

Ref No:	Sub-Ref	Site Details	Draft Assessment			Proposed Final Assessment			Consider SHLAA Panel Agreement Needed	
	76 c	Murton C	Is the Site Suitable	<input checked="" type="checkbox"/>	Yield 0-5:	0	Suitable	Yes	Yield 0-5:	0
Estimated developable area (ha):	Murton West		Is the Site Available	<input type="checkbox"/>	Yield 6-10:	0	Available:	Yes	Yield 6-10:	350
33.77			Achievable?	16 years plus	Yield 11-15:	300	Achievable?	Over Years 11 to 15	Yield 11-15:	400
				Developable (years 11-15)	Yield 15+:	713		Developable (years 11-15)	Yield 15+:	257
Respondent (1):	7	Northumberland Estates	Respondent (2):		Respondent (3):					
General (1):			General (2):		General (3):					
Suitability (1):			Suitability (2):		Suitability (3):					
Availability (1):	Yes - Northumberland Est are sole owner of the site, working in conjunction with Persimmon Homes. Intent is to progress this site alongside other site in a master planned approach.		Achievability (2):		Achievability (3):					
	Therefore it is clear of the estates intention to progress this with a major housebuilder thus meeting the available test.									
Achievability (1):			Availability (2):		Availability (3):					
Deliverability (1)			Deliverability (2):		Deliverability (3):					
Est Yield (1):	Site is Deliverable (1 - 5), which will 'kick start' regeneration and investment in the area. From this initial start the site offers the scale and opportunity for development over 15 years.		Est Yield (2):		Est Yield (3):					
Officer Response	Based on above information acknowledge the site may be classed as Available.		Officer Response		Officer Response					
	It is considered the estimated "Developable 11 - 15" timeframe remains a reasonable estimate of potential delivery when the overall scale and potential role of the site within a masterplanned approach to the Murton safeguarded land are taken into account.									
Ref No:	Sub-Ref	Site Details	Draft Assessment			Proposed Final Assessment			Consider SHLAA Panel Agreement Needed	
	77	Shiremoor West (Northern Extension)	Is the Site Suitable	<input checked="" type="checkbox"/>	Yield 0-5:	0	Suitable	Yes	Yield 0-5:	0
Estimated developable area (ha):	Shiremoor		Is the Site Available	<input type="checkbox"/>	Yield 6-10:	0	Available:	Yes	Yield 6-10:	0
8.68			Achievable?	11 to 15 years	Yield 11-15:	260	Achievable?	Over Years 11 to 15	Yield 11-15:	260
				Developable (years 11-15)	Yield 15+:	0		Developable (years 11-15)	Yield 15+:	0
Respondent (1):	7	Northumberland Estates	Respondent (2):		Respondent (3):					
General (1):			General (2):		General (3):					
Suitability (1):			Suitability (2):		Suitability (3):					
Availability (1):	Yes - Northumberland Estates are sole owner of the site and looking to progress the scheme with a master planned approach.		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	Acknowledged - as sole owner with a clear intention of bringing forward the site for development the site is considered available.		Officer Response		Officer Response					
	It is considered the estimated "Developable 11 - 15" timeframe remains a reasonable estimate of potential site delivery.									