

Ref No:	Sub-Ref	Site Details	Draft Assessment			Proposed Final Assessment			Consider SHLAA Panel Agreement Needed		
	73	East Benton Farm	Is the Site Suitable	<input checked="" type="checkbox"/>	Yield 0-5:	0	Suitable	Yes	Yield 0-5:	0	No
Estimated developable area (ha):	Wallsend		Is the Site Available	<input checked="" type="checkbox"/>	Yield 6-10:	0	Available:	Yes	Yield 6-10:	0	
	7.45		Achievable?	16 years plus	Yield 11-15:	50	Achievable?	Over Years 11 to 15	Yield 11-15	50	
				Developable (years 11-15)	Yield 15+:	174		Developable (years 11-15)	Yield 15+:	174	
Respondent (1):	4	Signet Planning	Respondent (2):		Respondent (3):						
General (1):			General (2):		General (3):						
Suitability (1):	Need to be consistent in considering sites as suitable. Other sites have been discounted as suitable or developable due to access issues.		Suitability (2):		Suitability (3):						
Availability (1):			Achievability (2):		Achievability (3):						
Achievability (1):			Availability (2):		Availability (3):						
Deliverability (1)			Deliverability (2):		Deliverability (3):						
Est Yield (1):			Est Yield (2):		Est Yield (3):						
Officer Response	Comments regarding suitability are acknowledged if the site were to be identified in isolation. However, through the assessment a clear link is made to the need to secure access via site #71 - effectively considering this site a later phase of that development. In this context there is a clear and reasonable pathway towards securing access to the site that accords with the identified timeframe for delivery.		Officer Response		Officer Response						
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	75	High Farm	Is the Site Suitable	<input checked="" type="checkbox"/>	Yield 0-5:	0	Suitable	Yes	Yield 0-5:	0	No
Estimated developable area (ha):	Killingworth		Is the Site Available	<input checked="" type="checkbox"/>	Yield 6-10:	0	Available:	Yes	Yield 6-10:	0	
	30.62		Achievable?	16 years plus	Yield 11-15:	500	Achievable?	Over Years 11 to 15	Yield 11-15	500	
				Developable (years 11-15)	Yield 15+:	419		Developable (years 11-15)	Yield 15+:	419	
Respondent (1):	7	Northumberland Estates	Respondent (2):	4	Signet Planning		Respondent (3):				
General (1):			General (2):				General (3):				
Suitability (1):			Suitability (2):		Suitability (3):						
Availability (1):			Achievability (2):		Achievability (3):						
Achievability (1):			Availability (2):	Query availability. Resolution to dispose for public ownership element.			Availability (3):				
Deliverability (1)	Site is Developable (1-5 Years). It is the Northumberland Estates opinion that this site, alongside site 108 can be developed in the shorter term years 1-5.		Deliverability (2):		Deliverability (3):						
Est Yield (1):			Est Yield (2):		Est Yield (3):						
Officer Response	Given the scale and immediate access constraints affecting the site, an assessment of the site as Deliverable 1 - 5 is not appropriate. As with other sites, access will be secured in part through development of a wider site, in this case 108. In the context of delivery of the overall development Northumberland Estates propose for the A19 corridor, Developable 11 - 15 remains a reasonable estimate.		Officer Response	The Councils understanding is that a Cabinet resolution for disposal is required to assess a site as Deliverable 1-5.			Officer Response				