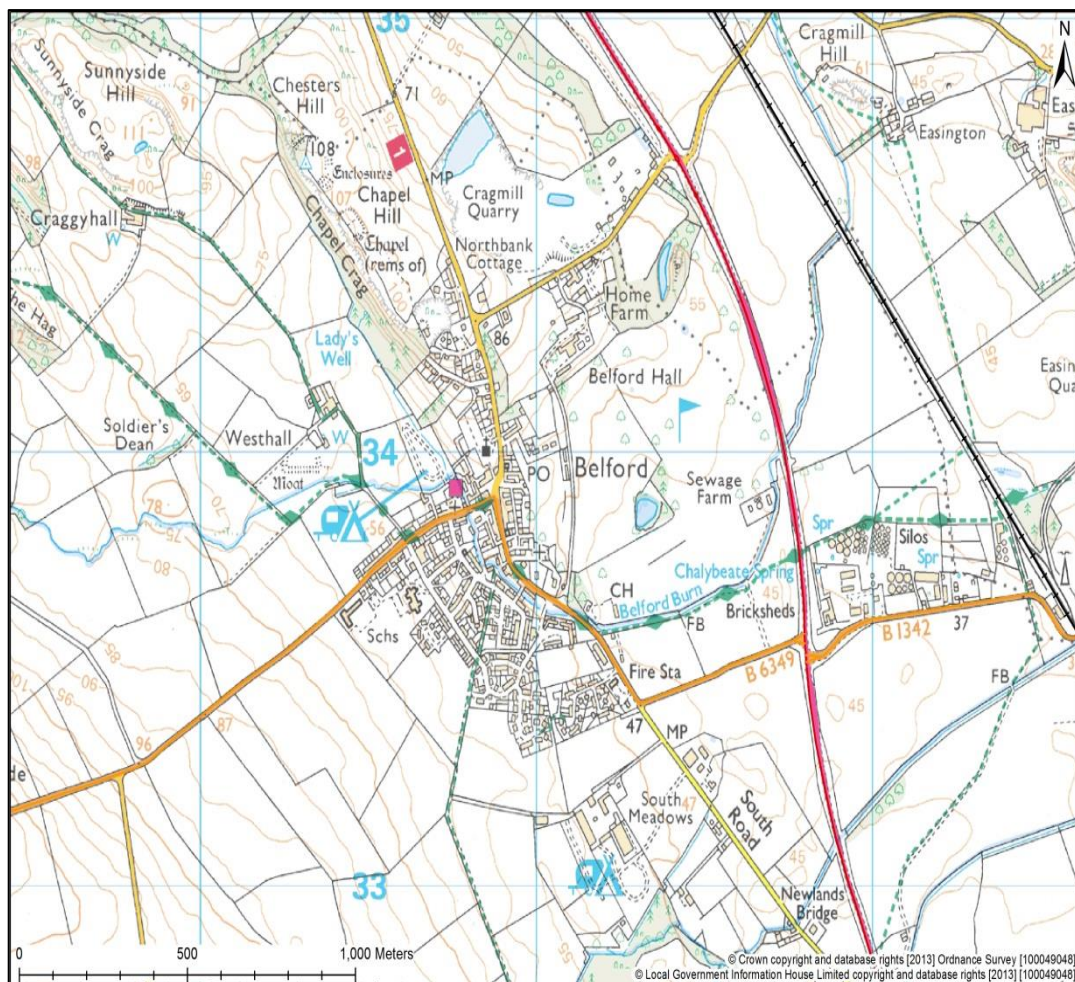
4.14 Amongst the population aged 16 to 74, 64.7% are in employment, 3.0% unemployed, and 20.6% retired.

4.15 The proportion of people in employment and in retirement is higher in Belford than Northumberland as a whole; however the unemployment rate is lower.

Constraints analysis

4.16 Growth in Belford is largely constrained by Belford Hall Estate, Belford Golf Club and the A1, all located to the east of the village, while Chapel Crag, Chapel Hill and Cragmill Quarry form part of the northern settlement boundary. To the west of the village, ground rises upwards towards Belford Moor.

Figure 39: Belford



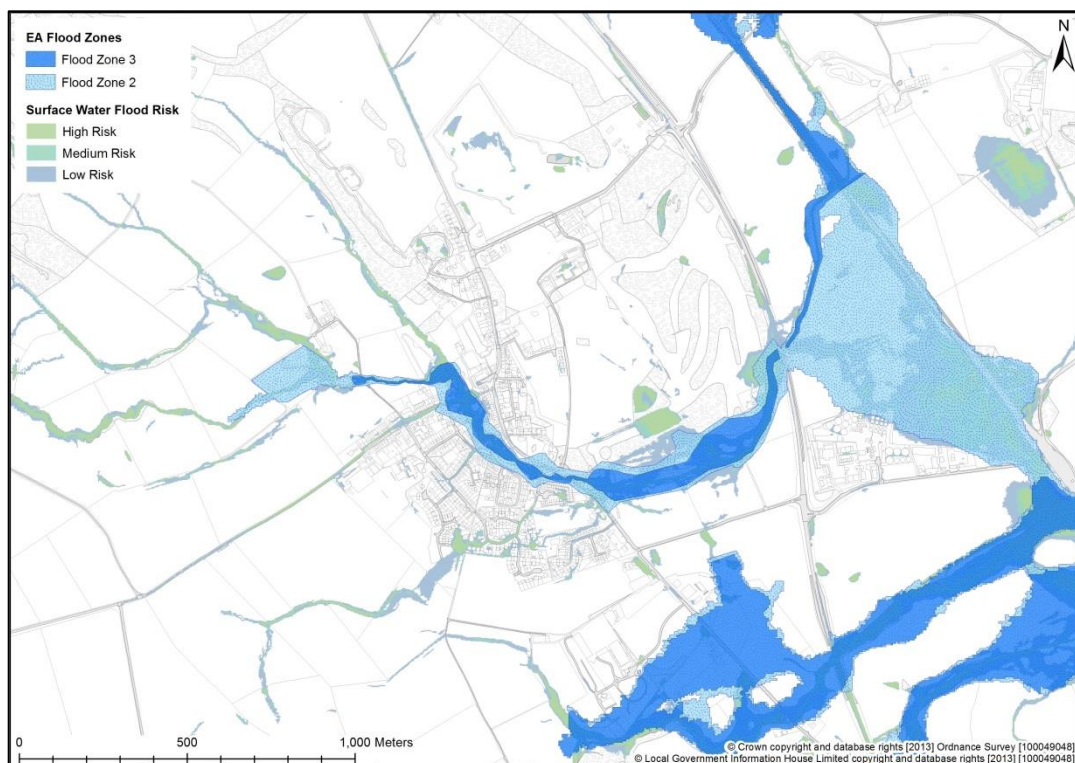
Highways and connectivity

- 4.17 Belford has strong links to the strategic road network, being located just west of the A1 which connects Belford to Berwick-upon-Tweed in the north and Alnwick, Morpeth and the Tyneside conurbation to the south. The B6349 links Belford to Wooler.
- 4.18 Two junctions provide access to the A1, the B6349 to the south and Cragmill Road to the north
- 4.19 Belford is served by bus services to Berwick, South East Delivery Area and Newcastle.

Flood Risk

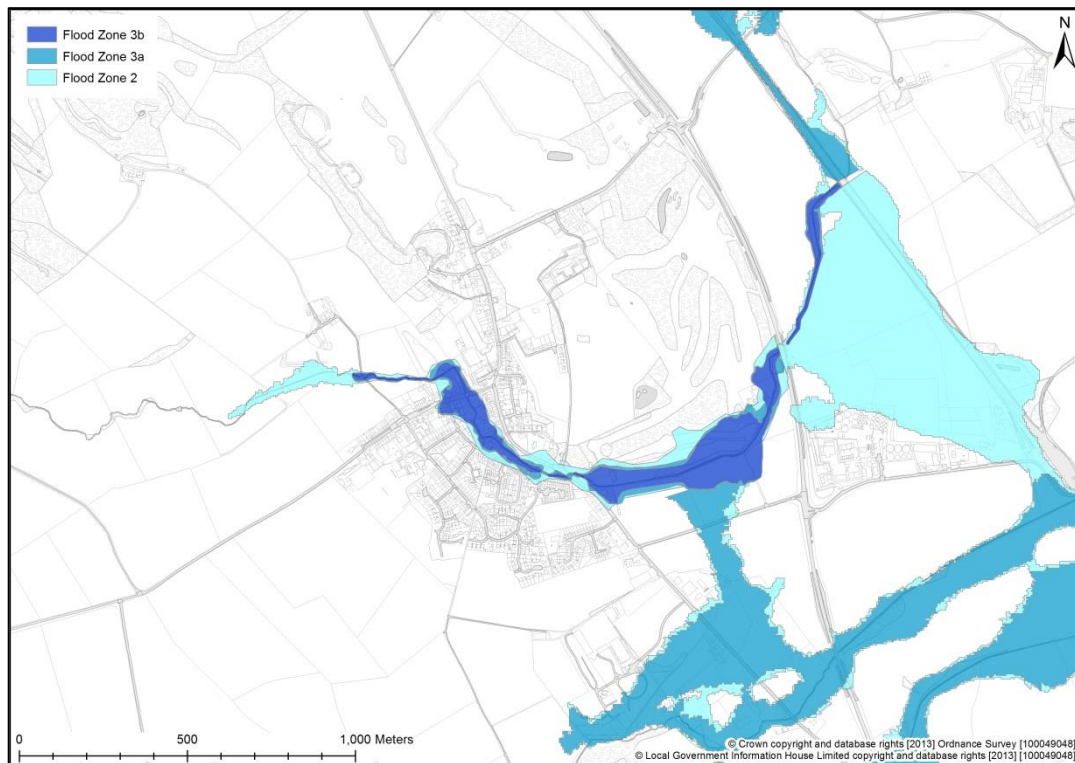
- 4.20 Much of the area aligned with Belford Burn, including the village centre, is at risk of fluvial flooding, in Flood Zone 3. The area aligned with Newlands Burn and Mousen Burn, and in the vicinity of South Farm to the south of Belford is also in Flood Zone 3. Land between the A1 and the railway line to the east of Belford is in Flood Zone 2.

Figure 40: Belford Environment Agency Flood Risk



4.21 The SFRA identifies that much of the area aligned with Belford Burn is within the functional flood plain, in Flood Zone 3b. Areas to the south of Belford, identified above, are in Flood Zone 3a.

Figure 41: Belford Strategic Flood Risk Assessment



Water and sewerage capacity

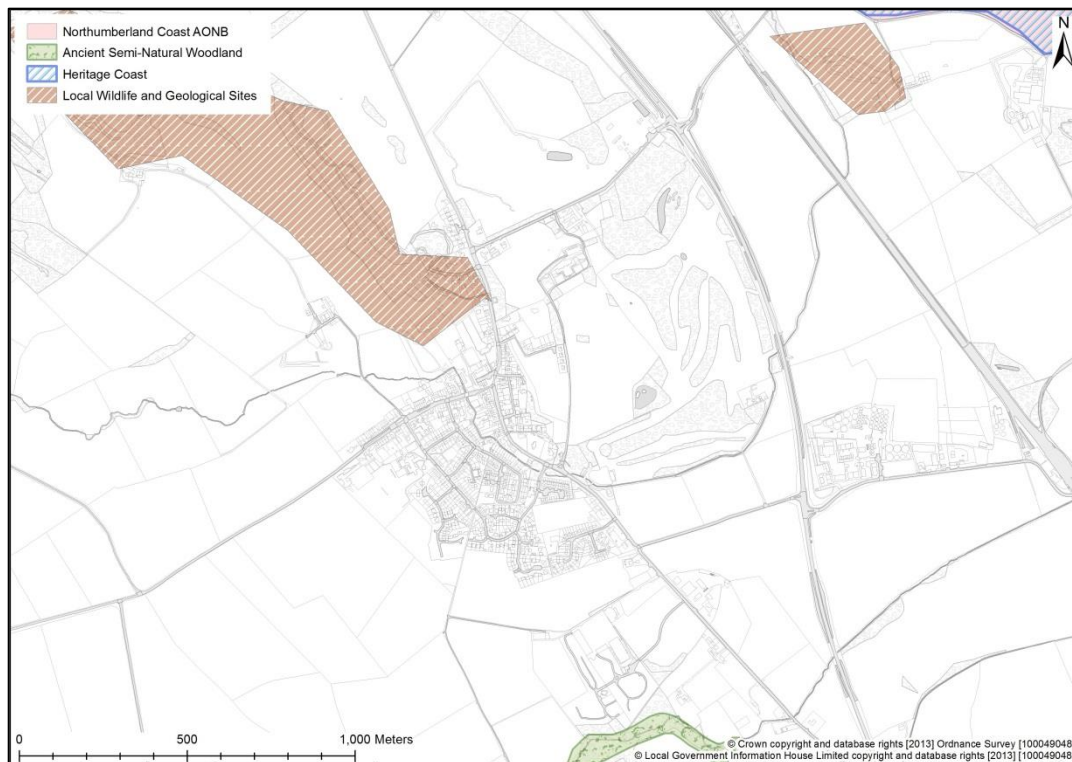
4.22 The detailed WCS identifies that there are no capacity constraints associated with water resources from Kielder WRZ, or Belford WwTW.

4.23 The WCS also identifies no historic record of sewer flooding, but that there may be capacity issues within the public sewerage system to the southwest of the village. Further investigation and possible infrastructure upgrades may be required in this location.

Natural Environment Designations

4.24 A large area incorporating Sunnyside Hill and Chapel Crag to the northwest of Belford is designated a LWGS, as is Cragmill Hill to the northeast. The north strip of Dinning's Wood is identified as ancient semi-natural woodland, located to the south of Belford, while the Heritage Coast to the northeast of Belford is also designated as an Area of Outstanding Natural Beauty.

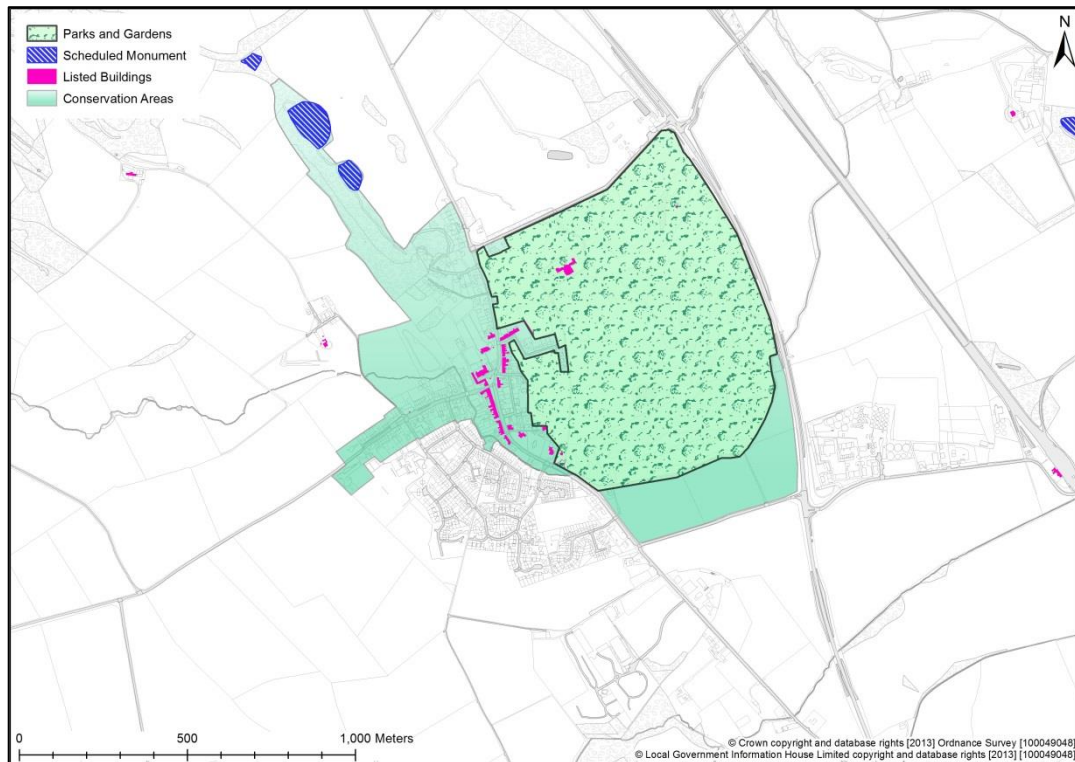
Figure 42: Belford natural environment designations



Built Heritage Designations

4.25 Much of the area to the east of Belford, incorporating Belford Hall and Belford Golf Club, is designated as registered parks and gardens; this area is also a conservation area, together with the village centre and Chapel Crag. There are numerous listed buildings clustered in the village centre, along with Belford Hall to the northeast. Chester's Camp and Chapel Hill, both located on Chapel Crag, are presumed prehistoric encampments and are designated Scheduled Monuments (SM). The Kippy Heugh defended settlement in Easington is also a SM.

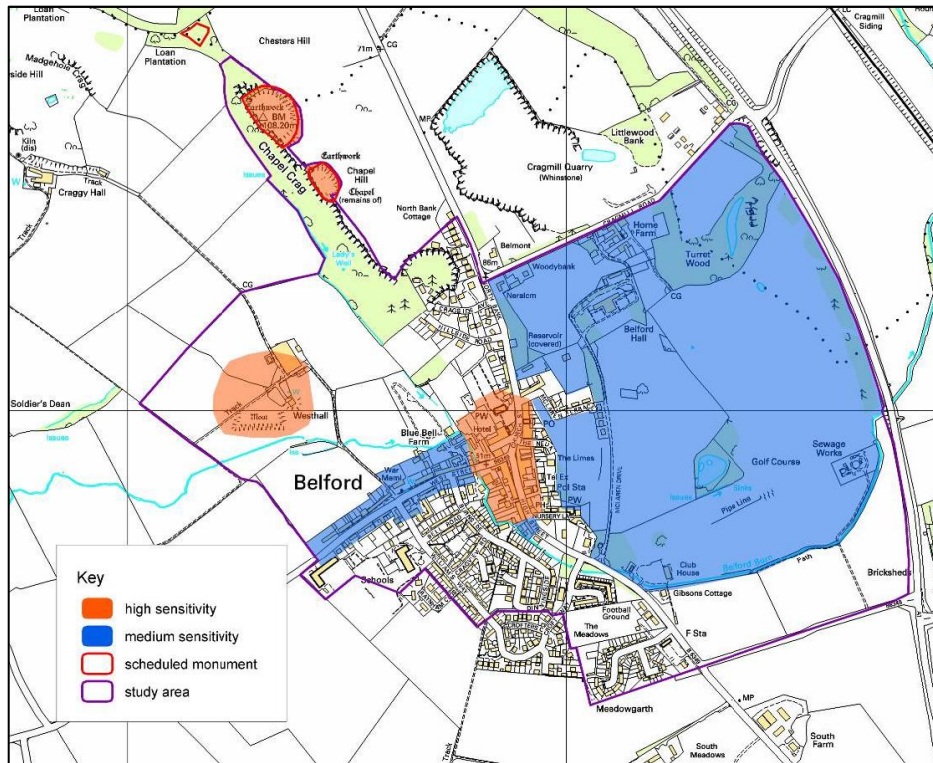
Figure 43: Belford built heritage designations



Archaeological Sensitivity

4.26 The extensive urban survey has identified much of the village centre, around the market place, and Westhall to the west of Belford as being of high archaeological sensitivity. Chester's Camp and Chapel Hill, both located on Chapel Crag, are also of high archaeological sensitivity and are scheduled monuments. The West Street area is identified as being of medium archaeological sensitivity, as is a large area to the east of Belford which incorporates Belford Hall, Turret Wood and Belford Golf Club.

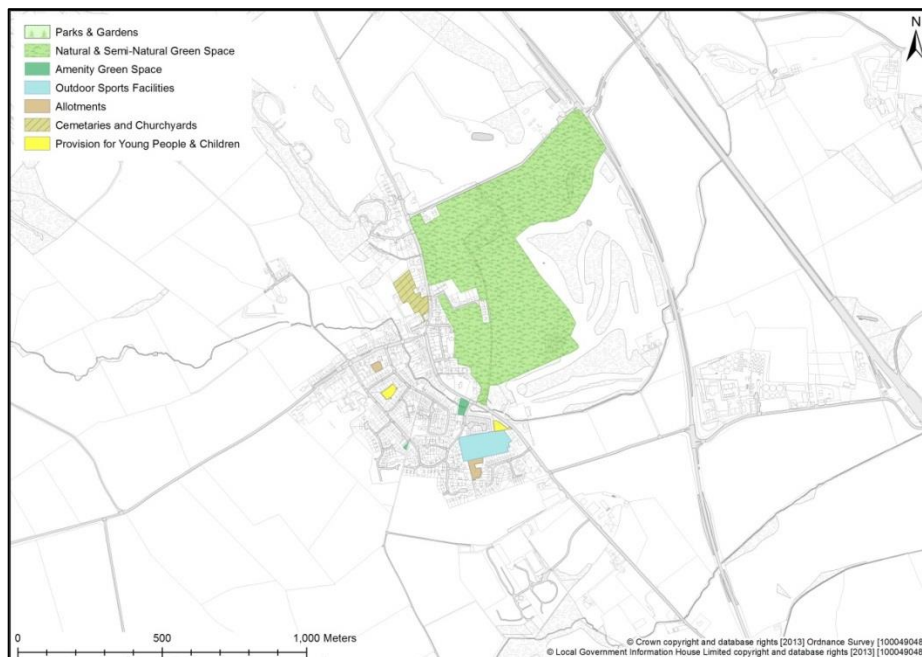
Figure 44: Belford Archaeological Sensitivity



Open Space

4.27 Belford Hall and its parks and gardens are identified as natural and semi-natural green space, as is the adjacent Turret Wood. Belford Football Club is located south of the village.

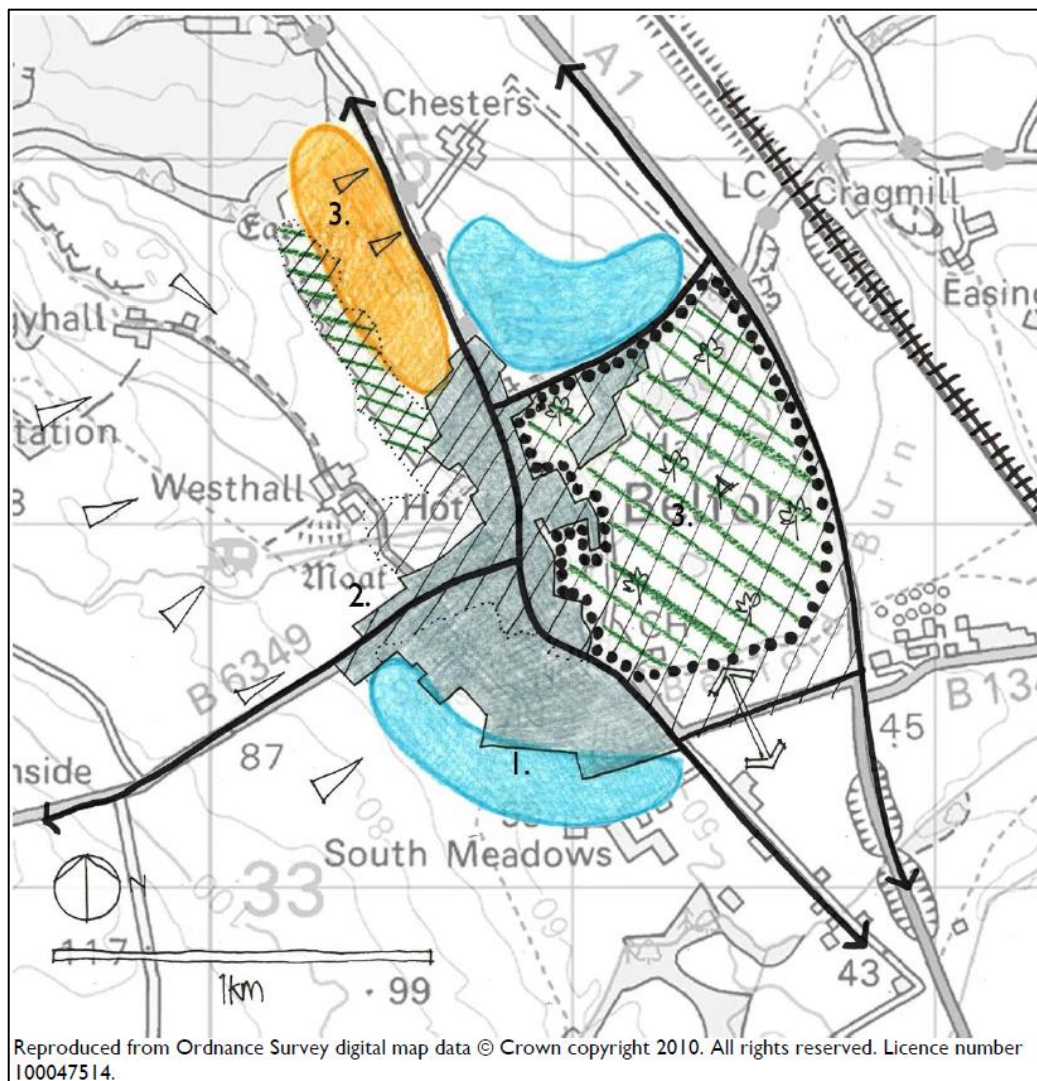
Figure 45: Belford green infrastructure and open space



Landscape sensitivity

4.28 Land to the northwest of Belford which includes views to and from Belford Hall, Chapel Hill and Chapel Crag (3) is identified as being of high sensitivity to change, with views from parks and gardens surrounding Belford Hall to the east (3) identified as open space. In addition to an area at Cragmill Quarry, agricultural fields to the south of Belford (1) are identified as being of lower landscape sensitivity.

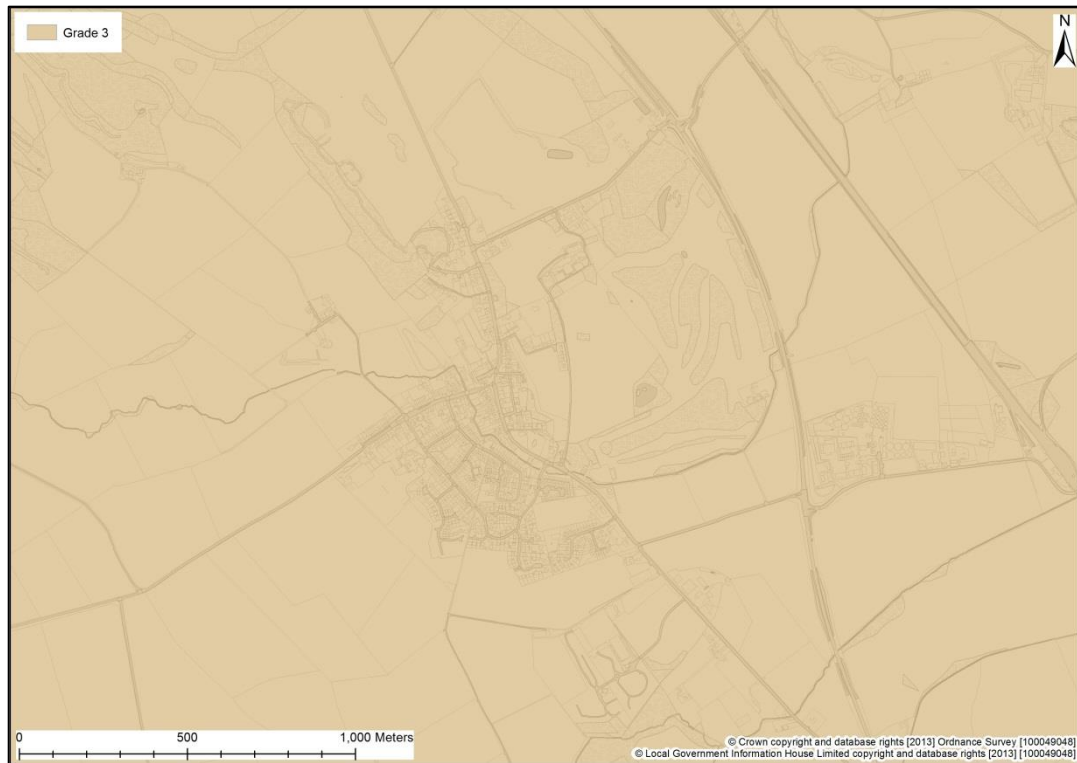
Figure 46: Belford landscape sensitivity



Agricultural Land Classification

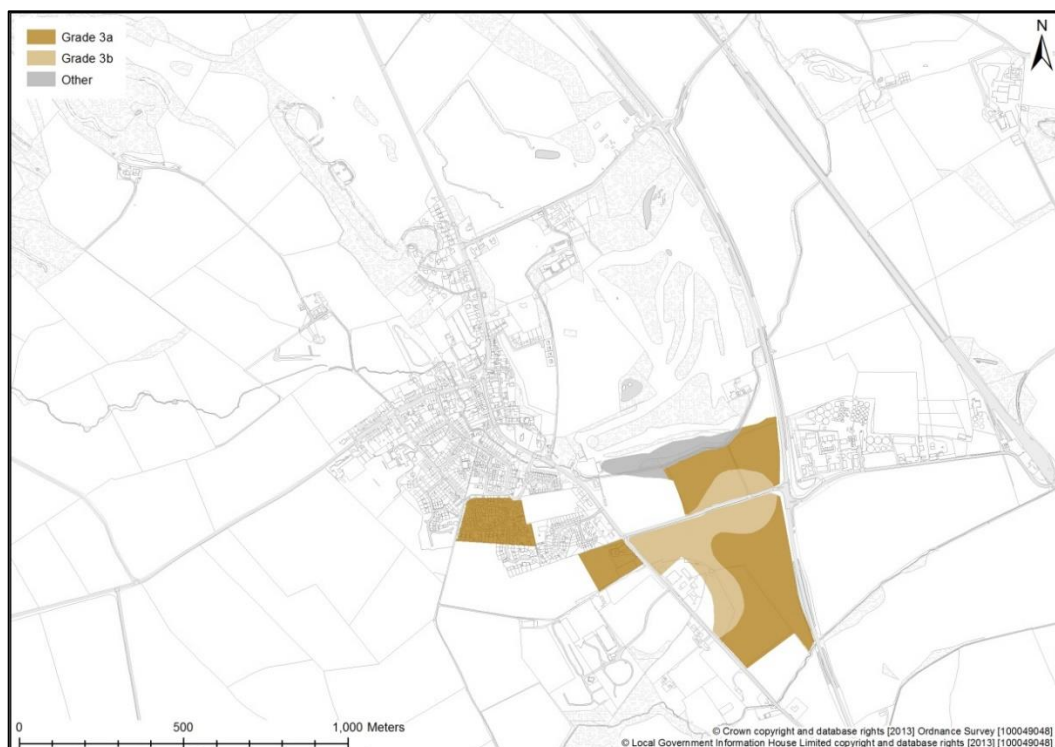
4.29 The area of Belford is identified as being Grade 3 agricultural land.

Figure 47: Belford agricultural land classification



4.30 More detailed analysis has been undertaken across land to the south and southeast of Belford. Land to the west of the football club, is Grade 3a agricultural land, as is land in the vicinity of Sunnyhills Farm Shop. Agricultural land at South Farm and at the Bricksheds, adjacent to South Farm, is identified in the more detailed assessment as being a mix of Grade 3a and Grade 3b.

Figure 48: Belford detailed agricultural land classification



Mineral Resource Areas

4.31 The areas immediately around Belford are not underlay with mineral resources, while a sand and gravel mineral resource, aligned with Belford Burn, is located to the east of the A1.

Historic Housing Delivery and Land Take Up

Historic Housing Delivery

4.32 The Belford and Seahouses small area saw 145 completions over the period 2009-11. Approximately 10 dwellings were completed in Belford over the period 2004-09, with a significant level of this development at Dinningside.

Employment Land Take Up

4.33 From 1999 to 2014, 0.75ha of allocated employment land has been taken up across Belford on one site at Belford (B01). Over the same period 0.89ha has been lost to other land uses at Belford (B01) and Belford – West (B10).

The availability of land for housing and employment

Housing Land Availability

4.34 The capacity of identified sites to accommodate residential development over the plan period and beyond, across both the three parishes while make up the Belford sub- area and the settlement itself is set out below.

4.35 In addition to the 23 units completed between 2011 and 2015, sites across the Belford sub-area, with a capacity to accommodate an additional 286 dwellings over the plan period are identified; a capacity for a further 17 dwellings beyond the plan period is also identified. Approximately 90% of the capacity is within or adjacent to the village of Belford.

Figure 49: Housing land availability in the small area and Belford

	No of dwellings	
	Small Area	Belford
Completions 2011-15	23	16
Deliverable sites 0 – 5 years	25	18
Developable sites 6- 10 years	55	47
Developable sites 11 – 15 years	175	175
Developable sites year 16	31	31
Total	309	287
Developable sites beyond the plan period	17	17

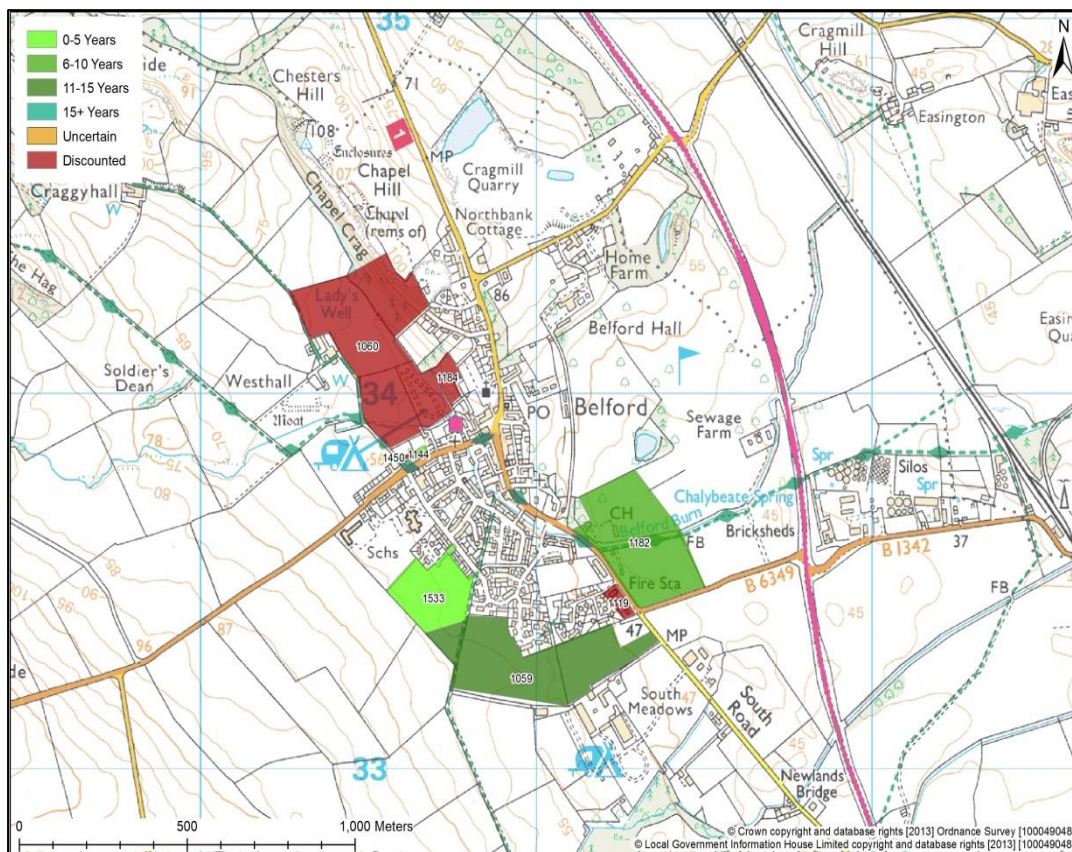
4.36 Included in the table above are dwellings forecast to be delivered on sites with planning consent. The Council's Five Year Supply of Deliverable Sites (2015-2020) document identifies a remaining capacity of 103 units across three sites currently under construction, and 22 units across two sites with extant planning permission.

4.37 Of those units on sites under construction, 92 units are expected to be delivered on Land to the south of Rayham Close, Belford (07/B/1058). Of the units with extant permission, Cresswell Farms, Newlands Farm, Belford (11/01381/FUL) is expected to deliver 12 units, while Spindlestone Farm, Belford (10/B/0133) is expected to deliver 10 units.

PDL/Greenfield

4.38 The SHLAA identifies that of the 190 dwellings which may be accommodated on deliverable and developable sites over the plan period which are not under construction, 190 units (100%) are on 16.9ha of greenfield land.

Figure 50: Belford SHLAA sites



Employment land availability

4.39 The total employment land available in Belford is 1.65ha. The available employment land is distributed across two sites; Belford (B01) and Belford – West (B10).

Figure 51: Allocated employment land availability in Belford

Ref. No	Site	Settlement	Area (ha)	Developed (ha)	Available (ha)
B01	Belford	Not in a Settlement	8.507	7.143	0.776
B10	Belford - West	Belford	1.647	0.706	0.874
					1.65

Proposed requirements for housing and employment land

- 4.40 The Pre-submission Core Strategy proposes a housing requirement of 230 dwellings over the plan period.
- 4.41 The above information indicates that there is sufficient capacity within Belford to accommodate this scale of development. Given that 23 units have already been completed between 2011 and 2015, the housing requirement for the remainder of the plan period is 207 dwellings.
- 4.42 The Core Strategy proposes the de-allocation of 1.64ha of employment land at Belford West (B10), leaving a total employment land allocation of 9.79ha at Belford Industrial Estate (B01), with 0.7ha of available land. The boundary of site B01 will be expanded slightly to incorporate adjoining land developed for employment use.

Conclusion

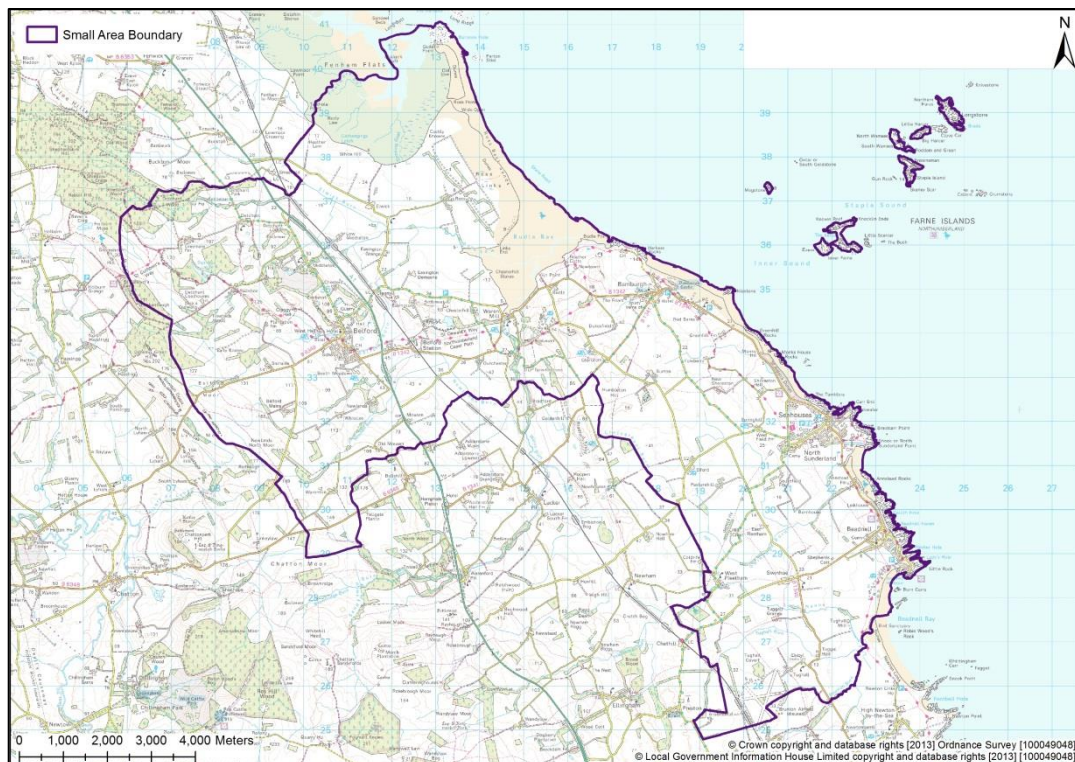
- 4.43 The SLR identifies that there is sufficient capacity to accommodate the 230 dwellings proposed in the Northumberland Core Strategy.
- 4.44 This level of development will assist in arresting the decline in the size of the working age population, enable a greater mix of housing, and support Belford's role as a Service Centre in the North Delivery Area.
- 4.45 Key constraints to development are the flood risk posed by Belford Burn, together with built heritage designations and landscape sensitivity to the north and east of the village.
- 4.46 An area of least constraint to development is identified to the west and south of the village, with part of this area benefitting from planning consent.

5 Seahouses

Introduction

- 5.1 Seahouses is a Service Centre in the North Northumberland Delivery Area. It is situated within the Northumberland Coast Area of Outstanding Natural Beauty.
- 5.2 The Belford and Seahouses small area is comprised of the parishes of Belford, Easington, Middleton, North Sunderland, Bamburgh and Beadnell. However, the housing number and much of the information presented in this section relates to the Seahouses sub-area including the parishes of North Sunderland, Bamburgh and Beadnell. The area covered by the sub-area is the same as that covered by the North Northumberland Coast Neighbourhood Plan area.

Figure 52: Belford and Seahouses small area



Role and function

- 5.3 Seahouses provides an important service hub for both Seahouses and North Sunderland and the neighbouring villages. It is also a major hub for tourists visiting the Northumberland coast and the Farne Islands. Caravan parks are located to the east and west of Seahouses and the area is characterised by a large proportion of second homes and holiday homes.
- 5.4 The role of Seahouses as a Service Centre is exemplified by the range of services and facilities it offers. The village contains a middle school, 2,530 square metres of central retail floor space and approximately 1.4 hectares of developed employment land. Cultural facilities include a library. Seahouses benefits from a police and fire station. The catchment area of Seahouses Middle School extends from Bamburgh in the north to Howick in the south.

Demographic, economic and housing profile

Population Profile

- 5.5 The 2011 Census recorded that there were 2,919 usual residents in the Seahouses area; an increase of 131 people since 2001.
- 5.6 Over this period the proportion of the population of core working age (16- 64 years) decreased from 57.6% to 55.9%, while the proportion aged over 65 increased from 28.8% to 32.3%.

Figure 53: Seahouses sub-area demographic profile

	Population	People aged						
		0 - 4	5 - 15	16 - 24	25 - 44	45 - 64	65 - 74	75 and over
2001	2,788	3.2%	10.4%	7.3%	19.4%	30.9%	16.3%	12.6%
2011	2,919	3.0%	8.7%	6.6%	17.5%	31.8%	18.0%	14.3%

- 5.7 In 2011, the Seahouses area had a significantly smaller proportion of its population of working age than the County as a whole, and a significantly larger proportion aged over 65 years.

Population Projection

- 5.8 When applied at the local level, the 2012 based Sub-national Population Projections indicate that the population of Belford and Seahouses will increase by 8.5% between 2011 and 2031. Over this period, the number of people of core working age is projected to decrease by 11.5%. In contrast, the population

aged over 65 years is projected to increase markedly, with an 87.5% increase in those aged over 75.

Figure 54: Belford and Seahouses population projection

Age Group	Projected population change 2011 - 2031			
	Population		Population Change	Population Change as a %
	2011	2031		
0-15	549	474	-75	-13.7%
16-59 (female)/ 16-64 (male)	2,323	2,055	-268	-11.5%
60/65-74	957	1,154	197	20.6%
75+	598	1,121	523	87.5%
Total	4,427	4,804	377	8.5%

Housing Profile

- 5.8 In 2011, 62.7% of properties in the Seahouses area were in Council Tax Bands A to C, with 21.7% of these in Band A.
- 5.9 The 2011 Census recorded 2,462 household spaces in Seahouses, an increase of 428 since 2001. Of these household spaces, 975, or 39.6% had no residents. In 2011, 69.6% of households were living in owner occupied properties, 14.7% in social rented housing and 15.7% in the private rented sector.
- 5.10 In 2011, 18.4% of households occupied properties with four or more bedrooms, 42.4% of homes had fewer than three bedrooms, and 39.1% have three bedrooms.
- 5.11 In comparison to Northumberland as a whole, Seahouses contains a significantly smaller proportion of low value properties and a larger proportion of high value properties. The area is characterised by having more owner occupiers, and less households living in social rented properties. The housing stock is relatively small. The area has a particularly large number of properties without a usual resident. While not explicitly identified in the 2011 Census, from the 2001 Census data and other sources it is considered that this relates to a high number of second and holiday homes.

Economic Profile

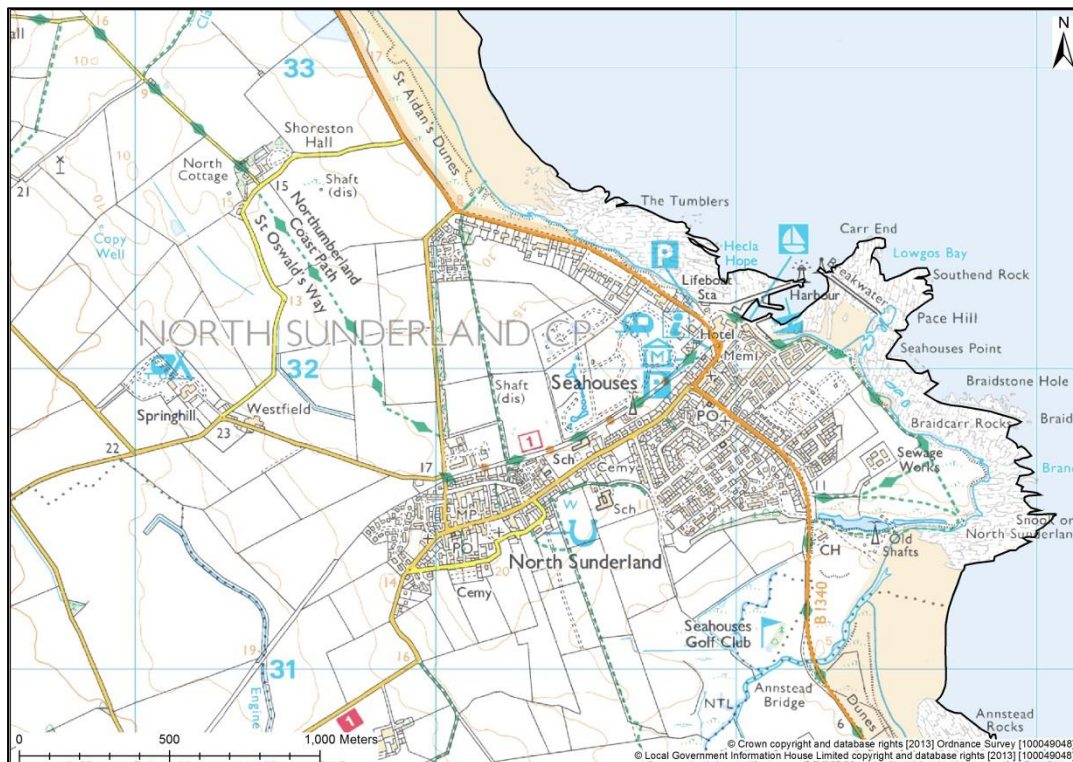
5.12 Amongst the population aged 16 to 74, 57.6% are in employment, 2.7% unemployed, and 28.4% retired.

5.13 The proportion of people in employment and in unemployment is lower in Seahouses than Northumberland as a whole; however the retirement rate is significantly higher.

Constraints analysis

5.14 The North Sea forms a natural boundary along the eastern settlement edge.

Figure 55: Seahouses



Highways and connectivity

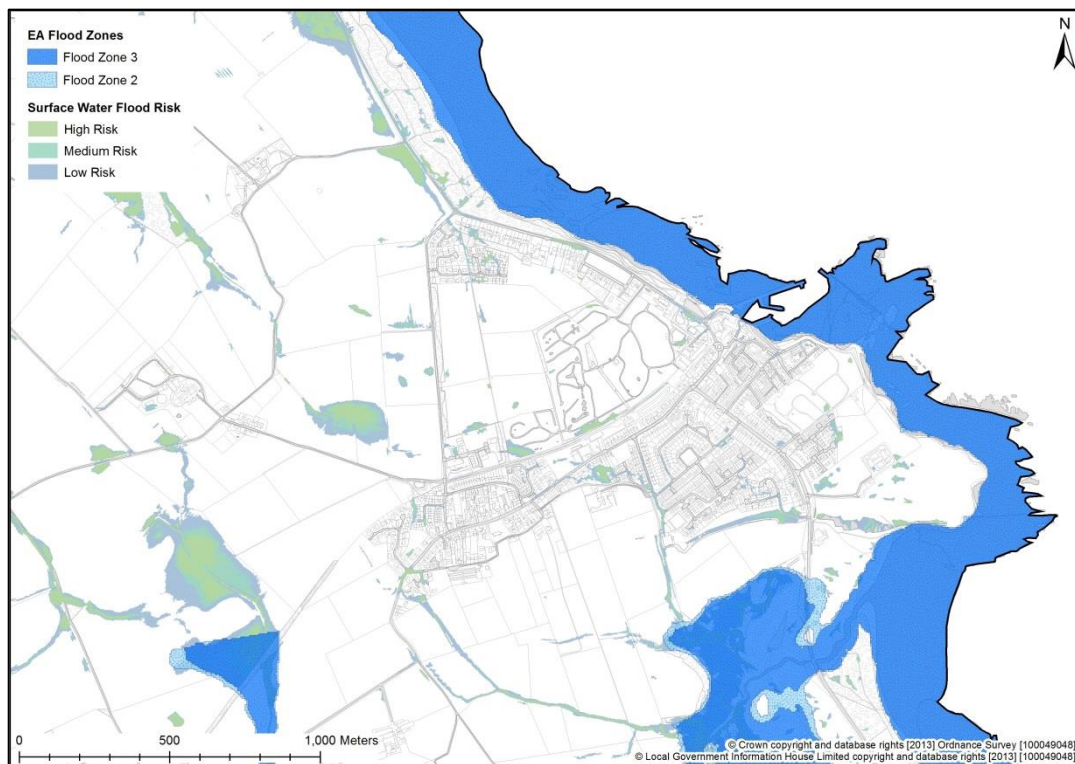
5.15 Located on the B1340, Seahouses is connected to the strategic road network via Bamburgh, where the B1341 links the B1340 to the A1; connecting the village to Berwick-upon-Tweed to the north and Alnwick, Morpeth and the Tyneside conurbation to the south.

5.16 Seahouses is served by bus services to Berwick, South East Delivery Area and Newcastle.

Flood Risk

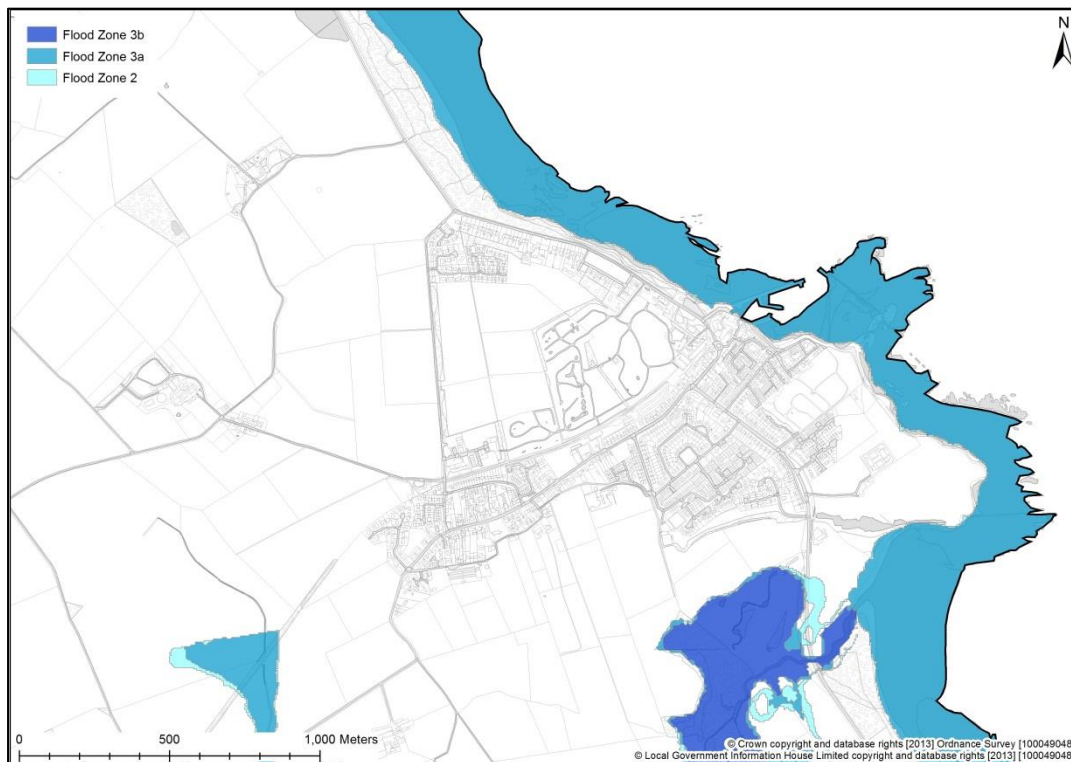
5.17 While much of the Seahouses area is not at risk of fluvial flooding, an area aligned with Annstead Burn to the south of the village, incorporating Seahouses Golf Club and Annstead Bridge, is in Flood Zone 3; as is an area aligned with Engine Burn to the southwest. The coastline to the east of Seahouses is at risk of coastal flooding, also in Flood Zone 3, while a significant area of land in Seahouses is identified as having a high surface water flood risk.

Figure 56: Seahouses Environment Agency Flood Risk



5.18 The SFRA identifies that the area aligned with Annstead Burn, identified above, is within the functional flood plain, in Flood Zone 3b, with the rest of the area at risk of flooding in Flood Zone 3a.

Figure 57: Seahouses Strategic Flood Risk Assessment



Water and sewerage capacity

- 5.19 The detailed WCS identifies that there are no capacity constraints associated with water resources from Kielder WRZ. There is no headroom available at Seahouses WwTW; NWL are planning investigations to assess the reasons for this.
- 5.20 The WCS also identifies that the sewer network in Beadnell has a historic record of sewer flooding, and indicates there may be capacity issues within the public sewerage system in this location, and south of North Sunderland. Surface water capacity issues are also identified in Beadnell. Further investigation and possible infrastructure upgrades may be required in these locations.

Natural Environment Designations

5.21 Seahouses is considered a gateway to the Farne Islands, and the coastline contains a significant number of national and local natural environment designations. Seahouses has a number of international natural environment designations, with the coastline designated a Special Area of Conservation. Much of the rocky shoreline at Seahouses is designated a Special Protection Area and Ramsar although this does not include either of Seahouses beaches. The village is part of the Northumberland Coast AONB, while the area is also designated as Heritage Coast and a SSSI. A small area between Seahouses Golf Course and North Sunderland Point is identified as a LWGS, while the Annstead Dunes are a Northumberland Wildlife Trust Reserve.

Figure 58: Seahouses national and local natural environment designations

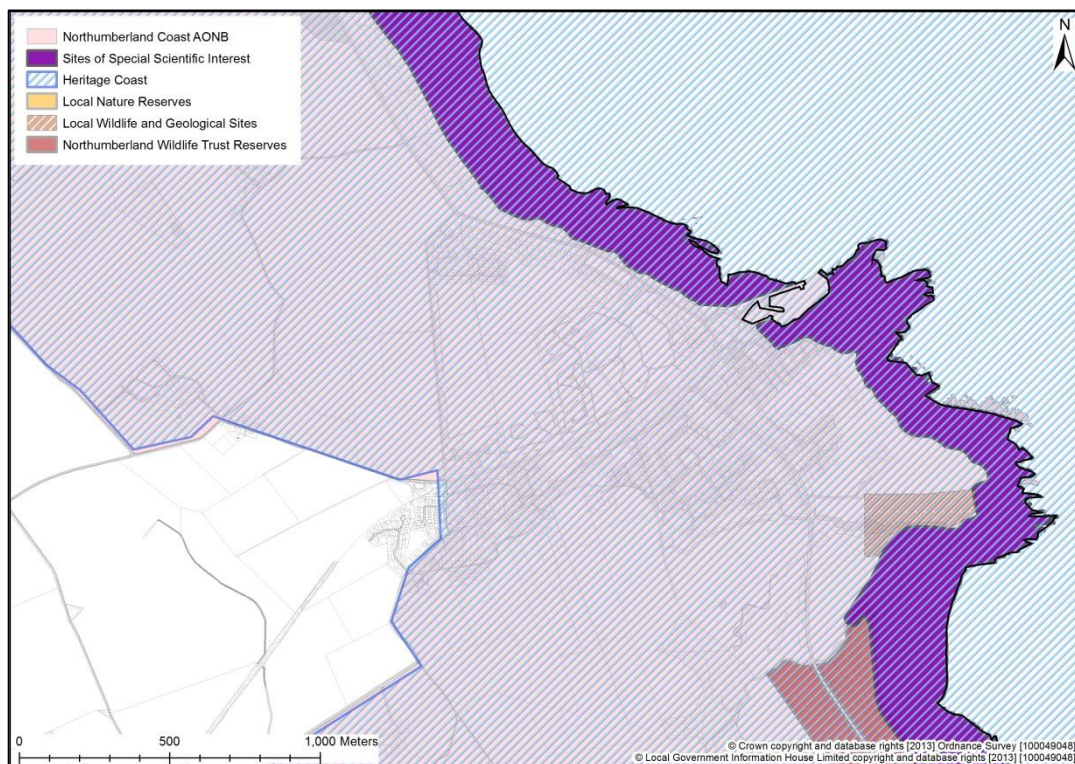
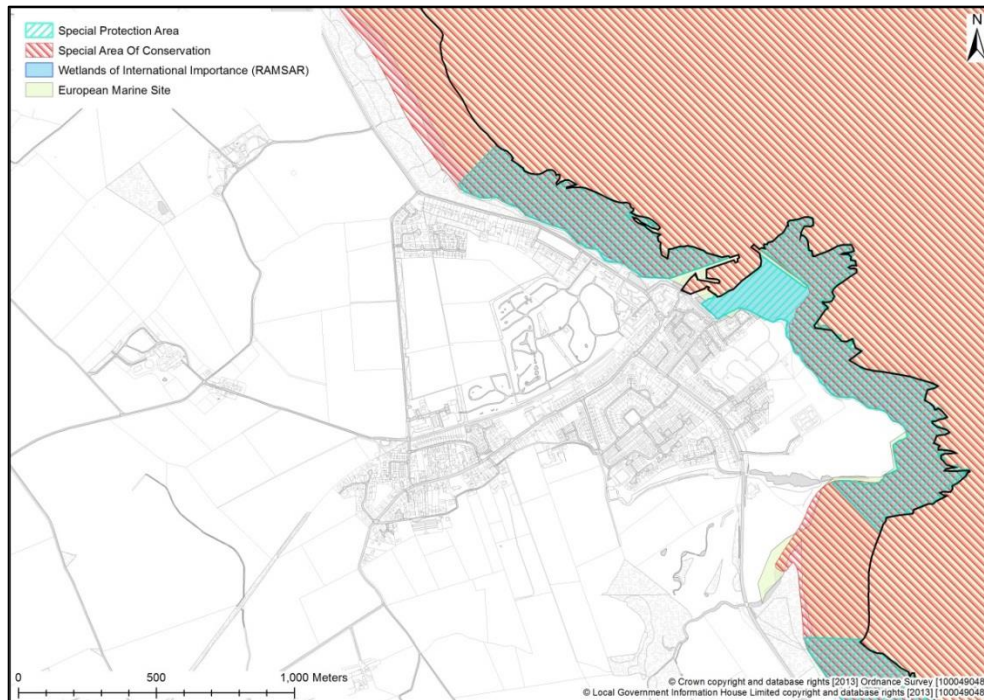


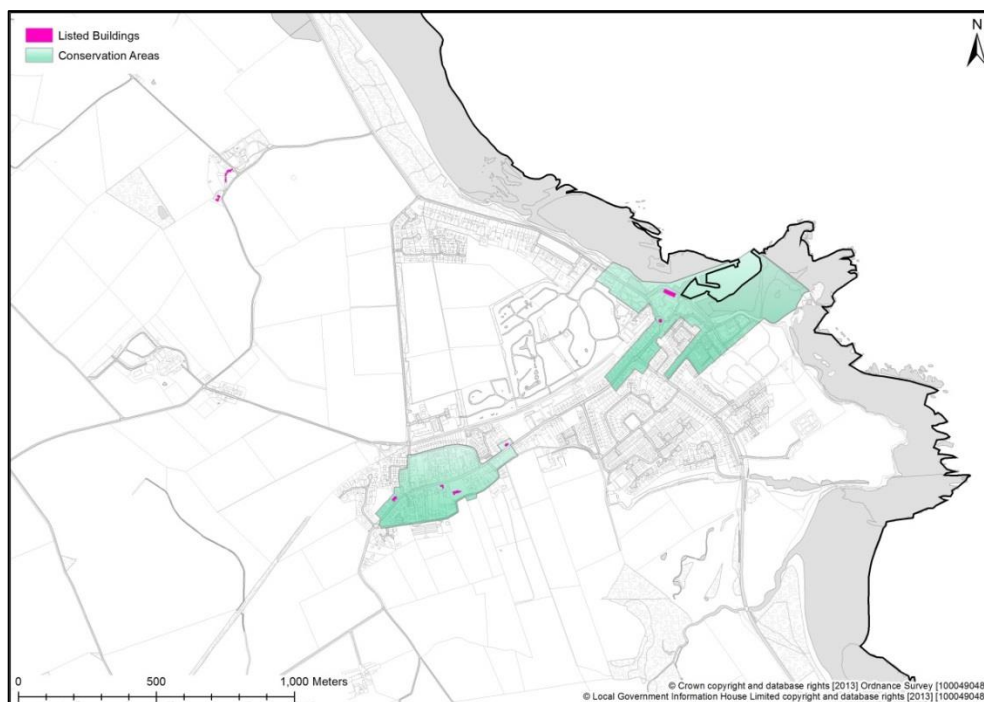
Figure 59: Seahouses international natural environment designations



Built Heritage Designations

5.22 Seahouses Harbour, together with Main Street, an area around Union Street and part of Seafield Road is identified as a conservation area; as is much of the centre of North Sunderland. Each contains a number of listed buildings.

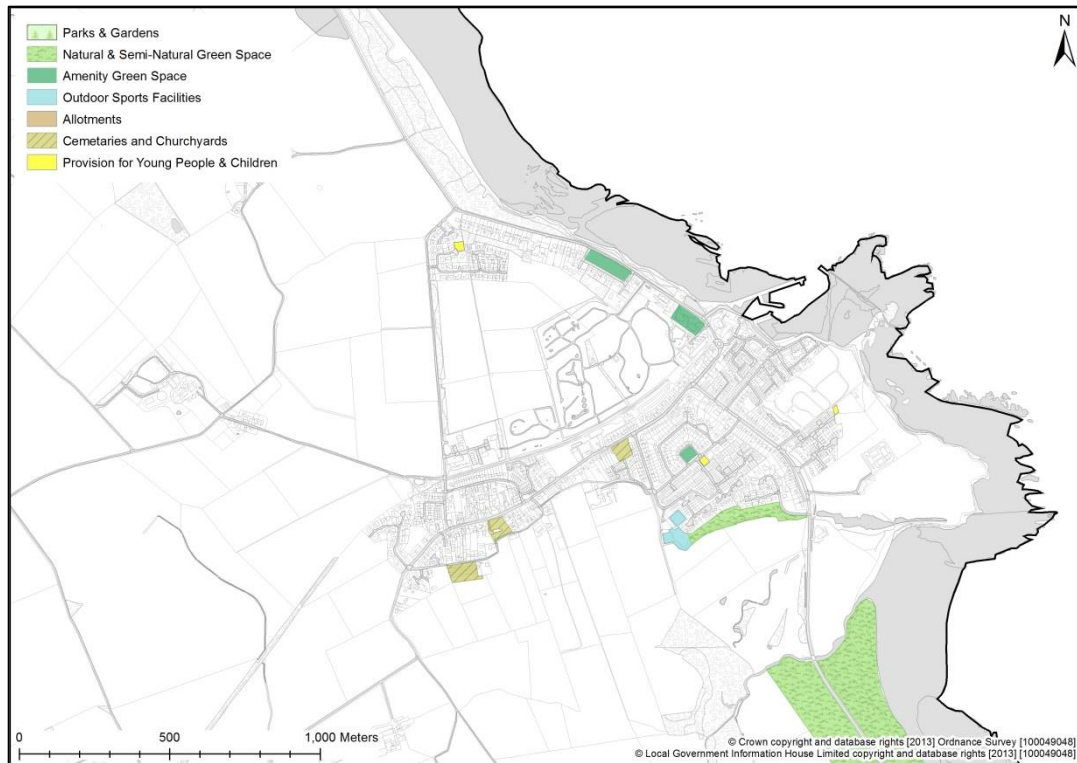
Figure 60: Seahouses built heritage designations



Open Space

5.23 The Bowling Green and tennis courts, located to the south of Seahouses, are identified as outdoor sports facilities, while an area of natural and semi-natural green space is located adjacent to the tennis courts. Additional natural and semi-natural green space is identified as Annstead Dunes and land associated with Annstead Farm Cottages, south of Seahouses.

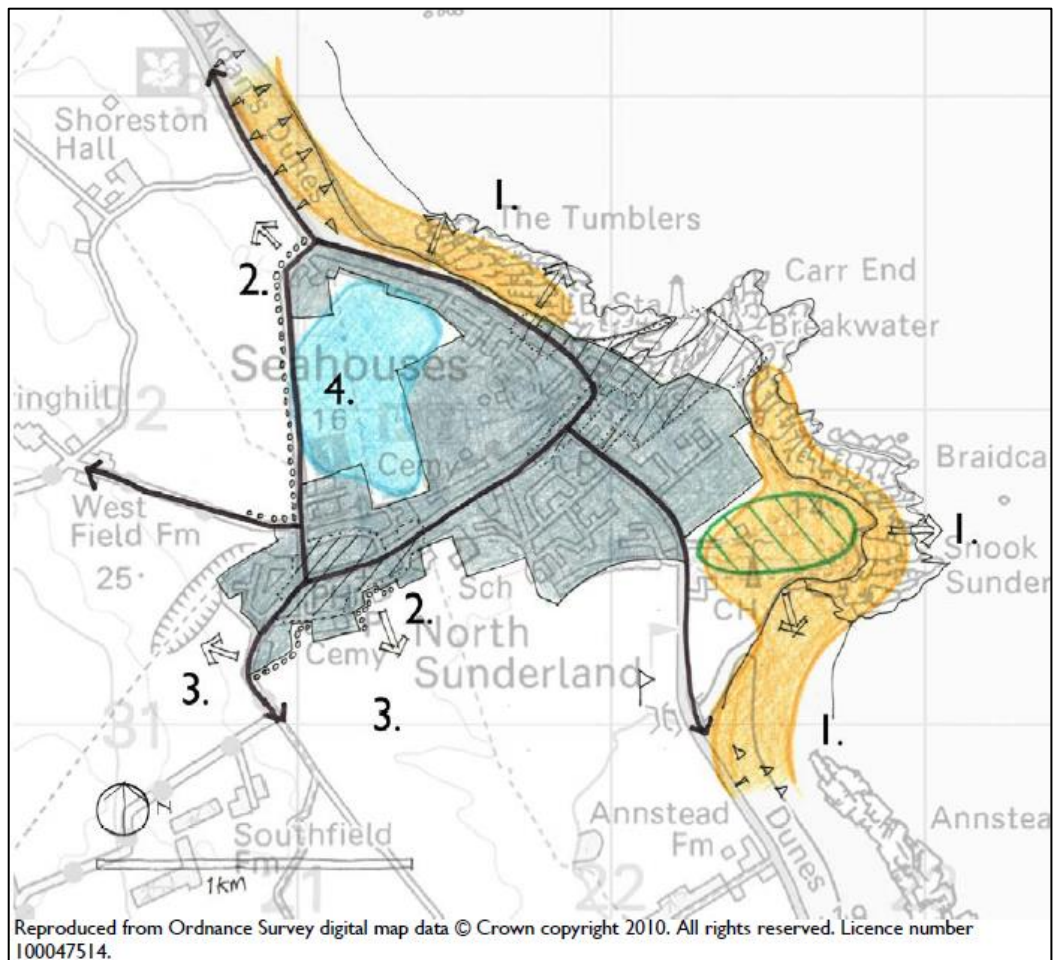
Figure 61: Seahouses green infrastructure and open space



Landscape sensitivity

5.24 The surrounding coastline of Seahouses (1) has been identified as an area of high landscape sensitivity. An area of lower landscape sensitivity has been identified east of Broad Road (4). The Key Land use Impacts Study suggests that development around the rising landscapes to the south (3) should be avoided, and development should not impact on views of the surrounding countryside (2).

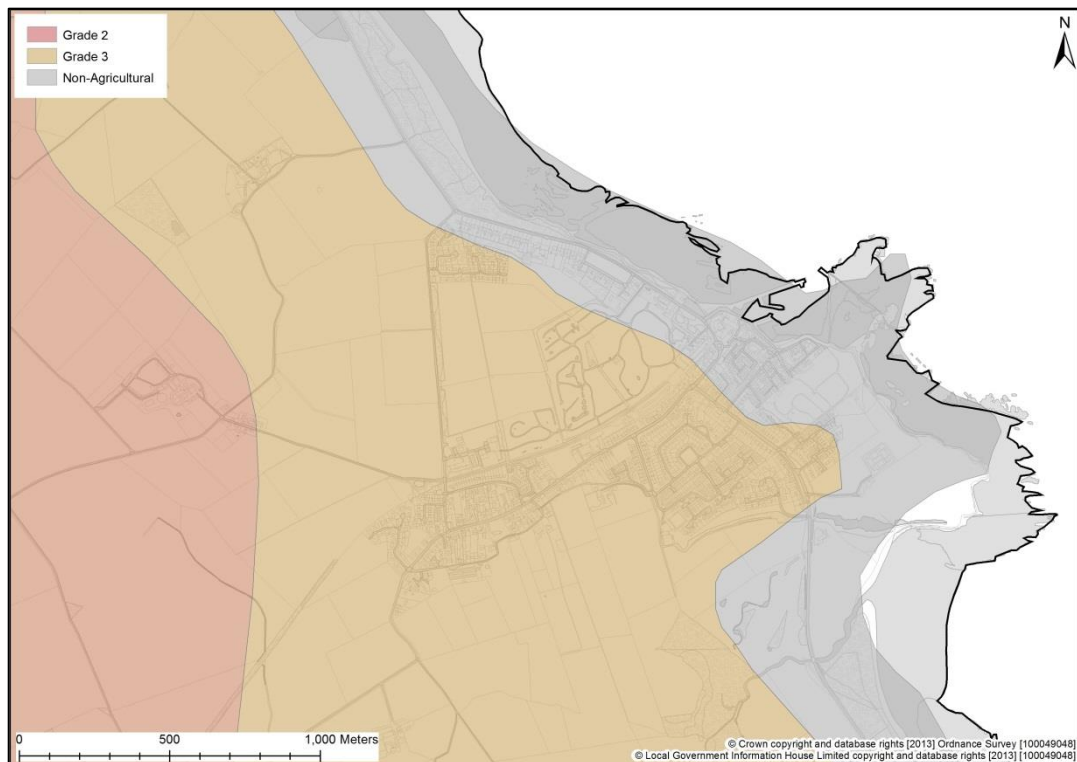
Figure 62: Seahouses landscape sensitivity



Agricultural Land Classification

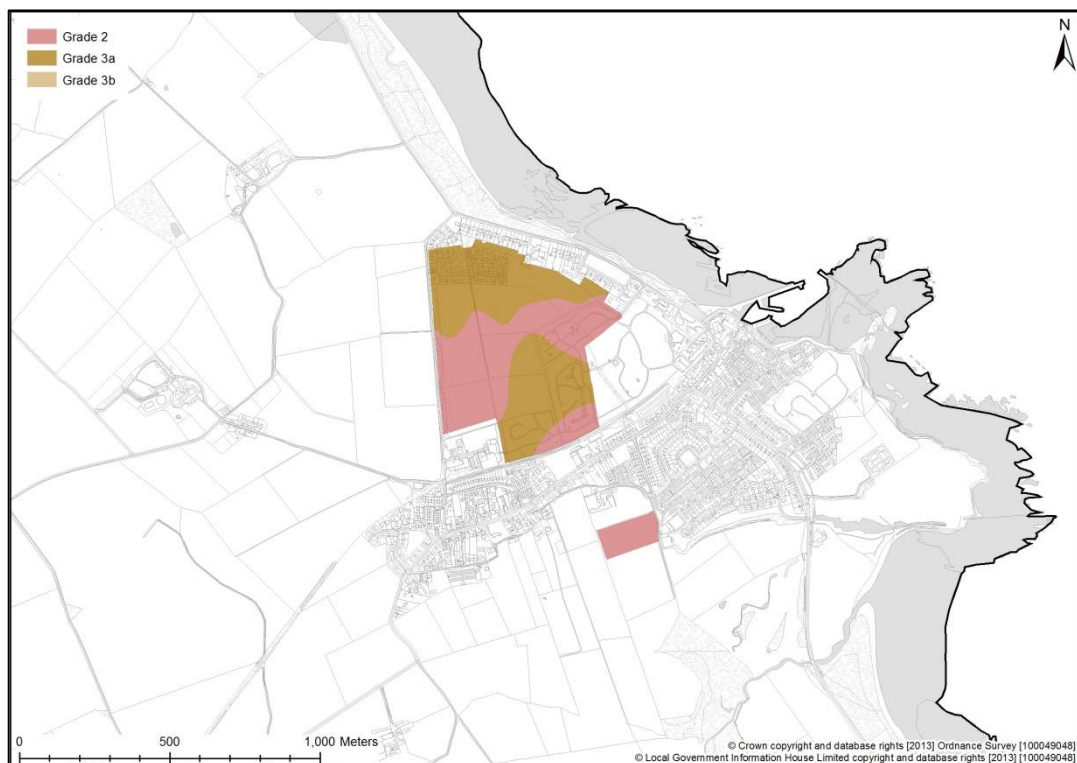
5.25 Much of the agricultural land covering Seahouses is identified as being Grade 3, while much of that to the west of the settlement is Grade 2.

Figure 63: Seahouses agricultural land classification



5.26 More detailed analysis has been undertaken on pockets of land in Seahouses. A significant area of land located in the northeast of the village bounded by the B1340, Broad Road and Main Street is a mix of Grade 2 or Grade 3a, while an area of land south of Seahouses Middle School is Grade 2.

Figure 64: Seahouses detailed agricultural land classification



Mineral Resource Areas

5.27 A coal mineral resource extends from North Sunderland to the coast, underlying the sewage works and Braidcarr Rocks. Additional coal mineral resources are stretch to the northwest of Seahouses, while Seahouses Golf Course, The Tumblers and an area south of North Sunderland are also constrained by this resource. A sand and gravel mineral resource lies adjacent to the St Aidan's Dunes to the north of Seahouses, while an additional sand and gravel mineral resource incorporates Seahouses Golf Course.

Historic Housing Delivery and Land Take Up

Historic Housing Delivery

5.28 The Belford and Seahouses small area saw 145 completions over the period 2009-11. Approximately 12 dwellings were completed in Seahouses over the period 2004-09, with a significant level of the development in North Sunderland.

Employment Land Take Up

5.29 From 1999 to 2014, 0.41ha of allocated employment land has been taken up across Seahouses on one site at North Sunderland (B05). Over the same period there was no allocated employment land lost to other uses.

The availability of land for housing and employment

Housing Land Availability

5.30 The capacity of identified sites to accommodate residential development over the plan period across both the Seahouses small area and the settlement itself is set out below.

5.31 In addition to the 120 units completed between 2011 and 2015, sites across the small area with a capacity to accommodate an additional 150 dwellings over the plan period are identified. Approximately 58% of the capacity is within or adjacent to Seahouses.

Figure 65: Housing land availability in the small area and Seahouses

	No of dwellings	
	Small Area	Seahouses
Completions 2011-15	120	55
Deliverable sites 0 – 5 years	24	11
Developable sites 6- 10 years	49	37
Developable sites 11 – 15 years	28	50
Developable sites year 16	0	0
Total	221	153

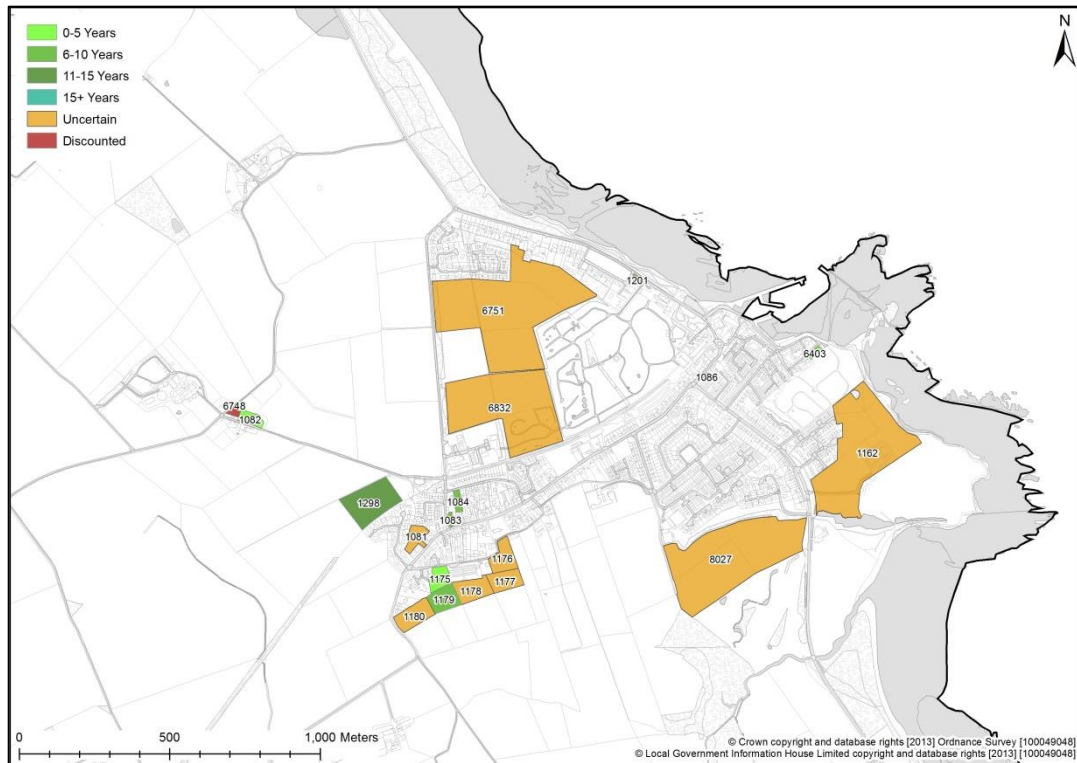
5.32 Included in the table above, are dwellings forecast to be delivered on sites with planning consent. The Council's Five Year Supply of Deliverable Sites (2015-2020) document identifies a remaining capacity of 32 units across four sites currently under construction, and 5 units forecast to be delivered on one site with extant planning permission.

5.33 Of those units on sites under construction, 12 units are expected to be delivered at Glororum Farm, Bamburgh (04/B/1106).

PDL/Greenfield

5.34 The SHLAA identifies that of the 77 dwellings which may be accommodated on deliverable and developable sites over the plan period which are not under construction, approximately 29 dwellings (38%) may be accommodated on 0.35ha of PDL, and 48 (62%) on 3.0ha of greenfield land.

Figure 66: Seahouses SHLAA sites



Employment land availability

5.35 The total employment land available in the Seahouses small area is 0.720ha, located at one site in North Sunderland; North Sunderland (B05).

Figure 67: Allocated employment land availability in Seahouses

Ref. No	Site	Settlement	Area (ha)	Developed (ha)	Available (ha)
B05	North Sunderland	North Sunderland	2.520	1.362	0.720
					0.720

Proposed requirements for housing and employment land

- 5.36 The Pre-submission Core Strategy proposes a housing requirement of 230 dwellings over the plan period.
- 5.37 The above information indicates that there is sufficient capacity within Seahouses small area and the settlement itself to accommodate this scale of development. Given that 120 units have already been completed between 2011 and 2015, the housing requirement for the remainder of the plan period is 110 dwellings.
- 5.38 The plan proposes retain the 2.63ha of employment land in North Sunderland (B05), of which there is 0.71ha available.

Conclusion

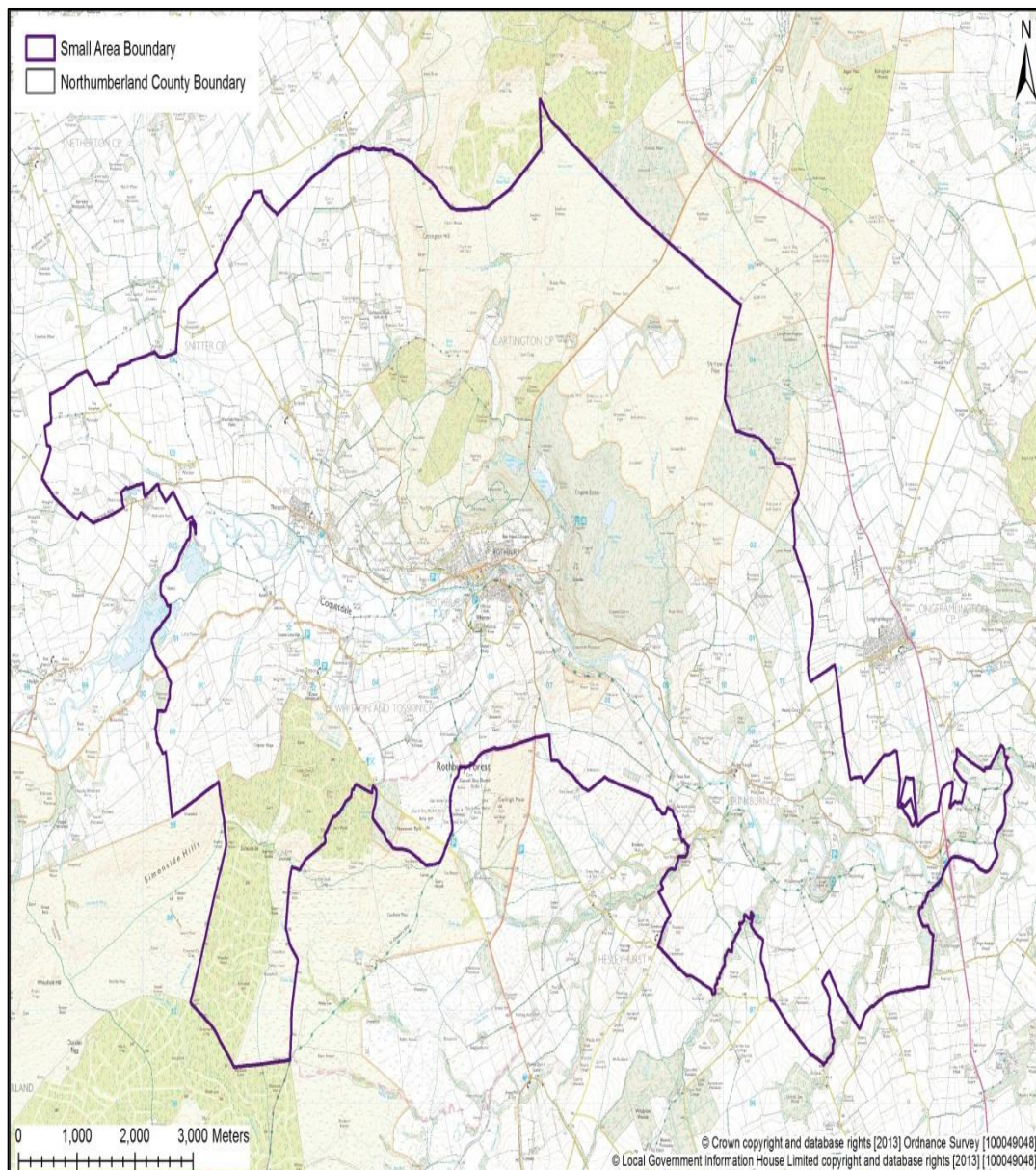
- 5.39 The SLR identifies that there is sufficient capacity to accommodate the 230 dwellings proposed in the Northumberland Core Strategy.
- 5.40 This level of development will assist in arresting the decline in the size of the working age population, enable a greater mix of housing, and support Seahouses' role as a Service Centre in the North Delivery Area. It is recognised that the sub-area has seen a significant level of development in recent years. The number of dwellings proposed reflects this.
- 5.41 Key constraints to development are the natural environment designations associated with the north Northumberland coastline, and the landscape sensitivity in the coastal areas.
- 5.42 While a capacity to accommodate the level of development proposed is identified, no specific areas of least constraint with deliverable and developable sites are identified. While most of the capacity is within or adjacent to Seahouses, there is a significant amount of capacity in other settlements in the sub-area. There is however capacity on sites in Seahouses identified as 'uncertain' in the SHLAA. If identified constraints to development can be addressed this will enable a greater proportion of the housing proposed to be located here.

6 Rothbury

Introduction

6.1 Rothbury sits in the North Northumberland Delivery Area and is the main settlement in Coquetdale. It also has links with the larger service centres of Morpeth and Alnwick. The small area is comprised of the parishes of Rothbury, Cartington, Whitton and Tosson, Thropton, Snitter and Brinkburn.

Figure 68: Rothbury small area



Role and function

- 6.2 Rothbury is an important Service Centre for residents living in Rothbury and the more remote villages. The town also attracts a large number of visitors and its proximity to the Northumberland National Park and the Cragside Estate make it an important hub for tourism. It has a small industrial estate located to the south east of the settlement. The site contains a mix of uses and includes light industrial units. The role of the site is in serving a mainly local market.
- 6.3 The role of Rothbury as a Service Centre is exemplified by the range of services and facilities it offers. The town contains a middle school, a community hospital, 3,120 square metres of central retail floor space and approximately 1.5 hectares of developed employment land. Rothbury benefits from ambulance, police and fire stations. Cultural facilities include Cragside House and a library. The catchment area of the Dr Thomlinson C of E Middle School extends from Longframlington in the southeast, up to the Scottish border.

Demographic, economic and housing profile

Population Profile

- 6.4 The 2011 Census recorded that there were 3,114 usual residents in the Rothbury area; an increase of 331 people since 2001.
- 6.5 Over this period the proportion of the population of core working age (16- 64 years) decreased slightly from 60.3% to 57.7%, while the proportion aged over 65 increased from 25.7% to 27.5%.

Figure 69: Rothbury demographic profile

	Population	People aged						
		0 - 4	May-15	16 - 24	25 - 44	45 - 64	65 - 74	75 and over
2001	2783	3.8%	10.2%	6.6%	21.9%	31.8%	13.2%	12.5%
2011	3114	4.7%	10.1%	5.6%	20.0%	32.1%	14.5%	12.9%

- 6.6 In 2011, the Rothbury area had a smaller proportion of its population of working age than the County as a whole, and a significantly larger proportion aged over 65 years.

Population Projection

6.7 When applied at the local level, the 2012 based Sub-national Population Projections indicate that the population of Rothbury will increase significantly by 22.8% between 2011 and 2031. Over this period, the number of people of core working age is projected to increase by 4.2%, while the core working age population in Northumberland as a whole is projected to decrease. The population aged over 65 years is projected to increase markedly, with a 111.5% increase in those aged over 75.

Figure 70: Rothbury population projection

Age Group	Projected population change 2011 - 2031			
	Population		Population Change	Population Change as a %
	2011	2031		
0-15	462	499	37	8.0%
16-59 (female)/ 16-64 (male)	1,684	1,755	71	4.2%
60/65-74	632	789	157	24.8%
75+	417	882	465	111.5%
Total	3,195	3,925	730	22.8%

Housing Profile

- 6.8 In 2011, 57.1% of properties in the Rothbury area were in Council Tax Bands A to C, with 24.2% of these in Band A.
- 6.9 The 2011 Census recorded 1,611 household spaces in Rothbury, an increase of 166 since 2001. Of these household spaces, 157, or 9.7% had no residents. In 2011, 69.0% of households were living in owner occupied properties, 14.0% in social rented housing and 17.0% in the private rented sector.
- 6.10 In 2011, 24.8% of households occupied properties with four or more bedrooms, 37.9% of homes had fewer than three bedrooms, and 37.3% have three bedrooms.
- 6.11 In comparison to Northumberland as a whole, Rothbury contains a significantly smaller proportion of low value properties, and significantly more high value properties. The area is characterised by having more owner occupiers, and significantly less households living in social rented properties. The housing stock is significantly larger than the county as a whole.

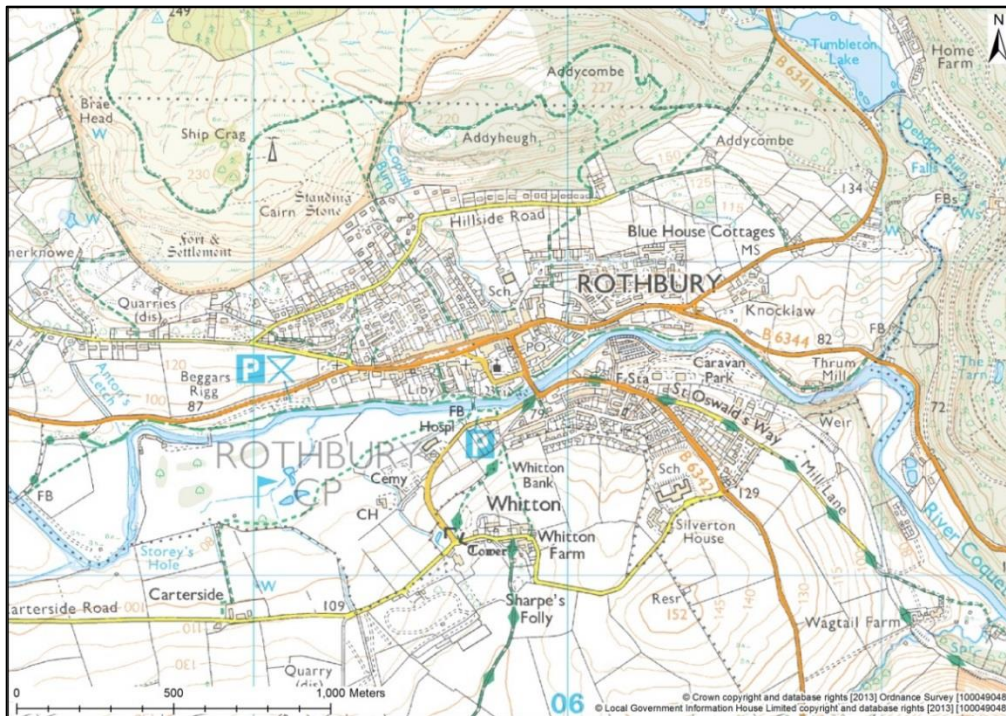
Economic activity

- 6.12 Amongst the population aged 16 to 74, 61.1% are in employment, 2.7% unemployed, and 26.0% retired.
- 6.13 The proportion of people in employment and in unemployment is lower in Rothbury than Northumberland as a whole; however the retirement rate is significantly higher.

Constraints analysis

- 6.14 Situated within a narrow valley, development in Rothbury is largely constrained by the River Coquet and the steep topography of the area. Moorland and forest tops the valley side to the north of Rothbury, while the Cragside Estate lies to the east. Rothbury Golf Club marks the western boundary of the settlement.

Figure 71: Rothbury



Highways and connectivity

6.15 Rothbury is connected to the strategic road network, with the B6341 to the north and the B6344 to the south linking the town to the A697. The A697 connects Rothbury with Morpeth in the south. The B6341 links Rothbury to Alnwick.

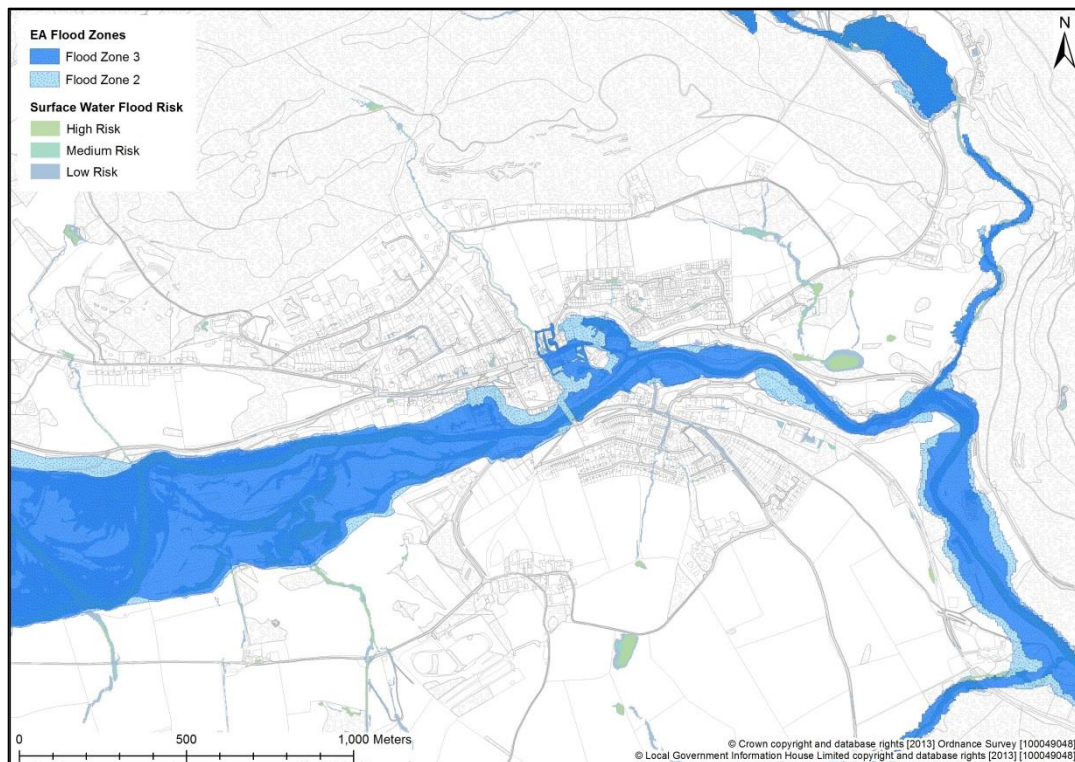
6.16 Development to the north of Rothbury is constrained by capacity issues associated with the road network, while an area to the west is similarly constrained due to highway capacity along the B6341.

6.17 Rothbury is served by bus services to nearby Alnwick and to the Tyneside conurbation.

Flood Risk

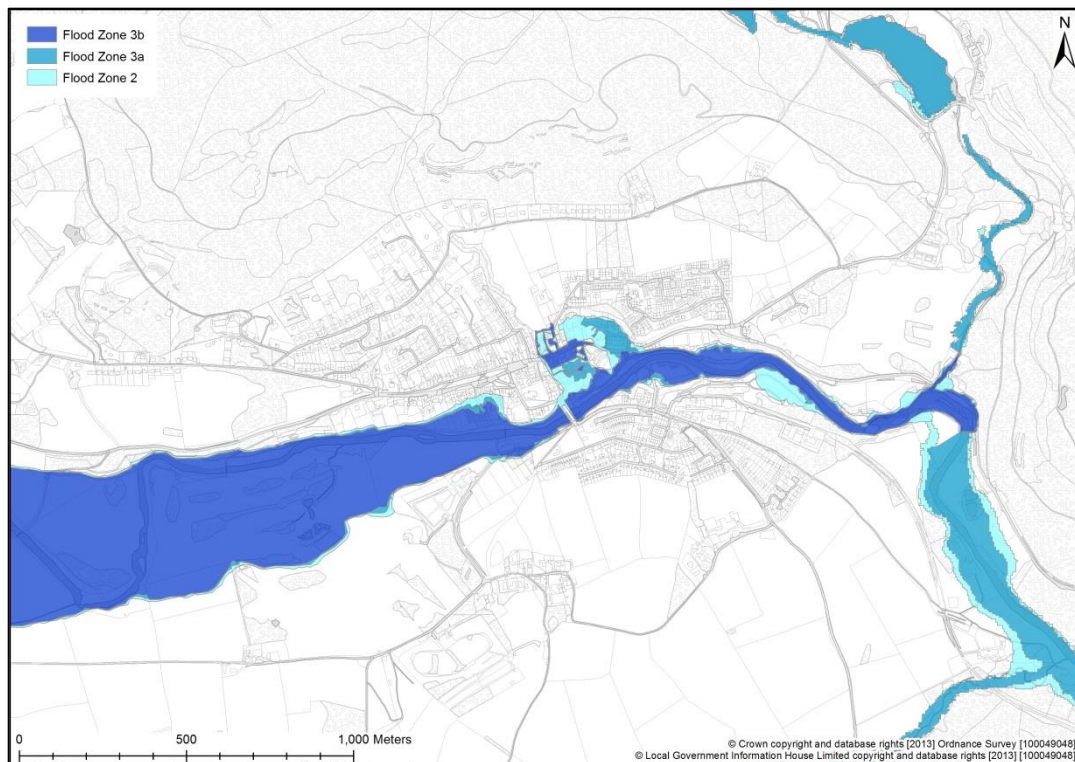
6.18 While most of the town is not at risk from fluvial flooding, central areas to the north of the River Coquet, incorporating the Maltings, Town Foot and an area to the east of Walby's Hill are identified as being in Flood Zone 3; as is Mart House, to the south of the River Coquet. Much of the area to the west of Rothbury located between the B6341 and Carterside Road and incorporating Rothbury Golf Club, is also in Flood Zone 3, in addition to areas aligned with the River Coquet and Debdon Burn.

Figure 72: Rothbury Environment Agency Flood Risk



6.19 The SFRA identifies an area aligned with the River Coquet, up to its confluence with Debdon Burn, as being within the functional flood plain, in Flood Zone 3b; as are the Maltings and the Town Foot area in Rothbury. A wide area to the west of Rothbury, identified above, is also in Flood Zone 3b, while remaining areas identified as being at risk of flooding are largely in Flood Zone 3a.

Figure 73: Rothbury Strategic Flood Risk Assessment



Water and sewerage capacity

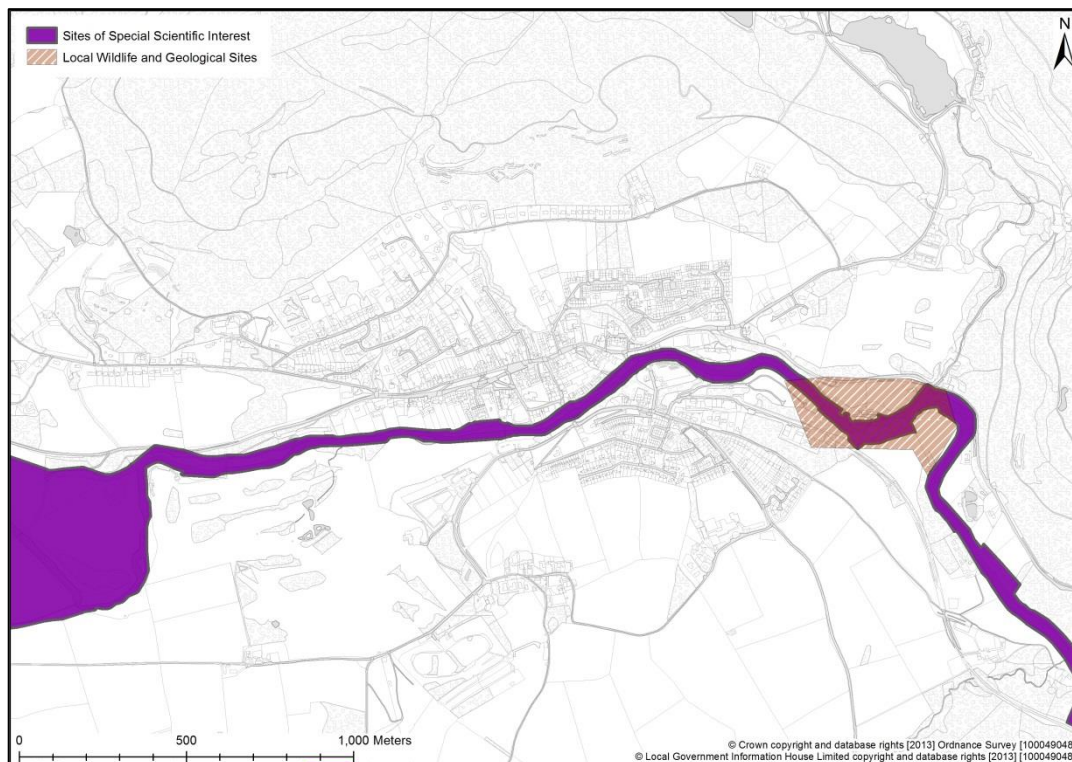
6.20 The detailed WCS identifies that there are no capacity constraints associated with water resources from Kielder WRZ, however there is limited capacity at Rothbury WwTW. NWL plan to investigate the requirement for an upgrade.

6.21 The WCS also identifies that there may be capacity issues within the public sewerage system to the north east of Rothbury, and a surface water capacity issue to the southeast. Further investigation and possible infrastructure upgrades may be required.

Natural Environment Designations

6.22 An area between Seal Burn and the River Coquet to the west of Rothbury, together with the River Coquet, is designated a SSSI. To the east of Rothbury, an area on either side of the River Coquet at Thrum Rocks is designated as a LWGS.

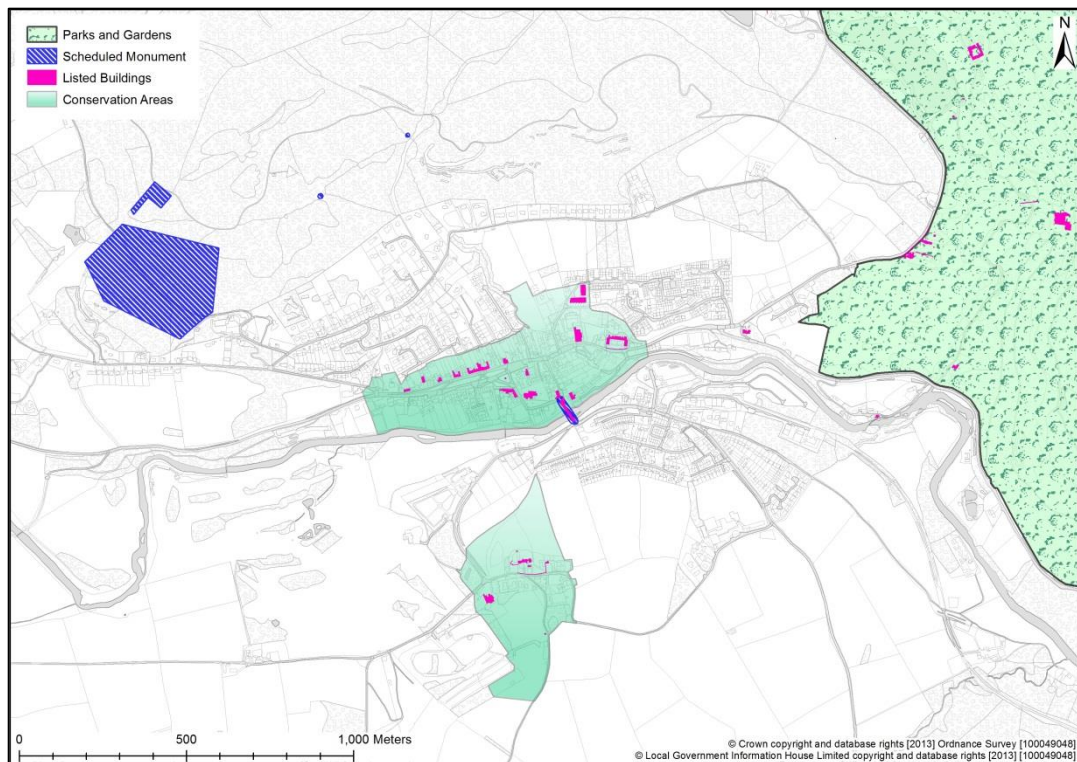
Figure 74: Rothbury natural environment designations



Built Heritage Designations

6.23 As a historic village, the centre of Rothbury contains a significant number of listed buildings, while Rothbury Bridge is identified as a scheduled monument (SM). Northwest of the settlement, the Old Rothbury Multivallate Hillfort and Cairnfield are also identified as SM's, as are the Standing Stone and the Cairn northeast of the Hillfort. A conservation area on the north bank of the River Coquet incorporates areas either side of Town Foot and the High Street and includes Rothbury First School and Brewery Lane, while the Whitton area south of Rothbury is also a conservation area. Much of the area to the east of Rothbury at Cragside Estate is a registered parks and garden.

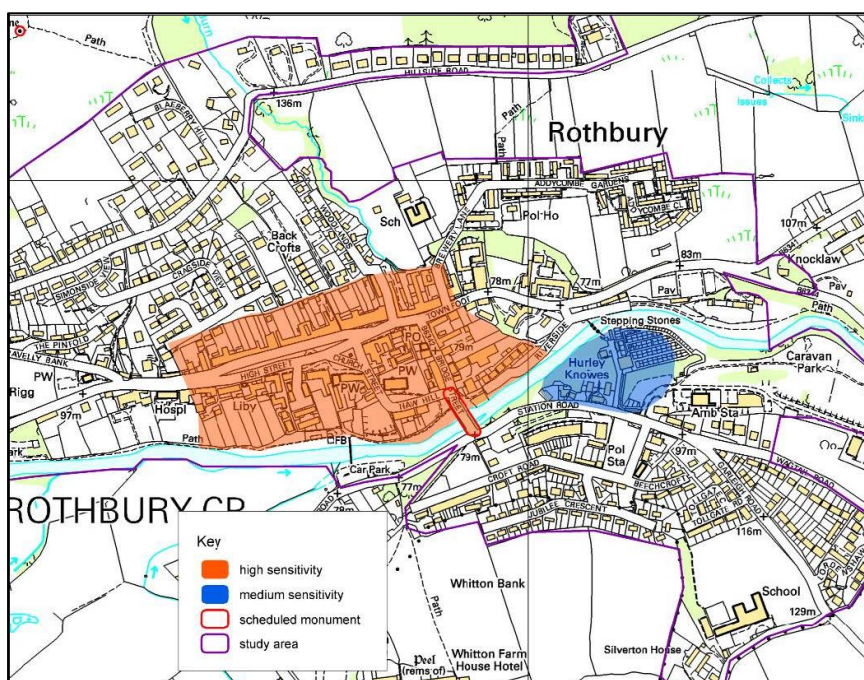
Figure 75: Rothbury built heritage designations



Archaeological Sensitivity

6.24 The extensive urban survey identifies much of Rothbury town centre to the north of the River Coquet as being of high archaeological sensitivity, while Rothbury Bridge is identified as a scheduled monument. An area at Hurley Knowes south of the River Coquet is identified as being of medium archaeological sensitivity.

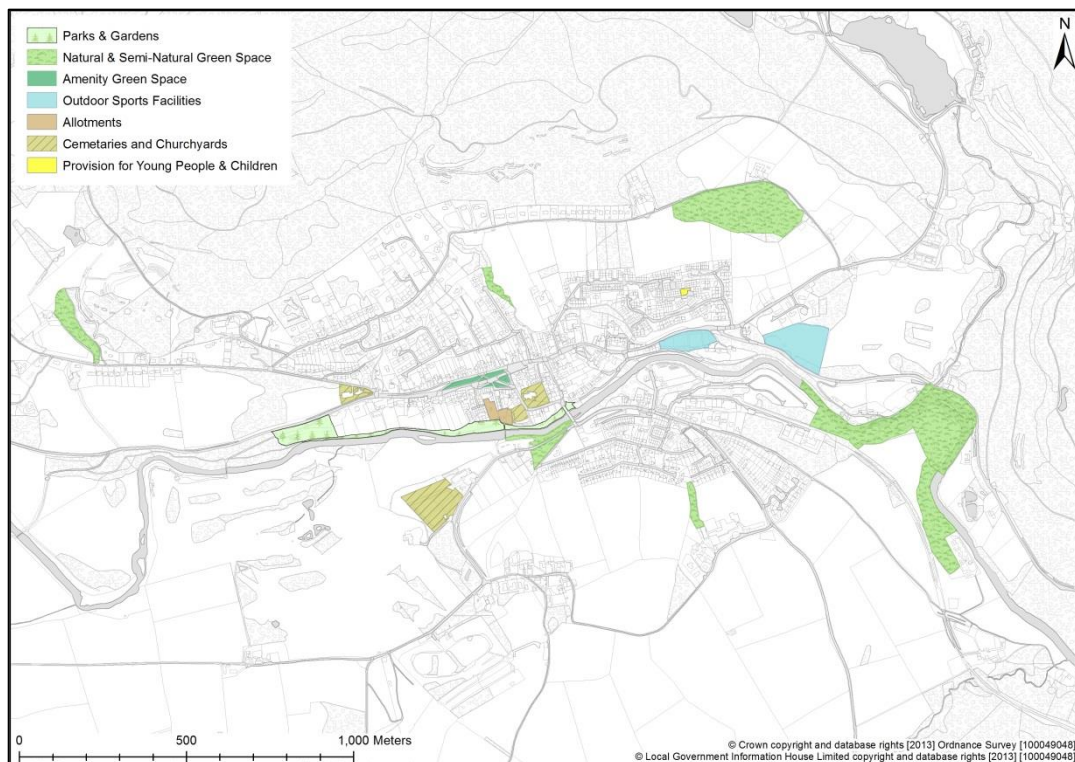
Figure 76: Rothbury Archaeological Sensitivity



Open Space

6.25 A large area at Thrum Rocks, aligned with the River Coquet east of Rothbury, is identified as being natural and semi-natural green space; as is an area to the northeast of the town, adjacent to Addycombe Farm. Rothbury Park and Beggars Rigg Picnic Area are located on the north bank of the River Coquet, while Rothbury Recreation Club and Armstrong Park Playing Fields to the east of the town are identified as outdoor sports facilities.

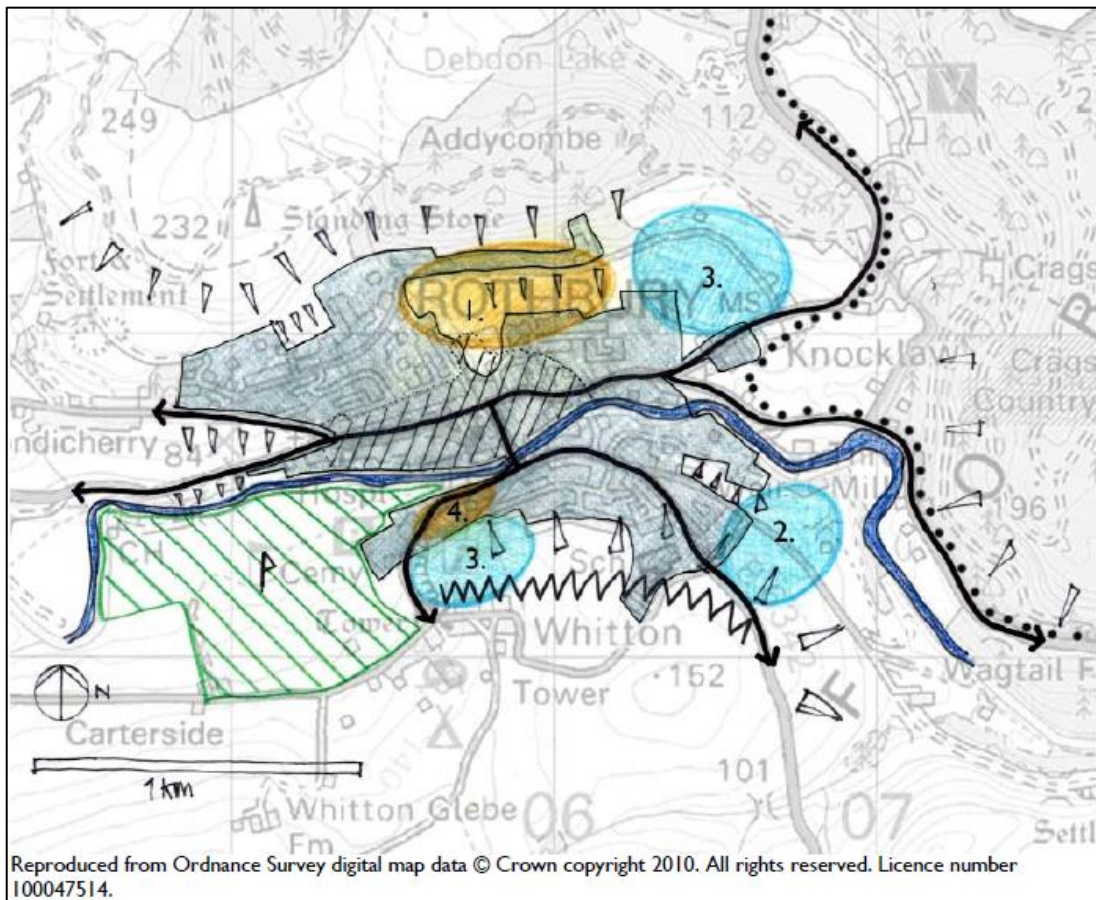
Figure 77: Rothbury green infrastructure and open space



Landscape sensitivity

6.26 The settlement boundary to the north of Rothbury and the strip fields by the Coplish Burn (1) are identified as areas of land with a high sensitivity to change. Strip fields near the Community Hospital (4) are also identified as having higher landscape sensitivity. In addition to pockets of land covering hill slopes to the northeast and south of Rothbury (3), Lordenshaw Drive (2) to the southeast of Rothbury has also been identified as an area of lower landscape sensitivity.

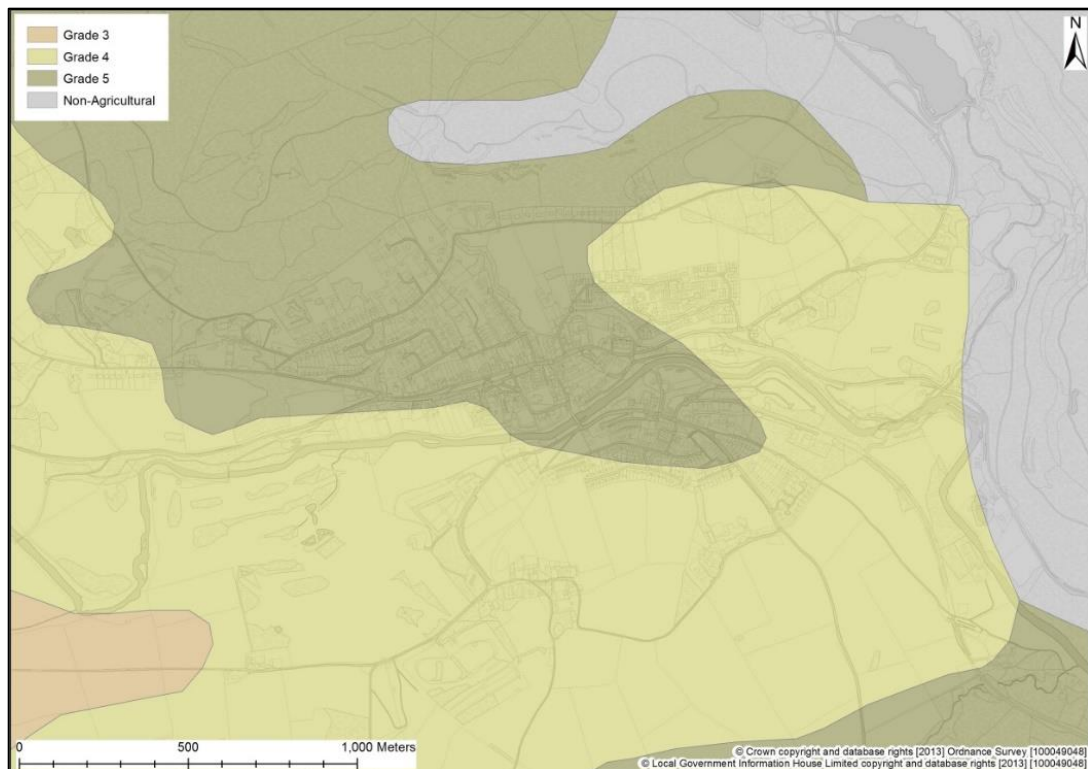
Figure 78: Rothbury landscape sensitivity



Agricultural Land Classification

6.27 While much of the area to the north of Rothbury is Grade 5 agricultural land, a large area to the south has been identified as Grade 4; as is an additional area of agricultural land to the east of Rothbury at Knocklaw. Agricultural land to the southwest is Grade 3.

Figure 79: Rothbury agricultural land classification



Mineral Resource Areas

6.28 Aligned with the River Coquet, a sand and gravel mineral resource area extends from the west to the southeast of Rothbury, while much of northeast Rothbury, up to Tumbleton Lake, is also constrained by this resource.

Historic Housing Delivery and Land Take Up

Historic Housing Delivery

6.29 The Rothbury small area saw 18 completions over the period 2009-11. Approximately 90 dwellings were completed in Rothbury over the period 2004-09, with a significant level of this development at Whitton View, Lordenshaws Drive and Old Mart.

Employment Land Take Up

6.30 From 1999 to 2014 there was no allocated employment land taken up or lost to other land uses in the Rothbury area.

The availability of land for housing and employment

Housing Land Availability

6.31 The capacity of identified sites to accommodate residential development over the plan period across both the Rothbury small area and the settlement itself is set out below.

6.32 In addition to the 49 units completed between 2011 and 2015, sites across the small area with a capacity to accommodate an additional 285 dwellings over the plan period are identified. Approximately 74% of the capacity is within or adjacent to the town of Rothbury.

Figure 80: Housing land availability in the small area and Rothbury

	No of dwellings	
	Small Area	Rothbury
Completions 2011-15	49	47
Deliverable sites 0 – 5 years	177	117
Developable sites 6- 10 years	90	84
Developable sites 11 – 15 years	18	0
Developable sites year 16	0	0
Total	334	248

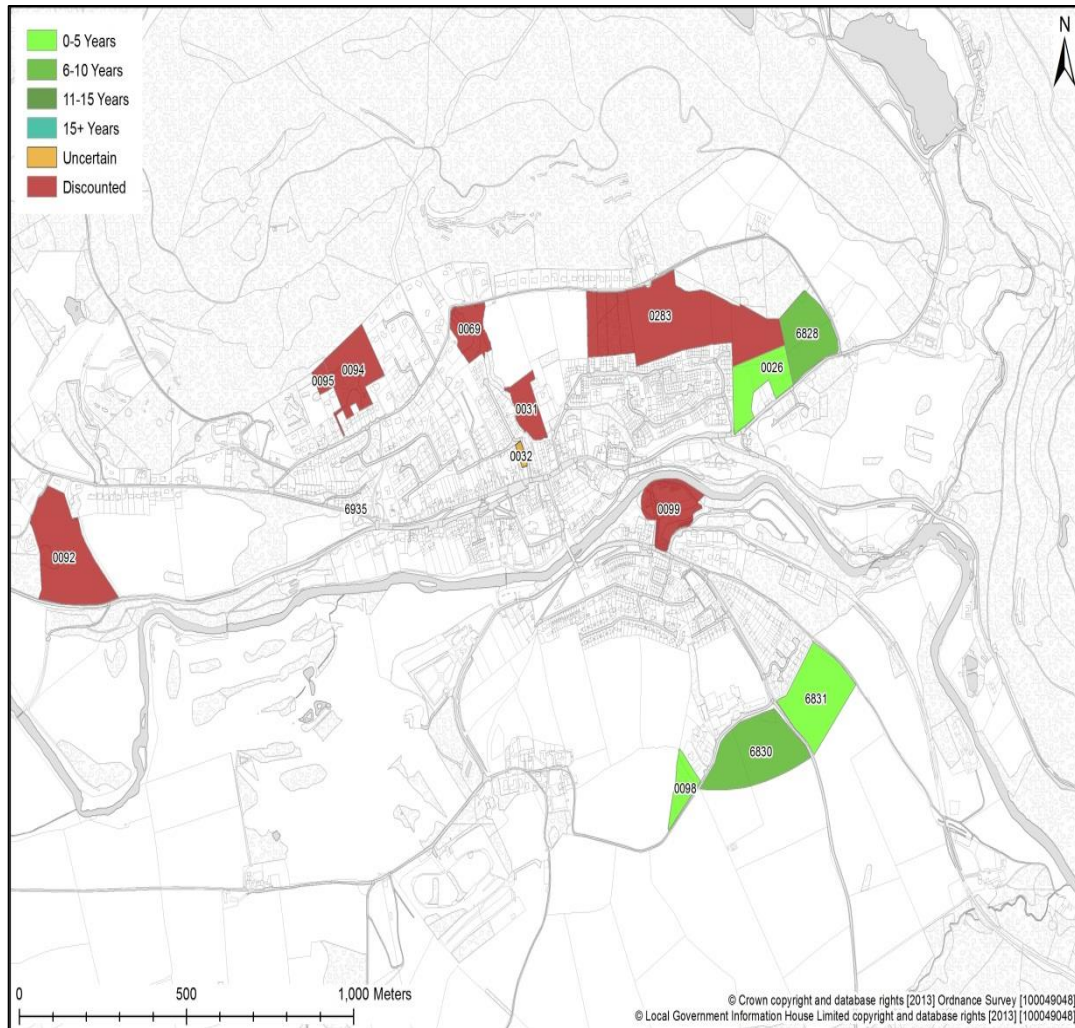
6.33 Included in the table above, are dwellings forecast to be delivered on sites with planning consent. The Council's Five Year Supply of Deliverable Sites (2015-2020) document identifies a remaining capacity of 55 units at a site identified as Land east of Whitton View, Rothbury (12/03191/FUL) with extant planning permission.

6.34 Since the SHLAA base date of 1 April 2015, two sites have been granted planning permission; Land south west of Malvin Silverton Lane (5 units) and land west of the West End Garage, Thropton (60 units). The capacity of both of these sites is included in the above figures

PDL/Greenfield

6.35 The SHLAA identifies that of the 285 dwellings which may be accommodated on deliverable and developable sites over the plan period which are not under construction, approximately 60 dwellings (21%) may be accommodated on 0.45ha of PDL, and 225 (79%) on 13.3ha of greenfield land.

Figure 81: Rothbury housing land availability



Employment land availability

6.36 There is no land available on the allocated employment site (Rothbury (A09) in the Rothbury area.

Proposed requirements for housing and employment land

6.37 The Pre-submission Core Strategy proposes a housing requirement of 200 dwellings over the plan period.

6.38 The above information indicates that there is sufficient capacity within Rothbury to accommodate this scale of development. Given that 49 units have already been completed between 2011 and 2015, the housing requirement for the remainder of the plan period is 151 dwellings.

6.39 The plan proposes to remain the 2.29ha of employment land in Rothbury (A09). There is not however any available land.

Conclusion

6.40 The SLR identifies that there is sufficient capacity to accommodate the 200 dwellings proposed in the Northumberland Core Strategy.

6.41 Rothbury area has seen a significant level of growth in recent years. The level of development proposed considers the rate of past delivery, but is considered appropriate and sufficient to accommodate the needs of growing working age population, enable a greater mix of housing, and support Rothbury's role as a Service Centre for residents of the Coquet Valley and visitors to the area.

6.42 A key constraint to delivery is the topography of Rothbury. The local highways are constrained by the topography, while areas close to the River Coquet are at risk of flooding. Natural and heritage designations prohibit or constrain development in some areas.

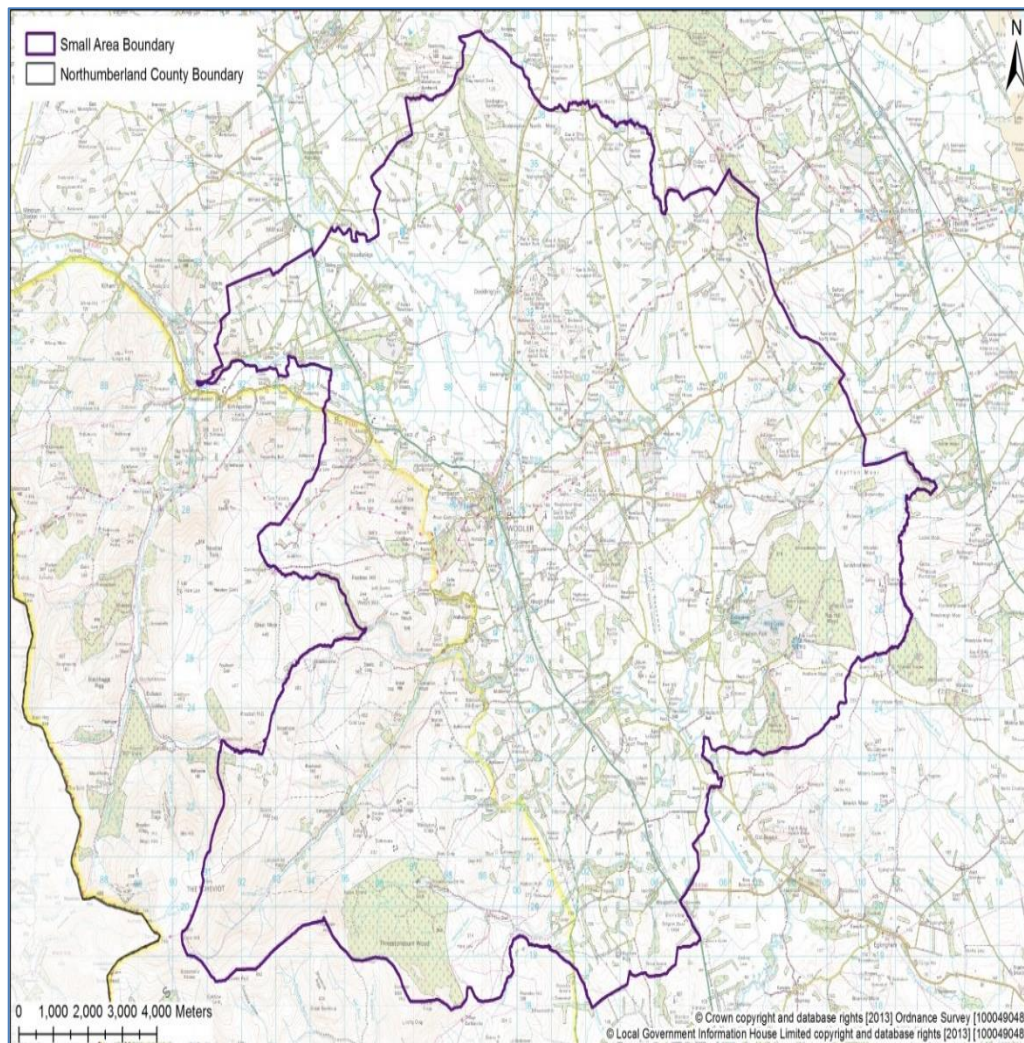
6.43 Areas of least constraint are identified to the northeast and southeast of the town. These are areas of lower landscape sensitivity although there are still highway constraints. An area to the northeast benefits from a planning consent.

7 Wooler

Introduction

7.1 Wooler is a Service Centre located in the North Northumberland Delivery Area. It has key linkages to the main town of Berwick-upon-Tweed to the north east and to a lesser extent Alnwick to the south east. The small area is comprised of the parishes of Wooler, Akeld, Doddington, Ewart, Earle, Ilderton, Chatton, Chillingham Roddam and Lilburn.

Figure 82: Wooler small area



Role and function

- 7.2 Wooler is the main settlement in the Glendale area and is a key hub for services for people living in both Wooler and its wider rural hinterland. It is also an important hub for tourism and is a gateway settlement for the northern part of the Cheviot Hills, which are located within the Northumberland National Park. The influence of tourism is evident with the presence of two caravan parks.
- 7.3 The A697 road, which links the A1 at Morpeth with the Scottish Borders, passes through Wooler. The B6525 road links Wooler with Berwick-upon-Tweed.
- 7.4 The role of Wooler as a Service Centre is exemplified by the range of services and facilities it offers. The town contains a middle school, 2,200 square metres of central retail floor space and approximately 8.6 hectares of developed employment land. Wooler benefits from ambulance, police and fire stations. Cultural facilities include the Cheviot Centre which includes a library. The catchment area of Glendale Middle School extends across a wide area, from Thrunton and Whittingham in the south to Milfield in the north, east beyond Chatton and west up to the Scottish border.

Demographic, economic and housing profile

Population Profile¹

- 7.5 The 2011 Census recorded that there were 3,110 usual residents in the Wooler area; an increase of 99 people since 2001.
- 7.6 Over this period the proportion of the population of core working age (16- 64 years) increased slightly from 59.0% to 60.5%, while the proportion aged over 65 increased from 25.1% to 26.9%.

Figure 83: Wooler demographic profile

	Population	People aged						
		0 - 4	5 - 15	16 - 24	25 - 44	45 - 64	65 - 74	75 and over
2001	3,011	3.9%	11.8%	7.4%	23.4%	28.1%	13.1%	12.0%
2011	3,110	3.9%	8.8%	8.3%	16.5%	35.7%	13.9%	13.0%

¹ Parish boundary changes occurred between the 2001 and 2011 Census'.

7.7 In 2011, the Wooler area had a smaller proportion of its population of working age than the County as a whole, and a significantly larger proportion aged over 65 years.

Population Projection

7.8 When applied at the local level, the 2012 based Sub-national Population Projections indicate that the population of Wooler will increase by 6.8% between 2011 and 2031. Over this period, the number of people of core working age is projected to decrease at a rate significantly higher than Northumberland as a whole, by 21.9%. In contrast, the population aged over 65 years is projected to increase markedly, with a 92.0% increase in those aged over 75.

Figure 84: Wooler population projection

Age Group	Projected population change 2011 - 2031			
	Population		Population Change	Population Change as a %
	2011	2031		
0-15	401	335	-66	-16.5%
16-59 (female)/ 16-64 (male)	1,734	1,355	-379	-21.9%
60/65-74	597	876	279	46.7%
75+	413	793	380	92.0%
Total	3,145	3,359	214	6.8%

Housing Profile

- 7.9 In 2011, 77.4% of properties in the Wooler area were in Council Tax Bands A to C, with 62.86% of these in Band A.
- 7.10 The 2011 Census recorded 1,666 household spaces in Wooler, an increase of 100 since 2001. Of these household spaces, 250, or 15.0% had no residents. In 2011, 54.4% of households were living in owner occupied properties, 18.9% in social rented housing and 26.7% in the private rented sector.
- 7.11 In 2011, 15.9% of households occupied properties with four or more bedrooms, 46.4% of homes had fewer than three bedrooms, and 37.7% have three bedrooms.
- 7.12 In comparison to Northumberland as a whole, Wooler contains a larger proportion of low value properties, and fewer high value properties. The area is characterised by having fewer owner occupiers, while the proportion of people accommodated in the private rented sector is particularly high. The housing stock is relatively small.

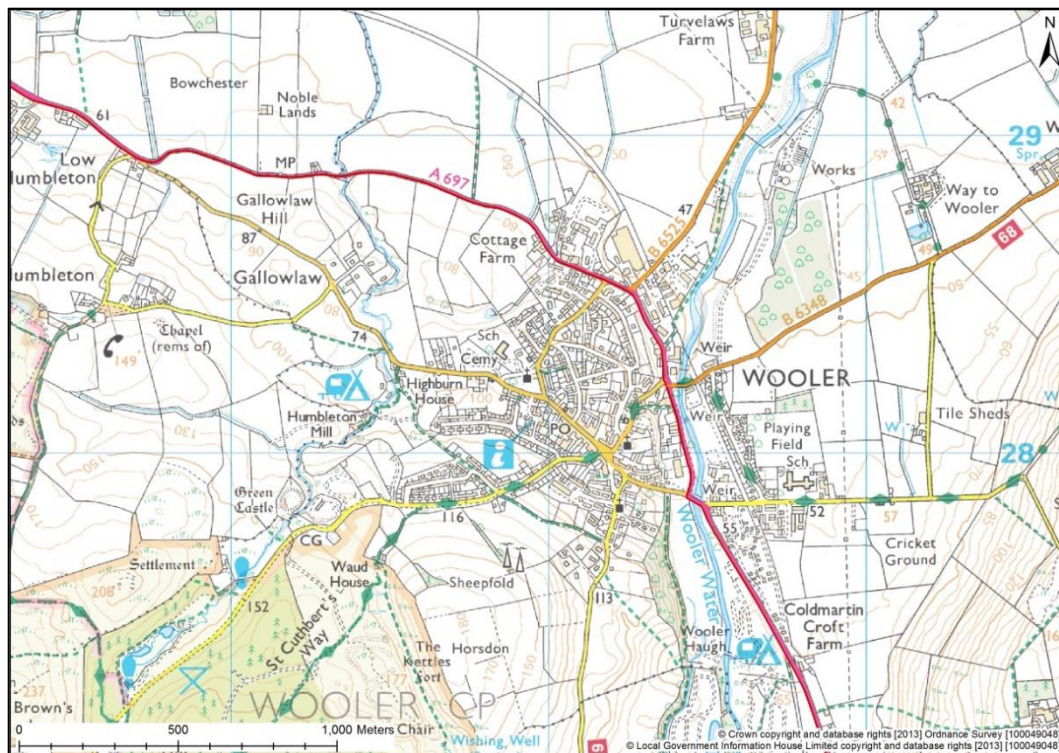
Economic Profile

- 7.13 Amongst the population aged 16 to 74, 63.0%% are in employment, 3.4% unemployed, and 22.1% retired.
- 7.14 The proportion of people in employment and in retirement is higher in Wooler than Northumberland as a whole; however the unemployment rate is lower.

Constraints analysis

- 7.15 Growth of Wooler is constrained by Wooler Water, which bi-sects the town. Beyond Cheviot Street, the ground rises steeply to the south, while further development to the west is constrained by topography and the proximity of Northumberland National Park. The protected route of the Wooler bypass to the north of the settlement presents a further constraint to development.

Figure 85: Wooler



Highways and connectivity

7.16 Wooler is well connected to the strategic road network, with the A697 passing through the town; connecting Wooler to the Scottish Borders in the north and Alnwick and Morpeth to the south. The B6525 links Wooler to Berwick-upon-Tweed in the north east.

7.17 Development is constrained in the centre of Wooler due to capacity issues associated with the junction between Market Place and Ramsay Lane, while the historic layout of Wooler means that many of the roads and junctions within the town centre are narrow, with limited capacity. Several of the roads leading in to Wooler are also narrow; including Common Road to the south west and the single carriageway bridge across Wooler Water to the east (B6340). Additional constraints to development are associated with the Brewery Road/A697 junction to the south east of the town.

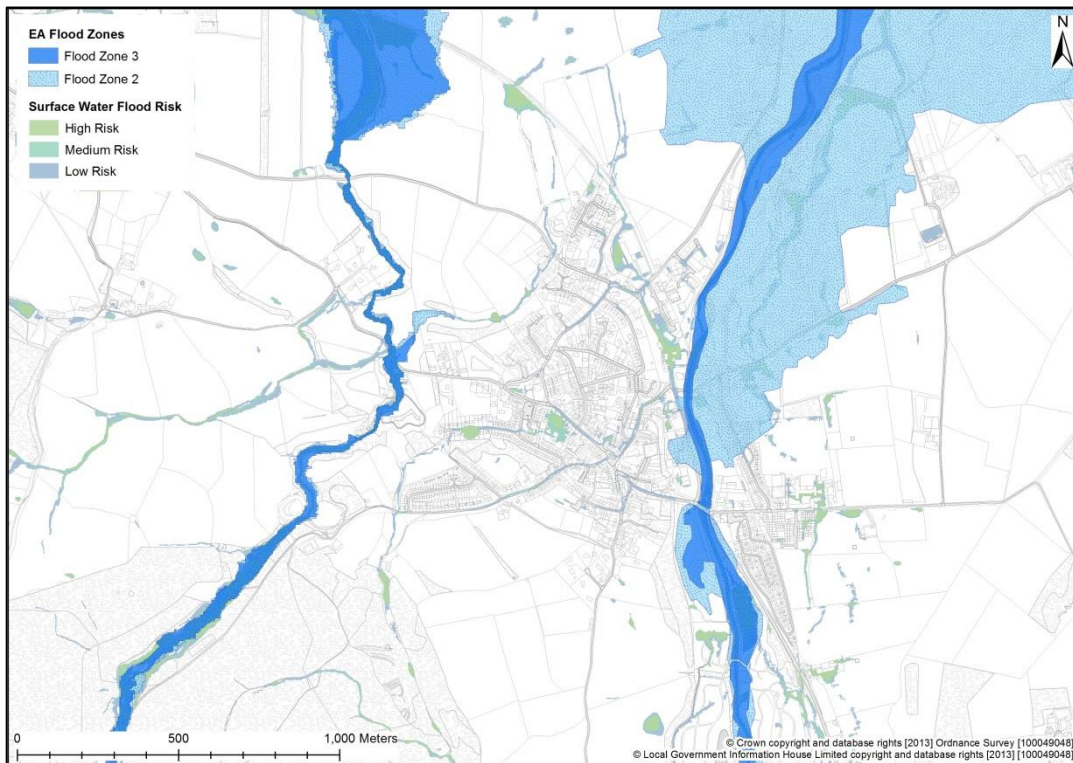
7.18 To the east of the settlement there is a protected bypass line identified in the Berwick upon Tweed Local Plan (1999). If the bypass was built this may help resolve capacity issues through the centre of Wooler.

7.19 Wooler is served by local bus services to Alnwick, Berwick and Newcastle.

Flood Risk

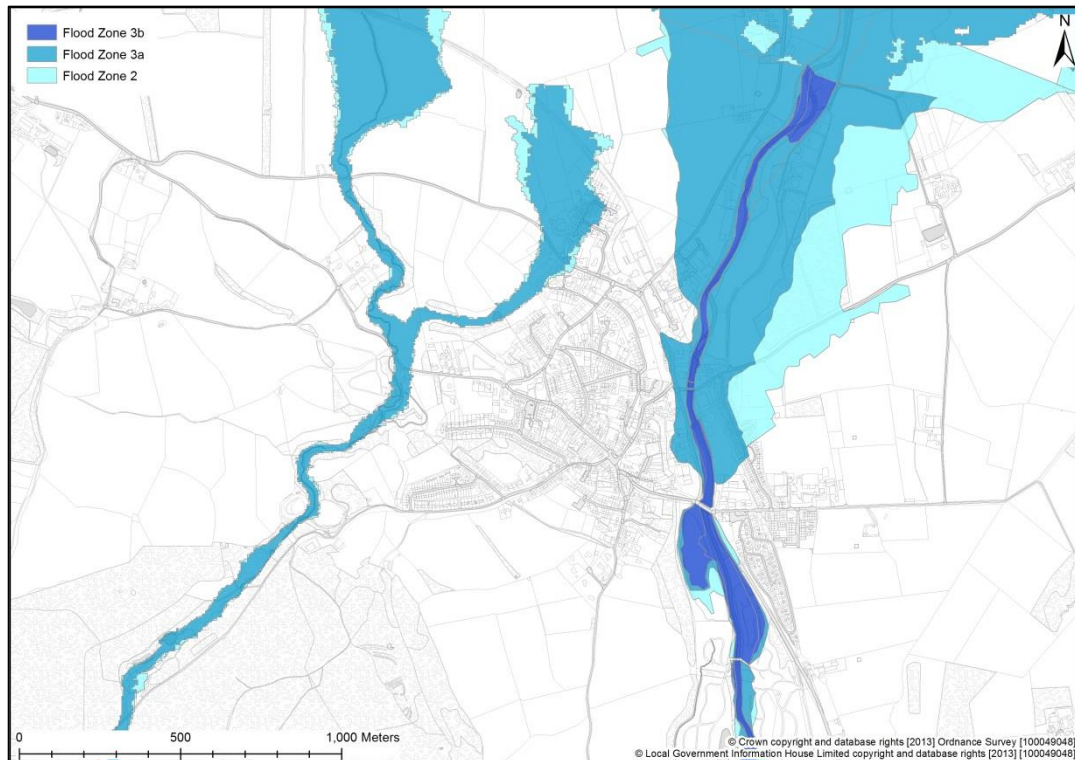
7.20 While most of the town is not at risk of fluvial flooding, areas aligned with Humbleton Burn to the west of Wooler, and areas aligned with Wooler Water to the east of the town are in Flood Zone 3. An area to the east of Wooler, incorporating Weetwood Road and the sewage works, is in Flood Zone 2.

Figure 86: Wooler Environment Agency Flood Risk



7.21 The SFRA identifies an area aligned with Wooler Water as being within the functional flood plain, in Flood Zone 3b, while the rest of the area at risk of flooding is largely in Flood Zone 3a.

Figure 87: Wooler Strategic Flood Risk Assessment



Water and sewerage capacity

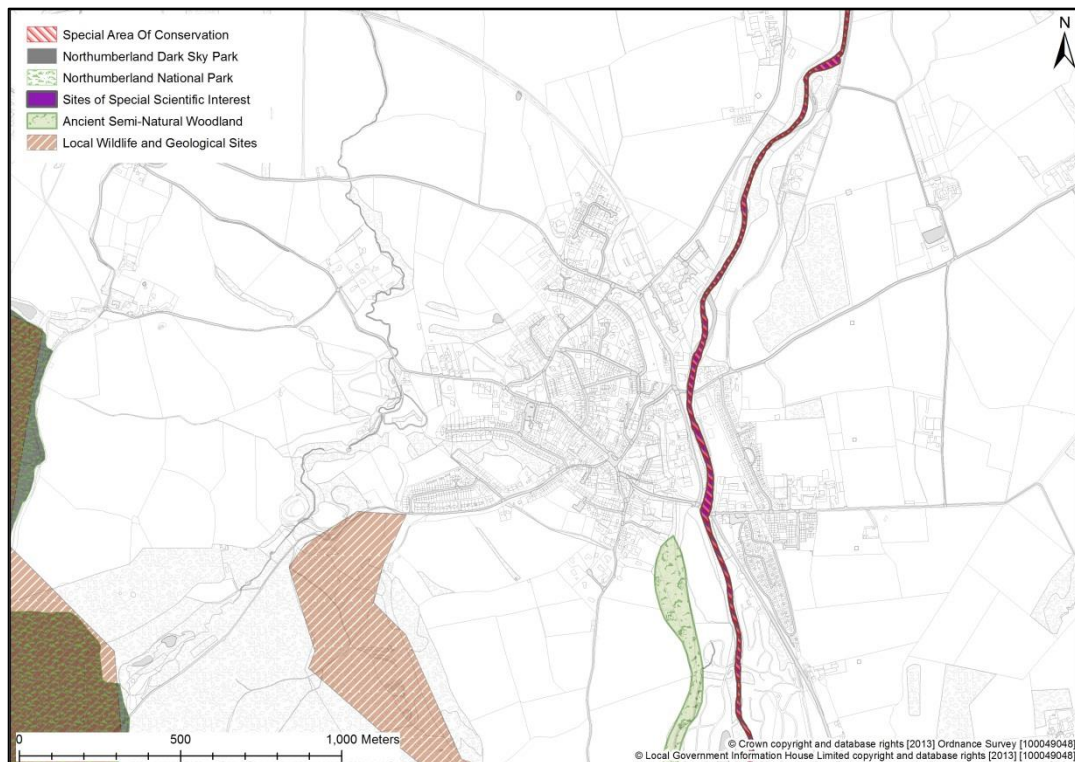
7.22 The detailed WCS identifies that there are capacity constraints associated with water resources from Berwick and Fowberry WRZ which is abstracted from groundwater sources. Wooler WwTW has limited capacity, although NWL are monitoring flows to assess the impact of a surface water removal project.

7.23 No historic record of sewer flooding has been recorded.

Natural Environment Designations

7.24 Northumberland National Park, designated as a Dark Sky Park, lies to the east of Wooler. A LWGS incorporating Waud House and King's Chair is located southwest of Wooler. Wooler Water, to the east of the town, is a Special Area of Conservation and a SSSI, while the Cardingmill Plantation adjacent to Wooler Water is ancient semi-natural woodland.

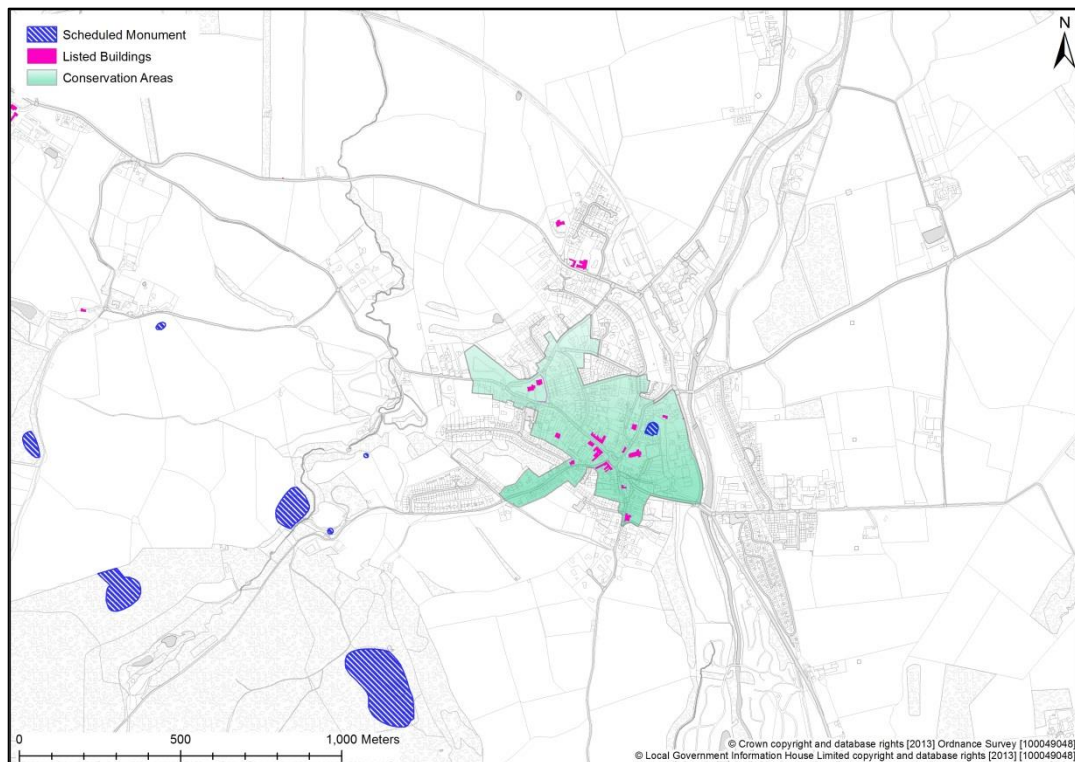
Figure 88: Wooler natural environment designations



Built Heritage Designations

7.25 Much of the centre of Wooler is designated as a conservation site, with numerous listed buildings clustered in the town centre. Wooler Tower is a scheduled monument (SM), while to the west of Wooler, Green Castle Ringwork and Pillboxes located at two sites are also a SM. An additional SM is located to the southwest of Green Castle Ringwork, identified as Iron Age Defended Settlement and Cultivation Terraces, while a further SM, The Kettles, are located to the south. A Romano-British Farmstead and Medieval Chapel to the south of Humbleton are both also SM's.

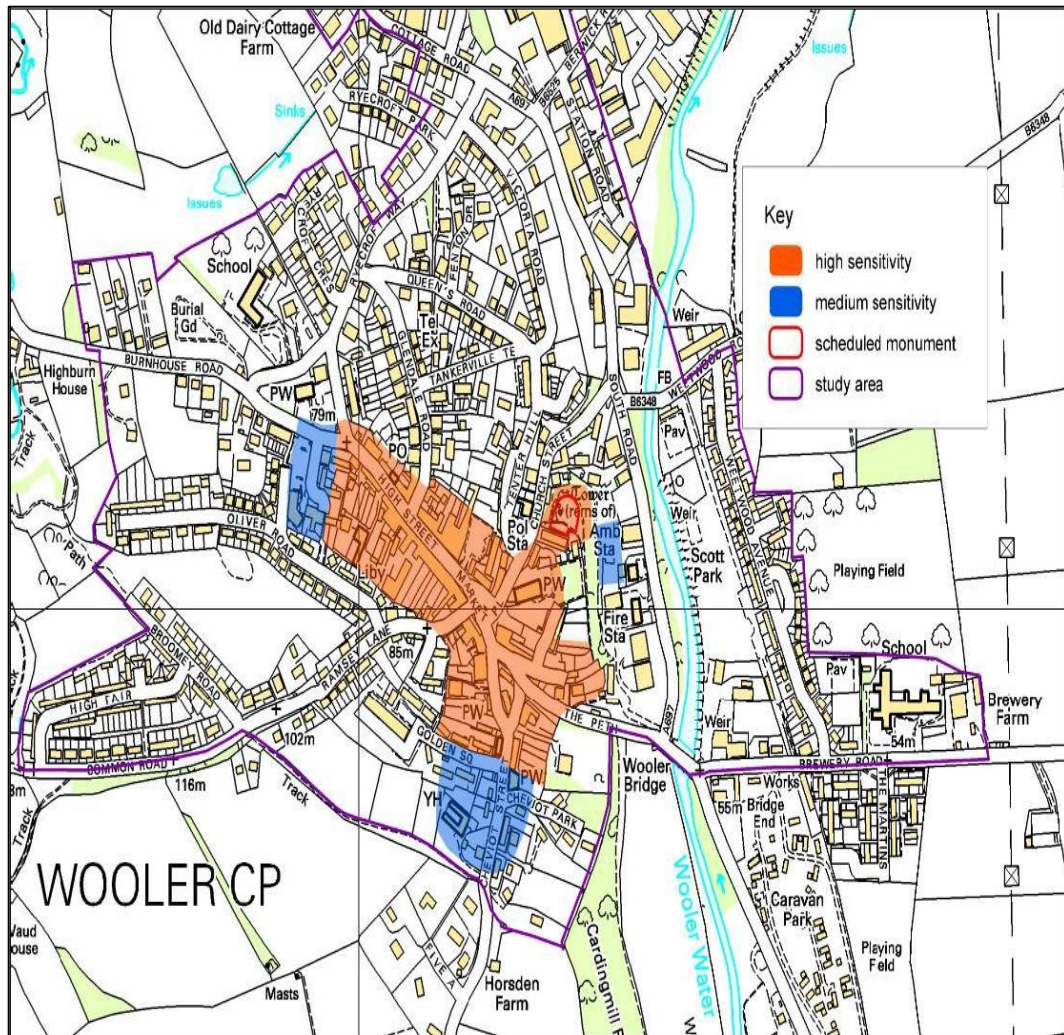
Figure 89: Wooler built heritage designations



Archaeological Sensitivity

7.26 The extensive urban survey identifies much of the town centre, around the market place, as being of high archaeological sensitivity, while Wooler Tower has been identified as a scheduled monument. Areas to the south, east and west of Wooler are identified as being of medium archaeological sensitivity.

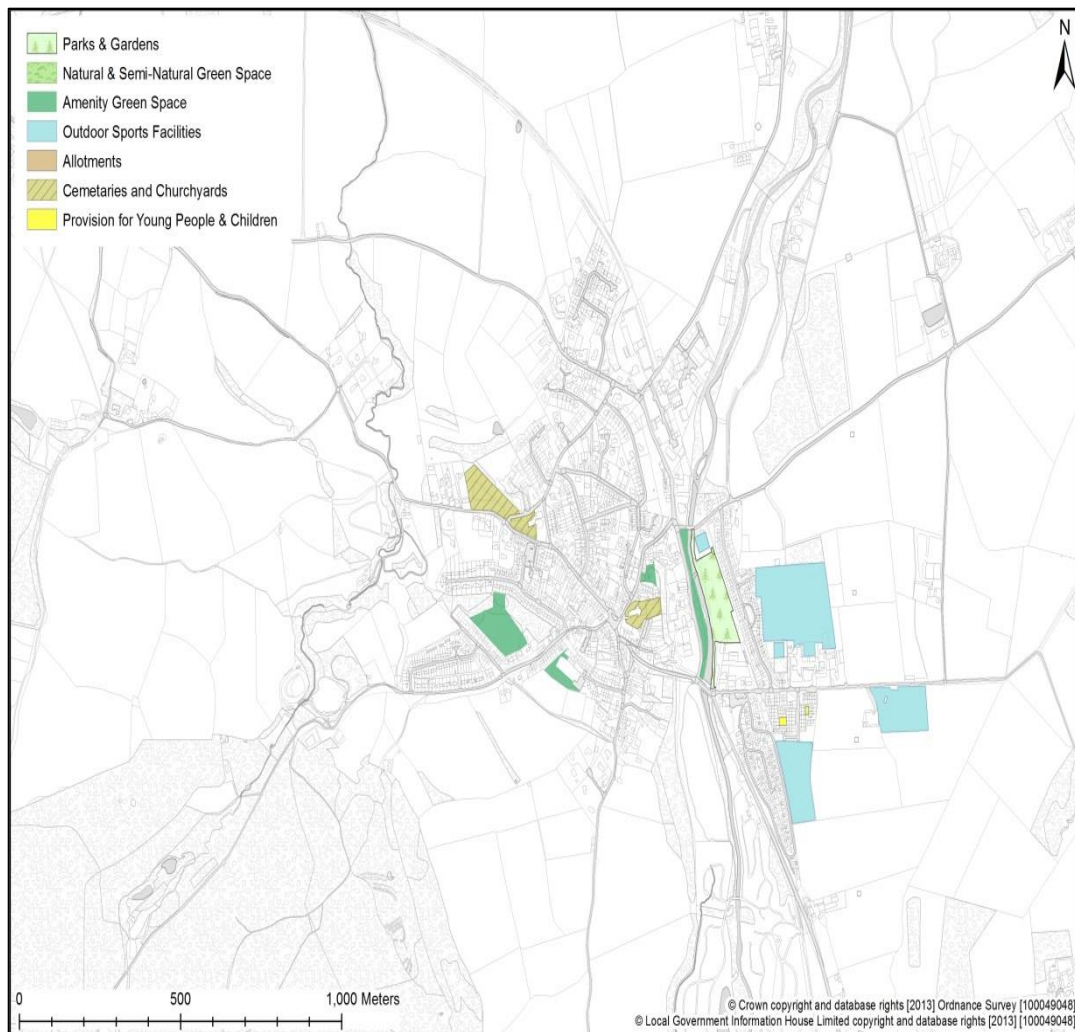
Figure 90: Wooler Archaeological Sensitivity



Open Space

7.27 A number of outdoor sports facilities are located to the east of Wooler Water; the Cricket Ground, playing fields in the vicinity of Glendale Middle School, the bowling green and playing fields south of Brewery Road. Scott Park is located on the east bank of Wooler Water, with amenity green space located on the opposite bank.

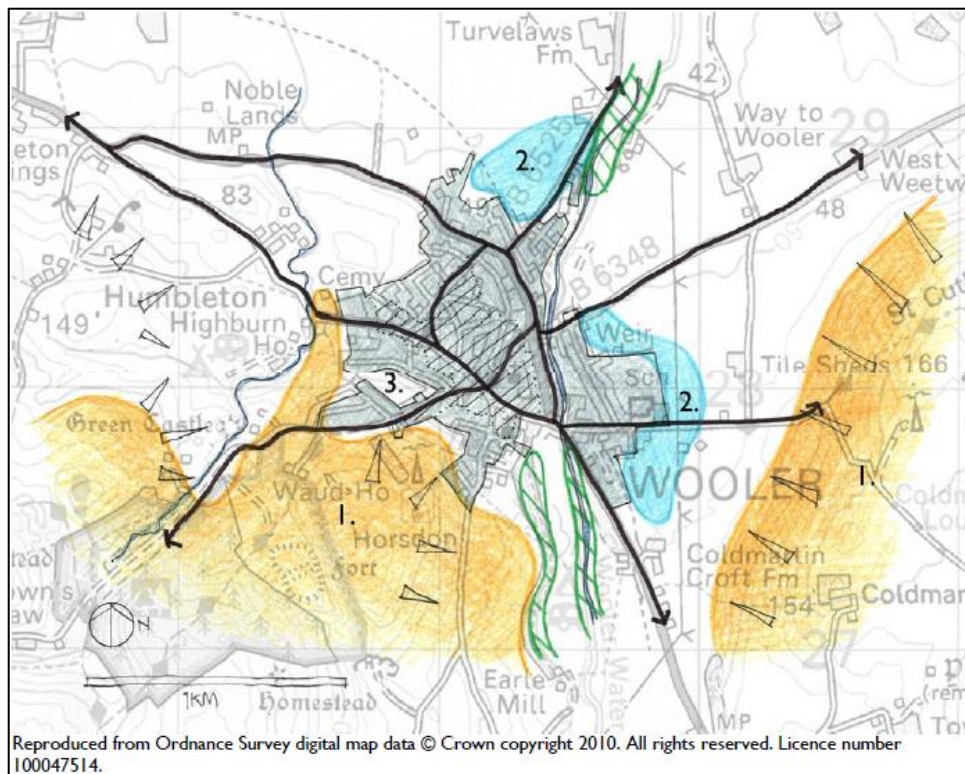
Figure 91: Wooler green infrastructure and open space



Landscape sensitivity

7.28 The surrounding landscapes of Horsden Hill and Humbleton Hill (1) are identified as areas of high landscape sensitivity, while the Key Landscape Impact Study identifies that the boundary of Northumberland National Park (3) should be strengthened. Areas of flat farmland lie to the north and east of Wooler (2) and are considered to be of lower sensitivity to change.

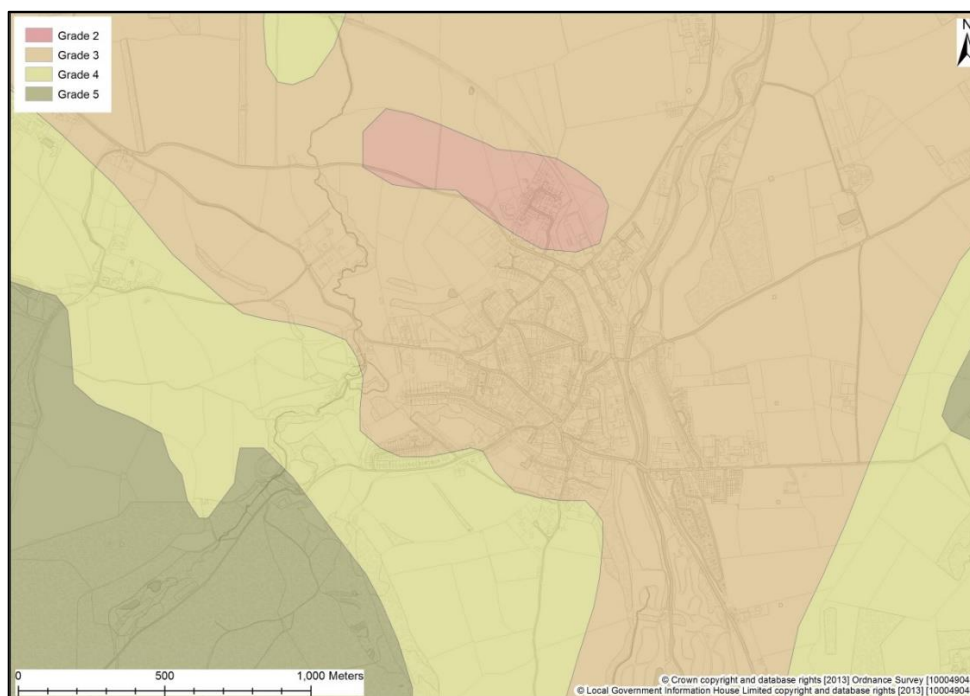
Figure 92: Wooler landscape sensitivity



Agricultural Land Classification

7.29 Much of the agricultural land in the Wooler area is identified as Grade 3, while a small area north of Cottage Road to the north of Wooler is Grade 2.

Figure 93: Wooler agricultural land classification



Mineral Resource Areas

7.30 A large sand and gravel mineral resource extends from the northeast to the southeast of Wooler, aligned with Wooler Water and incorporating the town centre. Areas to the west of Wooler are not underlay by mineral resources.

Historic Housing Delivery and Land Take Up

Historic Housing Delivery

7.31 Wooler small area saw 30 completions over the period 2009-11, while few dwellings were completed in Wooler over the period 2004-09.

Employment Land Take Up

7.32 From 1999 to 2014 there was no allocated employment land taken up or lost to other uses in Wooler. At Millfield (B07), located on the edge of the small area, to the north west of Wooler there was also no allocated employment land taken up, although 1.1ha of land was taken up by other uses.

The availability of land for housing and employment

Housing Land Availability

7.33 The capacity of identified sites to accommodate residential development over the plan period across both the Wooler small area and the settlement itself is set out below.

7.34 In addition to the 73 units completed between 2011 and 2015, sites across the small area with a capacity to accommodate an additional 215 dwellings over the plan period are identified. Approximately 77% of the capacity is within or adjacent to the town of Wooler.

Figure 94: Housing land availability in the small area and Wooler

	No of dwellings	
	Small Area	Wooler
Completions 2011-15	73	62
Deliverable sites 0 – 5 years	72	52
Developable sites 6- 10 years	126	97
Developable sites 11 – 15 years	17	17
Developable sites year 16	0	0
Total	288	223

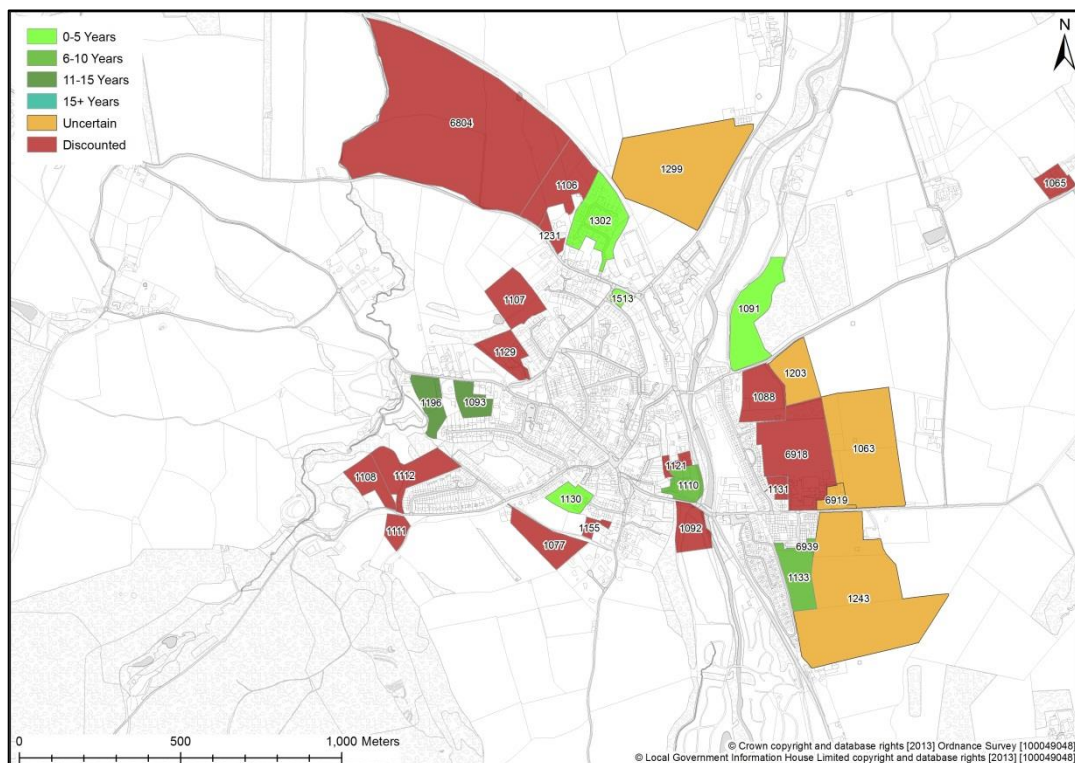
7.35 Included in the table above, are dwellings forecast to be delivered on sites with planning consent. The Council's Five Year Supply of Deliverable Sites (2015-2020) document identifies a remaining capacity of 71 units across two sites currently under construction, while a loss of 9 units is forecast across four sites with extant planning permission; this includes the demolition of a sheltered housing scheme and its replacement at Horsdenside, Wooler.

7.36 Of those units on sites under construction, 56 units are expected to be delivered at Fenton Grange, Wooler (10/B/0176 & 02/B/0008). Of the units with extant permission, a loss of 39 units is expected at Horsdenside, Wooler (14/01579/FUL) with a replacement of 14 units.

PDL/Greenfield

7.37 The SHLAA identifies that of the 201 dwellings which may be accommodated on deliverable and developable sites over the plan period which are not under construction, approximately 15 dwellings (7%) may be accommodated on 2.1 ha of PDL, and 186 (93%) on 9.2ha of greenfield land.

Figure 95: Wooler SHLAA sites



Employment land availability

7.38 The total employment land available in Wooler is 2.086ha, located at one site; Wooler – North West of Berwick Road (B11).

Figure 96: Allocated employment land availability in Wooler

Ref. No	Site	Settlement	Area (ha)	Developed (ha)	Available (ha)
B11	Wooler - NW of Berwick	Wooler	2.086	0	2.086
					2.086

Proposed requirements for housing and employment land

7.39 The Pre-submission Core Strategy proposes a housing requirement of 280 dwellings over the plan period.

7.40 The above information indicates that there is sufficient capacity within Wooler to accommodate this scale of development. Given that 73 units have already been completed between 2011 and 2015, the housing requirement for the remainder of the plan period is 207 dwellings.

7.41 The plan proposes the de-allocation of 2.37ha of employment at Millfield (B07) leaving a total allocation of 9.77ha, with 2.08ha of available land.

Conclusion

7.42 The SLR identifies that there is sufficient capacity to accommodate the 280 dwellings proposed in the Northumberland Core Strategy.

7.43 This level of development will assist in arresting the decline in the size of the working age population, which is projected to be pronounced in this area, enable a greater mix of housing, and support Wooler's role as a Service Centre in the North Delivery Area.

7.44 Key constraints to development include capacity constraints associated with water resources from Berwick and Fowberry WRZ, highways constraints and flooding associated with Wooler Water.

7.45 No specific areas of least constraint are identified. The settlement edges to the north and east of the settlement are those least sensitive to change, although development in these locations are will also be constrained.

8 Rest of North Northumberland Delivery Area

Introduction

8.1 The Rest of North Northumberland Delivery Area small area occupies much of the North Northumberland Delivery Area and includes the villages of Alnmouth, Cornhill-on-Tweed, Felton, Ford, Longhoughton, Netherton, Norham, Warkworth and Whittingham. The small area extends north up to the Scottish Borders and west along the boundary of Northumberland National Park, comprising of 48 parishes which are listed below in Figure 97.

Figure 97: Parishes contained within Rest of North Northumberland Delivery Area

Acklington	Elsdon	Lesbury
Adderstone & Lucker	Embleton	Longframlington
Alnham	Felton	Longhoughton
Alwinton	Ford	Lowick
Ancroft	Glanton	Millfield
Bewick	Harbottle	Netherton
Biddlestone	Hedgeley	Newton by the Sea
Bowsden	Hepple	Newton on the Moor and Swarland
Branxton	Hesleyhurst	Norham
Callaly	Hollinghill	Nunnykirk
Carham	Holy Island	Rennington
Cornhill on Tweed	Horncliffe	Rothley
Craster	Ingram	Shilbottle
Duddo	Kilham	Shoreswood
Edlingham	Kirknewton	Warkworth
Eglingham	Kyloe	Whittingham

Historic Housing Delivery

8.2 The Rest of North Northumberland Delivery Area small area saw 172 completions over the period 2009-11.

The availability of land for housing and employment

Housing Land Availability

8.3 The capacity of identified sites to accommodate residential development over the plan period across the Rest of North Northumberland Delivery Area small area is set out below.

8.4 In addition to the 220 units completed between 2011 and 2015, sites across the small area with a capacity to accommodate an additional 2453 dwellings over the plan period are identified.

Figure 98: Housing land availability in Rest of North Northumberland Delivery Area

	No of dwellings in Small Area
Completions 2011-15	220
Deliverable sites 0 – 5 years	398
Developable sites 6 – 10 years	1365
Developable sites 11 – 15 years	655
Developable sites year 16	0
Total	2638

- 8.5 Of those units completed 27 were delivered at Land south of New Barns Court New Barns Way, Warkworth (14/00124/PT), while 23 units were delivered on Land south of Harecross, Longframlington (13/01369/PT).
- 8.6 Included in the table above are dwellings forecast to be delivered on sites with planning consent. The Council's Five Year Supply of Deliverable Sites (2015-2020) document identifies a remaining capacity of 140 units across thirteen sites currently under construction, and 150 units across nine sites with extant planning permission.
- 8.7 Of those units on sites under construction, Land at Fairfield View, Shilbottle (14/01638/FUL) is expected to deliver 20 units, while Rock Farms Ltd, Rock, Alnwick (A/2005/0410) is expected to deliver 19 units. Of the units with extant permission 47 units are expected to be delivered at Land south of Grange Road, Grange Road, Shilbottle (12/02093/FUL).
- 8.8 Since the SHLAA base date of 1 April 2015, 233 units have received planning permission across 13 sites. These include, 67 units in Warkworth, 37 in Longframlington, 23 in Norham, 20 in Lesbury and 17 in Acklington. The capacity of most of these sites is already included within the supply figures presented above. However, the 23 units at Norham, and 5 units at Eglington represent additional supply.

PDL/Greenfield

- 8.9 The SHLAA identifies that of the 2337 dwellings which may be accommodated on deliverable and developable sites over the plan period which are not under construction, approximately 134 dwellings (5%) may be accommodated on 6.0ha of PDL, and 2228 (95%) on 248.1ha of greenfield land.

Employment Land Availability

- 8.10 The total employment land available in the Rest of North Northumberland Delivery Area is 0.471ha, located at one site in Norham (B09).

Figure 99: Allocated employment land availability in Rest of North Northumberland Delivery Area

Ref. No	Site	Settlement	Area (ha)	Developed (ha)	Available (ha)
B09	Norham	Not in a Settlement	0.471	0	0.471
					0.471

Proposed requirements for housing and employment land

8.11 The Pre-submission Core Strategy proposes a housing requirement of 1,250 dwellings over the plan period.

8.12 The above information indicates that there is sufficient capacity within the Rest of North Northumberland Delivery Area to accommodate this scale of development. Given that 220 units have already been completed between 2011 and 2015, the housing requirement for the remainder of the plan period is 1,030 dwellings.

8.13 The Core Strategy proposes to retain the allocation of 10.96ha of employment land across the Rest of North area at four sites. 6.4ha of land is proposed for de-allocation from employment use.

Figure 100: Employment land in the Rest of North area

Allocated sites	Area (ha)	De-allocated sites	Area (ha)
Millfield	2.41	Millfield	2.37
Rennington - Lee Moor Farm	0.59	Norham	0.47
Swarland Grains	3.98	Thrunton - Former Brickworks	3.56
Wooperton Sawmill	3.98		
Total	10.96	Total	6.40

Accommodating the level of development proposed

8.14 While the Northumberland Core Strategy does not provide housing numbers to settlements below Service Centre level, in order to demonstrate where the level of development may be accommodated the below capacity information is for information only.

Figure 101: Capacity of sites in settlement in the Rest of North Delivery Area

Settlement	Yield 0-16 years	Settlement	Yield 0-16 years
Acklington	131	Longframlington	173
Alnmouth	13	Longhoughton	31
Amble	70	Lowick	92
Bowsden	10	Lucker	46
Christon Bank	84	Millfield	31
Cornhill on Tweed	58	Netherton	7
Craster	6	Newton by the sea	15
Dunstan	20	Newton on the Moor	35
Eglington	20	Norham	48
Ellingham	33	Powburn	16
Embleton	218	Rennington	51
Felton	141	Rock	7
Glanton	63	Scremerston	261
Hipsburn	82	Shilbottle	195
Holburn	6	South Charlton	40
Holy Island	10	Swarland	109
Horncliffe	6	Warkworth	197
Lesbury	28	Whittingham	19
		Not in settlement	80

8.15 The above numbers from the SHLAA indicate that in some settlements there is significant capacity for housing development. However, it is not necessarily considered appropriate that this scale of development is accommodated in these settlements.

8.16 While the above table presents the potential housing land supply of settlements in the Rest of the North Delivery Area, greater certainty about where development may occur in the short term is indicated by developments which benefit from planning consent. More than a third (455 dwellings) of the identified housing requirement for the Rest of North Delivery Area benefits from planning permission. The settlements with the greatest number of permitted dwellings are in the following settlements

Figure 102: Consented capacities in the Rest of North Delivery Area

Settlement	Remaining capacity of planning permissions
Warkworth	104
Shilbottle	67
Embleton	52
Longframlington	37
Lesbury	28
Ellingham	25
Norham	23
Acklington	17
Rennington	16
Alnmouth	13

Conclusion

8.17 Given that the capacity of sites far exceeds the housing requirement for the Rest of North Delivery Area, it is considered that the remaining 1030 dwellings of the housing requirement may be accommodated across the Rest of North Delivery. It is considered that new employment space will be provided through building conversions and small scale new build workspace on unallocated sites, including as part of farm diversification schemes. It is also expected that many businesses will operate from residential properties.

8.18 It is considered that housing and employment development can be developed in a manner consistent with sustainable development principles and the spatial distribution policy of the Northumberland Core Strategy. These principles indicate that for settlements other than Main Towns and Service Centres, development will be allowed which doesn't impact on its character, is of an appropriate size, maintains or enhances local services and facilities, meets identified needs and protects the countryside from widespread new development.