

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 1

LR Main Site Reference	1102	DAP Ref	DM5	Ward	Walker
Site Name / Address	Former Stack Public House and land to the west, Walker				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	0.91	Estimated Capacity	28		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Ministry of Defence Installation [Additional Constraint]	
Major Hazard Zone [Additional Constraint]	

Environmental conclusion:

This is cleared site with the remaining road infrastructure. There are semi mature trees that should be preserved where possible. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:	Site is considered to be suitable as the site is allocated in the WRAAP.
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B. Accessibility

City Centre - closest minutes	<input type="text" value="27"/>	Local Centre - closest minutes	<input type="text" value="10.4"/>
B3a Score	<input type="text" value="3"/>	B2a Score	<input type="text" value="4"/>
Education: Primary- closest minutes	<input type="text" value="3.2"/>	District Centre closest minutes	<input type="text" value="14.9"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="14.6"/>	Supermarkets - closest minutes	<input type="text" value="16.5"/>
B1b Score	<input type="text" value="5"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="9.1"/>
Number of Jobs in 20 Minute	<input type="text" value="2119"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="7035"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="6"/>
Number of Jobs in 40 Minute	<input type="text" value="11000"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="5"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="51"/>	<input type="text" value="66%"/>

INFRASTRUCTURE:

Site is considered to be accessible
Accessible Site
Access to the site is feasible.

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

AVAILABILITY:

Site is considered available for residential development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 1

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes (low cost model) would indicate positive viability in the low viability area (combined with Church Street (site 3399)).

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership and can be developed viably as a combined site.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	4
No of 3 bed houses	20
No of 4 bed houses	4
No of 5+ bed houses	0

Total Housing Mix	28
Student Bedspace	0

Est. Housing Capacity	28
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CONCLUSION

This site was the site of a pub previously demolished. It is located close to shops and facilities that are in need of further local population.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 2

LR Main Site Reference	1129	DAP Ref	DM5	Ward	Walker
Site Name / Address	Lamb Street, Walker				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	1.06	Estimated Capacity	30		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Ministry of Defence Installation [Additional Constraint]	

Environmental conclusion:

The site has sloping topography and has naturally regenerated with trees and associated vegetation. The trees will need to be retained where possible. Located in a Wildlife Enhancement Corridor. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is considered suitable through the allocations in the WRAAP

B. Accessibility

City Centre - closest minutes	<input type="text" value="26.5"/>	Local Centre - closest minutes	<input type="text" value="6"/>
B3a Score	<input type="text" value="3"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="7.2"/>	District Centre closest minutes	<input type="text" value="15.8"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="4"/>
Education: Secondary- closest minutes	<input type="text" value="16.3"/>	Supermarkets - closest minutes	<input type="text" value="16.4"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="1246"/> <input type="text" value="3"/>	Health: GPs - closest minutes	<input type="text" value="2.4"/>
Number of Jobs in 20 Minute	<input type="text" value="1911"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="4302"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="8"/>
Number of Jobs in 40 Minute	<input type="text" value="13271"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="3"/>
B4a Score	<input type="text" value="3"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="53"/>	<input type="text" value="69%"/>

INFRASTRUCTURE:

Site is considered accessible
Access to the site is feasible.

C. Deliverability

Achievable Available(housing) Phasing of the Site

AVAILABILITY:

Site is considered to be available for housing development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 2

VIABILITY:

Baseline Viability: No

NCC owned site can be viably developed by the end of the plan period as a fully affordable scheme.

ACHIEVABILITY:

Site is considered to be achievable within the last phase of the plan period (2025-30) as a Council/ Partner led scheme given that the site is currently in public ownership.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	10
No of 3 bed houses	18
No of 4 bed houses	2
No of 5+ bed houses	0

Total Housing Mix	30
Student Bedspace	0

Est. Housing Capacity	30
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CONCLUSION

This site was previously cleared land. It is located close to shops and facilities at Chrucl Walk that would benefit from additional patronage from local resident population. As such the site scores relatively well.

Site is adjacent to alignment of new road proposed under policy LC5 of the WRAAP. However this will not be implemented as there is no longer funding and cannot be justified

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 3

LR Main Site Reference	1103	DAP Ref	DM5	Ward	Walker
Site Name / Address	Site of 1243-1293 Walker Road, Walker				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	0.49	Estimated Capacity	20		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Ministry of Defence Installation [Additional Constraint]	

Environmental conclusion:

This is cleared site with the remaining road infrastructure, located within a wildlife enhancement corridor. There are mature trees around the perimeter that should be preserved where possible. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

B. Accessibility

City Centre - closest minutes	<input type="text" value="27"/>	Local Centre - closest minutes	<input type="text" value="10.2"/>
B3a Score	<input type="text" value="3"/>	B2a Score	<input type="text" value="4"/>
Education: Primary- closest minutes	<input type="text" value="2.7"/>	District Centre closest minutes	<input type="text" value="12.9"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="18.1"/>	Supermarkets - closest minutes	<input type="text" value="14.5"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="5"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="1.8"/>
Number of Jobs in 20 Minute	<input type="text" value="1246"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="7382"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="6"/>
Number of Jobs in 40 Minute	<input type="text" value="11008"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="4"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="50"/>	<input type="text" value="65%"/>

INFRASTRUCTURE:

Site is accessible from Walker Rd
Site is accessible to public transport
Access to the site is feasible.

C. Deliverability

Achievable Available(housing) Phasing of the Site

AVAILABILITY:

Site is considered to be available for residential development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 3

VIABILITY:

Baseline Viability: No

NCC owned site with delivery partner and mechanisms in place to deliver a viable scheme in a Low viability profile area.

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	12
No of 3 bed houses	8
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	20
Student Bedspace	0

Est. Housing Capacity	20
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CONCLUSION

This site was previously occupied by residential and community buildings. Located close to shops and facilities in need of further resident population, the site scores well.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 4

LR Main Site Reference	1121	DAP Ref	DM5	Ward	Walker
Site Name / Address	Land at 1450-1560 Walker Road, Walker				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	0.26	Estimated Capacity	10		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Ministry of Defence Installation [Additional Constraint]	
Major Hazard Zone [Additional Constraint]	

Environmental conclusion:

This is a cleared site with existing access to road infrastructure. The area had been mined in the past so an intrusive site investigation will be required to establish whether remediation of ground conditions would be required. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

B. Accessibility

City Centre - closest minutes <input type="text" value="27"/> B3a Score <input type="text" value="3"/>	Local Centre - closest minutes <input type="text" value="10.4"/> B2a Score <input type="text" value="4"/>
Education: Primary- closest minutes <input type="text" value="5.6"/> B1a Score <input type="text" value="6"/>	District Centre closest minutes <input type="text" value="13.4"/> B2b Score <input type="text" value="5"/>
Education: Secondary- closest minutes <input type="text" value="16.3"/> B1b Score <input type="text" value="4"/>	Supermarkets - closest minutes <input type="text" value="15"/> B2c Score <input type="text" value="4"/>
Number of Jobs in 10 Minute <input type="text" value="0"/> <input type="text" value="0"/> Number of Jobs in 20 Minute <input type="text" value="1389"/> <input type="text" value="0"/> Number of Jobs in 30 Minute <input type="text" value="6778"/> <input type="text" value="0"/> Number of Jobs in 40 Minute <input type="text" value="12092"/> <input type="text" value="0"/> B4a Score <input type="text" value="0"/>	Health: GPs - closest minutes <input type="text" value="9.1"/> B2d Score <input type="text" value="6"/> Retail Score <input type="text" value="6"/> Primary School Score <input type="text" value="4"/> Secondary School Score <input type="text" value="7"/>
TOTAL <input type="text" value="49"/> <input type="text" value="64%"/>	

INFRASTRUCTURE:

Site is accessible from Walker Road
 Site is in an accessible location
 Access to the site is feasible.

C. Deliverability

Achievable Available(housing) Phasing of the Site

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 4

AVAILABILITY:

Site is considered to be available for residential development.

VIABILITY:

Baseline Viability: No

This site generates a positive residual value on a Council owned site and is therefore considered viable for development.

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	0
No of 3 bed houses	10
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	10
Student Bedspace	0

Est. Housing Capacity	10
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CONCLUSION

This site is a cleared housing site. Located close to shops and facilities in need of further resident population, the site scores well.

Whilst planning application awaited, delivery mechanisms are in place.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 5

LR Main Site Reference	1124	DAP Ref	DM5	Ward	Walker
Site Name / Address	Land at Caldbeck Avenue, Walker				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	4.13	Estimated Capacity	176		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Wildlife Corridor [Constraint]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Ministry of Defence Installation [Additional Constraint]	

Environmental conclusion:

Site is located within a wildlife enhancement corridor. Strategic Flood Risk Assessment identified site is in a 1 in 30 surface water flood risk area. Site specific Flood Risk Assessment required at planning applications stage. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

A strategic off sites solution to SUDs solution should be discussed with the LLFA at the earliest opportunity

Conclusions on Suitability:

B. Accessibility

City Centre - closest minutes	<input type="text" value="31.7"/>	Local Centre - closest minutes	<input type="text" value="14.1"/>
B3a Score	<input type="text" value="2"/>	B2a Score	<input type="text" value="4"/>
Education: Primary- closest minutes	<input type="text" value="5"/>	District Centre closest minutes	<input type="text" value="18.8"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="4"/>
Education: Secondary- closest minutes	<input type="text" value="22.3"/>	Supermarkets - closest minutes	<input type="text" value="21.2"/>
B1b Score	<input type="text" value="3"/>	B2c Score	<input type="text" value="3"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="10.4"/>
Number of Jobs in 20 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="5"/>
Number of Jobs in 30 Minute	<input type="text" value="1970"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="6"/>
Number of Jobs in 40 Minute	<input type="text" value="6257"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="4"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="44"/>	<input type="text" value="57%"/>

INFRASTRUCTURE:

Via Felling View and Pottery Bank
Limited accessibility
Access to the site is feasible.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 5

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

AVAILABILITY:

Site is considered available for residential development.

VIABILITY:

Baseline Viability: No

CP Viability testing shows site to be viable if brought forward as a low cost build scheme.

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	56
No of 3 bed houses	120
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	176
Student Bedspace	0

Est. Housing Capacity	176
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CONCLUSION

The high rise tower block has recently been demolished and delivery mechanisms are in place to help deliver the first phase of development. Redevelopment of this site will help to improve the environment and safety of the locality.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 6

LR Main Site Reference	3399	DAP Ref	DM5	Ward	Walker
Site Name / Address	Land at 262-314 Church Street, Walker				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	0.36	Estimated Capacity	19		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Ministry of Defence Installation [Additional Constraint]	

Environmental conclusion:

This is a cleared site with mature trees to the eastern boundary which should be retained if possible. The site was previously used as a clay pit so an intrusive site investigation will be required to establish whether remediation of ground conditions would be required. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is considered to be suitable as the site is allocated in the WRAAP.

B. Accessibility

City Centre - closest minutes <input type="text" value="27.1"/>	Local Centre - closest minutes <input type="text" value="11.2"/>
B3a Score <input type="text" value="3"/>	B2a Score <input type="text" value="4"/>
Education: Primary- closest minutes <input type="text" value="1.6"/>	District Centre closest minutes <input type="text" value="14.9"/>
B1a Score <input type="text" value="6"/>	B2b Score <input type="text" value="5"/>
Education: Secondary- closest minutes <input type="text" value="14.7"/>	Supermarkets - closest minutes <input type="text" value="16.6"/>
B1b Score <input type="text" value="5"/>	B2c Score <input type="text" value="4"/>
Number of Jobs in 10 Minute <input type="text" value="665"/> <input type="text" value="1"/>	Health: GPs - closest minutes <input type="text" value="9.1"/>
Number of Jobs in 20 Minute <input type="text" value="2119"/> <input type="text" value="0"/>	B2d Score <input type="text" value="6"/>
Number of Jobs in 30 Minute <input type="text" value="7730"/> <input type="text" value="0"/>	Retail Score <input type="text" value="6"/>
Number of Jobs in 40 Minute <input type="text" value="13586"/> <input type="text" value="0"/>	Primary School Score <input type="text" value="4"/>
B4a Score <input type="text" value="1"/>	Secondary School Score <input type="text" value="7"/>
TOTAL	
<input type="text" value="51"/> <input type="text" value="66%"/>	

INFRASTRUCTURE:

Via Westmorland Road.
Site is considered accessible
Access to the site is feasible.

C. Deliverability

Achievable

Available(housing)

Phasing of the Site 6-10 years

AVAILABILITY:

Site is considered available for residen development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 6

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes (low cost model) would indicate positive viability in the low viability area (combined with site 1102 The Stack, Walker Road).

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership and can be developed viably as a combined site.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	19
No of 3 bed houses	0
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	19
Student Bedspace	0

Est. Housing Capacity	19
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CONCLUSION

This site is currently allocated in the WRAAP . There are some constraints however, as a Council owned site it is considered developable in the plan period.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 7

LR Main Site Reference	4282	DAP Ref	DM5	Ward	Walker
Site Name / Address	Former Wharrier Street Primary School, Walkers				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	1.17	Estimated Capacity	45		
Extant permission	2019/0069/01/DET	Date due to lapse:			

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Ministry of Defence Installation [Additional Constraint]	

Environmental conclusion:

This is a cleared site with mature trees to the northern perimeter and south eastern corner of the site which should be retained if possible. The site is located within a wildlife enhancement corridor. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is considered suitable for housing development.

B. Accessibility

City Centre - closest minutes	<input type="text" value="29.6"/>	Local Centre - closest minutes	<input type="text" value="14"/>
B3a Score	<input type="text" value="3"/>	B2a Score	<input type="text" value="4"/>
Education: Primary- closest minutes	<input type="text" value="0"/>	District Centre closest minutes	<input type="text" value="17"/>
B1a Score	<input type="text" value="0"/>	B2b Score	<input type="text" value="4"/>
Education: Secondary- closest minutes	<input type="text" value="21.4"/>	Supermarkets - closest minutes	<input type="text" value="18.1"/>
B1b Score	<input type="text" value="3"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="7.3"/>
Number of Jobs in 20 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="3076"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="6"/>
Number of Jobs in 40 Minute	<input type="text" value="7510"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="4"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="41"/>	<input type="text" value="53%"/>

INFRASTRUCTURE:

Access point to East side and Northern side (NW corner) which will probably be main access point.
Site is considered accessible
Access to the site is feasible.

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

AVAILABILITY:

Site is considered available for residential development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 7

VIABILITY:

Baseline Viability: No

The 2018 viability testing (low cost model) would indicate this site is viable in the Low viability area

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	25
No of 3 bed houses	20
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	45
Student Bedspace	0

Est. Housing Capacity	45
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CONCLUSION

This site is currently allocated in the WRAAP . There are some constraints however, as a Council owned site it is considered developable in the plan period.

A planning application is pending decision.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 8

LR Main Site Reference	5996	DAP Ref	DM5	Ward	Walker
Site Name / Address	Land at Sandwich street / Walker Road				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	0.42	Estimated Capacity	14		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Ministry of Defence Installation [Additional Constraint]	
Major Hazard Zone [Additional Constraint]	

Environmental conclusion:

Site is currently in use as open space, will require an open space assessment before being brought forward.

Conclusions on Suitability:

The site remains suitable for residential/mixed use subject to open space assessment.

B. Accessibility

City Centre - closest minutes	<input type="text" value="27.363626"/>	Local Centre - closest minutes	<input type="text" value="10.229851"/>
B3a Score	<input type="text" value="3"/>	B2a Score	<input type="text" value="4"/>
Education: Primary- closest minutes	<input type="text" value="2.2411119"/>	District Centre closest minutes	<input type="text" value="13.971097"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="18.194841"/>	Supermarkets - closest minutes	<input type="text" value="15.869527"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="4.3740359"/>
Number of Jobs in 20 Minute	<input type="text" value="1184"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="6129"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="76"/>
Number of Jobs in 40 Minute	<input type="text" value="10944"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="5"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="120"/>	<input type="text" value="156%"/>

INFRASTRUCTURE:

C. Deliverability

Achievable Available(housing) Phasing of the Site

AVAILABILITY:

Site is considered to be available for residential development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 8

VIABILITY:

Baseline Viability: No

NCC owned site with delivery mechanisms in place to deliver a viable scheme in a Low viability profile area.

ACHIEVABILITY:

This site is considered to be achievable for residential development, and as a public owned site can be viably developed within the plan period.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	12
No of 3 bed houses	2
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	14
Student Bedspace	0

Est. Housing Capacity	14
-----------------------	----

CONCLUSION

The site is currently allocated for mixed use in the WRAAP and is considered to be suitable for residential development and has been allocated in the DAP.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 9

LR Main Site Reference	4430	DAP Ref	DM5	Ward	Walker
Site Name / Address	Land at Pottery Bank, Walker				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	2.45	Estimated Capacity	73		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Wildlife Corridor [Constraint]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Ministry of Defence Installation [Additional Constraint]	
Major Hazard Zone [Additional Constraint]	

Environmental conclusion:

This is a cleared site, which has had pottery works to the north in the past. An intrusive site investigation will be required to establish whether remediation of ground conditions would be required. The site is also located within a wildlife enhancement corridor. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

A strategic off sites solution to SUDs solution should be discussed with the LLFA at the earliest opportunity

Conclusions on Suitability:

B. Accessibility

City Centre - closest minutes	<input type="text" value="32.1"/>	Local Centre - closest minutes	<input type="text" value="14.5"/>
B3a Score	<input type="text" value="2"/>	B2a Score	<input type="text" value="4"/>
Education: Primary- closest minutes	<input type="text" value="6"/>	District Centre closest minutes	<input type="text" value="19.2"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="4"/>
Education: Secondary- closest minutes	<input type="text" value="22.7"/>	Supermarkets - closest minutes	<input type="text" value="21.6"/>
B1b Score	<input type="text" value="3"/>	B2c Score	<input type="text" value="3"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="11.4"/>
Number of Jobs in 20 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="5"/>
Number of Jobs in 30 Minute	<input type="text" value="1970"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="6"/>
Number of Jobs in 40 Minute	<input type="text" value="6257"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="4"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="44"/>	<input type="text" value="57%"/>

INFRASTRUCTURE:

Via Pottery Bank
Site is considered accessible
Access to the site is feasible.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 9

C. Deliverability

Achievable Yes

Available(housing) Yes

Phasing of the Site 6-10 years

AVAILABILITY:

Site is considered available for residential development.

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes (low cost model) would indicate viability in the low viability area (combined with sites 1148, 1124, 5858)

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	20
No of 3 bed houses	40
No of 4 bed houses	5
No of 5+ bed houses	8

Total Housing Mix	73
Student Bedspace	0

Est. Housing Capacity	73
-----------------------	----

CONCLUSION

This site is currently allocated in the WRAAP . There are some constraints however, as a Council owned site it is considered developable in the plan period, as a subsequent phase to the recent housing site on Walker road.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:
DM5 10

LR Main Site Reference	1148	DAP Ref	DM5	Ward	Walker
Site Name / Address	Land east of Pottery Bank, Walker				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	1.12	Estimated Capacity	43		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]
Wildlife Corridor [Constraint]
Mineral Consult Zone (Stand Advice Area) [Constraint]
Smoke Control Order [Additional Constraint]
Ministry of Defence Installation [Additional Constraint]
Major Hazard Zone [Additional Constraint]

Environmental conclusion:

Site is located within a wildlife enhancement corridor. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

The Environment Agency advised that this site is located on a historic landfill site. Developers may be required to carry out a comprehensive risk assessment due to the risks the former landfill site poses. The Local Authority's Environmental Health and Building Control departments should seek to ensure that any threats from landfill gas have been adequately addressed in the proposed development. This may include building construction techniques that minimise the possibility of landfill gas entering any enclosed structures on the site to be incorporated into the development. Furthermore, development on potentially contaminated sites should be in accordance with the joint Environment Agency/DeFRA publication 'Contaminated land report 11 – Model procedures for the management of land contamination (CRL11)'.

A strategic off sites solution to SUDs solution should be discussed with the LLFA at the earliest opportunity

Conclusions on Suitability:

B. Accessibility

City Centre - closest minutes <input type="text" value="31.6"/>	Local Centre - closest minutes <input type="text" value="14.6"/>
B3a Score <input type="text" value="2"/>	B2a Score <input type="text" value="4"/>
Education: Primary- closest minutes <input type="text" value="8.3"/>	District Centre closest minutes <input type="text" value="18"/>
B1a Score <input type="text" value="6"/>	B2b Score <input type="text" value="4"/>
Education: Secondary- closest minutes <input type="text" value="21.6"/>	Supermarkets - closest minutes <input type="text" value="19.6"/>
B1b Score <input type="text" value="3"/>	B2c Score <input type="text" value="4"/>
Number of Jobs in 10 Minute <input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes <input type="text" value="13.2"/>
Number of Jobs in 20 Minute <input type="text" value="0"/> <input type="text" value="0"/>	B2d Score <input type="text" value="5"/>
Number of Jobs in 30 Minute <input type="text" value="373"/> <input type="text" value="0"/>	Retail Score <input type="text" value="6"/>
Number of Jobs in 40 Minute <input type="text" value="5890"/> <input type="text" value="0"/>	Primary School Score <input type="text" value="5"/>
B4a Score <input type="text" value="0"/>	Secondary School Score <input type="text" value="7"/>
TOTAL	
<input type="text" value="46"/> <input type="text" value="60%"/>	

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 10

INFRASTRUCTURE:

Via Merton Road and Pottery Bank.
Site is accessible
Access to the site is feasible.

C. Deliverability

Achievable Yes Available(housing) Yes Phasing of the Site 6-10 years

AVAILABILITY:

Site is available for residential development.

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes (low cost model) would indicate viability in the low viability area (combined with sites 4430, 1124, 5858)

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	14
No of 3 bed houses	29
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	43
Student Bedspace	0

Est. Housing Capacity	43
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CONCLUSION

Located adjacent to a former gas holder, the development of this site is dependent on the de-comissioning of the gas holder and thus affects the phasing of development.

The gas holders were demolished and removed between August 2014 and February 2015 and was then back filled and remediated between June 2015 and February 2016. The revocation of the hazardous substances permission is advancing and it is anticipated that the revocation will be concluded in the Spring of 2019.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 11

LR Main Site Reference	4263	DAP Ref	DM5	Ward	Walker
Site Name / Address	Former Belmont Street Church, Walker				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	0.27	Estimated Capacity	10		
Extant permission	2018/1222/01/DET	Date due to lapse:	13/12/2021		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Ministry of Defence Installation [Additional Constraint]	

Environmental conclusion:

This is a cleared site located within a wildlife enhancement corridor. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is considered to be suitable as the site is allocated in the WRAAP.

B. Accessibility

City Centre - closest minutes	<input type="text" value="27.3"/>	Local Centre - closest minutes	<input type="text" value="10.2"/>
B3a Score	<input type="text" value="3"/>	B2a Score	<input type="text" value="4"/>
Education: Primary- closest minutes	<input type="text" value="1.6"/>	District Centre closest minutes	<input type="text" value="13.7"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="18"/>	Supermarkets - closest minutes	<input type="text" value="15.6"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="3.2"/>
Number of Jobs in 20 Minute	<input type="text" value="1246"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="7382"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="6"/>
Number of Jobs in 40 Minute	<input type="text" value="11008"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="2"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="47"/>	<input type="text" value="61%"/>

INFRASTRUCTURE:

Via Enslin Street, Mood Street and Walker Road
Site is considered accessible
Access to the site is feasible.

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

AVAILABILITY:

Site is considered to be available for residential development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 11

VIABILITY:

Baseline Viability: No

NCC owned site with delivery mechanism to be determined through established delivery routes.

ACHIEVABILITY:

Site is considered achievable for housing development with the plan period given that the site is in public ownership.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	2
No of 3 bed houses	8
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	10
Student Bedspace	0

Est. Housing Capacity	10
-----------------------	----

CONCLUSION

This site is currently allocated in the WRAAP . There are some constraints however, as a Council owned site it is considered deliverable in the plan period.

Development now on site (2019).

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 12

LR Main Site Reference	5305	DAP Ref	DM5	Ward	Dene & South Gosforth
Site Name / Address	Land to the east of Matthew Bank				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	2.27	Estimated Capacity	52		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]
Historic Park and Garden [Category 1 Designation]
Site of Nature Conservation Importance [Constraint]
Mineral Consult Zone (Stand Advice Area) [Constraint]
Local Wildlife Sites [Constraint]
Conservation Area [Constraint]
Smoke Control Order [Additional Constraint]

Environmental conclusion:

This site is a former nursery, with TPOs to the boundaries of the site and a group of TPOs on the southwestern edge. The site is located within a wildlife enhancement corridor. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is considered suitable for housing development.

B. Accessibility

City Centre - closest minutes	<input type="text" value="12.1"/>	Local Centre - closest minutes	<input type="text" value="10.3"/>
B3a Score	<input type="text" value="6"/>	B2a Score	<input type="text" value="4"/>
Education: Primary- closest minutes	<input type="text" value="7.2"/>	District Centre closest minutes	<input type="text" value="19.1"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="4"/>
Education: Secondary- closest minutes	<input type="text" value="8.3"/>	Supermarkets - closest minutes	<input type="text" value="16.9"/>
B1b Score	<input type="text" value="6"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="8.5"/>
Number of Jobs in 20 Minute	<input type="text" value="1996"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="27177"/> <input type="text" value="2"/>	Retail Score	<input type="text" value="3"/>
Number of Jobs in 40 Minute	<input type="text" value="65937"/> <input type="text" value="2"/>	Primary School Score	<input type="text" value="1"/>
B4a Score	<input type="text" value="4"/>	Secondary School Score	<input type="text" value="4"/>
TOTAL			
		<input type="text" value="48"/>	<input type="text" value="62%"/>

INFRASTRUCTURE:

Via Matthew Bank. Vehicular access into the site is shared with Jesmond Dene House and is restricted but feasible. Site is accessible

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 12

AVAILABILITY:

Site is considered to be available for residential development.

VIABILITY:

Baseline Viability: Yes

The 2018 viability testing for notional schemes and real scheme modelling indicated positive viability

ACHIEVABILITY:

Site is considered achievable within the plan period.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	12
No of 3 bed houses	0
No of 4 bed houses	40
No of 5+ bed houses	0

Total Housing Mix	52
Student Bedspace	0

Est. Housing Capacity	52
-----------------------	----

CONCLUSION

This site is a former nursery garden with some site constraints. It has been subject to marketing and is considered developable within the plan period.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 13

LR Main Site Reference	5004	DAP Ref	DM5	Ward	Byker
Site Name / Address	Land at Ayton Street, Byker				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	0.25	Estimated Capacity	10		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Ministry of Defence Installation [Additional Constraint]	

Environmental conclusion:

Site of a former school, likely to be some made ground or demolition materials on site. There is a possibility that the site has been undermined, so an intrusive site investigation will be required to establish whether remediation of ground conditions would be required.

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is considered suitable for development. An open space assessment has been prepared.

B. Accessibility

City Centre - closest minutes	<input type="text" value="21"/>	Local Centre - closest minutes	<input type="text" value="7.1"/>
B3a Score	<input type="text" value="4"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="8.1"/>	District Centre closest minutes	<input type="text" value="13.7"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="19"/>	Supermarkets - closest minutes	<input type="text" value="11"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="5"/>
Number of Jobs in 10 Minute	<input type="text" value="724"/> <input type="text" value="1"/>	Health: GPs - closest minutes	<input type="text" value="10.8"/>
Number of Jobs in 20 Minute	<input type="text" value="955"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="5"/>
Number of Jobs in 30 Minute	<input type="text" value="7599"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="6"/>
Number of Jobs in 40 Minute	<input type="text" value="30497"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="5"/>
B4a Score	<input type="text" value="1"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="53"/>	<input type="text" value="69%"/>

INFRASTRUCTURE:

Via Ayton Street and Bolam Street
Site is considered accessible
Access to the site is feasible.

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 13

AVAILABILITY:

Site is considered available for residential development.

VIABILITY:

Baseline Viability: No

This site generates a positive residual value on a Council owned site and is therefore considered viable for development.

ACHIEVABILITY:

Site is considered to be achievable within the last phase of the plan period (2025-30) as a Council/ Partner led scheme given that the site is currently in public ownership.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	4
No of 3 bed houses	6
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	10
Student Bedspace	0

Est. Housing Capacity	10
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CONCLUSION

This site is a previously cleared site and is considered developable in the plan period.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 14

LR Main Site Reference	5858	DAP Ref	DM5	Ward	Walker
Site Name / Address	Former Gas Holder site to East of Pottery Bank, Walker				
Ownership Status	Not Owned by a Public Authority				
Gross Site Area (ha)	1.55	Estimated Capacity	60		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Ministry of Defence Installation [Additional Constraint]	
Major Hazard Zone [Additional Constraint]	
Local List [Additional Constraint]	

Environmental conclusion:

The Council was informed that the former gas holder was decommissioned by Northern Gas Network in 2015. Site will need to be decontaminated. Existing access is via an access road to the east of the site, feasible access points will need to be tested dependent on capacity and layout.

The Environment Agency have noted that the site is located on a historic landfill site. Developers may be required to carry out a comprehensive risk assessment due to the risks the former landfill site poses. The Local Authority's Environmental Health and Building Control departments should seek to ensure that any threats from landfill gas have been adequately addressed in the proposed development. This may include building construction techniques that minimise the possibility of landfill gas entering any enclosed structures on the site to be incorporated into the development. Furthermore, development on potentially contaminated sites should be in accordance with the joint Environment Agency/DeFRA publication 'Contaminated land report 11 – Model procedures for the management of land contamination (CRL11)'.

A strategic off sites solution to SUDs solution should be discussed with the LLFA at the earliest opportunity

Conclusions on Suitability:	Site is considered suitable for housing once decontaminated.
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B. Accessibility

City Centre - closest minutes	<input type="text" value="29.85575"/>	Local Centre - closest minutes	<input type="text" value="12.747252"/>
B3a Score	<input type="text" value="3"/>	B2a Score	<input type="text" value="4"/>
Education: Primary- closest minutes	<input type="text" value="6.4103613"/>	District Centre closest minutes	<input type="text" value="16.480952"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="4"/>
Education: Secondary- closest minutes	<input type="text" value="19.900848"/>	Supermarkets - closest minutes	<input type="text" value="18.113124"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="11.175355"/>
Number of Jobs in 20 Minute	<input type="text" value="574"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="5"/>
Number of Jobs in 30 Minute	<input type="text" value="2778"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="6"/>
Number of Jobs in 40 Minute	<input type="text" value="8176"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="4"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="47"/>	<input type="text" value="61%"/>

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 14

INFRASTRUCTURE:

Needs reviewing- current access via adjacent open space. New access road proposed to east of site.
Two Access points via merton Road (through proposed housing site) and to the East.

C. Deliverability

Achievable Yes Available(housing) Yes Phasing of the Site 6-10 years

AVAILABILITY:

Site is available for residential development.

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes (low cost model) would indicate viability in the low viability area either as a stand alone or as a combined with site (adjacent to site 1148). Additional costs for site preparation would need to be considered against the cost of retaining the site as an asset.

ACHIEVABILITY:

The site is expected to become available for development, as part of a later phase (2025-30) to the land to the west on Pottery Bank. Site is considered achievable within the plan period.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	20
No of 3 bed houses	30
No of 4 bed houses	10
No of 5+ bed houses	

Total Housing Mix	60
Student Bedspace	0

Est. Housing Capacity	60
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CONCLUSION

This site is a currently allocated site in the WRAAP as a future development opportunity. The site is expected to be a long term development site subsequent to earlier phases of development to the west. The gas holders were demolished and removed between August 2014 and February 2015 and was then back filled and remediated between June 2015 and February 2016. The revocation of the hazardous substances permission is advancing and it is anticipated that the revocation will be concluded in the Spring of 2019.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 15

LR Main Site Reference	2643	DAP Ref	DM5	Ward	Castle
Site Name / Address	Newcastle Great Park Cell D				
Ownership Status	Not Owned by a Public Authority				
Gross Site Area (ha)	28	Estimated Capacity	600		
Extant permission	2018/0385/01/DET	Date due to lapse:			

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Site of Nature Conservation Importance [Constraint]	
Site of Local Conservation Importance [Constraint]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

This site has not been previously developed. The site is in a 1 in 30 year flood risk area, so a site specific flood risk assessment will be required at planning application stage.

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is permitted and is therefore considered suitable for residential development.

B. Accessibility

City Centre - closest minutes	<input type="text" value="99"/>	Local Centre - closest minutes	<input type="text" value="99"/>
B3a Score	<input type="text" value="1"/>	B2a Score	<input type="text" value="1"/>
Education: Primary- closest minutes	<input type="text" value="99"/>	District Centre closest minutes	<input type="text" value="99"/>
B1a Score	<input type="text" value="1"/>	B2b Score	<input type="text" value="1"/>
Education: Secondary- closest minutes	<input type="text" value="99"/>	Supermarkets - closest minutes	<input type="text" value="99"/>
B1b Score	<input type="text" value="1"/>	B2c Score	<input type="text" value="1"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="99"/>
Number of Jobs in 20 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="1"/>
Number of Jobs in 30 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="2"/>
Number of Jobs in 40 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="4"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="4"/>
TOTAL			
		<input type="text" value="17"/>	<input type="text" value="22%"/>

INFRASTRUCTURE:

Via Brunton Lane
Site is considered accessible
Access to the site is feasible.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 15

C. Deliverability

Achievable Yes

Available(housing) Yes

Phasing of the Site Next 5 years

AVAILABILITY:

Site is considered to be available for residential development.

VIABILITY:

Baseline Viability: Yes

The 2018 viability testing for notional schemes and real scheme modelling indicates positive viability.

ACHIEVABILITY:

There is evidence of commencement on site and thus the site is considered viable and deliverable during the plan period.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	150
No of 3 bed houses	230
No of 4 bed houses	220
No of 5+ bed houses	0

Total Housing Mix	600
Student Bedspace	0

Est. Housing Capacity	600
-----------------------	-----

CONCLUSION

This site has planning permission for 492 units, whilst the capacity of the site is considered to be higher. The site is considered to be deliverable within the next 5 years.
Recent permission has approved an additional 12 units. The current total on the site is 504 dwellings.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 16

LR Main Site Reference	3397	DAP Ref	DM5	Ward	Manor Park
Site Name / Address	Land on Coach Lane, Benton				
Ownership Status	Not Owned by a Public Authority				
Gross Site Area (ha)	4.89	Estimated Capacity	181		
Extant permission	2008/1151/03/RES	Date due to lapse:	10/05/2020		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Tree Preservation Order [Constraint]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

Former higher education facility, with some TPOs present on site. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability: Site is permitted and is considered suitable for residential development.

B. Accessibility

City Centre - closest minutes	<input type="text" value="23.4"/>	Local Centre - closest minutes	<input type="text" value="8.3"/>
B3a Score	<input type="text" value="4"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="11.4"/>	District Centre closest minutes	<input type="text" value="14.2"/>
B1a Score	<input type="text" value="5"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="15.4"/>	Supermarkets - closest minutes	<input type="text" value="16.1"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="799"/> <input type="text" value="1"/>	Health: GPs - closest minutes	<input type="text" value="7"/>
Number of Jobs in 20 Minute	<input type="text" value="1403"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="3015"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="4"/>
Number of Jobs in 40 Minute	<input type="text" value="17688"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="1"/>
B4a Score	<input type="text" value="1"/>	Secondary School Score	<input type="text" value="1"/>
TOTAL			
		<input type="text" value="40"/>	<input type="text" value="52%"/>

INFRASTRUCTURE:

Via Coach Lane
Site is accessible
Access to the site is feasible.

C. Deliverability

Achievable Available(housing) Phasing of the Site

AVAILABILITY:

Site is considered to be available for residential development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 16

VIABILITY:

Baseline Viability: No

Site is under construction and is considered viable.

ACHIEVABILITY:

Development has commenced on site and thus the site is considered viable and deliverable during the plan period.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	31
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	20
No of 3 bed houses	70
No of 4 bed houses	60
No of 5+ bed houses	0

Total Housing Mix	181
Student Bedspace	0

Est. Housing Capacity	181
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CONCLUSION

This site is subject to planning permission, on site and is considered deliverable in the next 5 years.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 17

LR Main Site Reference	1515	DAP Ref	DM5	Ward	Elswick
Site Name / Address	Land to the north of Beaumont Street, Elswick				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	5.97	Estimated Capacity	171		
Extant permission	2017/1249/01/DET	Date due to lapse:			

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Wildlife Corridor [Constraint]	
Tree Preservation Order [Constraint]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

Cleared site which is located in a wildlife enhancement corridor. The topography of the site is staggered, and the site is in a 1 in 30 year flood risk area which will require a site specific flood risk assessment at the application stage. The Grade II* Listed Church of St Michael is adjacent to the site, and any development would need to take this into account. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is permitted for housing and is therefore considered suitable.

B. Accessibility

City Centre - closest minutes	<input type="text" value="18"/>	Local Centre - closest minutes	<input type="text" value="14.8"/>
B3a Score	<input type="text" value="5"/>	B2a Score	<input type="text" value="4"/>
Education: Primary- closest minutes	<input type="text" value="5.2"/>	District Centre closest minutes	<input type="text" value="6.3"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="19.2"/>	Supermarkets - closest minutes	<input type="text" value="18"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="5714"/> <input type="text" value="3"/>	Health: GPs - closest minutes	<input type="text" value="5.5"/>
Number of Jobs in 20 Minute	<input type="text" value="9799"/> <input type="text" value="2"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="30818"/> <input type="text" value="2"/>	Retail Score	<input type="text" value="4"/>
Number of Jobs in 40 Minute	<input type="text" value="49380"/> <input type="text" value="2"/>	Primary School Score	<input type="text" value="3"/>
B4a Score	<input type="text" value="9"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="57"/>	<input type="text" value="74%"/>

INFRASTRUCTURE:

Via Westmorland Road
Site is accessible
Site is various levels on plateaus with road access to each level and a road barrier.

Good quality streets for access and good quality surrounding footpaths.

Access to the site is feasible.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 17

C. Deliverability

Achievable Yes

Available(housing) Yes

Phasing of the Site Next 5 years

AVAILABILITY:

Site is considered to be available for residential development.

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes and real scheme modelling indicated positive viability in the low cost model.

ACHIEVABILITY:

The site is considered to be achievable for development within the plan period.

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	90
No of 3 bed houses	90
No of 4 bed houses	
No of 5+ bed houses	

Total Housing Mix	180
Student Bedspace	
Est. Housing Capacity	171

CONCLUSION

This site is previously cleared residential land, located adjacent to residential development , community uses and industry to the south. Residential development will help to regenerate the area. Planning permission for this site has been partially implemented with housing to the north of Westmorland Road.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 18

LR Main Site Reference	3058	DAP Ref	DM5	Ward	Elswick
Site Name / Address	Land to the West of Somerset Place, Elswick				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	0.84	Estimated Capacity	35		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Listed Building [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

Site is adjacent to Grade II Listed 80-88 Elswick Road; this will need to be taken into account as part of any future development. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is considered suitable for housing. An open space assessment has been prepared.

B. Accessibility

City Centre - closest minutes	<input type="text" value="16.3"/>	Local Centre - closest minutes	<input type="text" value="9.6"/>
B3a Score	<input type="text" value="5"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="2.7"/>	District Centre closest minutes	<input type="text" value="7.5"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="18.8"/>	Supermarkets - closest minutes	<input type="text" value="18.4"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="556"/> <input type="text" value="1"/>	Health: GPs - closest minutes	<input type="text" value="5.9"/>
Number of Jobs in 20 Minute	<input type="text" value="5123"/> <input type="text" value="2"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="39131"/> <input type="text" value="2"/>	Retail Score	<input type="text" value="4"/>
Number of Jobs in 40 Minute	<input type="text" value="67200"/> <input type="text" value="2"/>	Primary School Score	<input type="text" value="0"/>
B4a Score	<input type="text" value="7"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="53"/>	<input type="text" value="69%"/>

INFRASTRUCTURE:

Via Elswick Road.
Site is accessible
Access to the site is feasible.

C. Deliverability

Achievable Available(housing) Phasing of the Site

AVAILABILITY:

Site is considered to be available for residential development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 18

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes (low cost model) would indicate viability in the low viability area (combined with Somerset Place (site 3059)).

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership.

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	35
No of 3 bed houses	
No of 4 bed houses	
No of 5+ bed houses	

Total Housing Mix	35
Student Bedspace	

Est. Housing Capacity	35
-----------------------	----

CONCLUSION

The site scores well for accessibility with minimal constraints. It is considered suitable subject to an open space assessment indicating the site is surplus

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 19

LR Main Site Reference	2572	DAP Ref	DM5	Ward	Blakelaw
Site Name / Address	Site of 22-140 Roundhill Avenue, Blakelaw				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	1.11	Estimated Capacity	46		
Extant permission	2018/0571/01/DET	Date due to lapse:			

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]
Mineral Consult Zone (Stand Advice Area) [Constraint]
Smoke Control Order [Additional Constraint]

Environmental conclusion:

Cleared site which has been grassed over. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site previously cleared housing site in a predominantly residential area and is considered suitable for housing development. An open space assessment has been prepared.

B. Accessibility

City Centre - closest minutes <input type="text" value="20.7"/> B3a Score <input style="background-color: #ffc107;" type="text" value="4"/>	Local Centre - closest minutes <input type="text" value="2.6"/> B2a Score <input style="background-color: #6c757d;" type="text" value="5"/>
Education: Primary- closest minutes <input type="text" value="1.6"/> B1a Score <input style="background-color: #6c757d;" type="text" value="6"/>	District Centre closest minutes <input type="text" value="14.8"/> B2b Score <input style="background-color: #6c757d;" type="text" value="5"/>
Education: Secondary- closest minutes <input type="text" value="17.4"/> B1b Score <input style="background-color: #ffc107;" type="text" value="4"/>	Supermarkets - closest minutes <input type="text" value="14.5"/> B2c Score <input style="background-color: #6c757d;" type="text" value="5"/>
Number of Jobs in 10 Minute <input type="text" value="0"/> <input type="text" value="0"/> Number of Jobs in 20 Minute <input type="text" value="221"/> <input type="text" value="0"/> Number of Jobs in 30 Minute <input type="text" value="1210"/> <input type="text" value="0"/> Number of Jobs in 40 Minute <input type="text" value="7099"/> <input type="text" value="0"/> B4a Score <input style="background-color: #dc3545;" type="text" value="0"/>	Health: GPs - closest minutes <input type="text" value="9.9"/> B2d Score <input style="background-color: #6c757d;" type="text" value="6"/> Retail Score <input style="background-color: #ffc107;" type="text" value="3"/> Primary School Score <input style="background-color: #ffc107;" type="text" value="3"/> Secondary School Score <input style="background-color: #6c757d;" type="text" value="6"/>
TOTAL <input style="background-color: #6c757d; width: 50px;" type="text" value="47"/> <input style="background-color: #6c757d; width: 50px;" type="text" value="61%"/>	

INFRASTRUCTURE:

Via Roundhill Avenue.
 Access not is close proximity. Existing school traffic in the locality.
 Access to the site is feasible.

C. Deliverability

Achievable Available(housing) Phasing of the Site

AVAILABILITY:

Site is considered to be available for residential development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 19

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes (low cost model) would indicate viability in the Low Mid viability area

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	0
No of 3 bed houses	46
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	46
Student Bedspace	0

Est. Housing Capacity	46
-----------------------	----

CONCLUSION

This site is previously developed site and is proposed for new residential development. As a Council owned site, delivery mechanisms are in place for delivery in the next 5 years. The site scores well in relation to access to facilities.

Planning application is pending decision.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 20

LR Main Site Reference	4286	DAP Ref	DM5	Ward	Blakelaw
Site Name / Address	Land to the south of Brockwell House, Blakelaw				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	0.62	Estimated Capacity	24		
Extant permission	2018/0013/01/GRB	Date due to lapse:	14/03/2021		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Local List [Additional Constraint]	

Environmental conclusion:

The Environment Agency have noted that this site is located on a historic landfill site. Any threats from landfill gas should be adequately addressed as part of any proposed development.

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is permitted and is considered to be suitable for housing development.

B. Accessibility

City Centre - closest minutes	<input type="text" value="16.5"/>	Local Centre - closest minutes	<input type="text" value="1.8"/>
B3a Score	<input type="text" value="5"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="6.7"/>	District Centre closest minutes	<input type="text" value="14.2"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="17"/>	Supermarkets - closest minutes	<input type="text" value="11.9"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="5"/>
Number of Jobs in 10 Minute	<input type="text" value="221"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="9.1"/>
Number of Jobs in 20 Minute	<input type="text" value="221"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="1807"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="3"/>
Number of Jobs in 40 Minute	<input type="text" value="30938"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="3"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="6"/>
TOTAL			
		<input type="text" value="48"/>	<input type="text" value="62%"/>

INFRASTRUCTURE:

The site is considered accessible.
Site is considered accessible
Access to the site is feasible.

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 20

AVAILABILITY:

Site is considered to be available for residential development.

VIABILITY:

Baseline Viability: No

NCC owned site with delivery mechanisms in place to deliver a viable scheme in a Low Mid viability profile area. Homes England funding secured.

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership.

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	24
No of 3 bed houses	
No of 4 bed houses	
No of 5+ bed houses	

Total Housing Mix	24
Student Bedspace	0

Est. Housing Capacity	24
-----------------------	----

CONCLUSION

The redevelopment of the site will help to regenerate the area subsequent to the delivery of homes on Sunnyway.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 21

LR Main Site Reference	3106	DAP Ref	DM5	Ward	Benwell & Scotswood
Site Name / Address	Scotswood Development Area Phase 2, Scotswood				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	33.35	Estimated Capacity	1422		
Extant permission	2007/1300/01/OUT	Date due to lapse:	21/09/2010		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Wildlife Corridor [Constraint]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

Site is in a 1 in 30 year flood risk area, and has been allocated subject to further investigation in a site specific flood risk assessment. The site is also located in a wildlife enhancement corridor.

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is permitted and is therefore considered suitable for housing development.

B. Accessibility

City Centre - closest minutes	<input type="text" value="26.6"/>	Local Centre - closest minutes	<input type="text" value="2.7"/>
B3a Score	<input type="text" value="3"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="9.8"/>	District Centre closest minutes	<input type="text" value="13.5"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="10.9"/>	Supermarkets - closest minutes	<input type="text" value="22"/>
B1b Score	<input type="text" value="5"/>	B2c Score	<input type="text" value="3"/>
Number of Jobs in 10 Minute	<input type="text" value="935"/> <input type="text" value="1"/>	Health: GPs - closest minutes	<input type="text" value="3.8"/>
Number of Jobs in 20 Minute	<input type="text" value="935"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="2318"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="4"/>
Number of Jobs in 40 Minute	<input type="text" value="20522"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="5"/>
B4a Score	<input type="text" value="1"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="50"/>	<input type="text" value="65%"/>

INFRASTRUCTURE:

Via Armstrong Road
Site is accessible
Access to the site is feasible.

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 21

AVAILABILITY:

Site is considered to be available for residential development.

VIABILITY:

Baseline Viability: Yes

The 2018 viability assessment of the site indicated positive viability, and development of Phases 1 & 2 have commenced.

ACHIEVABILITY:

The Council has procured JVA development partners (Barratt/Keepmoat) to bring forward housing development. There is evidence of commencement of phase 2 and the site is therefore considered achievable over the plan period phases (2015-20) (2020-25) and (2025-30).

Housing Mix:

No of 1 bed flats	64
No of 2 bed flats	127
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	300
No of 3 bed houses	775
No of 4 bed houses	156
No of 5+ bed houses	

Total Housing Mix	1422
Student Bedspace	0

Est. Housing Capacity	1422
-----------------------	------

CONCLUSION

Site is permitted and is therefore considered suitable for housing development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 22

LR Main Site Reference	4213	DAP Ref	DM5	Ward	Benwell & Scotswood
Site Name / Address	Land at West Benwell Terraces, Benwell				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	2.95	Estimated Capacity	85		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Wildlife Corridor [Constraint]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

Site is located within a wildlife corridor, and is bounded by a site of archaeological interest. The site has potentially been undermined, and will need intrusive investigation to establish if remediation will be required. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:	Site is considered suitable for housing development.
------------------------------------	--

B. Accessibility

City Centre - closest minutes	<input type="text" value="24"/>	Local Centre - closest minutes	<input type="text" value="9.2"/>
B3a Score	<input type="text" value="4"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="4.2"/>	District Centre closest minutes	<input type="text" value="7.8"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="11.3"/>	Supermarkets - closest minutes	<input type="text" value="19.9"/>
B1b Score	<input type="text" value="5"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="1.8"/>
Number of Jobs in 20 Minute	<input type="text" value="391"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="3853"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="4"/>
Number of Jobs in 40 Minute	<input type="text" value="30900"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="5"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="51"/>	<input type="text" value="66%"/>

INFRASTRUCTURE:

The site is considered accessible.
Site is considered accessible
Access to the site is feasible.

C. Deliverability

Achievable Available(housing) Phasing of the Site

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 22

AVAILABILITY:

The site is considered to be available for residential development.

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes and real scheme modelling indicated positive viability in the low cost model.

ACHIEVABILITY:

Site is expected to be developed in conjunction with the build out of Scotwood Phase 2 (site 3106).
Achievability is expected within the plan period

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	16
No of 3 bed houses	53
No of 4 bed houses	16
No of 5+ bed houses	

Total Housing Mix	85
Student Bedspace	

Est. Housing Capacity	85
-----------------------	----

CONCLUSION

This site is currently allocated in the BSAAP. There are some constraints however, as a Council owned site it is considered developable in the plan period.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 23

LR Main Site Reference	4214	DAP Ref	DM5	Ward	Benwell & Scotswood
Site Name / Address	Land at Westfield Road, Benwell				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	2.02	Estimated Capacity	54		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

Site is located in a wildlife enhancement corridor. Site is likely to be undermined: intrusive investigation to check ground and potential gases will be required. The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is considered suitable for housing development.

B. Accessibility

City Centre - closest minutes	<input type="text" value="24.9"/>	Local Centre - closest minutes	<input type="text" value="8.8"/>
B3a Score	<input type="text" value="4"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="4.2"/>	District Centre closest minutes	<input type="text" value="10.3"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="15.3"/>	Supermarkets - closest minutes	<input type="text" value="23.4"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="3"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="5.4"/>
Number of Jobs in 20 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="2988"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="2"/>
Number of Jobs in 40 Minute	<input type="text" value="25898"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="5"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="4"/>
TOTAL			
		<input type="text" value="44"/>	<input type="text" value="57%"/>

INFRASTRUCTURE:

Via Armstrong Road. Good/Direct access.
Site is considered accessible
Access to the site is feasible.

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

AVAILABILITY:

Site is considered available for residential development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:
DM5 23

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes and real scheme modelling indicated positive viability in the low cost model.

ACHIEVABILITY:

Site is expected to be developed in conjunction with the build out of Scotwood Phase 2 (site 3106).
Achievability is expected within the plan period

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	10
No of 3 bed houses	36
No of 4 bed houses	8
No of 5+ bed houses	

Total Housing Mix	54
Student Bedspace	

Est. Housing Capacity	54
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CONCLUSION

This site is currently allocated in the BSAAP. There are some constraints however, as a Council owned site it is considered developable in the plan period.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 24

LR Main Site Reference	3027	DAP Ref	DM5	Ward	Callerton & Throckley
Site Name / Address	Land to the south west of Throckley Primary School, Hexham Road, T				
Ownership Status	Not Owned by a Public Authority				
Gross Site Area (ha)	1.56	Estimated Capacity	60		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

Scheduled Ancient Monument [Constraint]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Listed Building [Constraint]	
Hadrians Wall Zone [Constraint]	
Smoke Control Order [Additional Constraint]	
Classified Road [Additional Constraint]	

Environmental conclusion:

This site is expected to be in proximity to the line of Hadrians Wall to southern border of the site, works to access to the site will likely need scheduled monument consent and will require test pits/site investigation and should be monitored in case it affects Hadrians Wall. NCC will likely want to record the buildings on the site. The layout of any scheme would also need to respect the historic setting of the Grade 2 listed building on site.

There are mature trees on the northern site boundary which should be retained if possible.

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

This site is a former water treatment works and redevelopment will help to improve the local environment and make the best use of previously developed land. It is the subject of a number of constraints but is considered to be suitable for housing development.

B. Accessibility

City Centre - closest minutes	<input type="text" value="34.7"/>	Local Centre - closest minutes	<input type="text" value="9.1"/>
B3a Score	<input type="text" value="2"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="3.2"/>	District Centre closest minutes	<input type="text" value="27.8"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="2"/>
Education: Secondary- closest minutes	<input type="text" value="12.2"/>	Supermarkets - closest minutes	<input type="text" value="29.9"/>
B1b Score	<input type="text" value="5"/>	B2c Score	<input type="text" value="2"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="11.8"/>
Number of Jobs in 20 Minute	<input type="text" value="332"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="5"/>
Number of Jobs in 30 Minute	<input type="text" value="1051"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="3"/>
Number of Jobs in 40 Minute	<input type="text" value="1815"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="5"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="4"/>
TOTAL			
		<input type="text" value="39"/>	<input type="text" value="51%"/>

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 24

INFRASTRUCTURE:

Via Hexham Road
Site is considered accessible
Access to the site is feasible.

C. Deliverability

Achievable Yes Available(housing) Yes Phasing of the Site 11-15 years

AVAILABILITY:

Site is considered to be available. Landowners submitted site for allocation as part of the Core Strategy and Urban Core Plan consultation and are interested in developing a dormant asset.

VIABILITY:

Baseline Viability: Yes

The 2018 viability testing for notional schemes and real scheme modelling indicated positive viability. Additional costs for site preparation would need to be considered against the cost of retaining the site as an asset.

ACHIEVABILITY:

Site is considered to be achievable during the plan period.

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	18
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	6
No of 3 bed houses	20
No of 4 bed houses	16
No of 5+ bed houses	

Total Housing Mix	60
Student Bedspace	

Est. Housing Capacity	60
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CONCLUSION

This site has a number of constraints to overcome, however, the site can usefully contribute to meeting the City's need for new homes. The site scores modestly for accessibility to local facilities.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 25

LR Main Site Reference	5832	DAP Ref	DM5	Ward	Callerton & Throckley
Site Name / Address	Hallow Drive, Throckley				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	0.32	Estimated Capacity	14		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

Mineral Consult Zone (Stand Advice Area) [Constraint]
Mineral Consult Zone (Coal Refer Area) [Constraint]
Smoke Control Order [Additional Constraint]

Environmental conclusion:

The site is relatively flat with mature trees to the southern border. It is located in a Wildlife Enhancement Corridor and adjacent to the designated Newburn Battlefield. Any development scheme will need to consider the context and any need for ecological mitigation.

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is considered suitable for housing. An open space assessment has been prepared.

B. Accessibility

City Centre - closest minutes	<input type="text" value="32.2"/>	Local Centre - closest minutes	<input type="text" value="7"/>
B3a Score	<input type="text" value="2"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="10.4"/>	District Centre closest minutes	<input type="text" value="24.2"/>
B1a Score	<input type="text" value="5"/>	B2b Score	<input type="text" value="3"/>
Education: Secondary- closest minutes	<input type="text" value="9.3"/>	Supermarkets - closest minutes	<input type="text" value="26"/>
B1b Score	<input type="text" value="6"/>	B2c Score	<input type="text" value="2"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="8"/>
Number of Jobs in 20 Minute	<input type="text" value="623"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="1387"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="3"/>
Number of Jobs in 40 Minute	<input type="text" value="4654"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="3"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="4"/>
TOTAL			
		<input type="text" value="39"/>	<input type="text" value="51%"/>

INFRASTRUCTURE:

Via Hallow Drive
Bus stop located directly adjacent to site
Vehicular access into the site is feasible.

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 25

AVAILABILITY:

Site is available for development.

VIABILITY:

Baseline Viability: No

NCC owned site with delivery mechanisms in place to deliver a viable scheme in a Low Mid viability profile area.

ACHIEVABILITY:

Site is considered to be achievable within the plan period.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	7
No of 3 bed houses	7
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	14
Student Bedspace	0

Est. Housing Capacity	14
-----------------------	----

CONCLUSION

This site is located in a predominantly residential area. It scores relatively modestly for accessibility and is considered achievable with Council led delivery and gap funding.

Recent information received on utility infrastructure may effect assumed capacity or residentila mix.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 26

LR Main Site Reference	3090	DAP Ref	DM5	Ward	Callerton & Throckley
Site Name / Address	Land to the east of Newburn Road, Newburn				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	0.56	Estimated Capacity	23		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

Mineral Consult Zone (Stand Advice Area) [Constraint]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Classified Road [Additional Constraint]	

Environmental conclusion:

The site was previously cleared and is two plateaus reflecting the previous community buildings on site. The site has naturally regenerated with trees and associated vegetation.

Located in a Wildlife Enhancement Corridor.

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:	Site is considered suitable for housing development.
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B. Accessibility

City Centre - closest minutes	<input type="text" value="37"/>	Local Centre - closest minutes	<input type="text" value="6.4"/>
B3a Score	<input type="text" value="2"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="4.2"/>	District Centre closest minutes	<input type="text" value="23.7"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="3"/>
Education: Secondary- closest minutes	<input type="text" value="17.5"/>	Supermarkets - closest minutes	<input type="text" value="24.8"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="3"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="1.8"/>
Number of Jobs in 20 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="1055"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="2"/>
Number of Jobs in 40 Minute	<input type="text" value="4605"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="3"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="4"/>
TOTAL			
		<input type="text" value="38"/>	<input type="text" value="49%"/>

INFRASTRUCTURE:

via Newburn Road
Site is considered acceptable
Access to the site is feasible.

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 26

AVAILABILITY:

Site is considered available for housing.

VIABILITY:

Baseline Viability: Yes

The 2018 viability assessment of the site indicated positive viability in a Mid Viability profile area.

ACHIEVABILITY:

Site is Council owned and is considered to be achievable within the plan period. The site is considered developable.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	11
No of 3 bed houses	12
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	23
Student Bedspace	0

Est. Housing Capacity	23
-----------------------	----

CONCLUSION

This previously developed site was proposed for a health scheme but is no longer being pursued by the Clinical Commissioning Group. It is located on the main road in Newburn, close to local bus routes in a predominantly residential area.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 27

LR Main Site Reference	3051	DAP Ref	DM5	Ward	Kingston Park South & Ne
Site Name / Address	Land to the west of Broughton Close, Newbiggin Hall				
Ownership Status	Mixed Ownership				
Gross Site Area (ha)	1.22	Estimated Capacity	43		
Extant permission	2018/0640/01/DET	Date due to lapse:			

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

The site will require clearance of existing buildings and redevelopment. It is located in a Wildlife Enhancement Corridor.

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is considered suitable for housing development and has now been granted planning permission as part of a mixed use scheme.

B. Accessibility

City Centre - closest minutes	<input type="text" value="26.3"/>	Local Centre - closest minutes	<input type="text" value="0.7"/>
B3a Score	<input type="text" value="3"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="5.4"/>	District Centre closest minutes	<input type="text" value="20.2"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="3"/>
Education: Secondary- closest minutes	<input type="text" value="21.4"/>	Supermarkets - closest minutes	<input type="text" value="19.3"/>
B1b Score	<input type="text" value="3"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="5"/>
Number of Jobs in 20 Minute	<input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="894"/>	Retail Score	<input type="text" value="2"/>
Number of Jobs in 40 Minute	<input type="text" value="2872"/>	Primary School Score	<input type="text" value="4"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="4"/>
TOTAL			
		<input type="text" value="40"/>	<input type="text" value="52%"/>

INFRASTRUCTURE:

Via Trevelyan Drive
Site is accessible
Access to the site is feasible.

C. Deliverability

Achievable Available(housing) Phasing of the Site

AVAILABILITY:

Site is considered to be available for mixed use development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 27

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes and real scheme modelling indicated positive viability in the low cost model.

ACHIEVABILITY:

This is a Council owned site with a secured delivery partner and established delivery mechanism. Site is considered to be achievable within the short term (2015-20) in the plan period.

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	8
No of 3 bed houses	25
No of 4 bed houses	10
No of 5+ bed houses	

Total Housing Mix	43
Student Bedspace	

Est. Housing Capacity	43
-----------------------	----

CONCLUSION

This site will be cleared with retail uses to be re-locate to Council-owned land to the west. The site will then be redeveloped for residential development.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 28

LR Main Site Reference	5245	DAP Ref	DM5	Ward	Blakelaw
Site Name / Address	Land at Wansfell Avenue				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	0.47	Estimated Capacity	17		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

There are no known site constraints.

Conclusions on Suitability:

B. Accessibility

City Centre - closest minutes	<input type="text" value="18.1"/>	Local Centre - closest minutes	<input type="text" value="12.3"/>
B3a Score	<input type="text" value="5"/>	B2a Score	<input type="text" value="4"/>
Education: Primary- closest minutes	<input type="text" value="7.3"/>	District Centre closest minutes	<input type="text" value="15.3"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="4"/>
Education: Secondary- closest minutes	<input type="text" value="13"/>	Supermarkets - closest minutes	<input type="text" value="14.9"/>
B1b Score	<input type="text" value="5"/>	B2c Score	<input type="text" value="5"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="9.3"/>
Number of Jobs in 20 Minute	<input type="text" value="221"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="2199"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="4"/>
Number of Jobs in 40 Minute	<input type="text" value="37871"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="5"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="4"/>
TOTAL			
		<input type="text" value="48"/>	<input type="text" value="62%"/>

INFRASTRUCTURE:

Via Harehills Avenue.
Site is considered accessible

C. Deliverability

Achievable Available(housing) Phasing of the Site

AVAILABILITY:

Site is considered to be available

VIABILITY:

Baseline Viability: No

NCC owned site with delivery mechanisms in place to deliver a viable scheme in a Low viability profile area.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 28

ACHIEVABILITY:

Site is considered to be achievable during the plan period.

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	17
No of 3 bed houses	
No of 4 bed houses	
No of 5+ bed houses	

Total Housing Mix	17
Student Bedspace	

Est. Housing Capacity	17
-----------------------	----

CONCLUSION

This previously developed site now cleared and laid to grass is located in a predominantly residential area and will provide new homes in the Blakelaw area of the city.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 29

LR Main Site Reference	4484	DAP Ref	DM5	Ward	West Fenham
Site Name / Address	Former Westgate Community College (north), Grange Road				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	2.09	Estimated Capacity	60		
Extant permission	2018/1145/01/DET	Date due to lapse:			

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:	Site is considered suitable for housing development.
------------------------------------	--

B. Accessibility

City Centre - closest minutes	<input type="text" value="21.6"/>	Local Centre - closest minutes	<input type="text" value="5"/>
B3a Score	<input type="text" value="4"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="11.6"/>	District Centre closest minutes	<input type="text" value="9"/>
B1a Score	<input type="text" value="5"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="9.8"/>	Supermarkets - closest minutes	<input type="text" value="19.1"/>
B1b Score	<input type="text" value="6"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="10.1"/>
Number of Jobs in 20 Minute	<input type="text" value="1079"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="5"/>
Number of Jobs in 30 Minute	<input type="text" value="1885"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="5"/>
Number of Jobs in 40 Minute	<input type="text" value="20705"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="0"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="46"/>	<input type="text" value="60%"/>

INFRASTRUCTURE:

Via Grange Road, Hindley Gardens.
Site is accessible
Access to the site is feasible.

C. Deliverability

Achievable Available(housing) Phasing of the Site

AVAILABILITY:

Site is considered to be available.

VIABILITY:

Baseline Viability: No

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 29

The 2018 viability testing for notional schemes and real scheme modelling indicated positive viability in the low cost model.

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership.

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	15
No of 3 bed houses	30
No of 4 bed houses	15
No of 5+ bed houses	

Total Housing Mix	60
Student Bedspace	
Est. Housing Capacity	60

CONCLUSION

This site is currently allocated in the BSAAP . As a Council owned site it has been marketed for development and is considered developable in the plan period.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 30

LR Main Site Reference	5955	DAP Ref	DM5	Ward	Castle
Site Name / Address	Land to south west corner of NGP Cell C				
Ownership Status	Not Owned by a Public Authority				
Gross Site Area (ha)	4.29	Estimated Capacity	133		
Extant permission	2016/0988/01/DET	Date due to lapse:	28/07/2020		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]
Flood Risk Area (Zone 3) [Category 1 Designation]
Flood Risk Area (Zone 2) [Category 1 Designation]
Tree Preservation Order [Constraint]
Mineral Consult Zone (Stand Advice Area) [Constraint]
Smoke Control Order [Additional Constraint]
Adjoining Main River [Additional Constraint]

Environmental conclusion:

Site is located within a wildlife enhancement corridor, with TPOs on site. SFRA and Environment Agency identify the site as being in Flood Zones 2 and 3a.

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

B. Accessibility

City Centre - closest minutes <input type="text" value="34"/> B3a Score <input type="text" value="2"/>	Local Centre - closest minutes <input type="text" value="19.1"/> B2a Score <input type="text" value="3"/>
Education: Primary- closest minutes <input type="text" value="24.9"/> B1a Score <input type="text" value="3"/>	District Centre closest minutes <input type="text" value="8.2"/> B2b Score <input type="text" value="5"/>
Education: Secondary- closest minutes <input type="text" value="23.2"/> B1b Score <input type="text" value="3"/>	Supermarkets - closest minutes <input type="text" value="21.3"/> B2c Score <input type="text" value="3"/>
Number of Jobs in 10 Minute <input type="text" value="0"/> <input type="text" value="0"/> Number of Jobs in 20 Minute <input type="text" value="0"/> <input type="text" value="0"/> Number of Jobs in 30 Minute <input type="text" value="2166"/> <input type="text" value="0"/> Number of Jobs in 40 Minute <input type="text" value="2906"/> <input type="text" value="0"/> B4a Score <input type="text" value="0"/>	Health: GPs - closest minutes <input type="text" value="20.2"/> B2d Score <input type="text" value="3"/> Retail Score <input type="text" value="2"/> Primary School Score <input type="text" value="4"/> Secondary School Score <input type="text" value="4"/>
TOTAL <input type="text" value="32"/> <input type="text" value="42%"/>	

INFRASTRUCTURE:

Vehicular access into the site is feasible.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 30

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

AVAILABILITY:

Site is considered available for residential development.

VIABILITY:

Baseline Viability: Yes

The 2018 viability assessment of the site indicated positive viability.

ACHIEVABILITY:

There is evidence of commencement on site and thus the site is considered viable and deliverable during the plan period (2015-20) (2020-25).

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	18
No of 3 bed houses	45
No of 4 bed houses	70
No of 5+ bed houses	0

Total Housing Mix	133
Student Bedspace	0

Est. Housing Capacity	133
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CONCLUSION

This site has a recent planning permission for 130 homes and is considered deliverable.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 31

LR Main Site Reference	4427	DAP Ref	DM5	Ward	Walker
Site Name / Address	Land at Losh Terrace				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	1.81	Estimated Capacity	51		
Extant permission	2018/0014/01/GRB	Date due to lapse:	14/03/2021		

A. Suitability for housing

Suitable y/n Yes

PDL Y/N : No

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Ministry of Defence Installation [Additional Constraint]	

Environmental conclusion:

Site is in a wildlife corridor. There is not currently suitable access to the site, so this will need to be secured through CPO. Site may need to be decontaminated as it is anticipated that some asbestos will be present from former allotments. The site is in a 1 in 30 year flood risk area, and will require a strategic flood risk assessment at the application stage.

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is considered suitable for housing development.

B. Accessibility

City Centre - closest minutes	<input type="text" value="27.1"/>	Local Centre - closest minutes	<input type="text" value="8.6"/>
B3a Score	<input type="text" value="3"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="5.8"/>	District Centre closest minutes	<input type="text" value="14.4"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="17.5"/>	Supermarkets - closest minutes	<input type="text" value="14.7"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="5"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="9"/>
Number of Jobs in 20 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="2121"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="6"/>
Number of Jobs in 40 Minute	<input type="text" value="7642"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="4"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="51"/>	<input type="text" value="66%"/>

INFRASTRUCTURE:

Via Grasmere Avenue. Demolition of bungalows required to provide appropriate access (1 bed bungalows- x3-12 in scope for demolition)
Site is considered accessible

C. Deliverability

Achievable Yes

Available(housing) Yes

Phasing of the Site

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 31

AVAILABILITY:

Site is considered to be available for residential development.

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes and real scheme modelling indicated positive viability in the low cost model.

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership with an established delivery mechanism and Homes England funding is secured.

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	11
No of 3+ bed bungalows	
No of 2 bed houses	10
No of 3 bed houses	10
No of 4 bed houses	20
No of 5+ bed houses	

Total Housing Mix	51
Student Bedspace	

Est. Housing Capacity	51
-----------------------	----

CONCLUSION

YHN interest in taking forward new homes with HCA funding for bungalow provision. There are some constraints however, as a Council owned site it is considered developable in the plan period.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 32

LR Main Site Reference	1009	DAP Ref	DM5	Ward	Walkergate
Site Name / Address	Walkergate Hospital				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	3.19	Estimated Capacity	40		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Tree Preservation Order [Constraint]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

The site is relatively flat and has naturally regenerated with trees and associated vegetation. The trees that are subject to a tree preservation order and there is sub station on site.

Conclusions on Suitability:

Site is located close to existing residential development to the east and light industry to the west. It is considered suitable for development.

B. Accessibility

City Centre - closest minutes	<input type="text" value="20.6"/>	Local Centre - closest minutes	<input type="text" value="5.4"/>
B3a Score	<input type="text" value="4"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="7.6"/>	District Centre closest minutes	<input type="text" value="12.8"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="6.3"/>	Supermarkets - closest minutes	<input type="text" value="13.6"/>
B1b Score	<input type="text" value="6"/>	B2c Score	<input type="text" value="5"/>
Number of Jobs in 10 Minute	<input type="text" value="1103"/> <input type="text" value="3"/>	Health: GPs - closest minutes	<input type="text" value="13.2"/>
Number of Jobs in 20 Minute	<input type="text" value="1103"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="5"/>
Number of Jobs in 30 Minute	<input type="text" value="8553"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="6"/>
Number of Jobs in 40 Minute	<input type="text" value="27876"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="5"/>
B4a Score	<input type="text" value="3"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="57"/>	<input type="text" value="74%"/>

INFRASTRUCTURE:

Via Benfield Road
Site is accessible

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

AVAILABILITY:

The landowners are currently active in pursuing development on this site and it is thus assumed available.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 32

VIABILITY:

Baseline Viability: Yes

The 2018 viability testing for notional schemes and real scheme modelling indicated positive viability

ACHIEVABILITY:

Site is considered to be achievable within the plan period.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	10
No of 3 bed houses	20
No of 4 bed houses	10
No of 5+ bed houses	0

Total Housing Mix	40
Student Bedspace	0

Est. Housing Capacity	40
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CONCLUSION

This is the site of a former hospital in the Walkergate area of the City. It provides a good opportunity for housing in proximity to employment and public transport.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 33

LR Main Site Reference	3032	DAP Ref	DM5	Ward	Gosforth
Site Name / Address	Land on Salter's Road, Gosforth				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	1.33	Estimated Capacity	58		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Tree Preservation Order [Constraint]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

The site was a former hospital and has been cleared. The site is relatively flat and has naturally regenerated with trees and associated vegetation. The trees that are subject to a tree preservation order and there is sub station on site.

Conclusions on Suitability:

The site is surrounded by existing residential development and is considered suitable for residential development (including assisted living schemes) given its close proximity to local facilities and public transport.

B. Accessibility

City Centre - closest minutes	<input type="text" value="15"/>	Local Centre - closest minutes	<input type="text" value="9.1"/>
B3a Score	<input type="text" value="5"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="6.2"/>	District Centre closest minutes	<input type="text" value="10.2"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="9.3"/>	Supermarkets - closest minutes	<input type="text" value="18"/>
B1b Score	<input type="text" value="6"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="1599"/> <input type="text" value="3"/>	Health: GPs - closest minutes	<input type="text" value="10.4"/>
Number of Jobs in 20 Minute	<input type="text" value="7063"/> <input type="text" value="2"/>	B2d Score	<input type="text" value="5"/>
Number of Jobs in 30 Minute	<input type="text" value="10765"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="3"/>
Number of Jobs in 40 Minute	<input type="text" value="40008"/> <input type="text" value="2"/>	Primary School Score	<input type="text" value="0"/>
B4a Score	<input type="text" value="7"/>	Secondary School Score	<input type="text" value="4"/>
TOTAL			
		<input type="text" value="50"/>	<input type="text" value="65%"/>

INFRASTRUCTURE:

Via Salters Road.
Site is accessible.

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

AVAILABILITY:

The site has recently become available and was put forward by the landowner as a residential allocation

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 33

site. It is considered available for residential development.

VIABILITY:

Baseline Viability: Yes

The 2018 viability testing for notional schemes and real scheme modelling indicated positive viability in a High value profile area.

ACHIEVABILITY:

The site is considered achievable for residential development.

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	10
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	24
No of 3 bed houses	24
No of 4 bed houses	
No of 5+ bed houses	

Total Housing Mix	58
Student Bedspace	

Est. Housing Capacity	58
-----------------------	----

CONCLUSION

The site is a former hospital site that has been cleared for development. It scores well as it is well located to benefit from local facilities and public transport.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 34

LR Main Site Reference	4654	DAP Ref	DM5	Ward	Heaton
Site Name / Address	Land on Marleen Avenue, Heaton				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	4.2	Estimated Capacity	150		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Wildlife Corridor [Constraint]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Near Railway [Additional Constraint]	

Environmental conclusion:

This site has ceased to operate as railway sidings and associated infrastructure. There are still some buildings remaining on site, however, it is largely cleared.

It is bounded to the south by existing operation railway and metro infrastructure and has been the subject of a noise acoustic survey. In order to achieve the standard for external amenity areas careful thought will be required when considering layout, considering distance separation and/or properly designed acoustic barrier adjacent to the noise source.

Additional ecological surveys will be required to address the need for mitigation within the wildlife corridor.

Conclusions on Suitability:

The site is located adjacent to existing residential development to the north and west and to the south are operational railway infrastructure. It is considered to be a suitable housing site, subject to consideration of noise attenuation measures.

B. Accessibility

City Centre - closest minutes	<input type="text" value="17.3"/>	Local Centre - closest minutes	<input type="text" value="6"/>
B3a Score	<input type="text" value="5"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="6.3"/>	District Centre closest minutes	<input type="text" value="7.8"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="13.6"/>	Supermarkets - closest minutes	<input type="text" value="8.8"/>
B1b Score	<input type="text" value="5"/>	B2c Score	<input type="text" value="6"/>
Number of Jobs in 10 Minute	<input type="text" value="335"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="10.1"/>
Number of Jobs in 20 Minute	<input type="text" value="4454"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="5"/>
Number of Jobs in 30 Minute	<input type="text" value="10008"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="4"/>
Number of Jobs in 40 Minute	<input type="text" value="49888"/> <input type="text" value="2"/>	Primary School Score	<input type="text" value="4"/>
B4a Score	<input type="text" value="2"/>	Secondary School Score	<input type="text" value="1"/>
TOTAL			
		<input type="text" value="48"/>	<input type="text" value="62%"/>

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 34

INFRASTRUCTURE:

The Council was informed that Network Rail formally approved the severance of the rail points on site at Heaton Junction in August 2017 and thus is disconnected from the rail network.
Site is considered accessible via Hartford Street and Marleen Avenue

C. Deliverability

Achievable Yes Available(housing) Yes Phasing of the Site 6-10 years

AVAILABILITY:

The site is considered to be available for development as it was submitted as part of the Draft DAP consultation and active landowner interest.

VIABILITY:

Baseline Viability: Yes

The 2018 viability testing for notional schemes and real scheme modelling indicated positive viability located in a Mid viability profile area.

ACHIEVABILITY:

Site is considered viable and deliverable during the plan period.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	14
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	50
No of 3 bed houses	72
No of 4 bed houses	14
No of 5+ bed houses	

Total Housing Mix	150
Student Bedspace	

Est. Housing Capacity	150
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CONCLUSION

The site is well located to benefit from public transport and access to both local employment opportunities and local facilities. It is considered to be a suitable housing site, subject to detailed considerations of constraints and mitigations.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 35

LR Main Site Reference	5983	DAP Ref	DM5	Ward	North Jesmond
Site Name / Address	West Jesmond Avenue				
Ownership Status	Not Owned by a Public Authority				
Gross Site Area (ha)	0.17	Estimated Capacity	10		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Wildlife Corridor [Constraint]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Smoke Control Order [Additional Constraint]	
Regulation 7 Direction [Additional Constraint]	
Article 4 Direction [Additional Constraint]	

Environmental conclusion:

This site is subject to proximity to railway infrastructure and within a wildlife corridor and these constraints which would need to be addressed and mitigated. However, the site is considered suitable for residential development and has been allocated in the DAP.

Any scheme would need to be developed in context to the listed structure opposite.

Conclusions on Suitability:

This site is currently occupied by the British Legion. The site is in a predominantly residential area adjacent to operational metro track lines. It is a sustainable location close to West Jesmond Metro.

The site is considered suitable for residential development subject to appropriate assessments and mitigation.

B. Accessibility

City Centre - closest minutes	<input type="text" value="10.730785"/>	Local Centre - closest minutes	<input type="text" value="4.8604608"/>
B3a Score	<input type="text" value="6"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="2.2703765"/>	District Centre closest minutes	<input type="text" value="12.394311"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="16.238810"/>	Supermarkets - closest minutes	<input type="text" value="16.257640"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="195"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="6.6227492"/>
Number of Jobs in 20 Minute	<input type="text" value="5485"/> <input type="text" value="2"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="39435"/> <input type="text" value="2"/>	Retail Score	<input type="text" value="2"/>
Number of Jobs in 40 Minute	<input type="text" value="73724"/> <input type="text" value="2"/>	Primary School Score	<input type="text" value="3"/>
B4a Score	<input type="text" value="6"/>	Secondary School Score	<input type="text" value="1"/>
TOTAL			
		<input type="text" value="48"/>	<input type="text" value="62%"/>

INFRASTRUCTURE:

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HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 35

C. Deliverability

Achievable Available(housing) Phasing of the Site 11-15 years

AVAILABILITY:

The landowner submitted this site for allocation in 2017 and we are advised that the site will be available with leasehold agreements due to expire in the short term.

VIABILITY:

Baseline Viability: Yes

The 2018 viability assessment of the site indicated positive viability.

ACHIEVABILITY:

This site is considered viable now but achievable in the 6-15 years.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	0
No of 3 bed houses	0
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	0
Student Bedspace	0

Est. Housing Capacity	10
-----------------------	----

CONCLUSION

This site is subject to constraints which would need to be addressed and mitigated. However, the site is considered suitable for residential development and has been allocated in the DAP.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 36

LR Main Site Reference	5990	DAP Ref	DM5	Ward	Benwell & Scotswood
Site Name / Address	Site North of Whickham View, Scotswood				
Ownership Status	Not Owned by a Public Authority				
Gross Site Area (ha)	0.66	Estimated Capacity	85		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]
Tree Preservation Order [Constraint]
Mineral Consult Zone (Coal Refer Area) [Constraint]
Smoke Control Order [Additional Constraint]
Medieval Village [Additional Constraint]

Environmental conclusion:

The site comprises a former factory premises, now providing offices, studios and some storage. It lies on the edge of the presumed extent of Benwell medieval village. There is a possibility that buried medieval and post-medieval remains may survive.

A planning application will need to be accompanied by an archaeological desk-based assessment and building recording.

Conclusions on Suitability:

Site is located close to existing residential development to the south and west and community buildings to the east and north. It is well located for access to local bus services and is considered suitable for development.

B. Accessibility

City Centre - closest minutes	<input type="text" value="24.1"/>	Local Centre - closest minutes	<input type="text" value="6.1"/>
B3a Score	<input type="text" value="4"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="5.1"/>	District Centre closest minutes	<input type="text" value="7.7"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="7.9"/>	Supermarkets - closest minutes	<input type="text" value="19.4"/>
B1b Score	<input type="text" value="6"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="3.8"/>
Number of Jobs in 20 Minute	<input type="text" value="1079"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="3414"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="4"/>
Number of Jobs in 40 Minute	<input type="text" value="30466"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="5"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="52"/>	<input type="text" value="68%"/>

INFRASTRUCTURE:

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HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 36

C. Deliverability

Achievable Yes

Available(housing) Yes

Phasing of the Site 6-10 years

AVAILABILITY:

Occupier has indicated that this site is available for residential development and will come on stream from 2021

VIABILITY:

Baseline Viability: No

The 2018 viability assessment of the site indicated positive viability (low cost model).

ACHIEVABILITY:

Site is considered viable and deliverable during the plan period.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	85
No of 3 bed houses	0
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	85
Student Bedspace	0

Est. Housing Capacity	85
-----------------------	----

CONCLUSION

The site is considered a suitable site for residential development in a mixed use location. It benefits from local public transport and scores well on this basis.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 37

LR Main Site Reference	3059	DAP Ref	DM5	Ward	Elswick
Site Name / Address	Land South of Sceptre Street.				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	0.27	Estimated Capacity	12		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

There are no known site constraints, retention and incorporation of healthy trees and hedgerows where possible.

Conclusions on Suitability:

Site is considered suitable for housing. An open space assessment has been prepared.

B. Accessibility

City Centre - closest minutes	<input type="text" value="16.3"/>	Local Centre - closest minutes	<input type="text" value="9.6"/>
B3a Score	<input type="text" value="5"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="2.7"/>	District Centre closest minutes	<input type="text" value="7.5"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="18.8"/>	Supermarkets - closest minutes	<input type="text" value="18.4"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="556"/> <input type="text" value="1"/>	Health: GPs - closest minutes	<input type="text" value="5.9"/>
Number of Jobs in 20 Minute	<input type="text" value="5123"/> <input type="text" value="2"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="39131"/> <input type="text" value="2"/>	Retail Score	<input type="text" value="6"/>
Number of Jobs in 40 Minute	<input type="text" value="67200"/> <input type="text" value="2"/>	Primary School Score	<input type="text" value="5"/>
B4a Score	<input type="text" value="7"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="60"/>	<input type="text" value="78%"/>

INFRASTRUCTURE:

Access via Sceptre Street
Site is accessible
Access to the site is feasible

C. Deliverability

Achievable Available(housing) Phasing of the Site

AVAILABILITY:

Site is Council owned and considered to be available.

VIABILITY:

Baseline Viability: No

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 37

The 2018 viability testing for notional schemes (low cost model) would indicate viability in the low viability area (combined with Somerset Place (site 3058)).

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	5
No of 3 bed houses	7
No of 4 bed houses	0
No of 5+ bed houses	0

Total Housing Mix	12
Student Bedspace	0

Est. Housing Capacity	12
-----------------------	----

CONCLUSION

The site scores well for accessibility with minimal constraints. It is considered suitable subject to an open space assessment that indicates the site is surplus

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 38

LR Main Site Reference	1616	DAP Ref	DM5	Ward	Elswick
Site Name / Address	Land at Maria Street				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	1.25	Estimated Capacity	48		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Wildlife Corridor [Constraint]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

The site has been cleared but with remaining road infrastructure. It is also located in a Wildlife Enhancement Corridor, but has no other known constraints.

Conclusions on Suitability:

Site is previously cleared housing and is located adjacent to existing residential development and the local centre to the north, and is considered to be suitable for housing.

B. Accessibility

City Centre - closest minutes	<input type="text" value="20.4"/>	Local Centre - closest minutes	<input type="text" value="9.8"/>
B3a Score	<input type="text" value="4"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="2.7"/>	District Centre closest minutes	<input type="text" value="4.2"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="14.2"/>	Supermarkets - closest minutes	<input type="text" value="19.9"/>
B1b Score	<input type="text" value="5"/>	B2c Score	<input type="text" value="4"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="2.5"/>
Number of Jobs in 20 Minute	<input type="text" value="7144"/> <input type="text" value="2"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="28345"/> <input type="text" value="2"/>	Retail Score	<input type="text" value="4"/>
Number of Jobs in 40 Minute	<input type="text" value="45095"/> <input type="text" value="2"/>	Primary School Score	<input type="text" value="0"/>
B4a Score	<input type="text" value="6"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="52"/>	<input type="text" value="68%"/>

INFRASTRUCTURE:

Via Armstrong Road
Site is accessible

C. Deliverability

Achievable

Available(housing)

Phasing of the Site

AVAILABILITY:

The landowner has an active interest in development, and the site is assumed available.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 38

VIABILITY:

Baseline Viability: No

Viability assessment shows site to be viable with low cost model

ACHIEVABILITY:

Site is considered viable and deliverable during the plan period.

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	22
No of 3 bed houses	26
No of 4 bed houses	
No of 5+ bed houses	

Total Housing Mix	48
Student Bedspace	

Est. Housing Capacity	48
-----------------------	----

CONCLUSION

This previously developed site was previously allocated in the Benwell Scotswood Area Action Plan and its development will help to improve the local environment. It is located on the main road in ,close to local facilities and bus routes In a mixed use area.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 39

LR Main Site Reference	1294	DAP Ref	DM5	Ward	Byker
Site Name / Address	Land off Roman Avenue, Byker				
Ownership Status	Not Owned by a Public Authority				
Gross Site Area (ha)	0.43	Estimated Capacity	18		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Hadrians Wall Zone [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

The site lies in proximity to the alignment of Hadrians Wall. A previous desk top study indicated the site identify as yet undiscovered Roman archaeology (likely to be related to Milecastle 2 where its exact location has not been fixed) on site which means archeological work would be required to be submitted with a planning application. If any remains are found, it is likely that these would have to remain in situ. Development on the site would not result in the loss of any statutory and locally listed buildings or shcheduled ancient monuments. Scheme would need to be sympathetic to enhance the setting and views.

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is located adjacent to existing residential development to the south and east , a public house to the north and indutrial use to the west. The redevelopment of this site will help to improve the local environment and provide an opportunity for new homes in the Byker area of the City. The site is considered to be suitable for housing development.

B. Accessibility

City Centre - closest minutes	<input type="text" value="22.4"/>	Local Centre - closest minutes	<input type="text" value="9.7"/>
B3a Score	<input type="text" value="4"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="9"/>	District Centre closest minutes	<input type="text" value="10.5"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="15.2"/>	Supermarkets - closest minutes	<input type="text" value="11.6"/>
B1b Score	<input type="text" value="4"/>	B2c Score	<input type="text" value="5"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="11.7"/>
Number of Jobs in 20 Minute	<input type="text" value="1741"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="5"/>
Number of Jobs in 30 Minute	<input type="text" value="5147"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="6"/>
Number of Jobs in 40 Minute	<input type="text" value="13366"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="5"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="7"/>
TOTAL			
		<input type="text" value="52"/>	<input type="text" value="68%"/>

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 39

INFRASTRUCTURE:

Via Roman Avenue, adjacent to Fossway.
Site is accessible
Access to the site is feasible.

C. Deliverability

Achievable Yes Available(housing) Yes Phasing of the Site 11-15 years

AVAILABILITY:

Site is considered available for housing development, with the landowner indicating an active interest in pursuing development on site.

VIABILITY:

Baseline Viability: No

NCC Viability Assessment shows viability of housing in the Low viability profile area is marginal. However, it is considered that the site can be viably developed (positive net present value) for a mixed scheme comprising affordable rent and rent to buy.

ACHIEVABILITY:

Site is considered to be achievable within the plan period based on a mix of affordable and rent to buy units.

Housing Mix:

No of 1 bed flats	0
No of 2 bed flats	0
No of 3 bed flats	0
No of 4 bed flats	0
No of 5+ bed flats	0

No of 1 bed bungalows	0
No of 2 bed bungalows	0
No of 3+ bed bungalows	0
No of 2 bed houses	7
No of 3 bed houses	9
No of 4 bed houses	2
No of 5+ bed houses	0

Total Housing Mix	18
Student Bedspace	0

Est. Housing Capacity	18
-----------------------	----

CONCLUSION

This site is previously cleared site. Located in a mixed use area, with existing housing to the east and south, residential development of this site will help to improve the environment.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 40

LR Main Site Reference	5228	DAP Ref	DM5	Ward	Denton & Westerhope
Site Name / Address	Land North of Thornley Road, West Denton				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	3.4	Estimated Capacity	112		
Extant permission	N/A	Date due to lapse:	n/a		

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

The area had been mined in the past so an intrusive site investigation will be required to establish whether remediation of ground conditions would be required. There is a sloping incline on site. Site is currently in use as open space.

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is in use as open space and is not currently considered surplus, thus the loss of open space must be compensated for as part of a future scheme. However, this site is considered suitable due to the overriding need for affordable and specialist accommodation proposed to meet housing needs.

B. Accessibility

City Centre - closest minutes	<input type="text" value="26.9"/>	Local Centre - closest minutes	<input type="text" value="12.4"/>
B3a Score	<input type="text" value="3"/>	B2a Score	<input type="text" value="4"/>
Education: Primary- closest minutes	<input type="text" value="12.6"/>	District Centre closest minutes	<input type="text" value="7.6"/>
B1a Score	<input type="text" value="5"/>	B2b Score	<input type="text" value="5"/>
Education: Secondary- closest minutes	<input type="text" value="9.4"/>	Supermarkets - closest minutes	<input type="text" value="6.7"/>
B1b Score	<input type="text" value="6"/>	B2c Score	<input type="text" value="6"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="7.8"/>
Number of Jobs in 20 Minute	<input type="text" value="543"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="749"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="4"/>
Number of Jobs in 40 Minute	<input type="text" value="2411"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="3"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="4"/>
TOTAL			
		<input type="text" value="46"/>	<input type="text" value="60%"/>

INFRASTRUCTURE:

Via Thornley Road
Site is considered accessible
Access to the site is feasible.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 40

C. Deliverability

Achievable Yes

Available(housing) Yes

Phasing of the Site 6-10 years

AVAILABILITY:

Site is considered available for residential development.

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes and real scheme modelling indicated positive viability in the low cost model.

ACHIEVABILITY:

Site is considered to be achievable during the plan period given that the site is in public ownership. NCC owned site with delivery mechanism to be determined through established delivery routes.

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	
No of 3+ bed bungalows	
No of 2 bed houses	54
No of 3 bed houses	36
No of 4 bed houses	22
No of 5+ bed houses	

Total Housing Mix	112
Student Bedspace	
Est. Housing Capacity	112

CONCLUSION

The site is located in a predominantly residential area with adjoining open space. It scores relatively well for general accessibility and is considered achievable with Council led delivery and gap funding.

Policy DM5 identifies this site as having the potential to be developed for specialist and/or affordable housing which will help to meet the city's needs. The site is Council owned with Council delivery mechanisms in place and a commitment to contribute towards meeting the overall affordable housing need of 6,014 dwellings 2015-30 (para.s 12-17) (SHMA) (2017) in Newcastle. The site can also provide opportunities for specialist accommodation serving the ageing population/ households with disabilities. The SHMA forecasts the need for 14,200 dwellings suitable for persons over 65 by 2030 (Para. 18) (SHMA) (2017).

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 41

LR Main Site Reference	5392	DAP Ref	DM5	Ward	Kenton
Site Name / Address	Land South of Hartburn Walk				
Ownership Status	Owned by a Public Authority				
Gross Site Area (ha)	2.12	Estimated Capacity	63		
Extant permission	2019/0094/01/DET	Date due to lapse:			

A. Suitability for housing

Suitable y/n

PDL Y/N :

Constraints:

SFRA Critical Drainage Areas [Category 1 Designation]	
Wildlife Corridor [Constraint]	
Mineral Consult Zone (Stand Advice Area) [Constraint]	
Mineral Consult Zone (Coal Refer Area) [Constraint]	
Smoke Control Order [Additional Constraint]	

Environmental conclusion:

Site is currently used as open space, and is situated within a wildlife corridor. Site is in a 1 in 30 year flood risk area and will require a site specific flood risk assessment.

The Coal Authority presumes that the Local Authority have considered the proposed allocations against the downloadable data in respect of development risk and surface coal resource plans.

Conclusions on Suitability:

Site is in use as open space and is not currently considered surplus, thus the loss of open space must be compensated for as part of a future scheme. However, this site is considered suitable due to the overriding need for affordable and specialist accommodation proposed to meet housing needs.

B. Accessibility

City Centre - closest minutes	<input type="text" value="25.2"/>	Local Centre - closest minutes	<input type="text" value="9.3"/>
B3a Score	<input type="text" value="3"/>	B2a Score	<input type="text" value="5"/>
Education: Primary- closest minutes	<input type="text" value="2.7"/>	District Centre closest minutes	<input type="text" value="20.5"/>
B1a Score	<input type="text" value="6"/>	B2b Score	<input type="text" value="3"/>
Education: Secondary- closest minutes	<input type="text" value="6.7"/>	Supermarkets - closest minutes	<input type="text" value="20.5"/>
B1b Score	<input type="text" value="6"/>	B2c Score	<input type="text" value="3"/>
Number of Jobs in 10 Minute	<input type="text" value="0"/> <input type="text" value="0"/>	Health: GPs - closest minutes	<input type="text" value="8.6"/>
Number of Jobs in 20 Minute	<input type="text" value="598"/> <input type="text" value="0"/>	B2d Score	<input type="text" value="6"/>
Number of Jobs in 30 Minute	<input type="text" value="2750"/> <input type="text" value="0"/>	Retail Score	<input type="text" value="3"/>
Number of Jobs in 40 Minute	<input type="text" value="5480"/> <input type="text" value="0"/>	Primary School Score	<input type="text" value="0"/>
B4a Score	<input type="text" value="0"/>	Secondary School Score	<input type="text" value="4"/>
TOTAL			
		<input type="text" value="39"/>	<input type="text" value="51%"/>

INFRASTRUCTURE:

Via Stapeley View
Site is considered accessible
Vehicular access into the site is feasible.

HELAA Assessment for DAP Housing Allocation Sites (Policy DM5)

DAP ref:

DM5 41

C. Deliverability

Achievable Yes

Available(housing) Yes

Phasing of the Site 6-10 years

AVAILABILITY:

The site is considered available for residential development.

VIABILITY:

Baseline Viability: No

The 2018 viability testing for notional schemes and real scheme modelling indicated positive viability in the low cost model.

ACHIEVABILITY:

NCC owned site with funding and delivery mechanisms in place to deliver a viable scheme. Site is considered to be achievable within the plan period.

Housing Mix:

No of 1 bed flats	
No of 2 bed flats	
No of 3 bed flats	
No of 4 bed flats	
No of 5+ bed flats	

No of 1 bed bungalows	
No of 2 bed bungalows	20
No of 3+ bed bungalows	
No of 2 bed houses	43
No of 3 bed houses	
No of 4 bed houses	
No of 5+ bed houses	

Total Housing Mix	63
Student Bedspace	
Est. Housing Capacity	63

CONCLUSION

This site is located in a predominantly residential area. It scores relatively modestly for accessibility and is considered achievable with Council led delivery and mechanisms is in place.

Policy DM5 identifies this site as having the potential to be developed for specialist and/or affordable housing which will help to meet the city's needs. The site is Council owned with Council delivery mechanisms in place and a commitment to contribute towards meeting the overall affordable housing need of 6,014 dwellings 2015-30 (para.s 12-17) (SHMA) (2017) in Newcastle. The site can also provide opportunities for specialist accommodation serving the ageing population/ households with disabilities. The SHMA forecasts the need for 14,200 dwellings suitable for persons over 65 by 2030 (Para. 18) (SHMA) (2017).