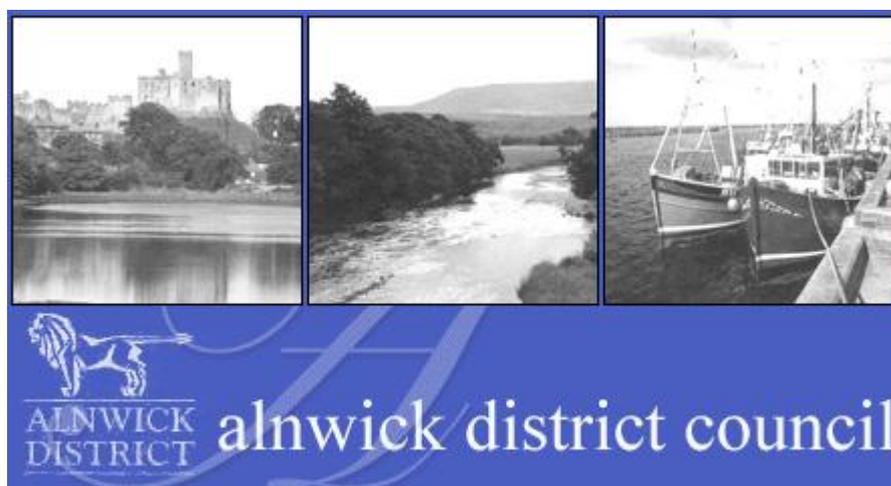


# Alnwick District Local Development Framework



## Core Strategy Development Plan Document

Adopted  
October 2007



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## Foreword Leader

The Planning and Compulsory Purchase Act 2004 requires Alnwick District Council to provide a Local Development Framework for the district to replace the outmoded and relatively inflexible District Wide Local Plan. This document is the adopted version of the core strategy, which has been the subject of independent examination by the Planning Inspectorate for the Secretary of State.

The core strategy is the first and most important of a series of documents, which will make up the Local Development Framework because it sets the broad spatial strategies for the whole district. It is unique to Alnwick District Council area and aims to meet future needs. It is governed by sustainability principles that seek to balance between social, economic and environmental factors.

The vision and objectives of the core strategy are derived from the community strategy and extensive public consultation process of the Issues and Options and Preferred Options stages. As a result the policies relate to all aspects of life in the district, from the development of housing and provision of affordable homes, to securing regeneration, economic prosperity and growth.

Against a background of national and regional guidance, the core strategy recognises the special qualities of the built and natural environment of the district and derives policies to service communities by looking after the vitality and viability of town centres, community services and infrastructure.

The core strategy recognises the significance of even small-scale local change in the wider picture of the global environment. Within major settlements most development should be located on previously developed sites. All new development will be required to satisfy the most up to date requirements for energy efficiency and good design.

The council will keep the policies of the Local Development Framework under review and make any changes that may be needed. This will ensure that Alnwick district continues to be a place where people can and want to live and work, where they can enjoy the environment, and where there is an improving quality of life for all communities.



**Councillor Roger Styring  
Leader Alnwick District Council**

## 1. Introduction

- 1.1 In 2004 local development frameworks (LDFs) were introduced by the Planning and Compulsory Purchase Act as part of the reform of the development plan system. The LDF is a series of documents, which will eventually replace the Alnwick District Wide Local Plan that was adopted in 1997.
- 1.2 The LDF will consider how the district (excluding the area within the Northumberland National Park which is covered by its own LDF) will develop over the next 15 years. It will provide the spatial planning framework for many plans and strategies prepared by the council and other bodies.
- 1.3 The LDF development plan documents together with the Regional Spatial Strategy for the North East (RSS), once adopted, will form the statutory development plan for the district. The development plan is used to help direct the implementation of a range of plans and decisions on planning applications.
- 1.4 The new development plan making process allows LDF documents to be prepared and reviewed independently without reviewing the whole LDF. The council's Local Development Scheme (LDS) sets out the details of the documents the council will prepare in the next few years and when each one will be prepared. The council's Statement of Community Involvement (SCI) sets out how the community will be engaged in their development.
- 1.5 The core strategy is the first LDF document to be prepared by the council under the new system. It sets out the council's strategic vision and objectives for the district and the policies by which this vision can be delivered.

### The Context for the Alnwick District Core Strategy

- 1.6 The core strategy must be generally consistent with national planning policy as set out in Planning Policy Guidance notes (PPGs) and Planning Policy Statements (PPSs), Circulars and ministerial statements. The core strategy will not repeat national guidance but will make reference to it where relevant.
- 1.7 The core strategy must also be in general conformity with the RSS or clearly justify why it is not for example, where specific circumstances within the district justify the need for variation. Regional Planning Guidance for the North East was published in November 2002 and sets out the broad principles of how the North East of England should be planned up to 2016. When the new Planning Act came into force in September 2004, this was given statutory weight and is now known as the Regional Spatial Strategy for the North East.
- 1.8 However, a new emerging RSS – “View: Shaping the North East” – will eventually replace the current adopted version. It sets out a vision for where the North East should be in 2021. The new RSS, submitted in June 2005, was considered at an Examination in Public in March 2006. The Panel Report was issued in August 2006 and proposed changes were issued by the Secretary of State in May 2007. The core strategy has been prepared with regard to the emerging RSS.
- 1.9 The LDF is also the principal vehicle to implement the Alnwick District Community Strategy. The Community Strategy is a ‘bottom-up’ plan developed by the local strategic partnership on behalf of the local community. The LDF will ensure the ideas and actions of the Community Strategy are delivered on the ground. A diagram

showing how the LDF nests with this and other plans and strategies is shown as figure 1.

- 1.10 The (LDF) will comprise development plan documents, which form part of the statutory development plan, and also a range of supplementary planning documents (SPD), which provide more detailed guidance. Also included in the LDF are;
- a local development scheme (LDS), which sets out in detail the different LDF documents that will be produced over the next three years, and
  - a statement of community involvement (SCI), which sets out how and when you can expect to be consulted on documents in the LDF, and other development proposals which come forward and
  - an annual monitoring report (AMR), which will assess the implementation and effectiveness of the LDF.
- 1.11 The LDF will gradually replace the policies in the existing Alnwick District Wide Local Plan. All policies complying with national and regional guidance will be 'saved' beyond September 2007 until a policy in a new local development document replaces them. There are a number of sites allocated for housing development within the adopted District Wide Local Plan, which do not have the benefit of planning permission. Proposals to bring these sites forward through the planning system will be considered against the principles of the core strategy. Area specific development plan documents will deal with proposals for development in individual settlements. These will not be finalised for almost two years after the core strategy is adopted. All the policies to be replaced by the core strategy are set out in Appendix A.

### **The core strategy**

- 1.12 The core strategy is the central element of the LDF and the first development plan document that the authority has produced. All other documents produced must be in accord with this overall strategy. This relationship is explained in the local development scheme and shown in figure 1.
- 1.13 The core strategy sets out the spatial vision for the district to 2021 and the spatial policies required to deliver it. It sets out the broad locational strategy for delivering housing and other strategic development such as employment and retail development. It does not identify individual sites, which are dealt with by other development plan documents within the LDF. It does not generally repeat relevant matters of national or regional policy, to which reference should be made. Regard should be had to all relevant policies in the Core Strategy for any particular purpose.

### **Sustainability appraisal**

- 1.14 The core strategy has been subject to the process of sustainability appraisal (SA) and strategic environmental assessment (SEA) to assess its impact on economic, social, and environmental 'sustainability objectives'. The findings of the SA/SEA have influenced the development of the core strategy. A report is published in parallel with this document. An 'appropriate assessment' of sites of European or international importance for nature conservation has also been undertaken. A report is published as a supporting document.

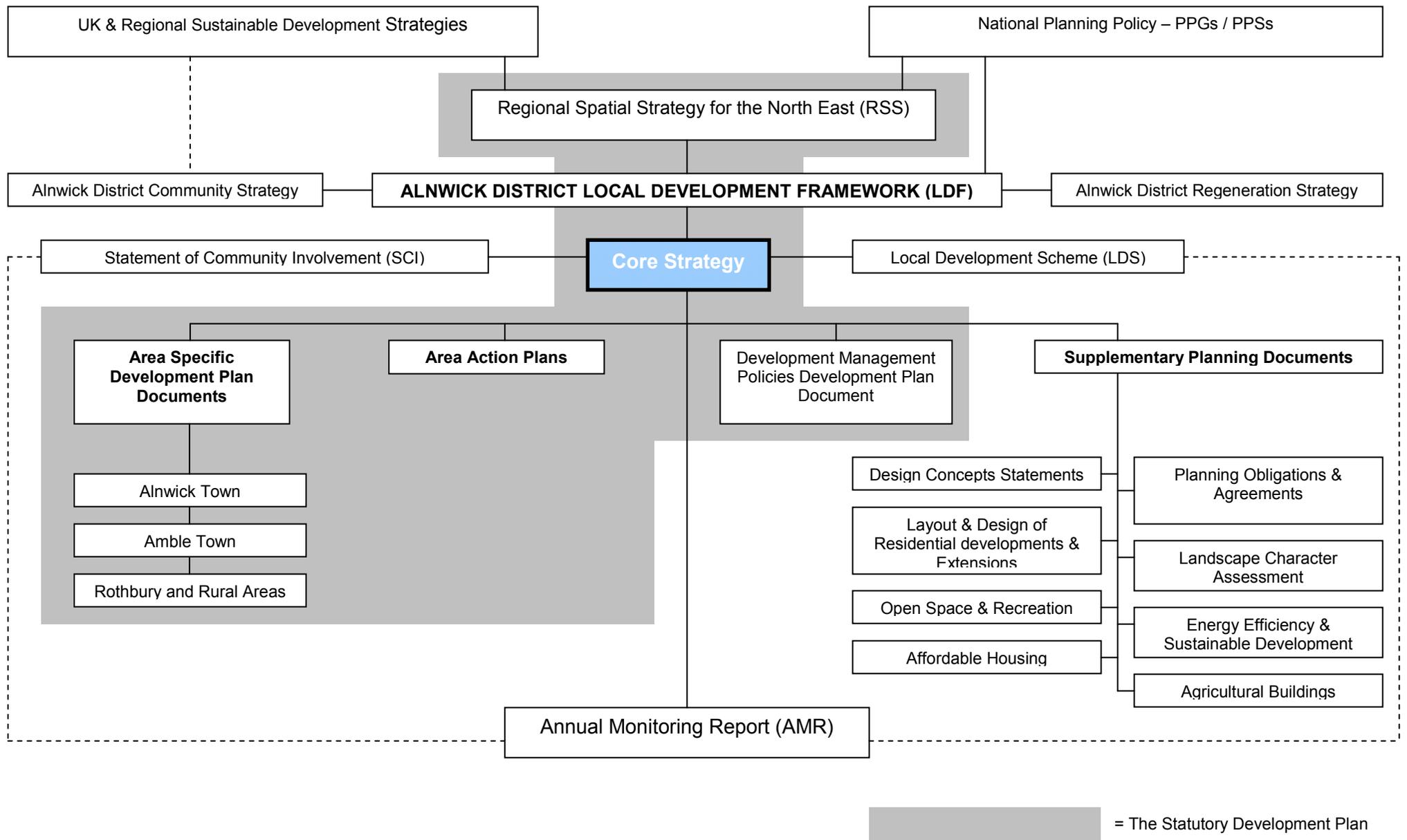
## **Implementation and monitoring**

- 1.15 Preparation of the LDF is not a once and for all activity. It is essential to check that the plan is being implemented correctly, assess the outcomes and check that the policies remain up to date and in accord with council priorities. To do this in a transparent way, we have proposed indicators and targets for the policies. These will be used in the annual monitoring report (AMR). The AMR will have a major role in tracking performance in each policy area.

## **The process to date**

- 1.16 The core strategy has been prepared following extensive consultation and involvement from the public, community groups, and non-statutory and statutory groups and organisations.

**Figure 1: Alnwick district development framework – Family Tree**



## 2. Alnwick District in Context

### 2.1 Introduction

- 2.1.1 Alnwick District is situated in the North East of England on the fringes of the Tyne and Wear City region, 30 miles North of Newcastle in the heart of Northumberland and some of England's most beautiful and unspoilt countryside. The north of the district adjoins the borough of Berwick-Upon-Tweed with Tynedale district to the west and the borough of Castle Morpeth to the south. The eastern part of the district is bordered by 20 miles of Heritage Coastline, most of which has been designated as an Area of Outstanding Natural Beauty (AONB). To the west, a substantial part of the district falls within the Northumberland National Park<sup>1</sup>. In addition to this valuable natural heritage, the district has an important and attractive built heritage. The quality of life in the district in this attractive environment is generally considered to be high with low levels of crime.
- 2.1.2 However, the district is not without its challenges, to which the LDF needs to respond.

### 2.2 Geography and population

- 2.2.1 The district is one of the most rural and sparsely populated districts in the UK having a population of 31,029 (Census, 2001)<sup>2</sup> and covering an area of 1,079 square kilometres (equating to an average of 29 persons per square km compared to a national average of 242). This sparsity of population causes problems for service provision, and means that accessing jobs, shops and schools can be difficult for some residents of more isolated villages.
- 2.2.2 There has been a slight increase in population largely as a result of in-migration since the 1991 Census (2.6%). However, despite this, the future population is projected to stabilise by 2021. Census 2001 figures indicated 48.5% of the population to be male (15,052) and 51.5% to be female (15,977). The district is the second least racially diverse community in the country with 99.6% of the population recording their ethnicity as white (Census, 2001).
- 2.2.3 The Office for National Statistics mid-year population estimates (2003) suggest that the number of younger residents within the district is decreasing as the number of residents aged 60 years and over increases. This was also evident within the 2001 Census results. The average age of residents in the district is 42.1, which is higher than the average for England (38.6). Current population figures also indicate that the proportion of males and females in each age group is generally very similar except over the age of 80 when there is a significantly higher proportion of women.
- 2.2.4 Just over half of the district's population is located in the main service centres of Alnwick, Amble and Rothbury, with the remainder of the population dispersed across large and small villages, hamlets and isolated dwellings. Alnwick District is 192nd out of 354 districts in the index of deprivation (Indices of Multiple Deprivation, 2004) but has within it two wards Alnwick Clayport and Amble East, which are amongst the most deprived in the country.

#### Key challenges

- Declining young and economically active population
- An ageing population structure which puts particular pressure on services
- Sparsity of population and poor access to services
- Hotspots where deprivation is an issue.

## 2.3 Housing

- 2.3.1 In 2001 there were 13,550 occupied dwellings within the district and 700 vacant spaces.
- 2.3.2 Alnwick has a slightly lower number of residents living within their own homes, 62.4% compared to both sub-regional and regional figures, 67.1% and 63.6%, respectively. 17.7% of households are renting privately within the district, and approximately 20% are renting from social landlords (Census 2001).
- 2.3.3 Alnwick has approximately the same average household size as the whole of Northumberland and the North East (2.26 persons), and slightly fewer lone parents. There are also a lower number of co-habiting households, 6.8%, compared to the sub-regional figure of 7.4% (Census 2001).
- 2.3.4 The current household projections show Alnwick district as roughly in line with national trends. There has been a continuing increase in the number of households and this is expected to continue in the future. As in the rest of England, the expected area of growth is single-person households. An increase in older households is expected, with an increase in pensionable residents and a reduction in under 16s reflecting the popularity of the area as a retirement location and also the steady drift of young people away from the district to take up opportunities elsewhere. This is likely to have an effect on services required in the district in the long-term.
- 2.3.5 The expected growth in the number of households, coupled with growing demand for second, holiday and retirement homes in the district (6.8% of the housing stock - 2006) means that there is continuing development pressure for housing. This is evident by a rapid take up of residential allocations particularly, in Alnwick, Amble and the settlements in the southern and coastal parts of the district. This high demand is not being met by an increased supply. The district is constrained because of its rural location by the Regional Spatial Strategy, which is prioritising development in the conurbations of Tyneside and Wearside. The picture for Alnwick district is one of significant reductions in house-building over the period to 2021.
- 2.3.6 The biggest single housing issue for the district is that, against a background of high demand for housing and constrained supply, there is a serious lack of affordable housing. The latest figures released by the Land Registry (June 2006) show an average house price for Alnwick District of £202,116. This is more than 8.1 times the district's median household income of £24,900, which clearly places much of the housing in the district outside the reach of many of the people who live here. Addressing this problem is one of the council's priorities, and the planning system can help. The council is committed to doing what it can to generate new affordable housing, though this comes in the face of ongoing restrictions at a regional level on the number of new houses which can be built in the district. It will require innovative approaches to ensure higher proportions of affordable housing can be secured. In part, the problems also stem from too great a focus on larger homes with recent house-building being dominated by the construction of 4 bedroom homes and larger. There is a need amongst the general house-building market to secure a better mix of size and type.
- 2.3.7 Another issue for housing in Alnwick district is that throughout much of the previous plan period the bulk of development has taken place on greenfield sites. The focus on prioritising brownfield sites means that there needs to be a sea-change in developers' approach to housing in the district, away from the development of

standard detached and semi detached house types on greenfield sites. There is a significant supply of valid planning permissions, many of which are on greenfield sites, so the shift to completions on brownfield development will take some years to achieve.

### **Key challenges**

- High demand for housing and restricted supply giving rise to serious affordability problems
- Particular pressure as a result of demand for second / holiday homes and people looking to retire to the district with much stronger purchasing power than local residents
- Limited mix of housing size and type amongst new developments
- Need to move to a more sustainable housing development utilising higher percentages of brownfield sites and securing housing development in tandem with job growth

## **2.4 The economy**

- 2.4.1 The economy of Alnwick district has traditionally been based on agriculture, and to a lesser extent, the deep coal mining and fishing industries. Against the growth in the housing sector, these industries have declined significantly in the last 15 - 20 years resulting in rural depopulation and unemployment. Agriculture remains important however, particularly agricultural servicing and there remains a significant fishing operation at Amble. Fishing activity is growing there with in excess of 30 boats employing up to 100 local people and the harbour is now the second largest on the north east coast after Eyemouth in terms of vessel numbers. Fishing is an integral part of the local community and vital to the continued prosperity of the town. Elsewhere on the coast within the district, fishing activity is limited to small numbers of boats operating out of Boulmer, Craster and Newton.
- 2.4.2 Over this period there has been a gradual shift in the local economy towards the development of manufacturing industries, which has offset some of the job losses in the primary sectors. There have also been increases in service sector jobs, most notably in tourism, which in 2001 accounted for 13% of all employment in the district. The local economy is at present characterised by medium-to-small sized businesses - there are fewer than 15 major employers employing 50 people or more.
- 2.4.3 The district has followed the national trend towards increased part-time employment (jobs which tend to be low paid and mainly occupied by female employees) and has seen a decline in male employment.
- 2.4.4 Overall unemployment is 3.7% (slightly above the national average of 3.4%); unemployment is highest within the Alnwick Clayport area (7.5%), Amble Central area (5.3%) and Amble East (6.2%). Of those who are unemployed 1.2% are long-term unemployed (Source: Census 2001). This problem is compounded by poor public transport links with the nearby job markets of South East Northumberland and North Tyneside.
- 2.4.5 Alnwick district has a slightly higher number of residents in employment (59.9%), compared with 59% within Northumberland and 54.5% within the North East. The district has an estimated 4.6% of 16 - 74 year olds in full-time education and 18.2%

- of residents are retired; this can be compared to the regional figures of 7.0% and 15.0%, respectively.
- 2.4.6 This situation has led to increasing pressure for economic restructuring, and regeneration of the district economy and is, along with affordable housing provision, a key challenge for the district. Maintaining, and if possible increasing, the number and diversity of jobs in the district goes hand in hand with the issue of affordable housing. There is currently a wide range of employers in Alnwick district, and ensuring that these employers can continue to meet their employment needs in the district is important. Encouraging new enterprise, from businesses run by individuals to larger companies, to set up in the district is vital.
- 2.4.7 In recent years tourism has proved an effective regenerator in the local economy with major projects underway particularly in Alnwick with the Alnwick Garden and Alnwick Castle developments. The issue here is to ensure tourism growth is sustainable and that the investment that is brought to the district eg through the Alnwick Garden benefits the local economy by strengthening it both directly through job opportunities and indirectly through multiplier effects.
- 2.4.8 RAF Boulmer – the radar and advance warning base employing approximately 1,000 personnel in the district is under threat of closure. The MOD proposes to close the base finally in 2012 except the helicopter squadron. There is still doubt as to whether closure will actually happen in this timescale but if it does the effect on the district's economy will be profound and already a partnership is in place considering the regeneration work that will be required in the immediate area and throughout the district to offset the negative effects of closure and realise any potential opportunities which may arise.

### **Key challenges**

- Economic change resulting in the need for restructuring and regeneration of the district economy
- Ensuring sufficient land is available for home grown and inward business investment well related to areas of deprivation.
- The need to combat the effects of RAF Boulmer's potential closure.
- Ensuring tourism growth and development benefits the local economy

## **2.5 Transport**

- 2.5.1 Alnwick district is crossed north-south by a number of strategic routes – the A1, A1068, A697 and the east coast main line which largely follow the coastal plain on the east side of the district. Within this regional transport corridor identified in the RSS accessibility is relatively good. However villages in the district, on or close to these trunk and A class roads as well as some on heavily used B class roads, like the B1339 coastal route, suffer significantly from the effects of traffic flows and speeding traffic which has a detrimental impact on residential amenity and safety for residents.
- 2.5.2 Away from the coastal plain and this corridor, and particularly in the western part of the district, many settlements are much more isolated with poor transport access,

accentuating the peripheral nature of the district in a UK and European context.

- 2.5.3 This poor accessibility coupled with the effects of sparsity and already dispersed services means that in certain areas of the district, those residents without access to their own private cars may suffer from social exclusion as a result of isolation. In these areas innovative approaches to transport should be encouraged.
- 2.5.4 There is a need also for new development to be better guided to accessible locations and for development, wherever it occurs, to be able to be used to improve accessibility.

#### **Key challenges**

- Poor accessibility away from the regional transport corridor of the coastal plain leading to social exclusion amongst non car owners
- Need to ensure new development is in accessible locations and contributes to accessibility
- Need to reduce environmental impact of transport while meeting the needs of people and business for access

## **2.6 Natural and built environment**

- 2.6.1 The district is fortunate in having some of the finest coastal and upland landscapes in the UK. Formal designations of National Park and Area of Outstanding Natural Beauty protect the best of these areas but large parts of the district have attractive landscapes some of which are more sensitive to development and change than others. There is a need to move away from the past practice of arbitrary blanket protection of much of the district's landscape towards a more structured landscape assessment.
- 2.6.2 Within the countryside of the district the level of biodiversity (the variety of species of flora and fauna) is particularly high. This ranges from marine environments off shore and along the coast which are given the highest levels of statutory international protection – Special Protection Area (SPA) and Special Area of Conservation (SAC) to national Sites of Special Scientific Interest (SSSIs) and more local sites of nature conservation interest. There is a need to recognise in the LDF that even beyond these protected areas there is a very rich pattern of biodiversity which needs to be protected more effectively than it has been in the past.
- 2.6.3 Man's influence on the landscape in Alnwick District and evidence of habitation is evident right from the earliest times with the remains of simple hill fort structures in the uplands to the west of the district through to the historic richness of the district's castles, churches and village and urban settlements. The best of these assets are designated as scheduled ancient monuments, listed buildings and conservation areas but if their heritage value is to be retained they need to be protected and their settings preserved.
- 2.6.4 Unfortunately new development in recent years has not necessarily always demonstrated the quality of design that is justified in a district with such rich built heritage that Alnwick has. There is a need to significantly improve the quality of design and in particular that we do more to try and secure sustainable development through better design.

**Key challenges**

- Need to ensure that the specially designated areas such as the SACs, SPAs and SSSIs continue to be protected and where appropriate and possible their quality improved
- Need to ensure that the quality of the nationally designated landscapes and the Northumberland Heritage Coast is protected, that the character of the landscape is protected and that development and change can be accommodated without an adverse impact on landscape character, environment and biodiversity
- Protecting the historic environment whilst improving the quality of design in the built environment

**2.7 Servicing communities**

- 2.7.1 Many of the factors already described are having an impact on service provision. Northumberland County Council for example is in the middle of a major transition from three to two tier education under its 'putting the learner first' strategy. The implication of this for small village schools already struggling with dwindling rolls as a result of changing rural population structures could mean ultimate closure and the loss of a major community facility within settlements.
- 2.7.2 Other core village services are also under threat as shopping patterns change, for example village shops and post offices. This makes it more difficult for rural settlements to sustain new development and inevitably means that new development needs to be more concentrated in the larger centres where services are available and can be more easily accessed.
- 2.7.3 Even services in the largest settlements of the district are not necessarily secure. Low levels of development in the future and changing population structures may affect more marginal health and community services within the district, for example maternity services. More and more retail expenditure is not spent in our town centres and not even in our district but leaks instead to other centres particularly in south Northumberland and Tyneside.
- 2.7.4 Community sport, leisure and open space, although given a boost in recent years with a new district leisure centre and new swimming pools in Amble and Rothbury, is still an area where particularly in terms of quality of provision, there are significant shortfalls. Audits of formal sports pitch provision, as well as all open spaces, have been carried out recently to establish where there are shortfalls and surpluses in the district.
- 2.7.5 The LDF needs to develop mechanisms to ensure development contributes to the provision of better levels of community and social services and facilities.

**Key challenges**

- Village services particularly schools, shops and post offices under significant threat of closure
- Significant leakage of retail expenditure out of the district and cutting back of services traditionally offered at district level
- Shortfalls in the provision of quality open space, sports and leisure facilities
- Need to develop new systems to ensure development supports and improves community services and facilities

## 2.8 Sustainable living

- 2.8.1 The shared responsibility of all residents in the district to live more sustainably and reduce the consumption of global resources is essential in tackling climate change and global warming.
- 2.8.2 The district has made significant strides in recent years in waste reduction and improved waste management through recycling. Overall tonnages of waste have reduced marginally and recycling is now running at about 33% of waste collected. However, in respect of energy consumption rates, particularly of fossil fuels, the district has made little progress. There is an urgent need to source our energy more sustainably from renewable sources and above all to improve our levels of energy efficiency.
- 2.8.3 As a district Alnwick has the opportunity to generate power from renewable sources. There is currently particular interest in windpower although this is very contentious in terms of its impact on the landscape. There are also other renewable fuel sources notably biomass and biofuels which could be developed locally.
- 2.8.4 Energy efficiency in the short term has the greatest scope of reducing energy consumed and through effective building control, energy efficiency methods will become the norm.

### Key challenges

- Changing our way of life to reduce the amount of resources consumed and waste produced
- Sourcing more of our materials and resources (including food, energy and fuels) locally
- Reducing our energy consumption through transport choices and energy efficiency measures
- Sourcing more of our energy from renewable sources.

### **3. Goals Objectives and Vision for a Sustainable Core Strategy**

The issues and key challenges facing the district described in section 2 have informed the development of the spatial vision and subsequent spatial objectives having regard to the need to promote sustainable development and reflect the important role of the community strategy.

#### **3.1 What does sustainability mean for the local development framework?**

- 3.1.1 Sustainable development means operating in a way, which meets the present economic, environmental and social, needs without harming our life support systems (our climate, our natural environment, the plants and animals we share the planet with) and the ability of future generations to meet their own needs.
- 3.1.2 It means recognising that our economy, environment and social well being are interdependent. It means protecting and where possible enhancing the environment; ensuring we satisfy individuals' and communities' basic needs of an affordable home, employment and essential supporting services; and it requires a strong economy to create the wealth that allows those needs to be satisfied, now and in the future. It has been recognised for some time now that a balance must be struck between the competing claims of each of the three elements (environmental, economic and social issues). As such the four key goals set out in Figure 2 will be pursued jointly and not individually.
- 3.1.3 A key principle which must be accepted, however, is that there are limits to the capacity of the environment to support human activity and there may be circumstances in specific locations within the district where future development should be resisted, as it would be deemed to be unsustainable.
- 3.1.4 It is a fundamentally important principle of sustainability that we consider the global implications of our local actions. As such national guidance in PPS1 - Delivering Sustainable Development - requires local authorities to ensure that development plans contribute to global sustainability.
- 3.1.5 Climate change: a major aspect of global sustainability is the problem of climate change which is now widely accepted as one of the major and pressing environmental challenges affecting us all. As a coastal district in Northumberland the effects of global warming may raise issues of sea level rises, coastal erosion and flooding with potential impacts on property, valued landscapes and biodiversity within the district.
- 3.1.6 Key activities to be addressed in any approach to climate change include improving how we source and use energy, dispose of waste, and travel around and inevitably involves us thinking about planning policy and lifestyle choices – indeed, the very issues that underpin many of the decisions of the LDF.
- 3.1.7 Action on climate change is therefore inextricably linked with the LDF as it is closely associated with the five principles of sustainable development namely:
- living within environmental limits;
  - ensuring a strong healthy and just society;
  - achieving a sustainable economy;
  - promoting good governance and,
  - using science and technology responsibly.

- 3.1.8 Resource depletion: the LDF must therefore seek to carefully protect and manage scarce and valuable environmental resources – especially irreplaceable ones for instance the historic environment of the district. The LDF contains policies and proposals for the use and development of land, and the management of physical change within the district. Whilst built up land can be re-developed for other uses, open land once built upon cannot easily be returned to its former state. Decisions about which land to use for development and which land to protect and retain in an open state for farming, forestry, wildlife and recreation are, therefore, at the heart of the achievement of sustainable development.
- 3.1.9 Biodiversity: an integral part of sustainability is the recognition of the importance of biodiversity (the rich variety of animal and plant life that humans share the planet with) and the need to protect and enhance this where possible. Alnwick District contains areas especially designated for their unique and important biodiversity (the SPAs and SACs (see Section 2.6) and the District as a whole supports an enormous range of habitats and wildlife so the LDF must therefore seek to carefully protect and enhance where possible this valuable resource.
- 3.1.10 This LDF will set down the policy framework based on RSS policies on climate change and sustainability within which these decisions are taken and it will identify sites where development is to take place and set out policies for the protection of important, scarce and irreplaceable environmental resources.

## **3.2 Moving towards spatial planning**

- 3.2.1 The Planning and Compulsory Purchase Act 2004 has done much more than simply change the names by which we know the development plan. It has changed the focus of the system from 'land use planning' to 'spatial planning'. But what is spatial planning? It is about developing an integrated strategy for the future shape of the district, which is rooted in a clear vision, with commitment to its delivery, not just by the council but by all the council's partners.
- 3.2.2 Spatial planning is about places, how they function and how they relate together; and how sustainable development in the widest sense can be achieved. It is about managing change to secure the best achievable quality of life for all in the community without squandering scarce resources or the environment. It is also about the council and other agencies working together and coordinating their activities and strategies to achieve the spatial objectives of the community. Appendix B sets out the other plans and strategies that are integrated with the Core Strategy and have informed and influenced the policies within it.

## **3.3 Linking the community strategy and LDF**

- 3.3.1 The community of Alnwick district, through the community strategy, has established a vision for the future of the district that is designed to help secure a higher quality of life. The new planning system requires that the LDF is closely integrated with the Community Strategy and in this way the Community Strategy vision, set out below, informs the vision for the LDF, given the extensive public involvement in drafting it.

“A vibrant, progressive and productive district that seeks to preserve and enhance the high quality environment and character of its communities while improving access, integration and opportunities for all”.

Alnwick Community Strategy

3.3.2 The achievement of sustainable development is now the statutory purpose of the planning system. The four key sustainable development goals and related priority areas for action of the Community Strategy are also central to the LDF. These are therefore being adopted as the key goals (see figure 2).

**Figure 2: Community strategy key goals**

**The four goals and their related priority areas for action of the community strategy and the local development framework:**

- 1. To create a safe, healthy, vibrant community that recognises the needs of all and provides the opportunity for everyone to engage:**
  - Promoting community engagement;
  - Ensuring the provision of accessible quality community facilities;
  - Promoting health improvement;
  - Enhancing community safety, reducing crime and the fear of crime
- 2. To increase the provision of, and improve the quality and access to, essential and specialist services:**
  - Providing affordable and quality housing to residents;
  - Ensuring educational and training facilities are available for all;
  - Ensuring that barriers to accessing services are removed;
  - Supporting cultural activity
- 3. To encourage and support sustainable business and tourism development that will enhance economic growth and improve employment prospects for all:**
  - Enhancing employment opportunities and increasing enterprise in local business;
  - Encouraging sustainable tourism.
- 4. To conserve and enhance the high quality natural and built environment and character of the district for the enjoyment of all people:**
  - Reducing waste, improving waste management and promoting wise use of resources;
  - Promoting Alnwick district’s future environmental sustainability;
  - Conserving and enhancing the district’s natural and built heritage.

### **3.4 Spatial vision for Alnwick district 2021**

- 3.4.1 In 2021 Alnwick District will still be an attractive place to live and work offering a high quality of life in safe, healthy, inclusive, serviced communities. The character of the built environment and the qualities of the natural environment including biodiversity will have been maintained and in some instances improved, protected by a strong policy base. The landscape setting will be protected and enhanced where necessary with development concentrated in the main, secondary and sustainable village centres at an appropriate scale and wherever possible on previously developed land. New development will have contributed to a sense of place and local distinctiveness and will be sensitively located, incorporating high standards of design and energy efficiency.
- 3.4.2 The district will have at least maintained its population. Population loss through natural change will have been partly offset by in-migration, which may also have contributed to a small increase in population. An increase in the provision of affordable housing and housing suited to younger people and first time buyers in tandem with job opportunities will have reduced the flow of younger people leaving the area and offered opportunities for those who wish to both live and work in the district. There will be fewer households in housing need and a better match of housing type and housing size to need.
- 3.4.3 There will be a diverse strong rural economy offering a wider range of quality job opportunities and industrial sites to support rural innovation as well as the opportunity of home-based working. The tourism and leisure industries will have developed sustainably to be a strong sector of employment opportunity.
- 3.4.4 The town centres of Alnwick and Amble will be thriving and vibrant providing a range of shopping and other services and facilities including living space. Sustainable village centres will have at least maintained population levels and will continue to provide a range of local services and facilities to their immediate and wider rural communities.
- 3.4.5 The Putting the Learner First initiative will have created a structure of education facilities within the district fit for 21<sup>st</sup> century learning, with school sites fully used by their communities for life-long learning, recreation and community activities.
- 3.4.6 The main centres of Alnwick, Amble and Rothbury will remain active bases for primary health care and the Open Space and Playing Pitch Strategies will have secured a network of high quality open space designed to allow the local communities to reach improved levels of health and fitness.
- 3.4.7 Links between communities will have improved with the development of ICT, (particularly broadband), and the introduction of enhanced innovative public transport appropriate to the rural communities. Within settlements more journeys will be undertaken by non car modes of transport, in particular by walking and cycling. Throughout the district connectivity both north and south will have improved on the main trunk road (A1) and the east coast mainline, helping to sustain the local economy and providing a choice of transport opportunities.
- 3.4.8 Sources of renewable energy will have been developed sensitively with strong local links between generation and efficient use. Waste production will have been reduced and recycling and reusing increased. The district will be making a positive contribution to the issue of climate change.

3.4.9 To achieve this spatial vision a number of spatial objectives have been developed (figure 3). These also reflect the key goals of the community strategy, the council's key goals and priorities and the principles of sustainability. The link between the community strategy goals and the core strategy spatial objectives is demonstrated in Appendix C.

**Figure 3: Core strategy objectives**

<b>The objectives of the core strategy:</b>	
<b>1.</b>	Improve the quality of life in the district's settlements by promoting healthy, safe and inclusive communities and ensuring equal access to homes, jobs, services, open space, recreational, cultural and community facilities and opportunities.
<b>2.</b>	Provide sufficient land to meet the district's housing requirements, particularly the need for local affordable housing.
<b>3.</b>	Provide sufficient land to meet local employment needs, facilitate economic diversification and achieve sustainable levels of economic growth.
<b>4.</b>	Encourage the regeneration of and enhance the role, vitality and viability of the district's market towns as key service centres.
<b>5.</b>	Promote the development of sustainable tourism.
<b>6.</b>	Assist in the delivery of a sustainable integrated transport system and enhance accessibility for all.
<b>7.</b>	Protect and enhance the quality and unique character of the countryside, and landscape and the geological and biological diversity of the natural environment throughout the district.
<b>8.</b>	Prevent the unnecessary loss of valuable open land to development. Open land can be important for: farming, landscape quality, local character, recreation, functional floodplain, or ground water protection.
<b>9.</b>	Protect and enhance the cultural heritage and built environment of the district.
<b>10.</b>	Promote quality and good design in new development and enhancing local character, environmental quality and distinctiveness.
<b>11.</b>	Ensure the most efficient use of natural resources prioritising: the reuse of previously developed land and buildings and opportunities for renewable energy use and by promoting energy efficiency, waste management and recycling and local sourcing in the design and construction of all development proposals.

## 4. Development Strategy

### 4.1 Introduction

- 4.1.1 The development strategy sets out a number of strategic policies to deliver sustainable development and guide the use of land to achieve the vision throughout the district. These are overarching policies applying to all forms of development except **renewable** energy development, as wind and water energy, and to a lesser extent biomass, can only be harnessed where it is found in sufficient quantities.
- 4.1.2 The three policies of the development strategy cut across all of the core strategy themes. When assessing new development, its compliance with the development strategy will be considered first, followed by any other relevant core strategy policy, detailed development control policy or area specific policy contained within other development plan documents.

#### Objective 1

Improve the quality of life in the district's settlements by promoting healthy, safe and inclusive communities and ensuring equal access to homes, jobs, services, open space, recreational, cultural and community facilities and opportunities.

### 4.2 Location and scale of development

- 4.2.1 The district is rural in nature dominated by the main service centre of Alnwick and to a lesser extent, the centre of Amble and the secondary centre of Rothbury. Beyond these settlements, which are on the edges of the Tyne and Wear City Region and its influence, there is a wide network of large and small villages providing a range of services and facilities to extensive rural hinterland of hamlets and isolated dwellings in the open countryside.
- 4.2.2 The most effective way of guiding future development to the district's most sustainable locations is by establishing a settlement hierarchy having regard to the scale of development appropriate to the function and character of the settlements.

### **Settlement Hierarchy**

- The majority of development will be accommodated in the rural service centres of Alnwick and Amble and to a lesser extent in the secondary centre of Rothbury. These settlements offer the greatest range of housing, employment and service opportunities, have links to the transport network, public transport systems and serve wide rural hinterlands
- At a scale below these three settlements there are a number of villages, of varying sizes, which offer a range of services and facilities including, school, shop, post office, pub, church, community hall, sports and recreation facilities. The sustainability appraisal identified that new rural development would usually be best located in those settlements served by public transport and where most of the services are already present (sustainable village centres).
- Settlements with a more limited range of services are identified to accommodate new development of a smaller scale and type to satisfy identified local needs only (local needs centres). Elsewhere, in the countryside, unless utilising an existing building, new development should be resisted.

<b>Policy S1 Location and scale of new development</b>	
<b>The location and scale of new development should accord with the following settlement hierarchy and reflect the services present, accessibility and character of each settlement.</b>	
<b>Main Rural Service Centres</b>	
Main focus for new development in the district.	<b>Alnwick Amble</b>
<b>Secondary Rural Service Centre</b>	
Focus for development consistent with maintaining and enhancing its role as a rural service centre for Coquetdale	<b>Rothbury</b>
<b>Sustainable Village Centres</b>	
Settlements with public transport and a strong service base usually comprising school, shop, post office, pub, church, community hall, sports and recreation facilities and where development will be well-related to the scale and function of the settlement. An exception to this is Longframlington which has a strong service base but does not have a first school.	<b>Embleton Felton Lesbury/Hipsburn/Bilton/Alnmouth Longframlington Longhoughton Shilbottle Swarland Thropton Togston Warkworth</b>
<b>Local Needs Centres</b>	
Settlements with limited services, or which are peripherally located in relation to employment and transport. Development in these centres will be restricted to that satisfying local needs only	<b>Acklington Boulmer Christon Bank Craster Dunstan Eglingham Glanton High Hauxley Netherton Newton on the Moor Powburn Rennington Rock South Charlton Whittingham</b>
<b>The Countryside</b>	
Development generally limited to the reuse of existing buildings.	<b>Everywhere outside of a town or village listed in the other categories. This includes hamlets and other groups of buildings.</b>

4.2.3 The RSS advocate a sequential approach to the identification of sites for development, recognising the need to make the best use of land, avoid the unnecessary loss of greenfield land and optimise the development of previously developed land and buildings in sustainable locations. Policy S2 sets out how this regional sequential approach to development is translated into the Alnwick LDF. The sequential approach will apply to all site allocations and the consideration of individual development proposals. Some adaptation of the RSS sequential approach has been necessary to prioritise the development of previously developed land in sustainable village centres ahead of greenfield sites adjoining the main rural service centres. This will enable some development principally on previously developed land in sustainable village centres in support of existing facilities and opportunities for the resident population. For the purposes of the sequential approach the main rural service centres and secondary service centre plus the sustainable village centres are defined as the district's 'urban areas'. The sequential approach will assist in achieving the high level aims of PPS3 on housing, prioritise the development of previously developed land and buildings and ensure that new development is directed to sustainable locations.

<b>Policy S2: The sequential approach to development</b>	
<b>Locations for new development should be selected in accordance with the sequential approach set out below:</b>	
<b>1<sup>st</sup></b>	Previously developed land and buildings within the urban areas of Alnwick, Amble, Rothbury and sustainable village centres;
<b>2<sup>nd</sup></b>	Other suitable sites within the urban areas of Alnwick, Amble and Rothbury and sustainable village centres not identified as land to be protected for nature or heritage conservation or recreational purposes;
<b>3<sup>rd</sup></b>	Suitable sites adjoining Alnwick, Amble and Rothbury, particularly where this involves the use of previously developed land;
<b>4<sup>th</sup></b>	Other suitable sites adjoining sustainable village centres;

4.2.4 All sites allocated for development, or being considered for planning permission, must also be sustainable, notwithstanding the sequential criteria of Policy S2. Policy S3 sets out a number of sustainability criteria, to guide development to appropriate sites.

4.2.5 In particular, flood risk is an increasingly important issue to the spatial planning system and is important within the district in view of its coastal location and two major rivers. The Local Planning Authority should seek to manage and reduce the incidence of flooding from these sources and others including sewer surcharging. It should act on a precautionary basis and taking account of climate change, the planning system should ensure that new development does not pose an unacceptable risk of flooding or increase the risk of flooding elsewhere on a catchment wide basis. Flood risk is therefore a key determinant in the development strategy.

- 4.2.6 It is considered that we must accept that in some circumstances development may be permitted within the district because of the advantages it brings for environmental, economic or social reasons even though it may be contrary to some sustainability principles. In this scenario, subject to there being appropriate mitigation, it is justified that the council has the flexibility to consider the development favourably. The final paragraph of policy S3 therefore allows the council to make flexible and sensible decisions subject to mitigation of any negative impacts.

### **Policy S3: Sustainability criteria**

**Before allocating sites or granting planning permission for new development, the district council will need to be satisfied that the following sustainability criteria are met:**

- 1 That the development is accessible to homes, jobs, shops, services, the transport network and modes of transport other than the private car;
- 2 That there is adequate existing or planned capacity in the physical and community infrastructure or that additional capacity can be provided, without compromising sustainability objectives, in time to accommodate the development;
- 3 Any physical and environmental constraints on the development of the land as a result of contamination, or land stability can be mitigated;
- 4 The potential implications of flood risk have been assessed having regard to the relevant flood zones\*, as defined by a strategic flood risk assessment; (see Appendix D);
- 5 That there would be no significant adverse effects on the natural resources, environment, biodiversity and geodiversity, cultural, historic and community assets of the district;
- 6 That new development in settlements would help to build communities by sustaining or providing community services and facilities, or through the provision of affordable housing to meet identified local need.

**In exceptional circumstances, when economic, social or environmental benefits to the district clearly outweigh sustainability shortcomings, it may be necessary to allow development which does not meet one or more of the above sustainability criteria. In such cases it will be appropriate, through the use of conditions and / or agreements, to secure adequate mitigation measures or, if these are not possible, compensatory measures to offset any negative impacts.**

## 5. Housing

### 5.1 Introduction

- 5.1.1 Alnwick district is an attractive place to live, on the fringes of the Tyne and Wear City Region, accessible to the conurbation and with an enviable natural and built heritage. It also has a thriving tourism economy resulting in a significant proportion of second and holiday homes. There is an anticipated growth in the number of households, and an increase in the average age of the population. These factors combined with the widening gap between household wage levels and house prices result in much of the resident population being unable to purchase or rent property on the open market. One of the council's key priorities therefore is to secure the adequate supply of affordable housing across the district.
- 5.1.2 The core strategy plays a key role in ensuring that sufficient housing land is available to meet the district's housing requirements identified in the regional spatial strategy in the period up to 2021, and local housing needs identified by housing needs surveys. It seeks to guide new housing development to sustainable locations in the main rural service centres and settlements that have good access to public transport and local services. It also seeks to target the use of previously developed land at densities that make the most efficient use of land whilst respecting the character and scale of the surroundings. A broad mix of housing types suitable for different households will contribute to the creation of mixed communities.

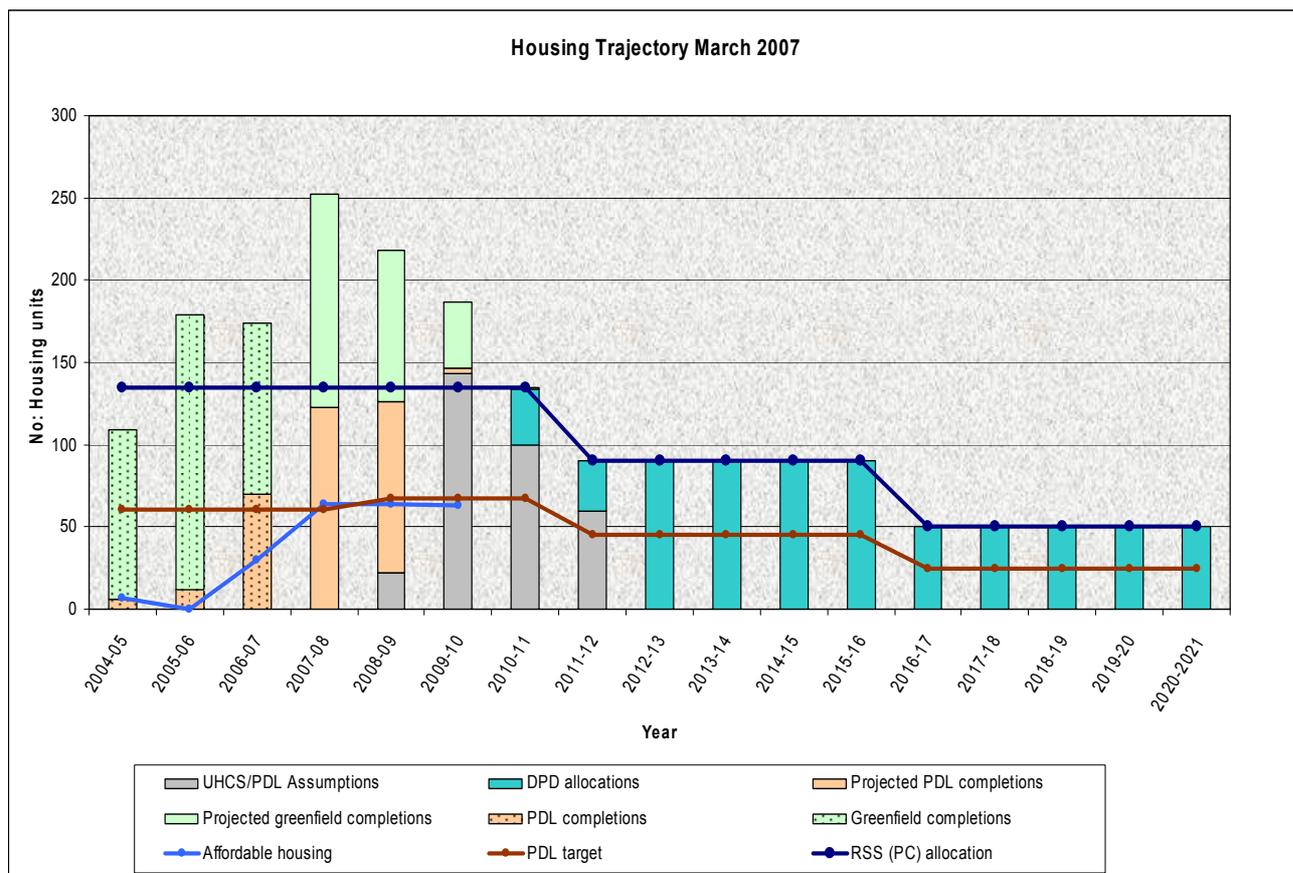
#### Objective 2

Provide sufficient land to meet the district's housing requirements, particularly the need for affordable housing.

### 5.2 Housing provision

- 5.2.1 The RSS seeks a managed reduction in house build rates in the rural areas to underpin the spatial strategy of concentrating development in the conurbations. This initially resulted in a severely reduced housing allocation to the district. The RSS housing figures have been amended throughout its evolution; this has gradually produced an increased district allocation close to that initially proposed by the council, as suitable to maintain growth.
- 5.2.2 The Core Strategy reflects the RSS housing allocation for the district in Policy S4. The management of housing supply will be closely monitored through the Annual Monitoring Report. The effectiveness of existing policies and any need for adjustment or replacement will be identified through this process. Figure 4 shows the current housing trajectory and the emerging RSS housing allocation figures (proposed changes).

**Figure 4: Housing trajectory 2004-2021**



5.2.3 The housing trajectory shows actual house building completions since 2004. From 2007-08 the data represents projected completions based on discussions with the building industry and landowners. The council’s target to facilitate a minimum of 228 new affordable housing units by 2010 is shown as a component of the total completions. The district has experienced considerable development pressure in recent years and it is evident that building rates in the first period to 2011 are expected to significantly exceed the RSS allocation. Increased density requirements and the take up of allocated Greenfield sites have contributed to this over supply. The housing trajectory suggests the need for a moratorium on further dwellings within the first period to 2011 and as such it is not the council’s intention to allocate sites for new build housing in this period.

5.2.4 From 2011-12 (the second period) it is anticipated that completions will be met by sites identified through the urban housing capacity study and previously developed land and buildings that if developed would contribute significantly to social and economic regeneration priorities or the redevelopment of prominent derelict sites enhancing historic townscapes. The council will ensure that these sites, in addition to the council’s strong commitment to the development of affordable housing through cross subsidy or 100% affordable housing schemes on exception sites and in some instances through the allocation of greenfield sites in the appropriate Development Plan Documents are sufficient to make up the projected housing allocations.

### 5.3 A phased release of housing land

5.3.1 The core strategy must ensure that sufficient land and buildings are allocated and their release carefully managed, to meet the identified housing requirements and specifically to deliver the first five years of the housing trajectory (see Appendix E). At March 2007 there is a potential oversupply with completions, under construction and extant dwellings amounting to a potential 1002 new dwellings in comparison to the RSS allocation of 945 dwellings for the period 2004-2011. This oversupply suggests that it will not be necessary to specifically allocate sites for new housing development within the period 2004-2011. The council will however continue to consider windfall applications on previously developed land in accordance with Policy S4.

**Between 01/04/2004 and 31/03/2007 462 dwellings were constructed**

**A further 220 dwellings are under construction.**

**There are outstanding planning approvals for 320 new dwellings at 31 March 2007.**

5.3.2 It will be crucial in managing the supply of new housing within this period to ensure that new planning approvals are decided in accordance with the development strategy. Proposals for new housing development which are located on previously developed land within the urban areas of Alnwick, Amble, Rothbury and the sustainable village centres, sequentially tested and meeting the sustainability criteria will be considered only where they can be justified in terms of addressing the key regeneration challenges and meeting the core strategy objectives. Acceptable brownfield windfall housing proposals will need to be identified in an up to date Strategic Housing Land Availability Assessment, deliver specific regenerative benefits to the community and be in accord with Policy S1 and wider locational strategies. Decisions will seek to ensure similar amounts of housing development in Alnwick and Amble.

5.3.3 Beyond this first period (2004-11), the strategy is committed to supporting the role of the main rural service centres and secondary centres and the district allocation is therefore subdivided to provide 33% of new dwellings in Alnwick, 33% in Amble and, recognising it's smaller scale, 10% in Rothbury. The importance of the sustainable village centres in providing services and supporting wider rural hinterlands

#### **District housing allocation**

- **33% Alnwick**
- **33% Amble**
- **10% Rothbury**
- **24% Sustainable village centres**

throughout a rural district is recognised with 24% of the allocation to these settlements. The Urban Housing Capacity Study and the development opportunities it has identified supports this subdivision. It is assumed that 10% of all allocations and windfall permissions will not come forward.

- 5.3.4 The emerging RSS has set a sub regional target for Northumberland to provide 50% of new housing development on previously developed land and by the reuse and conversion of existing buildings within sustainable locations by 2008. In support of this sub-regional target and reflecting the district's rural nature and urban housing capacity study, an annual average target of 45% will be set to 2008, increasing to 50% by 2016. This will be monitored through the annual monitoring report.

### Policy S4: The phased release of housing land

**1. Provision will be made for the development of 1,645 additional dwellings between 2004 and 2021.**

**2. 45% of new dwellings will be provided on previously developed land and through the reuse and conversion of existing buildings by 2008 and 50% by 2016**

**3. The annual average supply set out below will not be used to justify the refusal of brownfield windfall housing proposals where the site is identified in an up to date Strategic Housing Land Availability Assessment; the proposal will demonstrably deliver specific social and economic regenerative benefits for the communities in which it is located; and the development accords with the development strategy and the locational strategy of the sub region and region. In deciding whether or not to give planning permission, particular regard will be had to the need to facilitate housing development on a similar scale in Alnwick and Amble.**

District allocation	Period 2004-2011	Period 2011-2016	Period 2016-2021
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Average number of additional dwellings allocated in each period	945	450	250
-----------------------------------------------------------------	-----	-----	-----

Average number of additional dwellings in each year	135	90	50
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*These figures are interim until the Regional Spatial Strategy is adopted*

#### Allocation in settlements

Allocations in Alnwick (33%)	0	30	17
Allocations in Amble (33%)	0	30	17
Allocations in Rothbury (10%)	0	9	5
Allocations other villages (24%)	0	21	12

- 5.3.5 In accordance with national guidance in PPS3 on housing there is a presumption that the density of new development will be at a minimum of 30 dwellings per hectare. In Alnwick, Amble and Rothbury, particularly in accessible central locations or locations well served by public transport higher densities will be appropriate. There may be instances elsewhere, where a lower density is acceptable which has regard to the built form, scale and type of existing dwellings and their wider townscape and landscape context. For example it will not always be appropriate to develop to minimum PPS3 densities on the edge of settlements in sensitive landscape settings.

### Policy S5 Housing density

**Proposals for new build housing will be required to have a minimum site density of 30 dwellings per hectare. In the central urban areas of Alnwick, Amble and Rothbury, accessible by a range of transport options, higher densities will be expected. In rural areas and elsewhere where there is a need to preserve or enhance the character of the area, particularly on settlement edges, lower densities may be considered.**

## 5.4 Affordable housing

- 5.4.1 House prices nationwide, but particularly in Alnwick district, have risen sharply in recent years. Country Life magazine voted Alnwick town the best place to live in the UK in 2002. This has contributed to an increase in the demand for, and hence prices of, property in and around the town. Pressure has arisen in particular as a result of people looking to acquire second / holiday homes or homes for retirement. With people from further afield having a stronger purchasing power, the local house-buyer finds it very hard to compete. Second home levels in the district are now at 6.8% of the total housing stock.

- 5.4.2 This strong demand for housing in the district coupled with an increasingly restricted supply means the average house price in Alnwick District for sales between April and June 2006 was £202,116 (land registry), an increase of 173% on the same period in 1999. This indicates the very sharp increase in house prices in recent years. This average price compares with £163,363 for the whole of Northumberland and £137,861 for the northern region. These above inflation house price rises and the widening gap between prices and household income are causing a severe affordability problem for much of the district.

**The average house price for sales in Alnwick district between April-June 2006, was £202,116, a 173% increase on the same period in 1999**

- 5.4.3 A 'Housing Market Assessment for Northumberland' was undertaken in 2005. This identified four housing markets two of which 'rural coastal' and 'rural upland' cover most of the district with some overlap on the district's southern boundary with the 'commuter market' and 'urban market'. The key issues identified by the assessment were the declining affordability in the housing market and the role that housing can play in regeneration. The assessment identified that increased house prices and low

- wage levels were effectively pricing out the resident population from the owner occupied housing market. It suggests that these residents are looking to adjacent 'urban markets' to fulfil their needs for low cost housing or access to social housing.
- 5.4.4 The outcomes of this trend could result in difficulties in recruiting staff particularly younger, lower income groups who are typified in the tourism and caring professions, both significant parts of the Alnwick economy. However higher wage earning and older households who may have increased spending power within the area and are more likely to create new business start-ups, are replacing these households. This reinforces the district population profile of declining younger age groups and an increasing older population. This has led to an imbalanced housing and population structure. The core strategy objectives and spatial policies are seeking to address this position by increasing the amount of affordable housing and seeking to deliver smaller housing units appealing to the younger and first time buyers who wish to live and work in the district.
- 5.4.5 Affordable housing is provided with a subsidy to enable the price or rent of the house to be substantially lower than the prevailing market prices or rents in the district. Definition of the terms used for affordable housing are provided at Appendix F. A mechanism is also in place to ensure the housing remains affordable for those who cannot compete in the existing housing market. To ensure that it remains affordable permitted development rights for extension and alteration will be withdrawn from housing brought forward under the affordable housing policy.
- 5.4.6 The Northern Housing Consortium carried out a housing needs survey for the towns of Alnwick and Amble in 2004, which demonstrates, along with other housing needs surveys for smaller settlements, a need for an extra 228 affordable houses in the district by 2009/10. Separate targets for social rented and intermediate housing as well as requirements on size and type of affordable housing will be set out in area-specific DPDs based on detailed settlement needs assessments. It is considered the most likely means of delivering affordable housing units, particularly in the market towns, will be through cross subsidy in mixed developments of market housing although other innovative methods will be considered. That means that developers of new market housing schemes will have to provide some affordable housing as part of their scheme – thereby ensuring that the community benefits from new residential developments and secures an increase in the stock of affordable housing. The district target set of 228 affordable housing units up to 2010 or approximately 50 units per year is considered to be viable in terms of the development economics pertaining in the district and the availability of funding for affordable housing. Account will also be taken of targets identified in an up to date Strategic Housing Market Assessment.

**TARGET: The district council working with registered social landlords, housebuilders, developers and landowners will seek the provision of a minimum of 228 units of affordable housing in the period 2004/5 – 2009/10.**

**A minimum of 168 units should be provided in the urban centres of Alnwick, Amble and Rothbury to meet the local housing needs identified in those settlements. A further 60 units over the same period should be provided in the sustainable village centres and local needs centres identified in Policy S1 to meet identified local needs across the district.**

- 5.4.7 For the council to be able to demonstrate an ongoing need for affordable housing in the future and successfully negotiate with developers in cross subsidy schemes it will be necessary to keep the housing needs survey up to date for each of the housing markets across the district.
- 5.4.8 Affordable housing should be provided on-site in conjunction with Registered Social Landlords, Development Trust or similar organisations. However, if the applicant can demonstrate a robust mechanism for ensuring affordability and occupancy restrictions in perpetuity, then other forms of tenure will be considered. In exceptional circumstances where there are overriding site constraints, where site specific issues inhibit the provision of affordable housing, or where provision can be better met on an alternative site, off-site contributions may be accepted as an alternative.
- 5.4.9 Proposals for large scale employment provision or other commercial uses, as well as specific operations such as nursing homes or large educational establishments, will be encouraged to make appropriate contributions towards meeting affordable housing needs particularly of key workers. Retirement and sheltered housing will also need to address affordable housing needs, either on part of the site involved or through commuted payments for use in alternative locations. Further advice on the provision of commuted payments and the mechanisms for the delivery of affordable housing will be included in a supplementary planning document.
- 5.4.10 Development opportunities within the district even within the market towns are by their nature small scale. To meet the identified housing need within the district a lower site size threshold than that of 15 dwellings advocated in national guidance on affordable housing (PPS3) is necessary. If the threshold were not lowered the provision of affordable housing would be unlikely to meet the identified need or would rely solely on exception sites. In the settlements of Alnwick and Amble residential developments of 10 dwellings or more (or on sites of 0.33 hectares and above) will be expected to include an appropriate proportion of affordable homes, the target being 35% of the total development. In settlements with a population of less than 3,000, this provision and target will apply to developments of three dwellings or more (or on sites of 0.10 hectares and above).
- 5.4.11 Exceptions will be made to the above approach to allow 100% affordable housing schemes to meet an identified local housing need on land that would not normally be released for general purpose housing. These should be of a scale and form compatible with the rural settlements. This will enable the release or allocation of small sites within or adjoining the settlements identified in Policy S1 as secondary, sustainable or local needs centres.

**Target: 35% affordable housing provision on all appropriate sites.**

## **Policy S6: Provision of affordable housing**

**On all housing sites of 10 units or more or 0.33 hectares or more in Alnwick and Amble and three units or more or 0.1 hectares or more in other settlements below 3000 population, developers/applicants will be required to provide an appropriate element of affordable housing within the site, where a need for such housing exists.**

**Where the developer/applicant and/or the council owns other land in the same local area (which may be more appropriate for the development of affordable housing) provision may be made off the application site but such provision will be controlled by a planning obligation to ensure the affordable housing is delivered in parallel with housing on the main site.**

**The proportion of affordable housing and its type sought on each site will depend on the assessment of affordable housing need in the housing market area and in the local area.**

**However, in view of the current extent of need and RSS restricted housing supply, the target proportion between 2005 and 2010 will be 35% of the total number of units.**

**Applicants seeking to justify a lower proportion of affordable housing than the target sought, will be required to support their claim with a full financial appraisal (at their expense) of the scheme costs and end values from an independent surveyor.**

**Provision of affordable housing may be in the form of:**

- **Social housing for rent;**
- **Discounted private sector rented housing;**
- **Low cost ownership schemes through shared equity housing;**
- **Intermediate housing for sale and**
- **Other innovative methods.**

**In the secondary, sustainable and local needs centres identified in Policy S1 exceptions sites to provide 100% affordable housing will be considered when supported by an up to date Housing Needs Survey with data collected within the previous 12 months. This must demonstrate that the housing need cannot be met in any other way.**

**Development of exception sites should provide social housing for rent, housing on a shared equity basis (equity capped at 80%) or housing for sale. Proposals which only involve a discounted initial price or are dependant on cross subsidy elements from general market housing on the site will not be acceptable.**

**Continued**

### **Policy S6: Provision of affordable housing (Continued)**

The housing provided in pursuit of this policy must be available to people in local housing need at an affordable cost for the life of the property where this can be achieved. The council will therefore ensure that any planning permission granted is subject to appropriate conditions and/or planning obligations to secure:

1. The amount and type of affordable housing
2. That the housing will be discounted at an appropriate level to be affordable by people identified as being in local housing need
3. A mechanism for the management of the scheme to ensure that initial and subsequent occupancy is restricted to people in local housing need for which the council will exercise priority nomination rights
4. That permitted development rights for extension and alteration are withdrawn to prevent the housing being enlarged or altered such that it is no longer affordable to future occupiers

## **5.5 Gypsies and travellers**

- 5.5.1 The needs of gypsy and travellers are often overlooked in considering the provision of accommodation. There is no designated gypsy site in the district at present. The district has no gypsy population that resorts to or resides in the district and has in the past only had infrequent visits from small numbers of travelling people for a short time. Unauthorised encampments are rare and the need for consideration of the provision of a permanent site has never arisen. However Policy S7 sets out the criteria for considering the location of gypsy and traveller sites which will be used to guide allocations in development plan documents if there is an identified need, or to meet unexpected demand. Monitoring of need will be undertaken through the annual monitoring report.

### **Policy S7: Sites for gypsies and travellers**

The council will promote and provide authorised sites for gypsies and travellers where there is a genuine and proven need and demand for such sites. Where such a need has been identified, the council will allocate sites through the area specific development plan documents and will grant planning permission for sites according to the following criteria:

1. That the development is accessible to jobs, shops, schools, medical and other local services, the transport network and modes of transport other than the private car well related to the main and secondary rural service centres;
2. The site has safe vehicular access from a public highway
3. The site being of such a size as not to dominate or have an adverse impact upon character of the existing communities
4. The impact of noise and disturbance from the movement of vehicles to and from the site and the parking of vehicles within the site is at an acceptable level for the location.
5. The site is or can be well landscaped to provide privacy.

## 6. Economic Prosperity and Growth

### 6.1 Introduction

- 6.1.1 The rural economy has experienced a period of decline particularly in the agricultural sector and the southern Northumberland coalfield, on which the wealth of the district was traditionally built. In the wake of this there has been both European and National sources of funding for a number of years to assist in the regeneration and reconstruction of the economic and social fabric of the district. With the likelihood of a continued decline in the traditional land-based activities, the need for rural employment opportunities, rural diversification and economic regeneration of the district increases.

#### Objective 3

Provide sufficient land to meet local employment needs, facilitate economic diversification and achieve sustainable levels of economic growth.

#### Objective 4

Encourage the regeneration of and enhance the role, vitality and viability of the district's market towns as key service centres.

### 6.2 Economic regeneration of the district

- 6.2.1 The attractive rural environment, with its natural, built and cultural assets, is one of the district's key attributes in attracting and retaining businesses, providing a high quality living environment for employees, and relatively congestion free areas. There is an important interdependence between environmental, economic and social aspects of rural areas. To enhance the district's position in a competitive market the quality of these attributes needs to be protected. Other factors would benefit from improvements particularly where they would reduce the need to commute out of the district. These areas for improvement to assist regeneration are;

- The provision of a wider range and choice of job opportunities for the resident workforce to reduce dependence on out-commuting and the loss of economically active population;
- Better access to higher education offering vocational qualifications;
- A high quality support network of utility provision including ICT;
- The availability of appropriate housing to retain and attract an economically active workforce; and
- Increased connectivity to services, health, education and job opportunities through an integrated rural transport network.

- 6.2.2 The Royal Air Force site at Boulmer is under threat of closure, which, if it happens will have wide social, economic and environmental implications. Under these circumstances the council would initiate an area action plan to form part of the LDF as a matter of urgency.
- 6.2.3 The district will utilise its heritage, natural and cultural assets as economic drivers. It will promote and support the role of sustainable tourism and opportunities for active recreation, and the role of the market towns as centres for regeneration and business clusters with improved access to information and communication technologies (ICT).

### **Policy S8 Economic Regeneration**

**Proposals for high quality development and services or infrastructure, which would support economic regeneration through the provision of a range and choice of local job opportunities, improved education, strengthened utility networks or connectivity will be supported.**

## **6.3 Employment land provision**

- 6.3.1 The principal role of planning in facilitating economic regeneration and employment-generation is to ensure that sufficient land is available of the right size and in the right locations to meet the needs of expanding local firms and new businesses, and to facilitate the diversification of a range of jobs and skills.

**The provision of good quality industrial land has been achieved at a number of sites in the district e.g. Lionheart Enterprise Park and the Coquet Enterprise Park.**

6.3.2. The emerging RSS states that the council must allocate up to 25 hectares of employment land between 2004 and 2021 (all references to years in this section refer to financial years, i.e. April to March). Recent trends indicate a take-up rate of industrial land of 1.6-1.8 hectares per year (AMR 2005/6). Should this continue the proposed RSS supply of 25 hectares would last 14 -15 years i.e. to 2019. This aspect of the LDF will require careful monitoring and subsequent revisions if an under capacity occurs.

- 6.3.3 To ensure flexibility and choice of sites in respect of size, quality and location up to 30 hectares of land will be allocated for employment provision within the period 2004-2021. The phased release of this land will be front-loaded to ensure geographical opportunities in the short term and the provision of serviced land in the longer term. The majority of land will be allocated in accordance with the

development strategy, and will therefore be in the main rural service centres of Alnwick and Amble. The council is keen to use some employment land allocation in a strategic way to form a new 'gateway' to the town of Alnwick, as suggested by the 2004 Alnwick Strategic Sites Feasibility Study. The issue of market demand is important and this has been explored further in the district's employment land review where consideration will be given to 'windfall' employment site opportunities in places that are economically competitive and close to available work forces or nodes of public transport.

**Sustainable rural economic development of a scale, which meets the needs of people who live and work in the rural area, particularly in Rothbury and the sustainable village centres of Policy S1 will be supported.**

- 6.3.4 As part of the district's portfolio of employment sites, it is important to monitor and review the provision of employment land including existing sites, to ensure that sufficient land and buildings exist to accommodate new and relocating businesses. Where redevelopment opportunities exist, sites should be assessed to determine the contribution they make to the existing employment land provision in geographical terms, quantity, quality and scale of provision.
- 6.3.5 The north east region as a whole has an over-provision of employment land, so the government is keen to see existing employment land allocations re-appraised to assess whether they would be better re-allocated for housing. The recent strategic sites study for Alnwick town, which advocated the 'strategic gateway' approach, has emphasised the ongoing demand for strategic employment land in Alnwick town. Similarly, it is important for social and economic regeneration to provide scope for new business development in Amble.
- 6.3.6 The RSS in Policy 18 on employment land seeks to encourage the regeneration and upgrading of existing employment land and premises in advance of allocating Greenfield sites and therefore it is important that sites of any scale, which are currently in employment use, should be protected from arbitrary redevelopment for other uses. A prime example of such redevelopment is the pressure that many smaller employment sites, particularly in the villages, come under for development for housing.

## Policy S9: Employment land allocation

**30 hectares of land will be allocated to accommodate industrial and employment development within the district for the period 2004-2021.**

**The distribution of allocated employment land will be as follows:**

<b>30 hectare phasing</b>	<b>2004-2011</b>	<b>2011-2016</b>	<b>2016-2021</b>	<b>Total</b>	<b>Total %</b>
<b>Alnwick</b>	<b>8.9</b>	<b>4.2</b>	<b>4.0</b>	<b>17</b>	<b>57%</b>
<b>Amble</b>	<b>3.7</b>	<b>2.6</b>	<b>2.6</b>	<b>9</b>	<b>30%</b>
<b>Rothbury &amp; rural areas</b>	<b>1.6</b>	<b>1.2</b>	<b>1.2</b>	<b>4</b>	<b>13%</b>
<b>Total provision</b>	<b>14.2</b>	<b>8</b>	<b>7.8</b>	<b>30</b>	<b>100%</b>

**The land supply set out above will not be used to justify the refusal of brownfield windfall employment generating proposals within the rural service centres and sustainable village centres that are accessible to the local workforce and will demonstrably deliver social and economic regenerative benefits for the communities in which they are sited. In considering such proposals, account will be taken of the impact on the development strategy for Alnwick district and the locational strategy of the sub-region and region.**

**Existing employment sites will be safeguarded for employment uses unless it can be demonstrated that there is no shortage of suitable employment sites, which are sequentially more preferable, or the site is no longer appropriate for employment uses.**

## 6.4 Tourism

### Objective 5

**Promote the development of sustainable tourism**

- 6.4.1 Tourism contributes positively to meeting the objectives of economic development, regeneration, rural diversification, conservation and environmental improvements within the district. It plays an important role in the district's economy where it accounts for 13% of all employment. Tourism development should be as sustainable as possible. Where developments are more appropriate for urban locations for example, hotels, cinemas, theatres, museums, galleries, conference facilities, restaurants, bars, pubs and night clubs, and health and fitness centres, a location will be sought within the Alnwick, Amble, Rothbury and sustainable village centres having regard to the development strategy.

6.4.2 The success of the Alnwick Garden has increased the visitor numbers not only to the settlement of Alnwick but to the wider district and beyond, putting Alnwick on the map nationally and stimulating the local economy specifically associated with the tourism industry

**The success of the Alnwick Garden has put Alnwick on the map nationally and stimulated the local economy**

6.4.3 It is recognised that the demand for tourism can be driven by location. For instance visitors are attracted to the Northumberland Coast Area of Outstanding Natural Beauty to enjoy the quiet and special qualities of the coastal landscape and countryside. The growing popularity of the area with visitors, the rising number of private motor cars accessing the AONB and the

increasing demands for a variety of sports and active recreational pursuits can pose threats to the fabric of the landscape and the experience most visitors come to enjoy if not managed. Whilst providing for the important role tourism plays it is important to ensure that the number, scale and location of facilities do not compromise the particular qualities that attract visitors and do not generate adverse impacts on the Special Areas of Conservation (SAC) and Special Protection Area (SPA).

### **Policy S10: Tourism development**

**Proposals for new built cultural and tourism development must be in or adjacent to the rural service centres, sustainable village centres and local needs centres in accordance with the development strategy and provide a high quality development, which assists rural regeneration. Large scale tourism proposals must be assessed against the whole range of sustainable development objectives in particular the need to avoid adverse impact on the natural and historic environment and the well-being of communities**

**Note: Tourism development in the open countryside will be considered against policy S14.**

## 7. Transport

### 7.1 Introduction

7.1.1 The transportation of people and goods in Alnwick district has major implications for the environment and the achievement of sustainable development. The movement of people and goods is one of the biggest users of fossil fuels the burning of which is having a major detrimental impact on climate change. Although an effective transportation system is vital to Alnwick district's economy and social wellbeing, the demand made on the transport network and particularly the use of the private car does have an effect on the environment. The core strategy must seek to reduce the environmental impact of transport while meeting the needs of people and firms for access.

**Despite improvements in non-car modes of transport, the car will still have a significant role to play in facilitating accessibility within the rural areas of the district**

7.1.2 Alnwick District Council, although accepting the need to move towards more sustainable transport and development patterns considers that the rural districts within Northumberland require a different approach for the development of a sustainable and integrated transport network than the approach adopted for the more densely populated urban districts located in the south east of the County and the rest of the region.

7.1.3 When taking into account the dispersed population of the district, particularly in areas away from the national/regional transport corridor of the A1/east coast mainline, together with the distances between the rural communities, it is evident that, despite improvements in non-car modes of transport, the private car will still have a significant role to play in facilitating accessibility within the rural areas of the district which may need to be reflected in the provision of car parking.

7.1.4 The LDF must set the policy framework for transportation and traffic management recognising the strategic context for transport set in the RSS and regional transport strategy and closely reflect the themes of the Northumberland Local Transport Plan (2006 -11) (LTP).

### Objective 6

**Assist in the delivery of a sustainable integrated transport system and enhance accessibility for all.**

### 7.2 Accessibility principles

7.2.1 The LTP in its overarching aim places significant weight on the need to ensure that the transport system maximises accessibility and facilitates development of a strong economy whilst minimising the adverse impact of traffic on the environment and communities.

7.2.2 In essence this is exactly the aspiration of Alnwick District Council although it recognises that this is an extremely difficult balance to strike in rural areas especially when the council has no direct transport responsibilities other than through the control of development. Nevertheless key elements of a transport strategy for the district have been derived and will play an essential role in 'shaping' the district.

**Figure 5: The district council's strategy for transport**

- Supporting the strengthening of the core elements of the transport system to promote economic regeneration in particular through support of A1 dualling, development of ECML services and development of Alnmouth station and local upgrading on the primary route network of A1068, A697 and A696.
- Supporting development of the market town centres and Alnmouth station as the transport hubs where feeder transport services (bus, cycle and pedestrian) can integrate with improved core services.
- Supporting innovative public transport solutions to improve accessibility for more remote rural communities through the Northumberland Rural Transport Partnership.
- Supporting new and improved pedestrian and cycle routes and facilities within and between the urban centres and larger villages to offer a viable alternative to the car for local journeys.
- Secure transport infrastructure funding and traffic management through legal agreements attached to developments.
- To secure and manage off street parking provision in the main centres of Alnwick, Amble and Rothbury at an appropriate level given the rural context of the district.
- Encouraging the development and use of sustainable fuels, for example bio-diesel.

7.2.3 **Location of development – to maximise accessibility and minimise environmental impact.** The most direct way the district council can assist its partners to implement the transport agenda is through the control of development. Recognising the importance of accessibility in promoting social inclusion in the district, the council considers that it is essential that all development follows clear accessibility principles to ensure it is located in areas which have good accessibility and that the problems of rural isolation are not compounded.

7.2.4 The development strategy through policies S1-3 helps to guide development to sustainable locations but development also needs to reflect principles of accessibility. Eight accessibility principles derived from the strategic transport context and the aspirations of the government in PPG13 on transport, see Figure 6, have been developed to ensure development takes place in appropriate locations in the district.

**It is essential that all development follows clear accessibility principles to ensure it is located in areas which have good accessibility and that the problems of rural isolation are not compounded.**

**Figure 6: Accessibility principles**

<b>Development and change, acceptable in terms of the development strategy, will be accommodated in the district according to the following accessibility principles:</b>
<ul style="list-style-type: none"> <li>• Development should be located in settlements where there is good accessibility to education, shops, healthcare and other services and work opportunities;</li> </ul>
<ul style="list-style-type: none"> <li>• Development should be well related to the highway network and to the public transport network;</li> </ul>
<ul style="list-style-type: none"> <li>• Development should be accessible to cyclists and pedestrians;</li> </ul>
<ul style="list-style-type: none"> <li>• Development particularly for jobs, shopping, leisure and community services should be located wherever possible so as to provide a choice of means of transport and access catering for different sections of the community including the mobility impaired;</li> </ul>
<ul style="list-style-type: none"> <li>• In locations with better accessibility by public transport (for example in town centres of Alnwick and Amble and on public transport routes), effective use should be made of development land;</li> </ul>
<ul style="list-style-type: none"> <li>• Development on urban fringes should only be proposed where there is public transport access and good highway linkage;</li> </ul>
<ul style="list-style-type: none"> <li>• Development, which is functionally linked such as employment generating uses and housing, and housing and retail or leisure facilities, should be located together;</li> </ul>
<ul style="list-style-type: none"> <li>• Developments and uses which are substantial people attractors or traffic generators must be located at public transport hubs or on public transport corridors and in locations with good highway linkage.</li> </ul>

7.2.5 Ensuring that development in the district is located in positions that relate well to the transport network, is not, in itself, sufficient. Each development, if it is to minimise the need to travel, particularly by private car, and minimise impacts from vehicular traffic, must provide for safe pedestrian and cycle links between the site and the surrounding transport network and in the case of large developments should have the ability to be served directly by public transport.

## **Policy S11: Locating development to maximise accessibility and minimise impact from travel**

**In considering whether to grant permission for new developments the council will apply the following criteria to assess the extent to which the location of development is likely to maximise accessibility and minimise the impacts from traffic generated:**

- 1. The proposal is in accordance with the accessibility principles;**
- 2. The traffic likely to be generated by the development will not give rise to levels of traffic congestion which would damage the environment, character and road safety of the area;**
- 3. Any necessary access improvements and traffic management in connection with the development are to be funded at the developer's expense;**
- 4. Provision is made at the developer's expense for safe pedestrian and cycle links between the site and the surrounding transport network and the development provides for those arriving by foot or cycle;**
- 5. Developments involving significant trip generation make appropriate contributions to the provision and improvement of public transport services and facilities in particular improvements in services linking to the district's public transport hubs;**
- 6. In order that the impact of major developments on the transport network is properly assessed, the council will require a transport assessment to form part of any significant planning application and for major non-residential developments a travel plan to reduce the dependence on the private car.**

## 8. The Natural Environment

### 8.1 Introduction

- 8.1.1 Alnwick District contains many sites of wildlife and geological value ranging from local to international importance. The designation of several sites of European importance (see Section 2.6) for example the SACs such as the Simonside Hills and the SPAs such as the Northumbria Coast illustrates this.
- 8.1.2 The district also includes significant areas of natural beauty and landscape value. The designation of the Northumberland National Park to the west, the Northumberland Coast Area of Outstanding Natural Beauty and Heritage Coast to the east, reflect the importance of the landscapes in our district.
- 8.1.3 This natural heritage plays a key role in shaping the sense of place in the district. It is a vital component in what many residents value about their quality of life and is also a major factor in visitors' perceptions of the district. Protecting this heritage is therefore essential to residents and contributes to a vibrant tourism industry and the role it plays within the local economy.
- 8.1.4 The aim of LDF policies will be to protect the flora and fauna which individual habitats support and protect this environment and landscape from inappropriate development. Where opportunities exist, to improve the environment through development and better management they will be supported.

**The natural heritage plays a key role in shaping the sense of place in Alnwick district and is what many residents value about their quality of life**

#### Objective 7

Protect and enhance the quality and unique character of the countryside and landscape and the geological and biological diversity of the natural environment throughout the district.

#### Objective 8

Prevent the unnecessary loss of valuable open land to development. Open land can be important for: farming, landscape quality, local character, recreation, functional floodplain, or ground water protection.

### 8.2 Protecting and enhancing biodiversity and geodiversity

- 8.2.1 The Northumberland Biodiversity Action Plan (BAP) identifies the key habitats in Northumberland and the district as:

- Hedges / woodlands / scrub composed of native species
- Ancient replanted woodlands
- Parkland
- Unimproved / semi-improved grasslands
- Marshy grasslands
- Heathland
- Mire / swamp
- Open water - rivers / streams / ponds / lakes / reservoirs
- Coastal habitats - estuaries / shingle beaches / sand dunes / maritime cliff and slope
- Urban greenspaces

8.2.2 In all these habitat areas within the district the focus is on maintaining and enhancing the biological value of each habitat, avoiding its fragmentation and seeking to strengthen the habitat. The Northumberland BAP incorporates a number of detailed habitat action plans but it is nevertheless considered essential, given the importance of the natural resource in Alnwick district, that the council incorporates a strategic policy to seek to protect and enhance these key habitats for biodiversity and to protect and enhance areas of geodiversity.

8.2.3 Where a proposal has the potential to affect a European site (including the Northumbria Coast or Coquet Island SPAs or the Simonside Hills, Berwickshire and North Northumberland Coast, North Northumberland Dunes and the Harbottle Moors SACs directly or indirectly then an Appropriate Assessment will be required.

### **Policy S12: Protecting and enhancing biodiversity and geodiversity**

**All development proposals will be considered against the need to protect and enhance the biodiversity and geodiversity of the district, especially those areas designated as of international, national and local importance. All proposals will be assessed in terms of their impact on the interests of the site and on habitats and species present.**

**In all cases where development involves key habitats as defined in the Northumberland Biodiversity Action Plan, it must result in no net loss of or fragmentation of biodiversity value and the developer will be required to carry out and maintain appropriate mitigation measures informed by the Northumberland BAP.**

## **8.3 Protection of the landscape**

8.3.1 In addition to landscape protection afforded by the statutory national designations of AONB, the Alnwick District Wide Local Plan designated a substantial area of land across the district as an area of high landscape value. Planning Policy Statement seven indicates that local planning authorities should carry out landscape character assessments to facilitate the replacement of local landscape designations such as this with a criteria based approach.

- 8.3.2 In response to PPS7, Alnwick District Council and Castle Morpeth Borough Council commissioned a joint project to build on the character-based approach to landscape evaluation. The project described landscape quality, the effective strength of character and the landscape policy objective for each character area. A method was developed for assessing and mapping the general sensitivity to change of each landscape character area, by assessing a number of key forces for change and their likely impacts.
- 8.3.3 It is not the intention that the landscape character assessment should preclude development but that the impact of development in each landscape area is properly assessed and to that end a strategic policy is required.

### **Policy S13: Landscape character**

**All proposals for development and change will be considered against the need to protect and enhance the distinctive landscape character of the district. All proposals will be assessed in terms of their impact on landscape features and should respect the prevailing landscape quality, character and sensitivity of each area as defined in the Alnwick District Landscape Character Assessment Supplementary Planning Document.**

## **8.4 Development in the open countryside**

- 8.4.1 The development strategy indicates that most development is expected to occur in the existing built up areas of the district, not in the open countryside. There will be exceptional circumstances, however, where development in the open countryside may be considered sustainable. This might for example relate to development that;

- helps to support sustainable communities;
- is necessary for agriculture, forestry or countryside management; or
- that would enhance the countryside.

### **Policy S14: Development in the open countryside**

**Applications for new development in the open countryside will only be permitted where the development is likely to be sustainable in the context of policy S3 and where the development is essential to support farming and other countryside-based enterprise and activity, promote recreation and supports the retention of sustainable communities or supports the conservation and enhancement of the countryside.**

**An applicant must demonstrate that they have carried out the sequential test in Policy S2, that no other suitable site is available and that where the proposal involves significant development of the best and most versatile agricultural land, the loss of land is unavoidable.**

## **9 The Built Environment**

### **9.1 Introduction**

- 9.1.1 The historic and built environment makes a significant contribution to the character of the district as a whole and, as with the natural environment both existing and new built form together with inter-related spaces shapes the sense of place within the district. Again it is a vital component in what residents value about their quality of life and is also a major factor in visitors' perceptions of the district. Protecting this heritage is therefore essential to both residents and in contributing to a vibrant tourism industry and the role it plays within the local economy.

#### **Objective 9**

**Protect and enhance the cultural heritage and built environment of the district.**

#### **Objective 10**

**Promote quality and good design in new development and enhancing local character, environmental quality and distinctiveness.**

#### **Objective 11**

**Ensure the most efficient use of natural resources by prioritising: the reuse of previously developed land and buildings; opportunities for renewable energy use by promoting energy efficiency; waste management and recycling; and local sourcing in the design and construction of all development proposals.**

### **9.2 Protecting and enhancing the historic and built environment**

- 9.2.1 Many villages in the district and the market towns of Alnwick and Rothbury have a designated conservation area recognising their architectural and historic significance. Full appraisals of all 10 conservation areas have recently been carried out and will continue to be reviewed. 1,600 listed buildings and structures within the district are statutorily protected as buildings listed for their architectural or historic importance and 265 scheduled ancient monuments are also protected. It is a fundamental objective of the government to protect all aspects of the historic environment. The LDF will play an important role in preserving and enhancing the district's built heritage.

## **Policy S15: Protecting the built and historic environment**

**The district council will conserve and enhance a strong sense of place by conserving the district's built and historic environment, in particular its listed buildings, scheduled ancient monuments, conservation areas and the distinctive characters of Alnwick, Amble, Rothbury and the villages.**

**All development involving built and historic assets or their settings will be required to preserve, and where appropriate, enhance the asset for the future.**

### **9.3.1 General design principles**

9.3.1 The importance of good design is emphasised by Planning Policy Statement 1: delivering sustainable development. In that document the Government states, "good design is indivisible from good planning". Recent regulations have taken this further and placed the onus on developers and applicants to prepare design and access

**The LDF should flag up the key principles of good design that each design and access statement should be looking to achieve**

statements which are intended to raise design quality and inform decisions about a development from the earliest design stage through to implementation. The statements should clearly illustrate how the design of the development was arrived at and it is appropriate that the LDF should flag up the key principles of good design that each design and access statement should be looking to achieve.

9.3.2 A number of published documents exist intended to improve the standard of design. Within the AONB the Management Partnership have produced a design guide intended to promote good design that reflects the local distinctiveness of the AONB settlements. The Countryside Agency also reinforced the importance of good design, further emphasising the importance of local distinctiveness in design and advocated the use of village design statements to achieve this. Several village design statements have been produced, for example in Felton, Rothbury, and Newton by the Sea and it is likely that more will be produced over the next few years. The council supports the concept of village design statements and will, where the statement complies with LDF policies, adopt the statements as SPD. In addition, as set out in the local development scheme, the council will prepare SPD for different aspects of development such as residential extensions, the design and layout of residential estates etc in order to support development control decisions and secure a high standard of design.

9.3.3 As well as promoting the aesthetic aspects of good design through these guides, some of the key elements of design which the council wishes to ensure are incorporated in all development are as follows:

- **Energy efficiency** – it is important that developments are designed to maximise energy efficiency in new and regenerated buildings. For example this may involve the use of ‘eco-friendly’ insulation products or ‘micro-renewable energy sources’, such as solar panels or small-scale wind turbines. The proposal should demonstrate that the proposal will use energy efficient materials and procedures during construction and for the lifetime of the project.
- **Reducing opportunity for crime** – it is important that proactive measures are taken to reduce crime and the fear of crime. ‘Secured by design’ is an initiative endorsed by the Association of Chief Police Officers, which seeks to influence the design of new development to include measures such as:

- promotion of mixed use development and other schemes that increase the range of activities that maximise the opportunities for surveillance;
- maximising the amount of defensible space which is controlled, or perceived to be controlled, by occupiers;
- a high standard of street lighting.

- **Waste management** – good design should also seek to contribute to global environmental health by considering the waste hierarchy set out in the government’s Planning Policy Statement 10: reduction of waste generation; re-use of products and materials; recovering resources from recycling and composting; energy recovery by generating energy from waste; and disposal only if these other methods are inappropriate. All major developments will be required to submit a waste audit, providing details of in-house or on-site waste management facilities.
- **Sustainable Drainage** – development reduces surface permeability by compaction and replacing vegetated ground with roofs, roads and paved areas. This reduces the amount of water infiltrating the ground and increases surface run off. This alters the natural flow, increases the risk of erosion and flooding and can result in more pollutants from traffic for example, entering the drainage system. To protect existing and proposed developments from these effects the volume and rate of surface water run off can be minimised by using sustainable urban drainage systems (sometimes referred to as SUDs). These systems incorporate sustainable design principles including permeable and semi-permeable paving or the creation of water and wetland features to act as overflow areas for peak surface water flow.
- **Greenspace** – designing-in quality open space as an integral part of development is a key element of good design whether the space is simply amenity space or areas of hard and soft landscaping complementing the built form or whether the space is for more formal recreation. The design of space should be as important in the design as the built form.

9.3.4 Policy S16 sets out the strategic principles of good design which will be applied to all developments.

### **Policy S16: General design principles**

**All development will be expected to achieve a high standard of design, reflecting local character and distinctiveness in traditional or contemporary design and materials. Proposals should take full account of the need to protect and enhance the local environment having regard to their layout, scale, appearance, access and landscaping AND new development must apply the principles of:**

- **Sustainable design and construction;**
- **Energy efficiency in construction;**
- **Designing to reduce crime and the fear of crime;**
- **Effective waste reduction and management;**
- **Sustainable urban drainage and sustainable water supply;**
- **Provision and maintenance of high quality designed open space for recreation, amenity and environmental enhancement.**

**Design and access statements for new build development will be expected to set out the design context and the principles guiding the design of the development, which should build on the context, character and local distinctiveness of the surrounding area and on the sustainability principles applied in the design.**

## 10 Servicing Communities

### 10.1 Introduction

- 10.1.1 The provision of community facilities and services and adequate infrastructure is one of the main areas where the LDF can contribute to the quality of life of the communities in the district and the council will use the LDF to work with communities in maintaining and developing facilities and services.

#### Objective 1

Improve the quality of life in settlements by promoting healthy, safe and inclusive communities and ensuring equal access to services, homes, jobs, open space, recreational, cultural and community facilities and opportunities

### 10.2 Vitality and viability of town and village centres

- 10.2.1 The maintenance and enhancement of town and village centres within the district as a focus of retail, leisure, commercial, cultural and community activities is fundamental to the achievement of sustainable development within the district. The emphasis in the past has been largely on shopping but it is clear town and village centre vitality is more than that and they perform key roles in meeting the needs of local communities and visitors. The need for a diverse range of services in an attractive environment is a significant element particularly in town centre regeneration.
- 10.2.2 The RSS identifies a hierarchy of centres and in Alnwick district, Alnwick and Amble are identified as the rural service centres which will be the principal focus of development. The RSS proposes that retail and leisure development in the service centres should be consistent with their scale and function to maintain and enhance their health and vitality but that where development would support sustainable regeneration, additional levels would be acceptable provided this would not have an adverse impact on existing centres.
- 10.2.3 Below this level of the hierarchy the secondary centre of Rothbury and the sustainable village centres identified in Policy S1 are those where the quantity of development should be compatible with a more local level of need.
- 10.2.4 Part of the evidence base for the LDF is a review of the Alnwick Retail Study, carried out in 2005 and further updated in 2007. The latest information identified that approximately 26% of expenditure on convenience (day to day goods) and 63% of comparison expenditure leaks to centres outside Alnwick district although this district average masks much higher levels of leakage, for example in Amble. As such the study acknowledges that there is scope within the main centres of the district for some additional retail floorspace in order to create a more sustainable pattern of shopping and reduce the number of journeys on the main road routes southwards. Figure 7 indicates the broad level and type of floorspace that would be required in each centre.

10.2.5 The study identified some demand in the convenience sector for Alnwick and to a lesser extent Amble from both the discounters and mainstream supermarkets many of whom are now developing smaller format stores suited to smaller rural service centres such as market towns. There is also some limited interest in Alnwick from the comparison sector.

**26% of expenditure on convenience (day to day) goods and 63% of comparison expenditure leaks to centres outside Alnwick District there is therefore scope to create a more sustainable pattern of shopping**

10.2.6 The overall strategy for the town centres of the district is:

- To reinforce the vitality and viability of the town centres for retailing, leisure and business;
- To reduce the impact of traffic and improve accessibility to the centres by non-car modes of transport as well as providing appropriately for the car;
- To enhance the quality environment and character of the centres.

10.2.7 In spatial terms the strategy for the district is:

- To concentrate the majority of town centre type developments in Alnwick as the largest settlement which is arguably best located within the district in terms of accessibility;
- Amble will also be promoted for some development but reflecting the smaller catchment area of the town. In both market towns however the centre will act as the focus for regeneration activities;
- The third tier in the hierarchy will be Rothbury catering for a more local scale of development acknowledging that it serves as a small service centre of Coquetdale and the eastern parts of the national park.

None of the towns, with the exception of Alnwick, is really large enough to have any local centres of any size and are principally single centre settlements. However, village centres play an important role in delivering small scale convenience services at a local level and the LDF will look to protect this role.

10.2.8 A 2007 update of the Alnwick District Retail Study and further assessment identified the potential of Alnwick, Amble and Rothbury to accommodate further development appropriate to town centres as detailed in Figure 7.

**Figure 7: Town centre development**

Town Centre Use	Alnwick	Amble	Rothbury
Retail	3,000-6,000 square metres GFA predominantly comparison floorspace	3,000 square metres GFA predominantly convenience floorspace (could incorporate 30% comparison goods)	Small unit retail up to 500 square metres maximum
Tourism / Hotel	Large town centre hotel development + Small hotel / guesthouse serviced accommodation	Waterfront / town centre hotel + Small hotel / guesthouse serviced accommodation	Small hotel / guesthouse serviced accommodation
Leisure and recreation	District level leisure and recreation facilities	Marine related leisure and recreation	Small scale leisure and recreation facilities associated with Rothbury's role as countryside centre and gateway to the National Park
Business / Offices	Office space catering for both community based business and business serving markets outside the district	Office suites catering principally for community based business (private and public sector)	Office suites catering principally for community based business (private and public sector)
Residential	Residential development on PDL land as part of mixed use redevelopment	Residential development on PDL land as part of mixed use redevelopment	Small scale infill development

10.2.9 The strategic policy for retail and town centre uses arising from these themes is as follows and the detailed boundaries for the town centres will be defined in the area specific development plan documents.

## Policy S17: Town centres

**Measures to improve the vitality and viability of the three town centres of Alnwick, Amble and Rothbury, including proposals involving new retail, leisure (including entertainment and sport and recreation), cultural (including arts and tourism), business, community and residential developments, will be encouraged provided that they contribute to the achievement of the three themes of the town centre strategy.**

**Development should be appropriate in scale to the hierarchy below and reinforce each town centre's role in meeting community needs and acting as a focus for a range of activities**

<b>Alnwick</b>	<b>Major town centre type developments reflecting the town's size and accessibility (including 3000-6000 square metres GFA retail, predominantly comparison floorspace).</b>
<b>Amble</b>	<b>Medium scale development reflecting the smaller catchment area of the town (including 3000 square metres GFA retail, predominantly convenience floorspace).</b>
<b>Rothbury</b>	<b>Minor development to meet local needs reflecting the secondary service centre role of the town (including small unit retail up to 500 square metres maximum).</b>

### 10.3 Community services and infrastructure

- 10.3.1 A wide range of services fall within this topic for example village halls, health centres, schools, utilities installations etc, all of which affect development and the community in some way. Although many of these services are provided by agencies and organisations other than the District Council, for example public utility companies, Northumberland County Council, the Health Authority and voluntary organisations, the LDF has three important roles to play.
- 10.3.2 Firstly, where agencies have specific proposals in response to problems and future plans for service provision, the LDF needs to reflect these and, where appropriate, safeguard sites in its area specific DPDs.
- 10.3.3 Secondly, where there are problems in the provision of services or overloading, these can become serious constraints upon development and a problem for existing communities within settlements. The policies and proposals in the LDF need to take account of this and, where appropriate, ensure such constraints can be overcome.
- 10.3.4 Thirdly, the LDF can give advice as to how service provision can best be achieved for the benefit of users without damage to the environment. This could be particularly important where there are sectors of the community, (particularly "hard

to reach groups”), who may be under-provided for in terms of service provision. The council is committed to helping these groups, (who can include young people, the elderly, those with special needs or minority ethnic groups), to have equal access to services.

- 10.3.5 The LDF will seek to provide the planning framework to secure and improve the range of facilities and services necessary for the well being of the community and in support of this it is considered that an overarching policy should be developed to encourage the development of social and community facilities and infrastructure.

### **Policy S18: Provision of social and community facilities**

**The District Council will seek to secure the provision of new and improved social and community services and infrastructure development to facilitate the spatial development strategy and enable the focusing of development in the rural service centres and sustainable village centres to meet present and expected needs of all groups within the community.**

**The release of land for any development will be dependent on there being sufficient capacity in the existing services and infrastructure to meet the additional requirements arising from new development. Where extra capacity is required it must be provided to a planned programme in time to serve the development.**

## **10.4 Education services**

- 10.4.1 Conventional education at pre-school, primary and secondary levels, as well as ongoing life-long learning is one of the key services within our communities and where there is a school campus within a settlement it becomes a pivotal focus in community life.
- 10.4.2 Within Northumberland there is a major change underway to school-based learning which will have major spatial implications for the district and the settlements within it and therefore it is appropriate that the core strategy considers the issue.
- 10.4.3 ‘Putting the learner first’ is Northumberland County Council’s programme to improve education delivery in the County, part of which involves moving from three tier to two tier schools provision. As part of this programme it is almost inevitable that some existing school sites will become surplus to requirements, and that some new sites will be sought, within and adjacent to settlements.

**Under “Putting the Learner First” it is inevitable that some existing school sites will become surplus to requirements, and some new sites will be sought, within and adjacent to settlements.**

- 10.4.4 It is likely that some of the existing school sites will be considered in whole or in part as potential development sites and the district council, as local planning authority, would like to see the consideration of development on surplus school sites considered through this local development framework process, i.e. where appropriate as allocations through area specific development plan documents.
- 10.4.5 It is recognised, however, that in some cases development may need to occur more rapidly than the development plan documents can be brought forward. It is therefore the council's intention that redevelopment of existing school sites be considered against the strategic policy S19. School sites are likely to be a mix of greenfield land (for example playing pitches) and previously developed land (for example school buildings, parking areas etc). Such sites will be assessed on the same basis as any other areas of land, i.e. they will need to comply with the sequential approach at policy S2.
- 10.4.6 This means that for a site in, for example Alnwick town, redevelopment of the school buildings will be considered under tier 1 of the sequential approach in policy S2, and development on the playing fields will be considered under tier 2 and the provisions of PPG17 on Sport and Recreation.

### **Policy S19: Redevelopment of existing school sites**

**The district council will support the concept of 'putting the learner first' and two tier education as a means of providing an improved education base for communities in the 21<sup>st</sup> century subject to the retention of education facilities in all of the main and secondary rural service centres & sustainable village centres.**

**Proposals for the redevelopment of existing school sites and conversion of school buildings will only be accepted where alternative provision (satisfactory to the communities involved) has already been provided. The council will be looking for a range of uses, including mixed use redevelopments, that respond to a community's needs.**

**Redevelopment and conversion of the previously developed parts of the sites (such as school buildings) will be considered against the 1<sup>st</sup> tier of policy S2 whilst the development of Greenfield sections of the sites (such as playing fields) will be considered against 2<sup>nd</sup> tier and in compliance with the advice in PPG17 (Planning for Open Space, Sport and Recreation) on development affecting playing fields.**

**New and restructured school sites will all be required to facilitate dual use by the community.**

## **10.5 Open space and recreation**

- 10.5.1 Open space, sport and recreational facilities are important to the district's communities as they help to promote healthy lifestyles and enhance both the built and natural environments. One of the key challenges identified is to address the shortfalls in provision of quality open space, sport and recreation facilities.

10.5.2 Alnwick District and Berwick-upon-Tweed Borough Council recently commissioned a joint Open Space, Sport and Recreational Facilities Study (2006) in accord with Planning Policy Guidance 17. Extensive surveys were undertaken as part of a local needs assessment to establish the views on open space provision amongst both users and non-users across the district

**One of the key challenges is to address the shortfalls in provision of quality open space, sport and recreation facilities**

10.5.3 The Study highlights that there is an imbalance in the quality and quantity of open space provision throughout the district. In summary the study identified the following findings:

<b>Parks and gardens</b>	An under provision within the southern part of Alnwick and within the settlement of Amble.
<b>Natural and semi natural open space</b>	There is a slight quantity deficiency within the urban area of Alnwick.
<b>Amenity greenspace</b>	Some amenity green-spaces could be re-designated and improved to meet deficiencies in other typologies such as parks and gardens or provision for children and young people.
<b>Provision for children and young people/teenagers</b>	There are significant areas of under provision throughout the district particularly within Amble. Many existing sites also fall below the quality standards.
<b>Outdoor sports facilities</b>	There are localised deficiencies within the eastern area of Amble. The main deficiencies in provision are qualitative rather than quantitative.
<b>Indoor sports facilities</b>	There is a theoretical oversupply of facilities. Improved public transport opportunities from rural areas are needed to increase accessibility.
<b>Allotments and community gardens</b>	No requirement for further provision within the district.
<b>Cemeteries and churchyards</b>	Improvements required in the quality and awareness of nature conservation and ecological management of sites.
<b>Civic spaces</b>	No quantity standards set, quality of existing provision is good.
<b>Green corridors (including coastal areas)</b>	No quantity standard set, increased linkages necessary to provide an accessible network.

10.5.4 It is recognised that open space provision needs to be incorporated into new development. This is not only for the benefit of the residents, but also to help assimilate the development and provide a higher quality environment, and contribute to a network of accessible open spaces. Policy S20 seeks to address this and to play a role in building healthier, sustainable communities.

- 10.5.5 The Open Space Study's recommended standards for quantity, accessibility and quality will be incorporated into a supplementary planning document and used as targets and benchmarks for future development plan documents and planning guidance within the district.

### **Policy S20: Providing for open space, sport and recreation**

**The provision of high quality, accessible open space, sport and recreation facilities will be secured by seeking:**

- **to protect and retain existing provision, although changes from one typology where there is an over supply to another typology to meet a deficiency will be considered;**
- **to improve and enhance the quality of provision where possible and necessary;**
- **to create new provision particularly in areas where deficiencies in specific typologies have been identified;**
- **contributions from new residential developments towards the provision and maintenance of open space, sporting facilities and recreational provision to meet the targets and standards identified in the Open Space and Recreation Supplementary Planning Document and through the use of planning obligations.**

## **10.6 Satisfying energy requirements**

### **Objective 11**

**Ensure the most efficient use of natural resources by prioritising: the reuse of previously developed land and buildings; opportunities for renewable energy use by promoting energy efficiency; waste management and recycling; and local sourcing in the design and construction of all development proposals.**

- 10.6.1 National and regional policy promotes increasing energy efficiency, the minimisation of energy consumption and the development of renewable energy sources. It is essential that the LDF supports development that will be sustainable. An important element in this is to ensure that we embrace effective energy efficiency and the use of renewable energy in our new developments thus helping to reduce the emission of greenhouse gases and their effect on climate change.
- 10.6.2 Strategic guidance on the need for new large scale renewable energy developments in Northumberland, particularly onshore wind, is set out in the RSS together with associated targets.

- 10.6.3 The RSS sets out a policy on renewables supporting the wider, environmental, economic and social benefits of higher levels of renewable energy and that includes detailed criteria to be assessed in determining applications and it is not considered that more criteria are necessary in the LDF. The RSS identifies 3 strategic broad areas of least constraint for wind power within the district at North Charlton, Knowesgate and Harwood Forest and requires the Local Planning Authority to define the broad location of these areas.

**The 3 strategic broad areas of least constraint for windpower**

- **North Charlton – east and west of the A1;**
- **Knowesgate – south of the A696 and**
- **Harwood Forest.**

10.4.2 Throughout the plan area, broad criteria are needed against which to assess all

types of renewable energy proposals. Proposals should generally be accompanied by a proper landscape assessment, appropriate to the nature and scale of the proposal, and taking into account its setting, especially near the National Park and designated areas. The broad areas of least constraint show where there is the greatest potential to accommodate wind energy development on a medium scale, broadly defined in the Regional Spatial Strategy as up to 20 - 25 turbines. Such schemes will need to have careful regard to landscape capacity, further details on which are provided in a supplementary planning document.

## **Policy S21: Renewable energy**

**Proposals for the generation of all types of renewable energy will be supported within the district where the scheme:**

- a) **is fully in accordance with the Regional Spatial Strategy for the North East;**
- b) **has no adverse impact on communities, residential amenity, the local economy and land use or where the impact can be satisfactorily mitigated;**
- c) **reflects the Alnwick district Landscape Character Assessment; and, in the case of a windfarm,**
- d) **is within the landscape's capacity to accommodate change and neither individually nor cumulatively gives rise to a windfarm landscape.**

**Developers of schemes that provide wind energy development of medium scale will be encouraged to seek opportunities of development in the broad areas of least constraint identified on the key diagram. The wider environmental, economic and social benefits of all renewable energy projects will be given significant weight.**

**Note: The landscape capacity for the areas of least constraint is established in the supplementary planning document on planning for renewables.**

- 10.6.4 It is also important to ensure that new development attains a high level of energy efficiency. The Building Research Establishment has developed an environmental assessment method for new housing, office, industrial and retail developments. For housing a Code for Sustainable Homes has been established with 6 levels and the council recommends that developers use the code in submitting their schemes for approval to ensure that the design and construction of buildings, particularly the layout and orientation of the development and the use of products based on recycled materials, makes an important contribution to improving energy efficiency and reducing energy consumption.
- 10.6.5 Small scale renewable energy installations in connection with new built development and indeed as additions to existing development are as important as large scale installations. There are a number of measures available to reduce the energy impact of new development by the use of passive solar gain, small-scale renewable energy installations such as solar panels, biomass heating, earth heat pumps, small scale wind turbines and photovoltaic cells. Where these technologies can be incorporated satisfactorily into the design of development schemes the council will support them.
- 10.6.6 The council will produce a detailed supplementary planning document on energy efficiency and small scale renewables in support of the following policy.

### **Policy S22: Energy efficiency**

**New development of 10 or more dwellings or new buildings of more than 1000sqm will be required to source a minimum of 20% of their energy requirement from onsite renewable energy installations. All development will be expected to demonstrate that through sustainable construction techniques and energy efficiency measures, CO<sub>2</sub> emissions will be reduced. All non residential development will be expected to reach a standard of BREEAM 'very good' or 'excellent' or equivalent rating. All residential development will be expected to reach at least level 3 of the Code for Sustainable Homes.**

## 11 Implementation and Monitoring

### 11.1 Introduction

11.1.1 Under the new planning system the Local Development Framework is intended to be a responsive, dynamic document that has a focus on implementation and achievement in place-shaping. As such the framework for implementation of policies and proposals and mechanisms for monitoring achievement are critical to the success of the LDF.

### 11.2 Implementing the LDF

11.2.1 The spatial development strategy and policies contained in the core strategy and wider LDF will be implemented by a number of public and private agencies. Most development is carried out by the private sector and in respect of such schemes the LDF will be implemented mainly through the development control system.

11.2.2 In terms of public agencies – utility bodies and service providers are numerous. Some provide services such as gas, electricity, water and sewerage which are essential for development whilst others provide services to people and businesses such as health, education, transport etc. Increasingly partnership working across the sectors is an important method of implementation and the LDF will play an important role in providing an agreed spatial strategy to manage development and change.

11.2.3 Some of the development proposals which will come forward over time will raise very complex issues which will require detailed guidance, assessment and controlling mechanisms to ensure that sustainable development is achieved.

- **Supplementary Planning Documents** – these will be used to give detailed control and guidance for development and on complex sites, for example, will take the form of design briefs and design concept statements to give clear guidance at an early stage on the expected form of development.
- **Environmental Statements and other impact assessments** – the Town and Country Planning (Assessment of Environmental Affects) Regulations 1999 requires Local Planning Authorities to request environmental statements on certain classes of development on a mandatory basis where these have wide ranging and significant impacts such as open cast mining, power stations etc. While these sorts of development occur relatively infrequently the regulations specify a wide range of developments such as windfarms, major road construction, intensive livestock rearing etc. where the authority may request an environmental statement if it appears that significant impacts are likely. In addition, even where a full environmental statement is not required there is frequently a need for detailed assessments to look at the specific impacts of development and the need for their mitigation e.g. transport assessments, retail impact assessments, biodiversity and ecological assessments etc.

- **Legal Agreements and Planning obligations** – precise and enforceable conditions which are reasonable, relevant and necessary will continue to be the most common form of control applied to planning permissions to control development at the implementation stage but in some cases closer control is required through a legal agreement or obligation under Section 106 of the Town and Country Planning Act 1990.

11.2.4 Although proposals are under discussion for Planning Gain Supplements, S106 agreements are currently the main delivery mechanisms for any matters that are necessary to make a development acceptable in planning terms and are now virtually indispensable in securing the provision of highways and transport infrastructure, recreation facilities, education, health, affordable housing environmental improvement etc.

11.2.5 A planning obligation may only be sought in certain circumstances which are fully set out in DCLG Circular 5/2005 and in Planning Obligations good practice guidance but in essence all S106 agreements should be:

- relevant to planning;
- necessary to make the proposed development acceptable;
- directly related to the proposed development;
- fairly and reasonably related in scale and kind;
- reasonable in all other respects.

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The council proposes to use S106 agreements to secure:

- the mitigation of immediate impacts of the development;
- increasing the capacity of mainstream services to cope with the additional demand from new development;
- contribution to local improvement projects that address local needs flowing from the development;
- The provision of affordable housing.

11.2.6 The council will seek both the provision of obligations directly on-site or in appropriate cases off-site – usually through a financial contribution whether it is a one-off contribution or phased and whether it is, unilateral or pooled with contributions from a number of developments.

### **Policy S23: Planning obligations**

**Where a planning obligation is necessary to make an application acceptable in planning terms the district council, will request a developer to sign a legal agreement to provide in kind and / or make a contribution towards the provision or improvement of physical or social infrastructure or local environmental improvements necessitated by the development or to provide affordable housing to meet housing need in the district.**

**The council will only sign an agreement which varies from the terms set out in the Supplementary Planning Document on Planning Obligations where a development viability appraisal is undertaken and clearly indicates that the development would not be viable AND where the council considers that the development should be allowed to proceed with a reduced obligation because it is in the social, economic or environmental interests of the district.**

11.2.7 The core strategy sets out the overarching commitment to pursue S106 obligations much more rigorously than has been the case in the past whilst area specific development plan documents will establish more detail of where the obligations will be applied. It is the intention however to publish a supplementary planning document that will set out the detailed mechanisms for calculating contributions across a raft of developments to allow a clear and more certain approach to obligations.

- **Other methods of implementation** – in respect of some proposals in the LDF the development control process and the policies of the framework will not be enough to achieve implementation. In these cases the district council will have to work in a more pro-active enabling role in consultation, co-operation and partnership with other statutory authorities, service providers, utility agencies, companies, government agencies and the voluntary sector.

Figure 8 sets out the detailed framework for implementation of the LDF on a policy by policy basis explaining the means of implementation, who is responsible, when it will be done and how performance is to be assessed.

### 11.3 Monitoring

11.3.1 The LDF is only going to be worthwhile if its spatial vision, goals and objectives are achieved and to ensure this happens the council has to set itself indicators and targets and will monitor progress against these.

11.3.2 Monitoring will focus on the key indicators and targets the council has set itself in both the sustainability appraisal and those already being monitored for the regional spatial strategy. In addition we have been asked to monitor, by the government, a set of key indicators, in our annual monitoring report (AMR) prepared each year at the end of December, to track activity and achievements in the previous financial year.

11.3.3 The AMR tracks :

- how policies are working in practical terms;
- how plans and policies are affecting the wider national indicators set by government and those indicators we monitor on a local level because they inform us of issues important to the district;
- how the programme for the preparation of the LDF is progressing and whether any adjustment to the Local Development Scheme is necessary.

11.3.4 The AMR will use existing systems for monitoring the supply and take up of housing land on a 6 monthly basis, annual monitoring of employment land take up, urban capacity study updates, retail and other surveys as well as developing new areas.

11.3.5 Regular monitoring of progress against targets will help determine when an element of the LDF requires to be reviewed and thus ensure the framework remains up to date.

Figure 8: Implementation and monitoring framework

Core Strategy Policy	Principal Means of Implementation	Lead and key partners	Timescale	Indicators of success	Target
<b>S1 settlement hierarchy Objective 1</b>	- Area specific DPDs - Development control	<b>ADC</b> , developers, land owners, parish councils	Throughout plan period	- All newly permitted development in settlement categories 1,2 and 3 except for exceptions housing development	<b>100% of cases</b>
<b>S2 sequential approach to development Objective 1</b>	- Urban capacity study - Area specific DPDs - Development control	<b>ADC</b> , developers, land owners, parish councils	Throughout plan period	- % of development completions on previously developed land and buildings	<b>45% by2008 then 50% by 2016</b>
<b>S3 sustainability criteria Objective 1 and 9</b>	- Area specific DPDs - Development control - Site specific SPD - Strategic Flood Risk Assessment	<b>ADC, Environment Agency</b> developers, land owners, parish councils	Throughout plan period	- All newly permitted development acceptable against sustainability criteria - All newly permitted development located in areas not at risk from flooding or where flood risk has been assessed and mitigated	<b>100% of cases</b>  <b>100% of cases</b>
<b>S4 Phased release of housing land Objective 2</b>	- Urban capacity study - Area specific DPDs - Development control	<b>ADC</b> , developers, land owners	Throughout plan period	- Performance of housing supply against the housing trajectory	<b>From 2011 delivery does not exceed a 10% - 20% variance from the annual RSS housing allocation</b>

Core Strategy Policy	Principal Means of Implementation	Lead and key partners	Timescale	Indicators of success	Target
<b>S5 Housing density Objective 2</b>	<ul style="list-style-type: none"> <li>- Site specific SPD</li> <li>- Development control</li> </ul>	<b>ADC</b> , developers, land owners	Throughout plan period	<ul style="list-style-type: none"> <li>- % new dwellings completed at densities of               <ol style="list-style-type: none"> <li>1) &lt;30 dwellings per Ha</li> <li>2) 30-50 dwellings per Ha</li> <li>3) Over 50 dwellings per Ha</li> </ol> </li> </ul>	<b>&lt;10% of dwellings below 30dph in any year</b>
<b>S6 Affordable Housing Objective 2</b>	<ul style="list-style-type: none"> <li>- Partnership working</li> <li>- Development control through S106 agreement</li> <li>- Housing needs survey</li> <li>- Affordable housing SPD</li> </ul>	<b>ADC, RSLs</b> , developers, land owners, parish councils	Throughout plan period	<ul style="list-style-type: none"> <li>- No. of affordable housing units provided</li> </ul>	<b>50 units per yr across the district until 2009/10</b>
				<ul style="list-style-type: none"> <li>- affordable housing as a % total housing achieved on cross subsidy sites</li> </ul>	<b>35%</b>
<b>S7 Sites for gypsies Objective 2</b>	<ul style="list-style-type: none"> <li>- Sites identified in response to need</li> <li>- Area specific DPDs</li> </ul>	<b>ADC, gypsy council</b> landowners, parish councils	As necessary	<ul style="list-style-type: none"> <li>- No. and distribution of incidents per yr. of unauthorised encampments</li> </ul>	<b>No target set</b>
<b>S8 Economic regeneration Objective 3</b>	<ul style="list-style-type: none"> <li>- Area specific DPDs</li> <li>- Development control</li> <li>- Regeneration projects</li> </ul>	<b>ADC, NCC, NSP, ONE</b> , developers, land owners etc	Throughout plan period	<ul style="list-style-type: none"> <li>- No. of people in employment and % unemployed</li> <li>- Proportion of jobs by sector</li> <li>- No of new business start ups</li> <li>- No of new jobs created</li> </ul>	<b>&lt;2% unemployed</b>  <b>150 per year</b> <b>200 per year</b>

Core Strategy Policy	Principal Means of Implementation	Lead and key partners	Timescale	Indicators of success	Target
<b>S9 Employment land allocation Objective 3</b>	<ul style="list-style-type: none"> <li>- Area specific DPDs</li> <li>- Development control</li> <li>- Employment land review</li> </ul>	<b>ADC</b> , Highways Agency, developers, land owners and funding agencies	Throughout plan period	<ul style="list-style-type: none"> <li>- Amount of business floorspace developed per yr. by type</li> <li>- Amount of employment land lost to other uses</li> <li>- % of employment land developed during plan period in Alnwick, Amble and the villages</li> </ul>	<p><b>No target set</b></p> <p><b>&lt;0.5 hectares per year</b></p> <p><b>57% Alnwick</b></p> <p><b>30% Amble</b></p> <p><b>13% Villages</b></p>
<b>S10 Tourism development Objective 5</b>	<ul style="list-style-type: none"> <li>- Area specific DPDs</li> <li>- Development control</li> </ul>	<b>ADC, Tourism partnerships</b> developers, land owners	Throughout plan period	<ul style="list-style-type: none"> <li>- % of newly permitted tourist developments in settlement categories 1,2 &amp; 3 located on PDL</li> <li>- No of tourists visiting district per year</li> </ul>	<p><b>&gt;90% in settlements 1, 2 &amp; 3</b></p> <p><b>&gt;50% on PDL</b></p> <p><b>no target set</b></p>
<b>S11 Locating development in accordance with accessibility principles Objective 7</b>	<ul style="list-style-type: none"> <li>- DC Policies DPD</li> <li>- Area specific DPDs</li> <li>- Development control through S106 agreement</li> <li>- Transport assessments and travel plans</li> </ul>	<b>ADC, NCC Highways and Public transport</b> , developers, land owners, public transport operators	Throughout plan period	<ul style="list-style-type: none"> <li>- % of new residential development within 30 mins public transport time of core services</li> <li>- Amount of completed development complying with parking standards</li> <li>- % of journeys using travel modes other than the private car</li> </ul>	<p><b>90% of all devt</b></p> <p><b>90% of all devt</b></p> <p><b>No target set</b></p>

Core Strategy Policy	Principal Means of Implementation	Lead and key partners	Timescale	Indicators of success	Target
<b>S12 Protecting bio and geo diversity</b> <b>Objective 8 &amp; 9</b>	<ul style="list-style-type: none"> <li>- Environmental assessments</li> <li>- Development control</li> <li>- Northumberland BAP</li> </ul>	<b>ADC, Natural England, NWT,</b> developers, land owners, NCC,	Throughout plan period	<ul style="list-style-type: none"> <li>- Incidence of change in areas and populations of biodiversity importance</li> <li>- Ensure SSSIs / SNCIs are maintained in or are recovering towards favourable condition</li> <li>- hectares of wildlife habitat restored</li> <li>- hectares of wildlife habitat created</li> </ul>	<p><b>Zero incidence of loss of species or habitat</b></p> <p><b>95% by 2010</b></p> <p><b>Zero incidence of SSSI / SNCI degrading</b></p> <p><b>No target</b></p> <p><b>No target [</b></p>
<b>S13 Landscape character</b> <b>Objective 8 &amp; 9</b>	<ul style="list-style-type: none"> <li>- SPD on landscape character assessment</li> <li>- Development control</li> </ul>	<b>ADC, AONB Partnership, NNP,</b> developers, land owners, and NCC,	Throughout plan period	<ul style="list-style-type: none"> <li>- hectares of land in open countryside lost to development not related to farming or forestry where not allocated in a DPD</li> <li>- hectares of farmland in agri-environment schemes</li> </ul>	<p><b>&lt;1 hectare per year</b></p> <p><b>No target set</b></p>
<b>S14 Development in open countryside</b> <b>Objective 8 &amp; 9</b>	<ul style="list-style-type: none"> <li>- Development control</li> </ul>	<b>ADC, Natural England,</b> developers, land owners, NCC,	Throughout plan period	<ul style="list-style-type: none"> <li>- hectares of land in open countryside lost to development not related to farming/forestry where not allocated in a DPD</li> <li>- Area of land lost to development in protected areas</li> </ul>	<p><b>&lt;1 hectare per year</b></p> <p><b>&lt;0.5 hectare per year</b></p>

Core Strategy Policy	Principal Means of Implementation	Lead and key partners	Timescale	Indicators of success	Target
<b>S15 Protecting the built and historic environment Objective 10</b>	<ul style="list-style-type: none"> <li>- DC policies DPD</li> <li>- Development control</li> <li>- Conservation projects and SPD</li> </ul>	<b>ADC, English Heritage</b> developers, land owners,	Throughout plan period	<ul style="list-style-type: none"> <li>- Total no. of conservation areas- CAs with appraisal and management proposals</li> <li>- % of listed buildings at risk</li> <li>- No and % of scheduled monuments at risk</li> <li>- No and % of registered gardens and historic parks at risk</li> </ul>	<p><b>12 on adoption of core strategy 100%</b></p> <p><b>&lt;10% Grade 2* or above</b></p> <p><b>&lt;10%</b></p> <p><b>&lt;10%</b></p>
<b>S16 General design principles Objective 6 &amp; 11</b>	<ul style="list-style-type: none"> <li>- DC policies DPD</li> <li>- Development control</li> <li>- Design SPD</li> <li>- Building control</li> </ul>	<b>ADC, architects and designers</b> developers,	Throughout plan period	% of new development scoring 'high' on sustainable design index	<b>&gt;75% of permissions</b>
<b>S17 Town centres Objective 1 &amp; 4</b>	<ul style="list-style-type: none"> <li>- Regeneration projects eg MTI</li> <li>- Development control</li> </ul>	<b>ADC, Community Devt Trusts</b> developers, land owners,	Throughout plan period	<ul style="list-style-type: none"> <li>- % of new town centre development scoring 'high' on sustainable town centres index</li> <li>- % of total completed development for retail, office &amp; leisure taking place in town centres</li> <li>- % of floorspace of new developments taking place in town centres which is located in Alnwick, Amble and Rothbury</li> </ul>	<p><b>&gt;75% of permissions</b></p> <p><b>&gt;75% of permissions</b></p> <p><b>55% Alnwick</b> <b>35% Amble</b> <b>10% Rothbury</b></p>

Core Strategy Policy	Principal Means of Implementation	Lead and key partners	Timescale	Indicators of success	Target
<b>S18 Provision of social and community facilities Objective 1</b>	<ul style="list-style-type: none"> <li>- Area specific DPDs</li> <li>- Development control</li> <li>- regeneration projects</li> <li>- action by service agencies</li> </ul>	<b>ADC, NCC, LSP, Service agencies,</b> developers, land owners,	Throughout plan period	- % of developments where there is sufficient capacity in services to accommodate it or services have been provided in time to serve the development.	<b>100%</b>
<b>S19 Education facilities Objective 1</b>	<ul style="list-style-type: none"> <li>- Putting the Learner First Strategy</li> <li>- Development control</li> </ul>	<b>ADC, NCC as LEA</b> School Governing Bodies	Principally 2010 onwards	<ul style="list-style-type: none"> <li>- % of settlements in tiers 1,2 and 3 of development strategy retaining education facilities</li> <li>- % of school site redevelopment proposals where satisfactory alternative education provision is made</li> </ul>	<b>100%</b>  <b>100%</b>
<b>S20 Recreational and amenity assets Objective 1 &amp; 9</b>	<ul style="list-style-type: none"> <li>- Open Space and Playing Pitch Strategies</li> <li>- Area specific DPDs</li> <li>- Development control</li> </ul>	<b>ADC, NCC, Alnwick District Leisure Trust,</b> parish councils,		<ul style="list-style-type: none"> <li>- Hectarage of net additional open space created</li> <li>- % of eligible OS managed to green flag award standard</li> <li>- % of OS in accordance with quality, quantity and access standards</li> </ul>	<b>No target set</b>  <b>&gt;10%</b>  <b>&gt;50%</b>
<b>S21 Renewable energy Objective 6</b>	<ul style="list-style-type: none"> <li>- Landscape capacity assessments</li> <li>- SPD on renewables</li> <li>- Development control</li> </ul>	<b>ADC, NCC, NEA,</b> developers, land owners	Throughout plan period	- Level of installed megawatt capacity from renewables (total and by type)	<b>&gt;50MW per year total by 2010 increasing to 100 MW total by 2020</b>

Core Strategy Policy	Principal Means of Implementation	Lead and key partners	Timescale	Indicators of success	Target
<b>S22 Energy efficiency Objective 6</b>	<ul style="list-style-type: none"> <li>- SPD on energy effic.</li> <li>- Development control</li> <li>- Building control</li> </ul>	<b>ADC, architects and designers, developers</b>	Throughout plan period	<ul style="list-style-type: none"> <li>- % of new major developments approved with capability to source 20% of energy from renewables</li> <li>- % of residential development constructed to comply with at least level 3 of the code of sustainable homes.</li> <li>- % of all other development constructed to BREEAM 'very good' or 'excellent' standard.</li> </ul>	<p><b>100%</b></p> <p><b>100%</b></p>
<b>S23 Planning obligations Objective 1</b>	<ul style="list-style-type: none"> <li>- DC policies and area specific DPDs</li> <li>- SPD on obligations</li> <li>- Negotiation through development control</li> </ul>	<b>ADC, developers, land owners, service agencies</b>	Throughout plan period	<ul style="list-style-type: none"> <li>- % of new developments complying with SPD on obligations</li> </ul>	<b>&gt;90% of developments once SPD on obligations adopted</b>
<b>Whole Core Strategy</b>	<ul style="list-style-type: none"> <li>- The Combined appliance of policies leads to need for a number of general contextual indicators to track progress</li> </ul>	<b>ADC</b>	Throughout plan period	<ul style="list-style-type: none"> <li>- Population structure trends</li> <li>- Household structure trends</li> <li>- Housing tenure and stock</li> <li>- Commuting patterns</li> <li>- 2<sup>nd</sup> &amp; holiday homes as % of all dwellings</li> <li>- Monitoring house price to income ratios</li> <li>- Total waste tonnage and % recycled</li> <li>- Crime rate (no of offences per 1000 population)</li> <li>- No of super output areas in the most deprived 20% and 10% in the country</li> </ul>	<b>Contextual – no targets set</b>

**Responsibilities:**

ADC - Alnwick District Council

CHA - County Highway authority

LEA - Local Education authority

LSP - Local strategic Partnership

NCC - Northumberland County Council

NEA - North East assembly

NNP - Northumberland National Park

NWT - Northumberland Wildlife Trust

ONE – One North East – the Regional Development Agency

RSL – Registered Social Landlords – principally housing associations

In many policy areas the Planning Inspectorate will also have a key role to play in determining appeals against refusal of planning permission in accordance with these policies of the Core Strategy

## Appendix A: List of local plan policies replaced by Core Strategy policies

Local Plan Policy	Policy Topic	Replaced by Core Strategy Policy	Comments
RE1	Protecting the environmental wealth of the district	S12 and S13	
RE13	Policy to protect wildlife/habitats	S12	
RE11	Devt within the LEAF project area	Deleted not replaced	Policy is now superfluous as project does not exist
RE12	Landscape enhancement as part of development	Deleted not replaced	Policy is now superfluous as allocations referred to are not being carried forward
RE17	Protection of areas of high landscape value	S13 replaces policy element relating to Area of High Landscape Value	
RE18	Protecting high grade agric land	S14	
RE23	Control over intrusive development in open countryside	S14	
RE24	Landscape rehabilitation	Deleted not replaced	Policy is now superfluous
RE28	Environmental Assessment	Deleted not replaced	Policy merely reiterates national policy in circulars and regulations and is superfluous
BE1	Protection of nationally important archaeological sites	S15	
BE3	Preservation of listed buildings	S15	
BE7	Design of new development	S16	
BE14	Designing out crime	S16	
H1	New housing in smaller villages to meet exceptional local need	S1	
H2	Housing development within the villages with settlement boundaries	S1	
H3	Housing allocations	Deleted not replaced	All existing allocations are now either developed out or are deleted
H7	Redevelopment of non-conforming sites	S9 and S16	
H9	Control of residential development on Amble Caravan Park	Deleted not replaced	Policy is now superfluous as the site is now in private ownership
H10	Restriction of housing development in open countryside	S1 and S2	
H14	Provision of affordable housing	S6	
H15 } H16 }	Exceptional local needs housing	S6	
H18	Provision of high quality dwellings	Deleted not replaced	Policy is now superfluous
H21	Provision of sites for gypsies and travelling people	S7	

TT4	Effect of traffic from development on the network	S11	
TT6	Road layouts in new development	S11	
TT7	Provision of parking in Greenwell Road	Deleted not replaced	Policy successfully implemented
TT8	Provision of parking in Dispensary Street	Deleted not replaced	Policy successfully implemented
TT14	Provision for cyclists	S11	
ED1	Employment land provision	S9	
ED2	Development of infill sites on existing industrial estates	S9	
ED4	Broadening of employment opportunities	S8	
ED5	Provision of training facilities	Deleted not replaced	Intention of the policy is still relevant but the need for a specific policy has gone
ED9	Small scale industrial/commercial development	S9	
ED11	Non-conforming uses	Deleted not replaced	Policy is now superfluous
T2	Development of permanent holiday accommodation	S10	
T3	Camping and caravan sites in areas of protected landscapes	S10	
CD1	New shopping facilities within primary shopping areas	S17	
CD8	Safeguarding of Weavers way Primary School Alnwick	Deleted not replaced	Policy is unlikely to be implemented in its current form on the allocated site.
CD13	Provision of Open Space in accordance with National Playing Fields Association standards	S20	
CD19	Delivery of open space and recreation through S106 legal agreements	S20 and S23	
CD20	Provision of publicly controlled playing field and sports centre in Alnwick	Deleted not replaced	Policy has been implemented
CD21	Provision of publicly accessible swimming pool in Amble	Deleted not replaced	Policy has been implemented
CD28	Provision of social and community facilities	S18	
CD31	Good quality in design	S16	

## Appendix B: Interrelated plans and strategies that have informed the Core Strategy

### Relevant Plans and Guidance that are material to the Alnwick District Local Development Framework (LDF).

PLAN / STRATEGY	RELATIONSHIP WITH THE LDF
Community Strategy	Sets out the vision of local people within Alnwick district and outlines actions that will be taken towards achieving this vision. The LDF will act as a delivery mechanism for the land-use actions identified.
Planning Policy Guidance Notes	National planning guidance issued by central government. The LDF needs to be in conformity with these documents although should not repeat the advice. The relevant PPGs are <ul style="list-style-type: none"> <li>▪ PPG4 Industrial, Commercial Development and Small Firms</li> <li>▪ PPG13 Transport</li> <li>▪ PPG15 Planning and the Historic Environment</li> <li>▪ PPG16 Archaeology</li> <li>▪ PPG17 Planning for Open Space, Sport and Recreation</li> <li>▪ PPG21 Tourism</li> </ul>
Planning Policy Statements	New form of planning guidance issued by central government. The LDF needs to be in conformity with these documents although should not repeat the advice. The relevant PPSs are <ul style="list-style-type: none"> <li>▪ PPS1 Delivering Sustainable Development</li> <li>▪ PPS3 Housing</li> <li>▪ PPS6 Planning for Town Centres</li> <li>▪ PPS7 Sustainable Development in Rural areas</li> <li>▪ PPS9 Biodiversity and Geological Conservation</li> <li>▪ PPS12 Local Development Frameworks</li> <li>▪ PPS22 Renewable Energy</li> <li>▪ PPS23 Planning &amp; Pollution Control</li> <li>▪ PPS25 Development and Flood Control</li> </ul>
Securing the Future	Sets out the UK government's sustainable development strategy, outlining the principles and priorities for sustainable development, including a number of key commitments.
Regional Spatial Strategy for the North East	With the LDF the RSS will form the statutory development plan. The RSS provides the strategic planning policy framework which the LDF must be in general conformity with. A strategy for how the north east will look over the next 15-20 years
Regional Sustainable Development Framework	The framework sets out a vision for sustainable development in the north-east and the region's contribution to sustainability nationally
Regional Economic Strategy for the North East – Leading the Way	A revised RES was submitted to the Department of Trade and Industry in July 2006. The Regional Economic Strategy (RES) sets out how we are going to deliver greater and sustainable

	prosperity to all of the people of the North East over the period to 2016. It seeks to provide the underpinning economic conditions necessary for the achievement of the region's vision:
Regional Housing Strategy	The RHS prioritises the housing needs of the region to allow decisions to be taken on how to allocate housing resources within the region. It takes an overall view on regional housing need, investment priorities and affordable housing targets
Regional Transport Strategy	A strategy produced by the Regional Planning Body informing the local transport plans and providing a strategic overview of transport strategies and investment priorities
Northumberland County and National Park Joint Structure Plan	The Structure Plan was adopted in January 2005, it's policies will be saved for three years or until such time as the RSS is adopted. It provides a strategic planning framework for the County.
Northumberland Rural Strategy	The strategy seeks: <ul style="list-style-type: none"> <li>- effective management of the environment</li> <li>- a sustainable balance between economic and population growth</li> <li>- increased entrepreneurship in rural areas</li> <li>- reduced problems of poverty and social exclusion</li> <li>- to sustain rural services and rural proof their delivery</li> </ul>
Northumberland County Local Transport Plan	The Local Transport Plan (LTP) is a 5 year integrated strategy document that sets out what the County wants to achieve in relation to highways and transport in Northumberland. This is the second LTP produced for Northumberland and it covers the five year period between 2006 - 2011.
Northumberland Biodiversity Action Plan	A strategy prepared for Northumberland aimed at conserving and enhancing biological diversity
Northumberland Coast Area of Outstanding Natural Beauty Management Plan	The primary purpose is to provide the means for conserving and enhancing the landscape of the AONB for the benefit of the environment, community, visitors and future generations. The LDF seeks to support this objective through appropriate policies
Northumberland National Park Management Plan	This is a management plan and an advocacy document for a new approach to managing the Northumberland National Park.
Alnwick District Council Vision Statement	Sets out the authority's vision and priorities for the next three years, is strongly aligned to the District Community Strategy
Alnwick District Regeneration Strategy	The strategy looks to work in partnership to ensure the council can deliver: <ul style="list-style-type: none"> <li>- excellent infrastructure , IT connectivity and services to businesses</li> <li>- provision, marketing and occupation of business floorspace</li> <li>- improved education and skills levels</li> </ul>
Alnwick District Housing Strategy	The strategy describes the housing investment necessary in Alnwick district to meet the housing need for quality, affordable, well maintained homes,

## Appendix C: Links between the four key Community Strategy goals and the Core Strategy objectives

Community Strategy Goal 1:	Core Strategy Objectives
<p>To create a safe, healthy, vibrant community that recognises the needs of all and provides the opportunity for everyone to engage</p>	<ul style="list-style-type: none"> <li>• Provide sufficient land to meet the district's housing requirements, particularly the need for local affordable housing;</li> <li>• Encourage the regeneration of and enhance the role, vitality and viability of the district's market towns as key service centres.</li> </ul>
Community Strategy Goal 2:	Core Strategy Objectives
<p>To increase the provision of, and improve the quality and access to, essential and specialist services.</p>	<ul style="list-style-type: none"> <li>• Assist in the delivery of a sustainable integrated transport system and enhancing accessibility for all.</li> <li>• Improve the quality of life in the district's settlements by promoting healthy, safe and inclusive communities and ensuring equal access to homes jobs, services, open space, recreational, cultural and community facilities and opportunities</li> </ul>
Community Strategy Goal 3:	Core Strategy Objectives
<p>To encourage and support sustainable business and tourism development that will enhance economic growth and improve employment prospects for all.</p>	<ul style="list-style-type: none"> <li>• Provide sufficient land to meet local employment needs, facilitate economic diversification and achieve sustainable levels of economic growth.</li> <li>• Promote the development of sustainable tourism.</li> </ul>
Community Strategy Goal 4:	Core Strategy Objectives
<p>To conserve and enhance the high quality natural and built environment and character of the district for the enjoyment of all people.</p>	<ul style="list-style-type: none"> <li>• Protect and enhance the quality and unique character of the countryside, and landscape and the geological and biological diversity of the natural environment throughout the district.</li> <li>• Protect and enhance the cultural heritage and built environment of the district.</li> </ul> <p><b>Continued</b></p>

Community Strategy Goal4:	Core Strategy Objectives
	<p><b>Continued</b></p> <ul style="list-style-type: none"> <li>• Promote quality and good design in new development and enhance local character, environmental quality and distinctiveness.</li> <li>• Prevent the unnecessary loss of valuable open land to development. Open land can be important for: farming, landscape quality, local character, recreation, functional floodplain, or ground water protection.</li> <li>• Ensure the most efficient use of natural resources by prioritising: the reuse of previously developed land and buildings; opportunities for renewable energy use; energy efficiency; waste management and recycling; and local sourcing in the design and construction of all development proposals.</li> </ul>

## **Appendix D: Flood zone definitions, from the Environment Agency**

PPS25 Development and Flood Risk December 2006 Annex D (Note these flood zones refer to the probability of river and sea flooding, ignoring the presence of defences) See PPS25 Annex E for minimum Flood Risk Assessment (FRA) requirements.

### **Flood zone one**

Zone 1 is the low probability flood zone as defined in PPS25 Table D.1 page 22. It has less than 1 in 1000 annual probability of river or sea flooding in any year (<0.1%). All uses of land are appropriate in this zone. In this zone, developers and local authorities should seek opportunities to reduce the overall level of flood risk in the area and beyond through the layout and form of the development, and the appropriate application of sustainable drainage techniques.

### **Flood zone two**

Zone 2 is the medium probability flood zone as defined in PPS25 Table D.1 page 23. It has between a 1 in 100 and 1 in 1000 annual probability of river flooding (1% - 0.1%) or between a 1 in 200 and 1 in 1000 annual probability of sea flooding (0.5% - 0.1%) in any year. 'Water compatible', 'less vulnerable' and 'more vulnerable' land uses are appropriate in this zone as defined in PPS25 Table D.2: Flood Risk Vulnerability Classification. The zone is represented by the light blue area on the Environment Agency's Flood Map.

### **Flood zone three A**

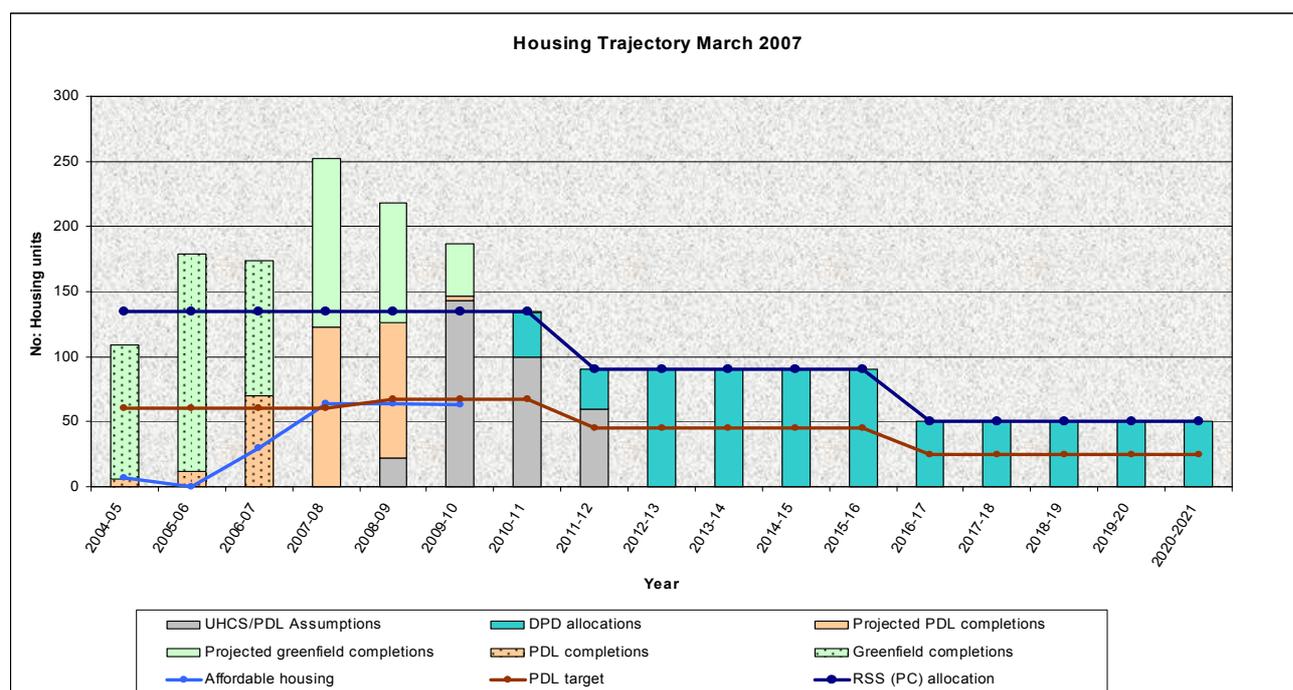
Zone 3a is the high probability flood zone as defined in PPS25 Table D.1 page 23-24. It has a 1 in 100 or greater annual probability of river flooding (>1%) or a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year.

In zone 3a 'water compatible' and 'less vulnerable' uses of land defined in PPS25 Table D.2 are appropriate; the 'highly vulnerable' land uses should not be permitted; the 'more vulnerable' and 'essential infrastructure' uses should only be permitted subject to passing the Exception Test (PPS25 para D9). Essential infrastructure permitted in this zone should be designed and constructed to remain operational and safe for use in times of flood. All proposals in this zone require an FRA. This zone is represented by the dark blue area on the Environment Agency's Flood map.

### **Flood zone three B**

Zone 3b is the functional floodplain as defined in PPS25 Table D.1 page 24. This is land where water has to flow or be stored in times of flood. It has an annual flooding probability of 1 in 20 (5%) in any year or is designed to be flooded in an extreme (0.1%) flood. Only 'water compatible' and 'essential infrastructure' development as defined in PPS25 Table D.2 should be permitted in this zone and all proposals require an FRA. Essential infrastructure requires to pass an exception test (PPS25 para D9).

## Appendix E: Housing trajectory 2004-2021



\*Projected completions comprise those under construction plus extant planning application which have been discounted (Source 5 year Deliverable Housing Land Supply V1/2007)

\*\*Figures for 2004-2007 comprise actual approvals for affordable housing, 2007/8-2011 are targets necessary for the authority to meet the overall target of 228 new affordable units. Beyond 2011 will require further data.

	Completions	Projected completions	Affordable Housing	UHCS/PDL	DPD allocations	Total	RSS allocation
<b>2004-05</b>	109		7			109	135
<b>2005-06</b>	179		0			179	135
<b>2006-07</b>	174		30			174	135
<b>2007-08</b>		252	64			252	135
<b>2008-09</b>		196	64	22		218	135
<b>2009-10</b>		44	63	143		187	135
<b>2010-11</b>		1		100	34	135	135
<b>2011-12</b>				60	30	90	90
<b>2012-13</b>					90	90	90
<b>2013-14</b>					90	90	90
<b>2014-15</b>					90	90	90
<b>2015-16</b>					90	90	90
<b>2016-17</b>					50	50	50
<b>2017-18</b>					50	50	50
<b>2018-19</b>					50	50	50
<b>2019-20</b>					50	50	50
<b>2020-21</b>					50	50	50
<b>Totals</b>	462	493	228	325	674	1954	1645

UHCS – Urban Housing Capacity Study

PDL – Previously developed land

## APPENDIX F: Affordable housing definitions

### “Affordable housing” is:

“Affordable Housing includes social rented and intermediate housing provided to specified eligible households whose needs are not met by the market. Affordable housing should:

- Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.
- Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision”.

It is important that affordable housing provided under policy S6 is actually affordable to those who cannot access market housing. In the context of social rented housing affordability is defined as rent levels being kept within the housing corporation rent cap, which are determined through the national rent regime.

It is relatively easy to monitor and control rental levels, particularly if the housing is to be provided through a registered social landlord. Affordable housing for sale must also be kept at an affordable price, though this is less easy to calculate or control. The council believes that a reasonable price for an affordable house is up to 3.5 times the average gross household income in the area in question. This is the level that it is realistic to expect new homeowners to borrow up to in order to finance the purchase of a house. The average gross household income will be determined by the council on the basis of robust, locally based, evidence.

This initial affordable price will be registered with the land registry as the base valuation for the property. At the time of any subsequent sale of the property the change in market price as a percentage of the original market value of similar properties in the same postcode sector listed in the land registry Index for properties will be applied to the base valuation to arrive at the new affordable price for the property. This means that the affordable value effectively “tracks” the market value over time.

All affordable sale prices and non-registered social landlord rents at initial and subsequent occupancy will require to be certified by the council to ensure the sale price still relates to the average gross household income in the locality. To assist the affordable housing provider or occupier to determine the affordable sale price or rent, the council will certify the price/rent as affordable at the time the affordable housing unit is built and on every future occasion it is intended that occupancy will change in accordance with the criteria in the policy (with the exception of registered social landlord properties, as registered social landlord rents are capped by the housing corporation).

It is also important that affordable housing is available to local people in need, both initially and in subsequent re-lettings. As with the affordability issue, this is easier to control if the housing is rented, as the council has a housing register for allocation of its own rented housing. This can equally be used to nominate occupiers for housing rented through a registered social landlord or other rental mechanisms but affordable housing for sale must also go to those in local need.

### “Local housing need” exists where:

People can demonstrate a need to be housed locally by virtue of their strong local connections i.e.

1. People who have had their main place of residence locally for the preceding 2 years; OR
2. People who are employed locally or are to be employed locally or have retired from employment locally and wish to remain in the area; OR
3. People whose work provides local services and who need to live locally; OR
4. People who have long standing connections with the area, such as the children of local residents or elderly people, who need to move back to the area to care for or be cared for by relatives or other carers, AND
5. People lack their own housing or live in housing which is inadequate or unsuitable to meet their existing and future requirements whether because of its tenure, size, type, design, condition security or cost; OR
6. People are unintentionally homeless and last resided locally, AND
7. People are unlikely to be able to meet their needs in the existing local housing market without assistance through discounting of sale price or rent.

These criteria are chiefly in place to stop those who can afford a house on the general market taking an affordable house and thus reducing the supply, but also to prioritise local people, helping to maintain the vitality of local communities.

Occasionally there may be cases of trying to “cheat”, for example by claiming a local need where none exists. Those being nominated for affordable housing will thus be monitored to ensure the criteria are being complied with.

#### “Locally” means:

The settlement or parish in which the affordable housing units are proposed to be sited.

Exceptionally, where no occupants can be identified from those persons in housing need **locally**, a cascade system will operate controlled by a section 106 legal agreement where occupants may be considered first from those in housing need from immediately adjoining parishes. In the event that no occupants can be identified from this source, occupants may be considered from those in housing need elsewhere in Alnwick district provided always that on the property subsequently being vacated it is offered back to those in housing need locally.

It may be the case that between a local need being identified and the houses being built, the local need has been displaced. This change in circumstances is also likely to occur in subsequent re-occupations.

Under these exceptional circumstances, it may be necessary to operate a cascade system, where if no occupants can be identified in the settlement and/or parish in which the housing is situated, occupants can be considered from outside the settlement and/or parish. Those in housing need from immediately adjoining parishes will be considered first, and if no occupants can be found then occupants may be considered from those in housing need elsewhere in the District.

This cascade system is necessary to ensure that affordable houses do not lie vacant for long periods of time. On each subsequent re-occupation, the search for occupiers must start from the top of the cascade, to ensure that local people are always given priority.

## Glossary

### A

#### **Accessibility**

The ability of everyone to go where they want. A measure of the extent to which people can get to employment and key services at reasonable cost, in reasonable time and with reasonable ease.

#### **Affordable housing**

Housing provided at a cost considered to be affordable in relation to average incomes or the price of general market housing. The housing may be to rent or buy, often through a registered social landlord.

#### **Alnwick District Wide Local Plan**

A written statement and proposals map adopted by the council in April 1997. The document will in due course be replaced by the local development framework.

#### **Annual Monitoring Report (AMR)**

A report produced by the council and submitted to government to assess the production of policy documents and whether policies are working and targets being met.

#### **Area of Outstanding Natural Beauty (AONB)**

A statutory landscape designation to recognise, conserve and enhance landscape of national importance.

#### **Area Action Plans**

Used to provide a planning framework for areas of change and areas of conservation. Area Action Plans have the status of Development Plan Documents.

### B

#### **Biodiesel**

A low polluting fuel for most diesel engines, from fresh or waste vegetable oils that can be mixed and stored with petroleum diesel fuels.

#### **Biodiversity**

The whole variety of life on earth measured as the wide range of plants, animals and ecosystems within particular habitats in particular areas.

#### **Brownfield**

Previously-developed land (often referred to as brownfield land)

‘Previously-developed land is that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure.’

The definition includes defence buildings, but excludes:

- Land that is or has been occupied by agricultural or forestry buildings.
- Land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures.
- Land in built-up areas such as parks, recreation grounds and allotments, which, although it may feature paths, pavilions and other buildings, has not been previously developed. *continued*

– Land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time (to the extent that it can reasonably be considered as part of the natural surroundings). There is no presumption that land that is previously-developed is necessarily suitable for housing development nor that the whole of the curtilage should be developed.

## **C**

### **Census 2001**

A survey of all people and households in the country.

### **Community Strategy** (See also *Northumberland Sustainable Community Strategy*)

A dynamic plan for the future developed by the community.

### **Commuted payment**

A financial contribution by a developer to the council for the provision of for example, community facilities, affordable housing or transport infrastructure rather than building them. The council will then provide the necessary facilities within an agreed timescale.

### **Compulsory Purchase Order (CPO)**

The power of a public body to acquire land for redevelopment

### **Conservation Area**

An area of special architectural or historical interest, agreed by the council and local community, designated for protection to preserve and enhance its character.

### **Core Strategy**

A development plan document which sets out a spatial vision for the area, spatial objectives and policies to deliver it and forms part of the local development framework.

### **Cross subsidy schemes**

Cross subsidy is the use of profits from one activity to cover losses from another.

### **Curtilage**

The area, normally within the boundary of a property, surrounding the main building. In terms of a house and garden, the garden normally forms the curtilage of the property.

## **D**

### **Development Plan**

Consists of the Regional Spatial Strategy and development plan documents. It is the statutory starting point in the consideration of planning applications.

### **Development Plan Documents (DPDs)**

DPDs can be the Core Strategy, Site Allocations, Area Action Plans, Proposals Map and General Development Control Policies. Development Plan Documents together with the Regional Spatial Strategy will form the Development Plan for the area.

### **Development Trust**

A limited company, usually a registered charity, set up in response to locally identified issues which takes a lead in economic, social and community regeneration.

### **Discounted private sector rented housing**

Housing available to people otherwise unable to afford housing to rent through a private landlord, at a rent lower than the market level.

**E****Examination in Public** (See also *Planning Inspectorate*)

A process conducted by a planning inspector to determine whether a development plan document is sound. The nine tests of soundness are defined by PPS12.

**F****Floodplain**

Flat or level land along a river, stream or in a tidal area that is covered by water during a flood.

**G****Geodiversity**

A term to describe the wealth and variety of geological layers represented in the land underlying the district.

**Greenfield** (See also *Brownfield*)

Land which has not been developed before or which has reverted to natural landscape.

**H****Habitat**

The natural home or environment of a plant or animal.

**Hectare**

A unit of land area equivalent to 10,000 square metres or 0.01 of a square kilometre. One Hectare is approximately equal to 2.5 acres.

**Heritage coastline**

A non-statutory designation defined by agreement with national and local partners.

**Housing Needs Survey**

Assessment of housing needs in the local area. This plays a crucial role in underpinning the planning policies relating to affordable housing and housing location.

**I****Indices of multiple deprivation**

Government formulated figures from a combination of deprivation calculations based on income; employment; health and disability; education; skills and training; housing and services; living environment and crime.

**Infrastructure**

A collective term for services such as roads, electricity, sewerage, water, education and health facilities.

**Integrated transport system**

A network of bus, rail and road links rather than individual routes. The links may be connected in terms of physical access, ticketing, service frequency, timing and capacity.

**Issues and options stage**

The first stage of the LDF in which the council brings possible issues and options for the district into the public domain.

**L****Landscape capacity studies**

Studies carried out to assess the sensitivity and capacity of the landscape to incorporate development for example wind farms and turbines.

**Landscape character assessment**

Identifies areas with similar features or qualities, mapping and classifying them and describing their character. It is based on an understanding of landscape character and of the natural, historic and aesthetic factors that combine to create local distinctiveness.

**Listed Building**

A building or structure of special architectural or historic interest included on a national register, approved by the Secretary of State, and giving key details of each building.

**Local Development Documents**

The collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.

**Local Development Framework**

This sets out, in the form of a 'portfolio' or 'folder', the Local Development Documents which collectively deliver the spatial planning strategy for the council's local planning authority area. The Local Development Framework will include Local Development Documents, the Local Development Scheme and the Annual Monitoring Report.

**Local Development Scheme**

This is a public statement of the council's programme for the production of Local Development Documents.

**Local Strategic Partnership**

A group of public, private, voluntary and community organisations and individuals, in a local authority area, that is responsible for preparing the Community Strategy.

**M****Mitigation**

The term mitigation (unless otherwise stated) is used to refer to the full range of responses used to counter significant and unavoidable adverse impacts, as set out in PPS1 (paragraph 19) and PPS9 (paragraph 1), and includes both mitigation and compensatory measures.

**N****National Park (Northumberland)**

A statutory designated area the purpose of which is to conserve or enhance its natural beauty, wildlife and cultural heritage, and to promote opportunities for public understanding and enjoyment of its special qualities. The Northumberland National Park, designated in 1956, is a Local Planning Authority with its own vision and policies. The park includes all or part of eight parishes which fall within the Alnwick District.

**Northern Housing Consortium**

A regional group representing the north east, north west, Yorkshire and Humberside and made up of local authorities, housing associations and companies (ALMOs) set up by local authorities to manage and improve all or part of its housing stock.

## **Northumberland Sustainable Community Strategy**

Undertaken by the Northumberland Strategic Partnership, a broad and overarching community strategy for the whole county, due for publication in January 2007.

## **O**

**ONS Census** (See *Census*)

## **P**

**Panel Report** (See also *Planning Inspectorate*)

A report by the panel of an Examination in Public.

**Parish Plans**

A document produced by local parish partners that covers social, economic and environmental issues relevant to the Parish.

**Passive solar energy**

Energy provided by a simple architectural design to capture and store the sun's heat. An example is a south facing window in a dwelling.

**Permitted development rights**

Rights to carry out certain limited forms of development without the need to make an application for planning permission. Described in detail in the Town and Country Planning (General Permitted Development) Order 1995.

**Photovoltaic cells**

Technological component of solar panels that capture energy from the sun and transform it into electricity for use in homes and businesses.

**Planning Inspectorate**

A UK government body appointed by the Secretary of State and given power by the Town and Country Planning (Determination of Appeals by Appointed Persons) (Prescribed Classes) Regulations 1997.

**Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs)**

Government guidance that directs planning throughout the country. The original documents referred to as PPGs will eventually all be replaced by a series of PPSs.

**Preferred Options**

A stage in the preparation of a Development Plan Document.

**Previously Developed Land (PDL)** (See *Brownfield*.)

**Proposals map**

A map to illustrate policies and proposals included in the LDF.

## **R**

**Regional Planning Guidance (RPG) / Regional Spatial Strategy (RSS)**

Regional Planning Guidance for the North East is to be replaced by a Regional Spatial Strategy (RSS) that directs planning in the region. The RSS sets out broad strategic policies for the region over the next 15-20 years. It includes identification of the scale and distribution of new housing and priorities for the environment; transport; economic development; minerals; and waste treatment and disposal.

### **Registered social landlords**

Independent housing organisations, including trusts, co-operatives and companies, registered under the Housing Act 1996.

### **Renewable energy** (See also *biodiesel, passive solar energy & photovoltaic cells*)

Energy obtained from sources that are essentially inexhaustible, for example wood, waste, ground heat, wind and the sun.

### **Rural exceptions sites**

Land allocated or identified for development solely as affordable housing, which would not be released for general market housing.

## **S**

### **Scheduled Ancient Monuments**

A protected archaeological site or historical building considered to be of national importance as defined in the Ancient Monuments and Archaeological Areas Act 1979 and the National Heritage Act 1983.

### **Section 106 agreement**

A legal agreement under Section 106 of The Town and Country Planning Act 1990 that provides for enhancement of local facilities and resources by a prospective developer.

### **Sequential approach**

A planning principle that seeks to identify, allocate or develop certain types or locations of land before others.

### **Spatial planning**

Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function.

### **Special Area of Conservation (SAC)**

A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.

### **Special Protection Area (SPA)**

A site designated under the European Commission Directive on the Conservation of Wild Birds.

### **Statement of Community Involvement**

A clear public statement enabling the community to know how and when they will be involved in the preparation of Local Development Documents and how they will be consulted on planning applications.

### **Statutory Organisations**

Organisations that the council is legally obliged to consult with on the LDF.

### **Structure Plan**

Sets out the county's strategy, policies and main proposals for land use and transport over a period of about 15 years, will be replaced by the Regional Spatial Strategy (RSS).

### **Supplementary Planning Documents**

Documents that covering a range of issues, topics or sites, and may expand policy or provide further detail to policies in a Development Plan Document, but are not subject to independent examination.

### **Sustainable Development**

Development that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Government has set out five guiding principles for sustainable development in its strategy “*Securing the future - UK Government strategy for sustainable development*”.

### **Sustainable Integrated Transport & Sustainable integrated transport system**

A network of rail, road, footpath and cycle links serving the need for access within and between settlements. The network should be served by public transport by bus or train which should be interconnected in terms of physical access, ticketing, service frequency, timing and capacity designed to promote use of more sustainable modes of transport.

### **Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)**

A systematic process to appraise the social, environmental and economic effects of strategies, plans, policies and programmes.

## **T**

### **Test of Soundness**

Defined by PPS12 to assess whether a document is sound.

## **U**

### **Urban Capacity Study**

A study examining the potential capacity of urban areas to accommodate extra housing.

## **W**

### **Windfarm Landscape**

Windfarm landscape – a landscape that is dominated by wind turbines to the extent that the character of that landscape has been materially changed from its previous form.

### **Windfall site**

A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan.