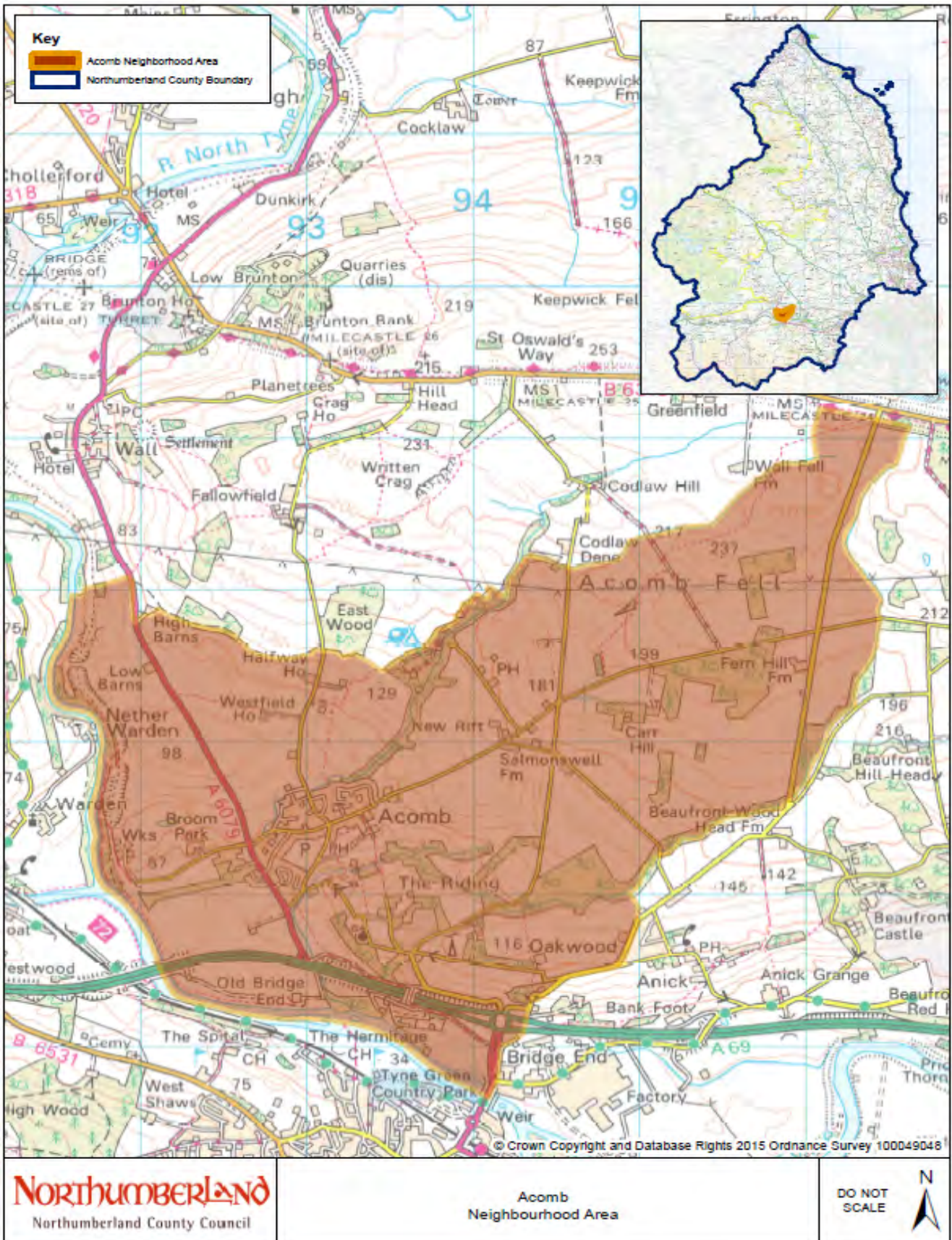


# Acomb Neighbourhood Plan: Some Policies and Data



## **Tynedale Local Development Framework: Core Strategy - Adopted October 2007**

### **Core Strategy Policy GD1**

Smaller villages: small scale development only.

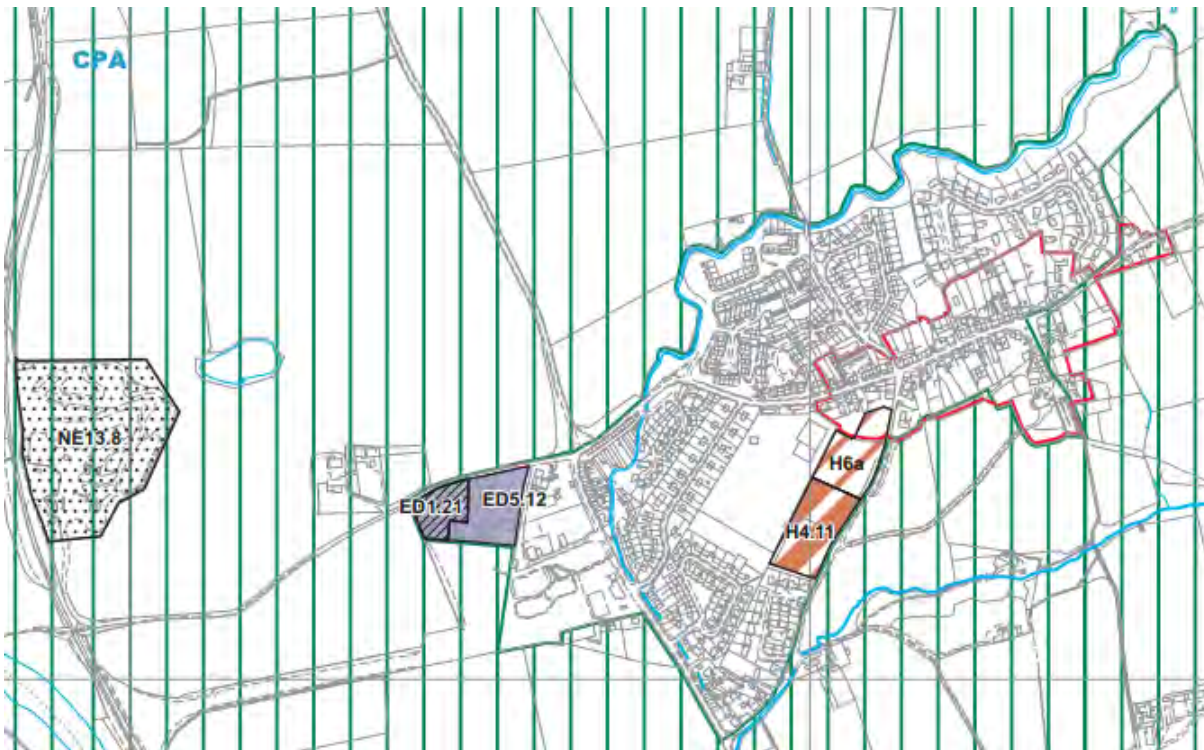
### **Core Strategy Policy GD2**


When meeting development needs sites will be prioritised in the following order:


- (i) Previously developed land and buildings within the built up area of settlements.
- (ii) Other suitable sites within the built up area of settlements.
- (iii) Other suitable sites adjoining the built up area of settlements.

Within each category of the sequential approach priority will be given to sites which are more accessible to services and facilities by all modes of transport, particularly public transport.


# Tynedale District Local Plan: October 2007



 Boundary of Conservation Area

 Allocated Housing Site


H4 Commuter Pressure Area housing site allocations

 Safeguarded Land (Housing)

H6a Land safeguarded to meet possible future housing needs of Acomb

 Employment Areas

ED5 Development permitted in existing employment areas

 Allocated Employment Site

ED1 Land allocated for Employment Development

 Green Belt

GD3

## **Core Strategy Policy BE2**

A phased programme of Conservation Area Character Appraisals will be carried out for all existing Conservation Areas. This will include a review of their status and boundaries. As this programme develops, consideration will also be given to the designation of additional Conservation Areas.

## **Core Strategy Policy H3**

New build housing will only be located in:

- Main towns - Hexham, Prudhoe and Haltwhistle
- Local centres - Allendale, Bellingham, Corbridge and Haydon Bridge

### **Other smaller villages where there are adequate services.**

A smaller village will be regarded as having adequate services if, within it, there is at least

- a school or a shop selling food to meet day-to-day needs and either;
- a village hall / community centre or a pub.

There must also be a public transport connection to a larger settlement with a wider range of services. This policy does not apply to the change of use of an existing building to residential use.

Within each of the housing sub areas i.e. the Commuter Pressure Area and the Rural Area, the aim when allocating and releasing land for new housing will be to achieve a distribution approximately in line with the following proportions:

- 55% in main towns
- 15% in local centres
- **30% in other smaller villages where there is an adequate range of services.**

## **Core Strategy Policy H5**

Proposals for additional dwellings involving new building will be required to have a minimum site density of 30 dwellings to the hectare unless such development would adversely affect the character of an existing area of low density housing.

**Core Strategy Policy H6** The change of use of existing buildings to residential use will be permitted in:

- Main towns - Hexham, Prudhoe and Haltwhistle
- Local centres - Allendale, Bellingham, Corbridge and Haydon Bridge
- **Smaller villages as defined in Policy GD1**

### **Core Strategy Policy H7**

The affordable housing needs of the District will be met in:

- Main towns - Hexham, Prudhoe and Haltwhistle
- Local centres - Allendale, Bellingham, Corbridge and Haydon Bridge
- **Other smaller villages where there is an adequate range of services as defined in Policy H3.**
- Affordable housing needs will be met as locally as possible through:
  - The re-use or re-allocation of the existing housing stock
  - The allocation of sites for affordable housing
  - Permitting affordable housing schemes as windfalls including those on exception sites
  - Seeking an appropriate element of affordable housing on market housing sites, in accordance with Policy H8.

### **Core Strategy Policy H8**

Where a relevant local need has been established, the Council will seek to negotiate with developers to secure an appropriate element of affordable housing in relation to all housing developments of:

- 15 or more dwellings or 0.5ha or more in Hexham, Prudhoe and Haltwhistle
- 5 or more dwellings or 0.2ha or more elsewhere.

Depending on the assessment of need in the local area, the proportion of affordable houses sought will be between 30% and 50% of the total dwellings on the site.

In negotiating the provision of an element of affordable housing, the Council will take into account the character of the site, the nature of the development proposed and the impact on the viability of the development overall as material planning considerations.

### **Core Strategy Policy EDT1**

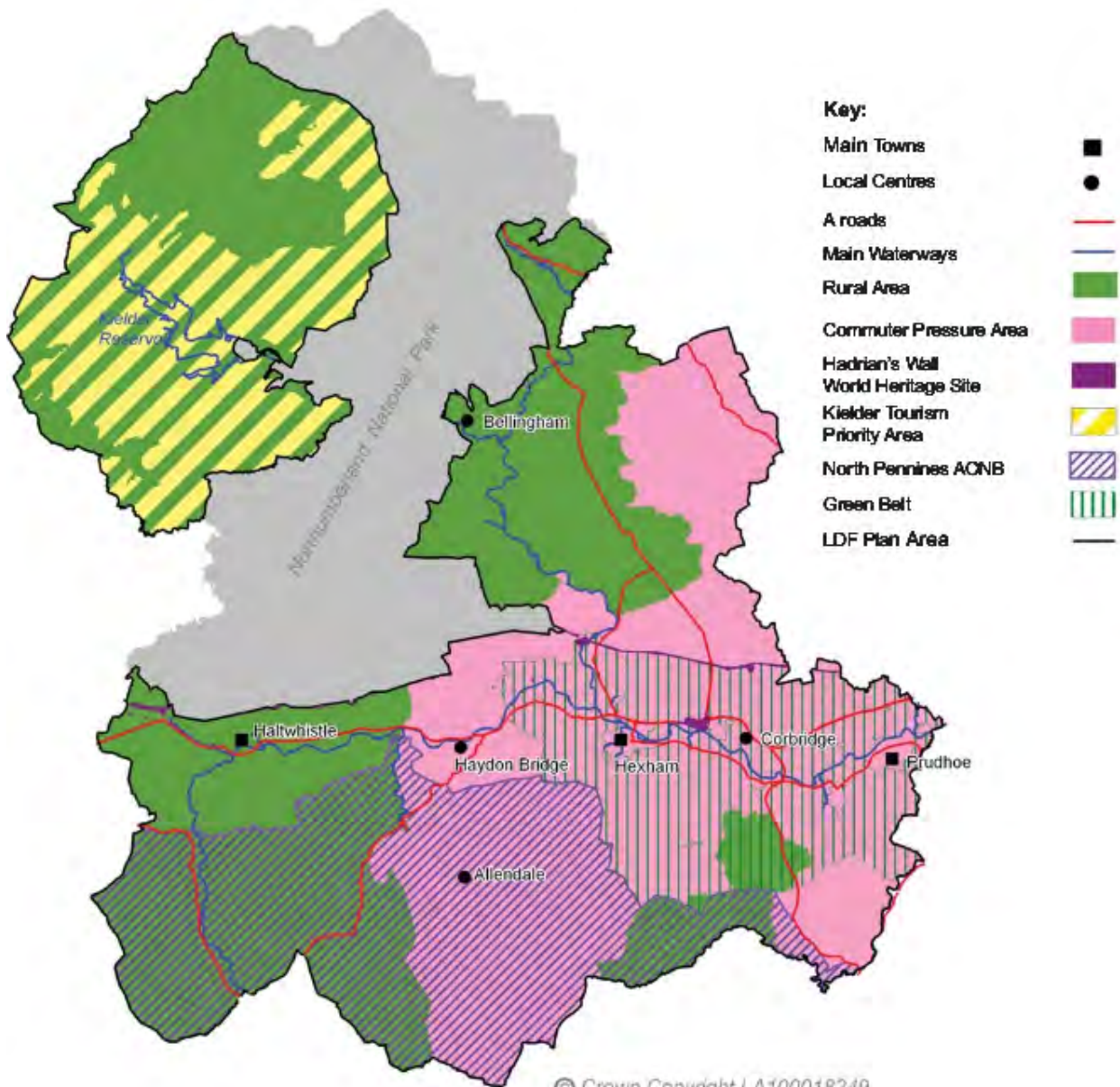
The principles for economic development and tourism are to:

- (a) Support a buoyant and diverse local economy, which recognises the importance of tourism to the District.
- (b) Ensure sufficient land is available to meet the employment requirements of the District.
- (c) Protect existing and allocated employment land for its intended purpose.
- (d) Protect and enhance existing tourist facilities and infrastructure, whilst also allowing new tourist development where appropriate in order to increase the range, quality and type of facilities available to tourists.

### **Core Strategy Policy CS1**

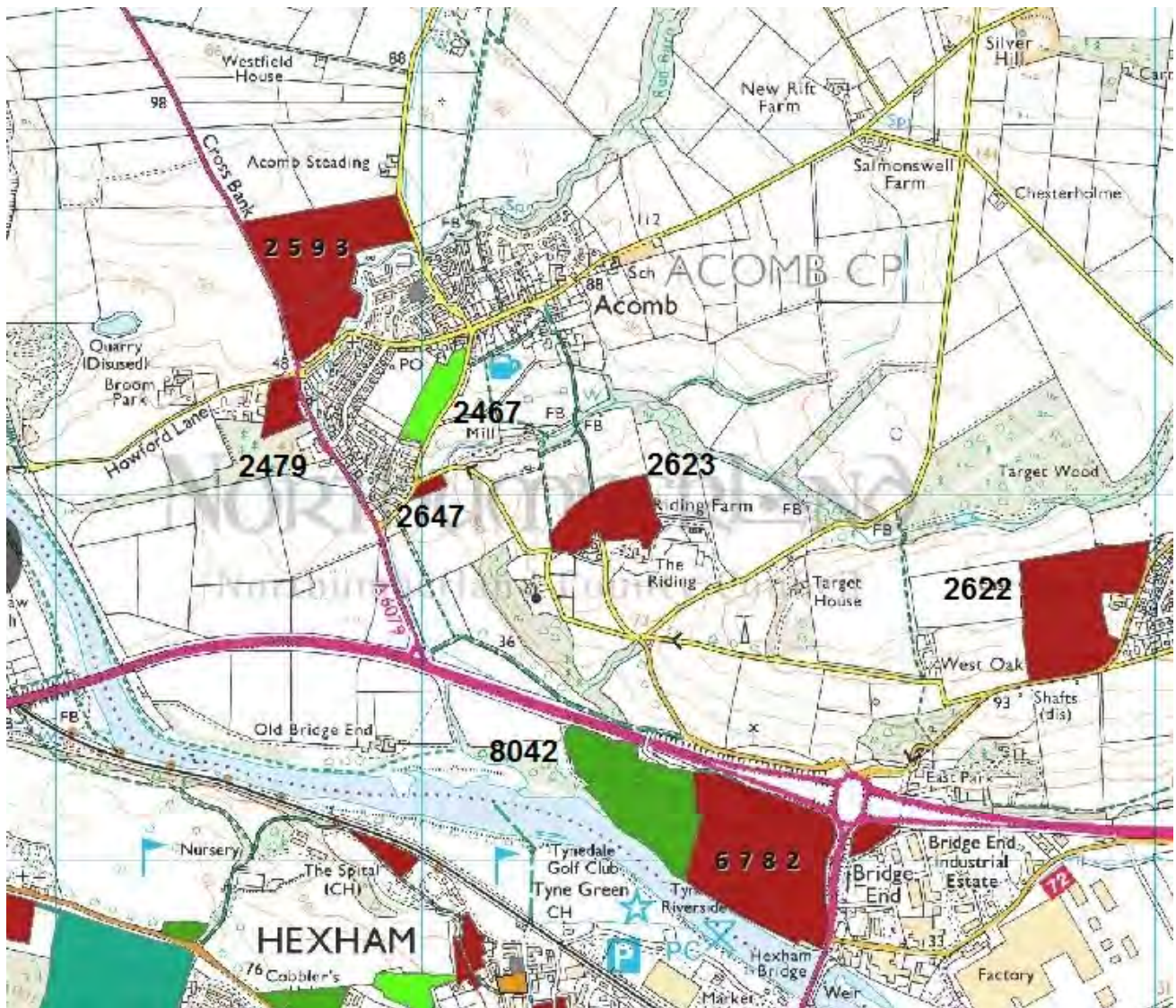
The principles for community services and facilities are to:

- (a) Retain local shops and other essential community services and facilities, especially where there are no accessible alternatives;
- (b) Address deficiencies in services and facilities and facilitate improvements in their level of provision, quality and accessibility.



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## Strategic Housing Land Availability Assessment



**Reference:** 2593  
**Time Frame:** Discounted  
**Site Name:** Land east of Crossbank  
**Settlement:** Acomb  
**Postcode:** NE46 4RQ  
**Present Planning Status:** No planning status  
**Comment on Suitability:** Greenfield site to north of Acomb located in the Green Belt, and detached from existing development by a burn Site is unsuitable for development as Green Belt designation is to be retained within emerging policy. Site would significantly increase the size of the settlement. Medium flood risk in SE corner (flood zone 2) close to Red Burn. Calvert running N - S in east of site. Transport assessment required. Limited capacity to east. New access needed from west (A607g), with extension of speed limits, lighting, pedestrian access. Water main crosses site. Archaeological assessment may be required.  
**Conclusion on Suitability:** Not Suitable  
**Comment on Availability:** null  
**Conclusion on Availability:** null  
**Comment on Achievability:** null  
**Conclusion on Achievability:** null  
**Potential No. of Dwellings:** 0  
**Deliverable within 5 Years:** null  
**Deliverable within 6-10 Years:** null  
**Deliverable within 11-15 Years:** null  
**Deliverable within 15+ Years:** null  
**Comment on Deliverability:** Site is unsuitable for development as Green Belt designation is to be retained within emerging policy  
**Emerging Delivery Area:** Central  
**Site Area:** 7.96



**Reference:** 2479  
**Time Frame:** Discounted  
**Site Name:** Former Colliery Site  
**Settlement:** Acomb  
**Postcode:** NE46 4OH  
**Present Planning Status:** No planning status  
**Comment on Suitability:** Site is to be retained as employment land and is therefore not considered suitable for housing. Former colliery site to the west of Acomb. Old/new buildings on site. Old colliery buildings on site. Potential contamination from former use, under ground conditions may need assessment. Water main crosses site. Roads to be developed to adoptable standards. SE corner of site at medium risk of flooding (flood zone 2)  
**Conclusion on Suitability:** Not Suitable  
**Comment on Availability:** Site occupied by storage and light industry. Discussions regarding commercial use of the site has taken place. Site to be retained as employment land  
**Conclusion on Availability:** Not Available  
**Comment on Achievability:** Site occupied by storage and light industry. Discussions regarding commercial use of the site has taken place. Site to be retained as employment land  
**Conclusion on Achievability:** Achievable In Part  
**Potential No. of Dwellings:** null  
**Deliverable within 5 Years:** null  
**Deliverable within 6-10 Years:** null  
**Deliverable within 11-15 Years:** null  
**Deliverable within 15+ Years:** null  
**Comment on Deliverability:** Site lies within designated employment land and is therefore not suitable for housing.  
**Emerging Delivery Area:** Central  
**Site Area:** 1.28

**Reference:** 2467  
**Time Frame:** 0-5 Years  
**Site Name:** Garden House Lane  
**Settlement:** Acomb  
**Postcode:** NE46 4RF  
**Present Planning Status:** Allocated site in a plan  
**Comment on Suitability:** Greenfield site within settlement with significant slope from north to south. New access required from east. Highway improvements required, as well as junction improvements/roundabout with A6079. Northern part of site in conservation area, archaeological assessment may be required.  
**Conclusion on Suitability:** Suitable  
**Comment on Availability:** Agent has indicated site is available (Sept 2014)  
**Conclusion on Availability:** Available  
**Comment on Achievability:** Agent has indicated site is available (Sept 2014)  
**Conclusion on Achievability:** Achievable  
**Potential No. of Dwellings:** 42  
**Deliverable within 5 Years:** 42  
**Deliverable within 6-10 Years:** null  
**Deliverable within 11-15 Years:** null  
**Deliverable within 15+ Years:** null  
**Comment on Deliverability:** A reduced yield reflects the topography, and highway constraints. No prohibitive barriers to delivery. There has been developer interest in the southern part of the site. Site allocated to housing. Recent interest shown in developing the site.  
**Emerging Delivery Area:** Central  
**Site Area:** 1.86

**Reference:** 2647  
**Time Frame:** Discounted  
**Site Name:** Land at Garden House Farm  
**Settlement:** Acomb  
**Postcode:** NE46 4RF  
**Present Planning Status:** No planning status  
**Comment on Suitability:** Greenfield site adjacent to SE of settlement, located in Green Belt. Site is unsuitable for development as Green Belt designation is to be retained within emerging policy. Site clearance or conversion required. Local highway widening required. Listed buildings and archaeological site. The NW of the site is located in flood zone 3.  
**Conclusion on Suitability:** Not Suitable  
**Comment on Availability:** The site is in single private ownership, and is available for development. (Sept 2014)  
**Conclusion on Availability:** Available  
**Comment on Achievability:** The site is in single private ownership, and is available for development. (Sept 2014)  
**Conclusion on Achievability:** Achievable  
**Potential No. of Dwellings:** 7  
**Deliverable within 5 Years:** null  
**Deliverable within 6-10 Years:** null  
**Deliverable within 11-15 Years:** null  
**Deliverable within 15+ Years:** null  
**Comment on Deliverability:** Listed buildings on the site. It is uncertain whether flood risk will permit residential development. Site is unsuitable for development as Green Belt designation is to be retained within emerging policy.  
**Emerging Delivery Area:** Central  
**Site Area:** 0.30

**Reference:** 2623  
**Time Frame:** Discounted  
**Site Name:** Land at The Riding, Riding Estate  
**Settlement:** Not in a Settlement  
**Postcode:** NE46 4PF  
**Present Planning Status:** No planning status  
**Comment on Suitability:** Greenfield site outside of a settlement in the countryside. Not considered suitable for housing.  
**Conclusion on Suitability:** Not Suitable  
**Comment on Availability:** null  
**Conclusion on Availability:** null  
**Comment on Achievability:** null  
**Conclusion on Achievability:** null  
**Potential No. of Dwellings:** 0  
**Deliverable within 5 Years:** null  
**Deliverable within 6-10 Years:** null  
**Deliverable within 11-15 Years:** null  
**Deliverable within 15+ Years:** null  
**Comment on Deliverability:** Greenfield site outside of a settlement in the countryside. Not considered suitable for housing  
**Emerging Delivery Area:** Central  
**Site Area:** 4.01

**Reference:** 2622  
**Time Frame:** Discounted  
**Site Name:** East Oakwood, Riding Estate  
**Settlement:** Oakwood  
**Postcode:** NE46 4LE  
**Present Planning Status:** No planning status  
**Comment on Suitability:** Large greenfield site to west of settlement, located in the Green Belt. Site is unsuitable for development as Green Belt designation is to be retained within emerging policy. Scale of site disproportionate to size of village. Concrete bunker in NE of site. Transport assessment required - highway access to south and NE. Water capacity issue, main crosses site. Located in wider archaeological landscape.  
**Conclusion on Suitability:** Not Suitable  
**Comment on Availability:** null  
**Conclusion on Availability:** null  
**Comment on Achievability:** null  
**Conclusion on Achievability:** null  
**Potential No. of Dwellings:** 0  
**Deliverable within 5 Years:** null  
**Deliverable within 6-10 Years:** null  
**Deliverable within 11-15 Years:** null  
**Deliverable within 15+ Years:** null  
**Comment on Deliverability:** The scale of the site is disproportionate to the size of the village. While improvements to the water network are planned it is unclear if they will be able to support housing on this scale. A small developments on part of the site may be more appropriate. Site is unsuitable for development as Green Belt designation is to be retained within emerging policy.  
**Emerging Delivery Area:** Central  
**Site Area:** 9.04

**Reference:** 8042  
**Time Frame:** 6-10 Years  
**Site Name:** The Hermitage Mansion, Hexham  
**Settlement:** Hexham  
**Postcode:** NE464PB  
**Present Planning Status:** No planning status  
**Comment on Suitability:** Vacant PDL/greenfield site located within the Green Belt. Greenfield part of site would be unsuitable due to Green Belt designation which is to be retained within emerging policy. Multiple Grade II listed buildings on site would require sensitive consideration as part of a development proposal which may be more suited to conversion as opposed to new build. Isolated from Hexham settlement by the River Tyne to South of site. Majority of site in flood zone 1. Part of site located in flood zone 3 (1 in 75 year occurrence) which should not be developed. Access via bridge route would potentially be more preferable than via A607g as it allows full access but bridge would potentially need to be strengthened and widened. Access via A607g would only be possible as a left in and left out subject to junction spacing requirements with A6g roundabout. Transport Assessment and Travel Plan required.  
**Conclusion on Suitability:** Suitable  
**Comment on Availability:** Existing grade II listed buildings vacant and available for re-development.  
**Conclusion on Availability:** Available  
**Comment on Achievability:** Existing grade II listed buildings vacant and available for re-development.  
**Conclusion on Achievability:** Achievable  
**Potential No. of Dwellings:** 8  
**Deliverable within 5 Years:** null  
**Deliverable within 6-10 Years:** 8  
**Deliverable within 11-15 Years:** null  
**Deliverable within 15+ Years:** null  
**Comment on Deliverability:** Site detached from the settlement of Hexham by the River Tyne with potential access issues for large scale new build development. Green Belt designation would render greenfield part of site unsuitable for development. However, there is potential for sensitive and considered conversion of existing grade II listed buildings. Deliverability forecast based upon sensitive conversion.  
**Emerging Delivery Area:** Central  
**Site Area:** 7.75

Reference: 6782

Time Frame: Discounted

Site Name: Hermitage, Hexham

Settlement: Hexham

Postcode: NE46 4PB

Present Planning Status: No planning status

Comment on Suitability: Park like site north of the River Tyne in the Green Belt, adjacent to busy industrial estate. Site is unsuitable for development as Green Belt designation is to be retained within emerging policy. Access very problematic. No access from A6079 permitted - dual carriageway frontage to site and conflict with industrial traffic emerging opposite. Lack of highway space to provide an appropriate roundabout. No access from A69 possible.

Conclusion on Suitability: Not Suitable

Comment on Availability: No known constraints.

Conclusion on Availability: Available

Comment on Achievability: No known constraints.

Conclusion on Achievability: Not Achievable

Potential No. of Dwellings: 0

Deliverable within 5 Years: null

Deliverable within 6-10 Years: null

Deliverable within 11-15 Years: null

Deliverable within 15+ Years: null

Comment on Deliverability: Site is deemed unsuitable for housing as it lies within designated Green Belt, which is to be retained within emerging policy. A lack of a means of achieving access prevents housing.

Emerging Delivery Area: Central

Site Area: 13.33

## Northumberland Local Plan: Core Strategy, Pre-Submission Draft

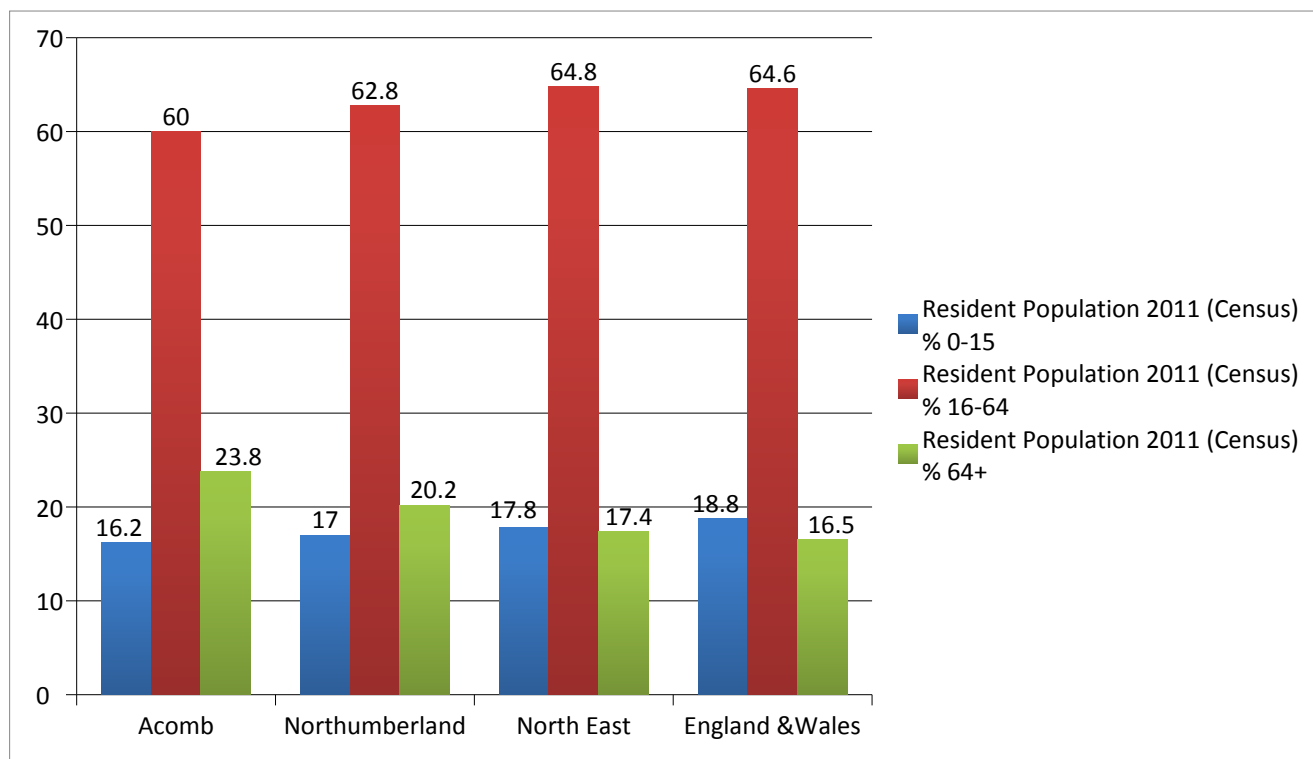
### Indicative scale and distribution of housing

	Number of dwellings over Plan Period (2011-2031)	Average dwellings per year
<b>Rest of Central Northumberland Delivery Area</b>	<b>1,020</b>	<b>51</b>

### Resident Population 2011 (Census)

%

	0-15	16-64	64+
<b>Acomb</b>	<b>16.2</b>	<b>60.0</b>	<b>23.8</b>
<b>Northumberland</b>	<b>17.0</b>	<b>62.8</b>	<b>20.2</b>
<b>North East</b>	<b>17.8</b>	<b>64.8</b>	<b>17.4</b>
<b>England &amp; Wales</b>	<b>18.8</b>	<b>64.6</b>	<b>16.5</b>



(Census 2011)	Acomb	Northumberland	North East	England
<b>Current Accommodation</b>	%	%	%	%
<b>House and Bungalow</b>	96.5	89	85	74
<b>Flat, maisonette or apartment (Purpose build block of flats or tenement)</b>	1.7	8	12	16
<b>Flat, maisonette or apartment (part of a converted or shared house including bedsits or commercial building)</b>	1.7	1.5	2	4
<b>Detached</b>	29.8	25	16	22
<b>Semi-detached</b>	33.7	36	39	31
<b>Terraced</b>	33.0	28	30	24

### Household Composition 2011 (Census)

%

	One person household aged 65+	One family all aged 65+
<b>Acomb</b>	<b>15.6</b>	<b>12.3</b>
<b>Northumberland</b>	<b>14.0</b>	<b>10.3</b>
<b>North East</b>	<b>13.5</b>	<b>8.2</b>
<b>England &amp; Wales</b>	<b>12.3</b>	<b>8.1</b>

