

Tynedale Local Development Framework



CORE STRATEGY

Adopted October 2007



Tynedale
C O U N C I L

Tynedale District



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Introduction

What is the Core Strategy?

0.1 The Core Strategy is one of the documents that will make up the Local Development Framework. It sets out the overall spatial planning strategy for Tynedale up to 2021. The Core Strategy provides the basic principles and policies that will guide development and the use of land, it establishes the general scale and location of development and the Council's approach to the key issues facing the future planning of Tynedale.

0.2 The Core Strategy is the first of three Development Plan Documents to be produced as set out in the Local Development Scheme. Over time it will be complemented by other, more detailed documents setting out site allocations and general policies to determine planning applications. These Development Plan Documents will collectively form part of the statutory development plan on which decisions on planning applications must be based. Once adopted, these Development Plan Documents will replace policies in the existing Local Plan. In the meantime policies in the Local Plan are saved and remain the basis of determining planning applications.

The context for the Core Strategy

National planning policy

0.3 The Core Strategy needs to be consistent with national planning policy as expressed in Planning Policy Guidance (PPGs) and Planning Policy Statements (PPSs), Circulars

and ministerial statements. The Core Strategy has been prepared taking such national policy and relevant guidance into account. The Government Office North East have been consulted at each step in the process and have provided useful feedback in relation to consistency with national planning policy and the development plan system generally. This has informed the Core Strategy.

Regional Spatial Strategy

0.4 The Core Strategy also has to be in general conformity with the Regional Spatial Strategy (RSS) which provides strategic guidance on the general approach to the scale and location of development. For example it sets out the amount of housing and employment land to be provided for in Tynedale.

0.5 The Regional Planning Guidance for the North East published in November 2002 automatically became the RSS with the implementation of the Planning and Compulsory Purchase Act 2004. A new RSS is being developed looking ahead to 2021. This new RSS was submitted in June 2005 and the Examination in Public (EIP) was held in March and April 2006. The report of the EIP Panel who considered the RSS and representations on it was published in August 2006. The Secretary of State published proposed changes in May 2007 and the final version of the RSS is awaited.

0.6 The Core Strategy has been informed by and prepared within the context of the existing and emerging RSS and the policies and guidance within them. Consultation has been carried out at each stage with the North East Assembly who have provided useful feedback and advice on conformity issues. Clearly however, progress has had to be made on the Core Strategy before the revised RSS is finalised. The Core Strategy has been judged at the Examination to be in general conformity with the draft RSS and the proposed changes to it. However, should the adopted RSS differ significantly from the draft, the Council will carry out an early review of the Core Strategy to address any material divergences.

The Tynedale District Local Plan

0.7 The Local Plan was adopted in April 2000. The Core Strategy deals with a number of the more strategic policy areas covered by the Local Plan. In many cases the basic policy approach set out in the Local Plan is being continued in the Core Strategy. The Local Plan provides a key starting point for the Core Strategy therefore.

The Community Plan

0.8 The Tynedale Community Plan, produced by the Tynedale Community Partnership in 2003 sets out a vision and a number of priorities reflecting the views of a wide range of partners and the community generally. The Council's own corporate aims are based on this shared vision and priorities. The Core

Strategy is one of the key ways in which the priorities and more detailed aims of the Community Plan can be achieved. It gives a spatial dimension to a range of activities carried out by the Council and its partners in the wider community which are reflected in the Community Plan. The Core Strategy has therefore been prepared in close consultation with the Community Partnership and its constituent organisations and provides a spatial basis for the implementation of the priorities and aims of the Community Plan. The priorities for the Community Plan and the Council's corporate aims are set out below:

Tynedale Community Plan priorities

- Access to services
- Transport
- Community facilities
- Health and wellbeing
- Caring for and using the environment
- Skills training
- Access to information
- Young people's services
- Involving communities in local issues

Tynedale Council's corporate aims

- Improving our economy
- Strengthening our communities
- Protecting our environment
- Delivering excellent corporate performance

Sustainability appraisal

0.9 Sustainability appraisal has been an integral part of the process of preparing the Core Strategy from the outset. In simple terms this means that the options and policies considered at the various stages have been appraised in terms of their sustainability i.e. their likely impact on a range of social, economic and environmental objectives. The results of these appraisals have informed decisions on options and policies. The Council has used external consultants to actually carry out the appraisals to ensure independence and objectivity. A number of reports concerning the sustainability appraisal process have been published and consulted upon at key stages. The Sustainability Appraisal Report submitted along with this Core Strategy contains comprehensive information about the whole process.

Consultation with the community and other stakeholders

0.10 The Council has undertaken widespread consultation with the community and other stakeholders throughout the process of formulating the Core Strategy. The framework for this is the Statement of Community Involvement (SCI) which was adopted in May 2006. The SCI sets out the Council's commitment and practices in relation to involving individuals and organisations in the Local Development Framework and in planning generally. The Core Strategy has been prepared in compliance with the SCI and the requirements set out in regulations. The input and feedback from organisations and individuals has been used to inform the development of the Core Strategy.

The evidence base

0.11 It is important that the Core Strategy is founded on a robust and credible evidence base. As set out above, national and regional policy, the Local Plan, the Community Plan, sustainability appraisal and consultation with stakeholders all form part of the context for the Core Strategy and the wider evidence base. There is a wide range of other information, strategies, studies and reports that also make up the evidence base. All relevant documents that make up the evidence base have been made available via the Council's website. In addition the Council has published an index of relevant information and documents.

Documents submitted

0.12 The following documents have been submitted to the Secretary of State:

- Core Strategy including Proposals Map - illustrating on map where Core Strategy policies apply.
- Adopted Statement of Community Involvement.
- Sustainability Appraisal Report including technical appendices and summary.
- Statement of consultation.
- Document setting out how the Core Strategy has been developed.
- Key documents making up the evidence base.
- Self assessment of the soundness of the Core Strategy.

How the Core Strategy has been produced

The Core Strategy has been through a number of stages as set out below:

Stage	Date
Discussion Paper on Issues	March 2005
Consultation on Issues and Options	June 2005
Consultation on Preferred Options	February 2006
Formal submission of Core Strategy to Secretary of State and opportunity to make formal representations	October 2006

0.13 Progress on the Core Strategy has been in line with the timetable set out in the Council's Local Development Scheme.

0.14 Having consulted on potential issues in March 2005, the Council published an Issues and Options Document for consultation in June 2005. In addition to a vision and objectives, this set out a number of policies containing basic principles. It then identified a range of issues along with options for the policy approach to be taken on these issues. Prior to consultation on the Issues and Options Document, a sustainability appraisal was carried out by independent consultants, Entec. They appraised the objectives and principles against a range of economic, social and environmental objectives and tested them for consistency with each other. The appraisal also looked at the sustainability implications for the policy options being considered and made recommendations as to the most sustainable option.

0.15 Responses to the consultation exercise and the sustainability appraisal helped the Council decide on preferred options. These preferred options were developed into actual policies which formed the basis of the Preferred Options document published for consultation in February 2006.

0.16 A sustainability appraisal of these preferred options policies was carried out by independent consultants, Natural Capital. This, in addition to the responses to the consultation exercise was used to inform decisions on amending the policies for the submission stage. A sustainability appraisal of the submission policies has also been carried out and is included in the Sustainability Appraisal Report submitted along with the Core Strategy. The Council has published a document setting out clearly how the Core Strategy has evolved from one stage to another and in particular why the preferred options and policies have been pursued.

Implementation and monitoring

0.17 It is important to set out clearly the mechanisms for implementing the policies in the Core Strategy, whether this is through making decisions on planning applications, site allocations and detailed development control policies in later development plan documents or through the wider activities of the Council or its partners. It is also important to monitor the implementation of policies and their effectiveness. This will be done primarily through the Annual Monitoring Report. An implementation and monitoring framework is therefore set out for each of the policies. Appendix 2 gives more detail on how monitoring will be carried out, including the indicators and targets that will be used to assess the effectiveness of policies and the base lines from which monitoring will start. The results of monitoring will be reported in the Council's Annual Monitoring Reports, together with an indication of any action that may be necessary.



Hadrian's Wall

Local Plan policies superseded

0.18 This Core Strategy supersedes certain policies in the Tynedale District Local Plan that were saved beyond 27th September 2007. The Local Plan policies that are superseded by the Core Strategy are as follows:

- General Development Policies GD10, GD11, GD12 and GD13;
- Natural Environment Policies NE1, NE2, NE5 and NE16;
- Built Environment Policies BE1, BE12, BE13, BE16 and BE24;
- Housing Policies H9, H11, H14, H17, H22 and H37;
- Tourism Policies TM3 and TM5;
- Retailing Policies RT1, RT1a, RT2 and RT7;
- Leisure and Recreation Policy LR1;
- Transport Policies TP16, TP17, TP22, TP23 and TP28;
- Community Services and Infrastructure Policies CS5, CS8, CS16, CS28, CS32 and CS33

Section One: A spatial portrait of Tynedale

Physical characteristics

1.1 Tynedale is a large rural district in south west Northumberland, covering some 221,000 hectares. Much of the District is upland countryside with just under a quarter being within the Northumberland National Park for which there will be a separate local development framework. The south western part of the District is within the North Pennines Area of Outstanding Natural Beauty. These upland areas are dissected in an east – westerly direction by the lower lying Tyne Gap which essentially follows the River Tyne and its tributaries. Kielder Water and Forest are in the north west of the District. The physical characteristics of the District mean that it possesses considerable resources in terms of renewable energy, in particular there is currently significant interest in developing wind energy.

1.2 The A69 trunk road and Newcastle – Carlisle railway run east / west along the Tyne Gap corridor linking the District with Tyneside and the A1(M) / East Coast Railway to the east and Carlisle and the M6 / West Coast Railway to the west. The A69 is part of a Euro route linking Northern Ireland to the Baltic via Tyne Ports. The section from Hexham to the A1(M) is dualled. The A68 provides links to County Durham to the south and Scotland to the north.

1.3 Hexham, Prudhoe and Haltwhistle are the three main towns although they are small compared with larger urban areas in the

region. The local centres of Allendale, Bellingham, Corbridge and Haydon Bridge also act as key service centres for the rural areas. Beyond these centres and the larger villages of Stocksfield and Wylam there are numerous smaller villages and hamlets across the District. Much of the District however is very sparsely populated with isolated farms and small groups of houses. It is in fact amongst the most sparsely populated districts in the Country with only 0.3 people per hectare compared with a national average of 2.4 per hectare (2001 Census). The more remote west and north of the District is more sparsely populated than the south east (the Commuter Pressure Area) which is home to approximately three quarters of the population.

Population and demographic trends

1.4 The population of Tynedale in 2001 was 58,808, an increase of 2.7% since 1991. This contrasts with the north east region generally which experienced a decline of 2.8%. Population growth is a long term trend in Tynedale, with an increase of 7% between 1981 and 2001 (2001 Census). The growth in population is caused by net in migration, which exceeds a natural decline (more deaths than births). The population has continued to grow (ONS mid 2004 estimate 59,800).

1.5 Population growth has occurred across the District although there are pockets where the population has remained stable or even

declined. Prudhoe saw the largest growth in population with a 10% increase between 1991 and 2001 largely due to a significant amount of new house building (2001 Census).

1.6 Tynedale has a relatively old population compared with Northumberland, the North East and the UK generally as the table below shows from the 2001 Census.

Age group	Tynedale	N/land	North East	UK
0 - 44 years	54%	55%	59%	60%
45 and over	46%	45%	41%	40%
Pensionable age	21.1%	20.5%	19.2%	18.5%

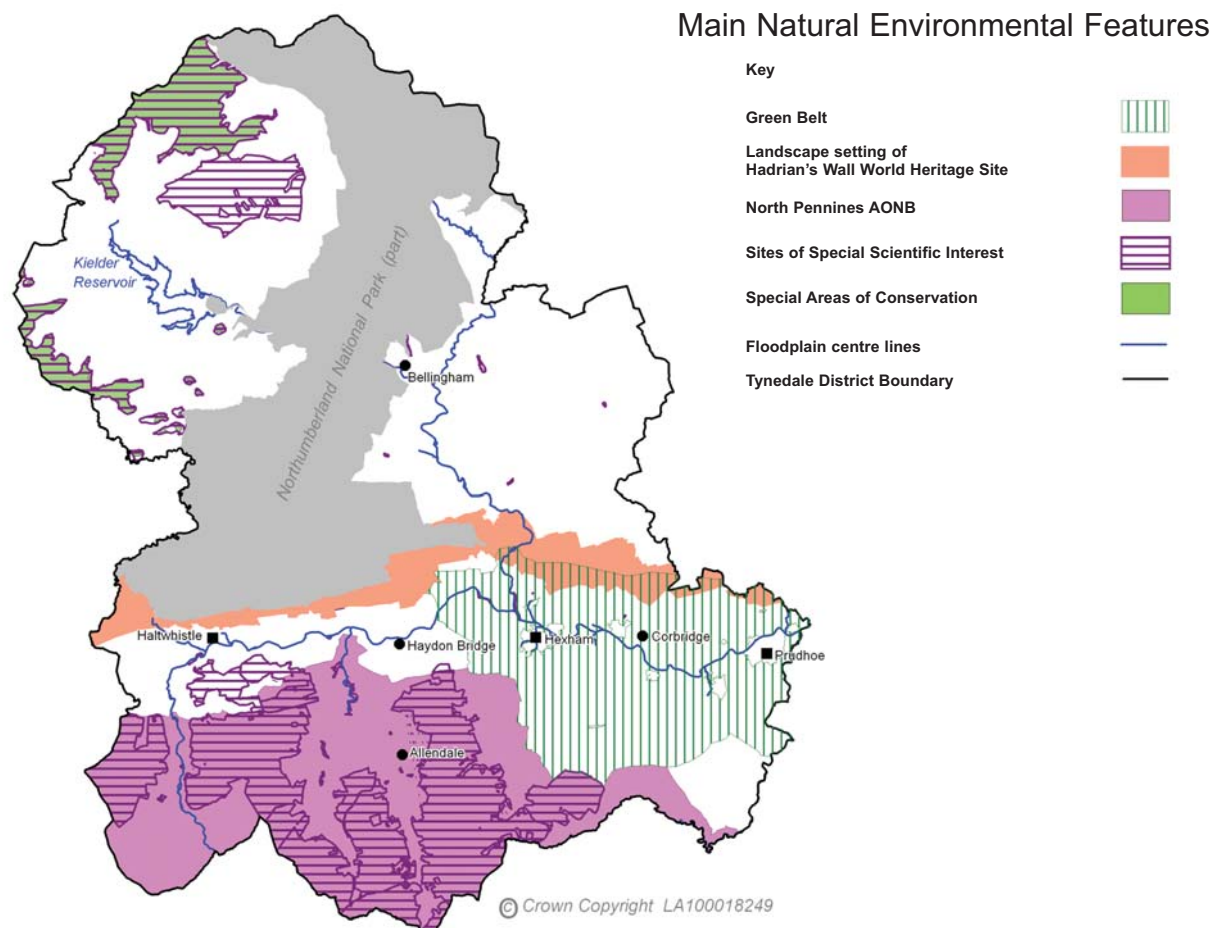
Environmental character

1.7 Tynedale has a rich and diverse natural and built heritage recognised as nationally and internationally important. Approximately a quarter of the area is within the North Pennines Area of Outstanding Natural Beauty. The North Pennines has also been recognised for its geological value with designation as a UNESCO European Geopark. The vast majority of the rest of the area has been categorised as of high landscape value. With its history of agriculture and other traditional rural industries the area has not seen largescale industrialisation as in much of the region. While some parts of the main towns have a more urban character, the overwhelming impression of the District is one of unspoilt countryside, including traditional farmland, open moorland

and substantial areas of woodland. Other areas of countryside reveal traces of an industrial past. This adds to their unique character. The high quality landscape is one of the key features of Tynedale and has become increasingly important to an economy significantly influenced by tourism.

1.8 The District as a whole has a diverse range of species and natural habitats including those of national and even international importance. The North Pennines special Protection Area (SPA), the Irthinghead Mires Ramsar site and the Special Areas of Conservation (SAC) are of international importance. There are six SACs within Tynedale; Tyne and Allen River Gravels, Border Mires/Kielder-Butterburn, North Pennine Moors, River Eden and Roman Wall Loughs. There are 66 Sites of Special Scientific Interest (62% of the area of SSSI is in favourable or unfavourable but recovering condition) and 97 Sites of Nature Conservation Importance along with 6 National Nature Reserves. There are also significant areas of ancient woodland.

1.9 The built heritage of the District is also one of its key assets and helps to make the landscape distinctive. The Hadrian's Wall World Heritage Site runs through the District and there are numerous sites of historic and archaeological value. The historic character of many towns and villages remains. Across the District there are 1,841 listed buildings and structures in settlements and in isolated locations. There are 19 Conservation Areas although a number of historic villages do not have this status.



1.10 Changes in the rural economy have led to a number of buildings in the countryside becoming redundant. This often results in a desire to convert the buildings to residential use.

1.11 In general terms there is a need to protect and enhance the built and natural environment rather than undertake significant regeneration although there are small pockets of towns and villages where renewal or restoration could help to enhance the appearance of the area.

1.12 The Green Belt covers a significant part of the south east of the District from the boundary with Gateshead and Castle Morpeth along the Tyne Valley to the west of Hexham. The Green Belt was extended to encircle the historic town of Hexham in the Local Plan adopted in 2000.

Housing

1.13 At the 31st March 2006 there were approximately 26,700 dwellings in Tynedale of which 3% were vacant (HIP return). There is a very strong housing market in Tynedale and house prices are significantly above the regional average. Between April and June 2006 the average house price in Tynedale was £210,492 compared with £137,861 in the Northern Region generally. Prices have increased significantly in recent years for instance there has been a 50% increase since April - June 2003 when the average price was £140,252 (Land Registry). As the average annual income for those living in Tynedale was £22,311 in 2005 (Annual Survey of Hours and Earnings ONS) there is clearly a significant gap between average incomes and average house prices meaning that many local people are unable to access the private housing market. The Council's housing register currently has approximately 1,600 households seeking affordable housing. A District wide housing needs survey was published in 2006 and this shows that there is a need for 2,285 additional affordable houses over a five year period (Tynedale Housing Needs Study). Given the level of house prices in relation to incomes and the scale of need for affordable housing there is clearly a very pressing need to maximise the amount of new affordable housing within the framework of planned housing requirements and the limitations of public funding.

1.14 The rate of house building has exceeded that planned by some 25% since 1991, a major factor in the continued population growth that the District has seen. At the same time there

remains a significant stock of land with planning permission or allocated for housing. The alteration to the Northumberland Structure Plan adopted in February 2005 provides for a reduced amount of house building in Tynedale up to 2016. Up to 2006 an average of 170 dwellings per year is proposed to reflect current high levels of building and available land. After 2006 the planned rate is an average of 100 dwellings per year. This is necessary to bring the rate of house building down to that needed for a stable population rather than continued growth. The Regional Spatial Strategy (RSS) will establish housing requirements up to 2021. The Submission version of the RSS sets out a housing requirement for the District of 125 dwellings per year between 2004-2011, 100 per year between 2011-2016 and 80 per year between 2016-2021. The Examination in Public into the RSS was held in March 2006 and the report of the Panel was published in August 2006. In May 2007 the Secretary of State published Proposed Changes to the RSS which will be the subject of further consultations. These incorporate the Panel's recommendation that the level of housing provision in Tynedale be reduced to 75 dwellings per year up to 2011, 95 per year between 2011 and 2016 and 70 per year between 2016-2021. The situation regarding the amount of housing to be planned for is therefore still to be finalised.

1.15 The adopted Local Plan splits the District into the Commuter Pressure Area (the eastern part of the District around the Tyne Valley) and the Rural Area (the more remote north and west).

The Economy

1.16 There are approximately 22,000 people in Tynedale who are in employment. Of these a relatively high proportion are in part time work, 43.1% compared with the average of 31.8% in the North East. Tourism accounts for 15.7% of those in employment compared with only 8.1% in the North East generally reflecting its importance to the local economy. The manufacturing sector is relatively small, 8.7% compared with 13.8% in the North East generally. Whilst there are only approximately 600 people or 3% employed in agriculture it remains important to the local economy and to environmental character of the area (NOMIS).

1.17 There were 2,500 businesses in Tynedale in 2004. The number of businesses per head of population is relatively high (531 per 10,000 people compared with 227 in the North East generally). Most businesses are small scale with 84% employing 10 or less people and only 4% employing 50 or more (NOMIS). The large employers are concentrated in Hexham and Prudhoe in manufacturing and the public sector.

1.18 The proximity of the major employment centre of Tyneside and the range and quality of jobs available mean that outward commuting continues to be significant particularly in the east of the District. The 2001 Census shows a net outflow of 5,400 people. Newcastle and to a lesser extent Gateshead are the main destinations for work outside of the District. In addition outward commuting to Carlisle occurs on a smaller scale.

1.19 The unemployment rate in Tynedale is relatively low (1.4% June 2006) compared with 3.2% in the North East generally and 2.6% in the UK as a whole (ONS).

1.20 Employment land requirements are established through the Structure Plan and the emerging Regional Spatial Strategy. The alteration to the Northumberland Structure Plan establishes a requirement for at least 30 hectares of employment land in Tynedale up to 2016. The Submission Regional Spatial Strategy sets out provision for up to 55 hectares to 2021. Since 1991 the average rate of development of employment land has been just over 1 hectare per annum (TDC monitoring). Allocated and existing employment land continues to be under pressure for other forms of development, particularly in Hexham for retailing and housing.

Services, facilities and accessibility

1.21 The main towns of Hexham, Prudhoe and Haltwhistle, and to a lesser extent the local centres of Allendale, Bellingham, Corbridge and Haydon Bridge, act as service centres for their own communities and those in the wider area. Main services and facilities such as middle and high schools and health services along with public transport are focused on these centres. Outside of these centres services are limited and whilst some villages provide for local needs, there are a number of villages without basic facilities such as a school or a shop.

1.22 Many people have to travel to a larger village or town to access basic services. Some higher level or specialist facilities are only found in larger urban areas beyond the District.

1.23 Commercial areas within the main towns and local centres are the focus for many facilities. Monitoring of the health of the three main town centres shows that there are concerns about the vitality and viability of all three main commercial areas due to the strong draw of centres outside the District on the additional money that people have to spend. Nonetheless, Hexham appears in a healthier state than Prudhoe and Haltwhistle, reflecting its central location large catchment and large number of visitors. There is some pressure for retail development in Hexham outside of the town centre, particularly on land allocated for employment development.

1.24 With such a large rural area and scattered settlement pattern, public transport services are limited. The Tyne Valley rail line provides a valuable communication link but bus services are fairly infrequent apart from in the main centres and along main routes. Car ownership rates are very high with 81% of households owning a car compared with the national average of 73% and the regional average of 64%. The majority of people rely on cars to travel to work, schools and shops etc. As a result the use of public transport is limited for example only 5.6% of people in Tynedale travel to work by public transport compared with 14% in the North East generally (2001 Census).



Haltwhistle

Section Two: Tynedale in 2021 – a vision for sustainable development

2.1 Having considered what Tynedale is currently like in the spatial portrait, this section of the Core Strategy sets out a vision for what it will be like in 2021.

2.2 In 2021 Tynedale will have retained the many positive characteristics that make it such an attractive place to live, visit and work. The scale of development will have been modest and there will not have been significant physical change. The aims of sustainable development in terms of social, environmental and economic issues will be at the heart of thinking and decision making.

2.3 The character of the built and natural environment will have been maintained and in some cases enhanced. New development will have been sensitively located and designed. Buildings and areas of particular environmental importance will have been given strong protection. Access to and enjoyment of the countryside will have increased, as will the sustainable management of the cultural heritage, countryside and green spaces generally. Biodiversity and geodiversity will have been conserved and enhanced. The overwhelming impression of the District in 2021 will still be one of one of unspoilt countryside.

2.4 The amount of green field land taken up by development will have been minimised and best use will have been made of existing buildings and previously developed land.

2.5 Progress will have been made in terms of energy efficiency and sources of renewable

energy will have been developed sensitively. The amount of waste will have been reduced and there will have been an increase in the reuse and recycling of waste. Approaches to the scale, location and design of development and the generation and use of energy will have made a positive contribution towards tackling the issue of climate change.

2.6 Hexham, Prudhoe and Haltwhistle and to a lesser extent Allendale, Bellingham, Corbridge and Haydon Bridge will continue to act as the key service centres for the wider area. They will have been the focus for new development and the range of services and facilities they offer will have been maintained and in some cases enhanced. The commercial centres of these towns and villages will thrive and provide a range of shopping and other services. A wide network of smaller villages providing core services will have been sustained. Innovative ways of providing and accessing services and facilities will have been developed along with support from a range of organisations. New and improved facilities and public services will have been provided to meet the needs of local communities.

2.7 The population will have stabilised at just under 60,000 and in-migration which fuelled previous growth will have been reduced. Younger people will be more likely to stay in the area due to an increase in affordable housing and improvements in local services and facilities.

2.8 House building rates will have fallen to reflect the needs of a stable rather than continually growing population. The range and type of new housing built will meet the needs of the whole community, particularly those not able to afford market prices. The number of people in housing need will have fallen significantly.

2.9 The local economy will have remained strong and unemployment rates will continue to be low. Further diversification of the economy will have taken place and the range and quality of jobs will have increased. The tourism and leisure sectors will continue to prosper.

2.10 There will be an improved public transport system that is more reliable and more integrated than at present. The extent, frequency and quality of public transport

services will have been enhanced. Opportunities for walking and cycling will have been enhanced.

2.11 The Tyne Gap will continue to provide an important artery through the District, safely and effectively linking Tynedale's main communities with each other, with the regional capitals of the north-east and Cumbria and with Scotland, as well as being integrated with transport links to other parts of Tynedale. The benefits of this will be realised within the local economy through tourism and local employment with the best possible use being made of the railway infrastructure and further improvements to the A69. Transport services and infrastructure will be of a standard and quality that allow the whole community safe, effective access to work, services and facilities.



The landscape of Tynedale

Section Three: Spatial objectives

3.1 Based on the vision for sustainable development in Tynedale, this section sets out spatial objectives to achieve it. These also reflect the Council's corporate aims and objectives (which are in turn based on the Community Plan) and wider sustainability objectives. They are intended to set the broad objectives for the Core Strategy and are the basis for the policies that follow. The objectives are:

- To contribute to the achievement of sustainable development.
- To use natural resources in the most sustainable way.
- To plan and manage development to meet the needs of a stable population.
- To protect and enhance the built and natural environment, biodiversity and cultural assets of Tynedale.
- To support and provide for a range of opportunities to meet the social and economic needs of the whole community.
- To ensure that the design and location of development respects the character and local distinctiveness of Tynedale and promotes safety and well-being.
- To focus the majority of development on Main Towns and Local Centres.
- To protect and enhance community facilities and services and maximise accessibility to them.
- To protect the countryside from unnecessary development.
- To minimise flood risk.
- To improve accessibility for the whole community especially by more sustainable forms of travel.
- To help mitigate and adapt to the effects of climate change.

Section Four: General development principles

4.1 This section sets out a number of strategic principles that will guide development and land use and the wider spatial planning of Tynedale. They are over-arching policies which apply regardless of the particular form of development being considered.

The general location of development

4.2 In a rural area like Tynedale, the main towns and local centres have a vital role to play in providing jobs, services and facilities for a wide area. Hexham, Prudhoe and Haltwhistle are identified in the Submission Draft RSS as rural service centres, and are therefore the main focus for development, forming the upper tier of the settlement hierarchy in Policy GD1. The local centres of Allendale, Bellingham, Corbridge and Haydon Bridge should accommodate a scale of development that complements their function within the District. Together the main towns and local centres are regarded as the urban areas in terms of the RSS approach to development patterns. Smaller villages have a role to play in accommodating some new developments but on a small scale in keeping with their character. The list of smaller villages is set out in Appendix 1. For new build housing, Policy H3 sets out criteria for the smaller villages to be considered sustainable in terms of the existence of services and facilities and public transport links. This would currently limit the number of smaller villages where new build housing would be permitted or allocated to approximately 30. The open countryside is

defined as everywhere outside the built up area of a town or village and includes sporadic groups of buildings.

4.3 Decisions on site allocations and individual development proposals will be made in line with the approach set out in Policy GD1 unless there are other policies which set out a modified approach – i.e. housing, economic development and tourism.

Core Strategy Policy GD1

The following principles will apply to the location of all development unless specifically covered by development plan policies:

- **Main towns – Hexham, Prudhoe and Haltwhistle:** the main focus for development and also where any large scale individual developments would be located.
- **Local centres – Allendale, Bellingham, Corbridge and Haydon Bridge:** to a lesser extent the focus for development.
- **Smaller villages:** small scale development only.
- **The open countryside:** development limited to the re-use of existing buildings.

In all cases the scale and nature of development should respect the character of the town or village concerned and take into account the capacity of essential infrastructure.

Policy GD1 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Decisions on planning applications.

Monitoring:

- Monitoring of development proposals approved in terms of location and scale.
- Monitoring of development approved as a departure from this policy.

Prioritising sites for development

4.4 Policy GD1 provides the starting point for determining the suitability of land for development and the sequential approach to site selection. The relative position of the town or village in the hierarchy set out in Policy GD1 will determine the general scale of development appropriate and the need for land to be allocated or permitted. Once the principle and general scale of development in a particular town or village have been determined, the sequential approach to site selection will be applied, prioritising previously developed land and existing buildings; this is set out in Policy GD2. A combination of Policies GD1 and GD2 will ensure that the particular development needs of the main towns and local centres are met in order to sustain their roles whilst giving appropriate priority to the use of well located, previously developed land and allowing for small-scale development in smaller villages to sustain the wider rural community. For the

purposes of this policy the definition of previously developed land includes that previously developed with agricultural buildings.

Core Strategy Policy GD2

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

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

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

Settlements are as set out in Policy GD1.

Policy GD2 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Decisions on planning applications.

Monitoring:

- Monitoring of development proposals approved in terms of location within settlements and land type.
- Monitoring of development approved as a departure from this policy.

The Green Belt

4.5 Tynedale has an extensive area of Green Belt which runs westwards from Tyneside along the Tyne Valley to surround Hexham. The purpose of the Green Belt in Tynedale is to prevent the spread of the Tyneside conurbation, to prevent the merger of settlements in the Tyne Valley, to protect the character and setting of historic settlements such as Hexham and to assist in safeguarding the countryside from encroachment. In line with strategic policy, it is not intended to change the boundaries of the existing Green Belt. There are some villages which are washed over by the Green Belt and have boundaries which are defined on the Proposals Map within which limited infill development can take place. These boundaries reflect those in the Local Plan.

Core Strategy Policy GD3

The existing boundaries of the Northumberland Green Belt will be maintained.

The following settlements within the Green Belt have boundaries for limited infill development defined on the Proposals Map:

- Broomhaugh
- Fourstones
- Mickley Square
- Newbrough
- Wall
- Whittonstall

Policy GD3 Implementation and Monitoring Framework

Implementation:

- Proposals Map.
- Allocation of sites for development in the Site Allocation DPD.
- Decisions on planning applications.

Monitoring:

- Monitoring of development approved within the Green Belt.

Principles for transport and accessibility

4.6 Accessibility is very important in a large rural area, where services and facilities are often some distance from where people live. The objective is to improve accessibility for the whole community, regardless of the means of transport available to them whilst minimising the effect that transport has on the environment. This can be done through improvements to the transport network, promoting more sustainable forms of transport and influencing the location and detail of development to take accessibility fully into account.

4.7 The Council will work with other agencies including the County Council, Highways Agency, bus and rail operators and the voluntary sector to promote sustainable means of transport, including innovative solutions to the needs of remote rural communities.

Core Strategy Policy GD4

The principles for transport and accessibility are to:

- (a)** Maximise conflict-free, sustainable access across the District, through the retention, management and maintenance of the existing transport network, its improvement where necessary and the integration of transport services.
- (b)** Minimise the overall need for journeys, while seeking to maximise the proportion of those journeys that are made by:
 - public transport, bicycle and on foot, rather than private road vehicle;
 - rail, rather than road, (for both passengers and freight);
- (c)** Ensure that the transport and accessibility needs of the whole community are fully taken into account when planning and considering development.

Policy GD4 Implementation and Monitoring Framework

Implementation:

- Making representations on the future Local Transport Plan and its associated programmes and the wider activity of Northumberland County Council as transport authority.
- Seeking to influence the investment programmes of the Highways Agency, rail and bus operators.
- Allocation of sites for development in the Site Allocation DPD.
- Decisions on planning applications.
- Limiting new housing development to towns and villages with key services and facilities and public transport links.
- Seeking Transport Assessments and Green Travel Plans for significant developments where appropriate.

Monitoring:

- Monitor inclusion and implementation of projects in Local Transport Plan.
- Monitor trends in the proportion of journeys to work made by different transport modes (Census).
- Monitor the proportion of new housing built within 30 minutes public transport travel time of a range of key services.
- Monitor trends in the levels of road traffic on certain roads.

Minimising flood risk

4.8 Parts of Tynedale have suffered flooding in recent years and it has significantly affected many people's lives. Inappropriately located development can put people and buildings at increased risk from flooding and can increase the potential for flooding to occur by affecting natural drainage and increasing surface run off. Flooding can also occur from other sources such as drains and sewers. A precautionary approach to flood risk will be adopted when allocating sites for development and considering development proposals.

Core Strategy Policy GD5

The potential implications for flood risk will be taken into account when meeting development needs. Developers will be expected to carry out an appropriate assessment of flood risk and development will not be permitted if it is likely to:

- (i) increase the risk of flooding; or
- (ii) reduce the capacity of flood plains to store flood water; or
- (iii) increase the number of people or properties at risk.

Policy GD5 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Carrying out of a strategic flood risk assessment as part of the Site Allocation DPD.
- Decisions on planning applications.
- Ensuring appropriate flood risk assessments are submitted with planning applications.

Monitoring:

- Monitoring of development approved as a departure from this policy.
- Monitor the frequency of significant flood events and the number of properties affected.

Planning obligations

4.9 Planning obligations are where the developer agrees to carry out development in a certain way or provides some compensation or mitigation for the effects of the development on the site or the surrounding area. They are usually set out in a legal agreement under S106 of the Planning Act. Policy GD6 sets the principles that the Council will apply in considering the use of such obligations.



Waterworld, Prudhoe

Core Strategy Policy GD6

Planning obligations will be sought where necessary to:

- Prescribe the nature of development; or
- Secure compensation from the developer for loss or damage caused by the development; or
- Mitigate the impact of a development.

Planning obligations will only be sought where they are necessary to make acceptable development that would otherwise be unacceptable in planning terms. They will be directly, fairly and reasonably related in scale and kind to the proposed development. In some cases the obligation may take the form of a financial contribution.

Policy GD6 Implementation and Monitoring Framework

Implementation:

- Negotiation with developers, decisions on planning applications and use of S106 agreements.

Monitoring:

- Monitoring of the number and type of planning obligations secured.

Section Five: The natural environment

Principles for the natural environment

5.1 The quality and diversity of the natural environment of Tynedale is one of its key assets. Tynedale is home to sites and areas of national and even international importance for biodiversity, geological and landscape interest. The objective is to protect and wherever possible enhance the character and quality of the natural environment generally with particular protection to designated sites and areas. The principles for doing this are set out in Policy NE1. The North Pennines Area of Outstanding Natural Beauty is of particular strategic importance due to the area covered and its landscape and geological character.

Core Strategy Policy NE1

The principles for the natural environment are to:

- (a)** Protect and enhance the character and quality of the landscape, biodiversity and geological interest of the District and give particular protection to areas and sites recognised for their environmental and scientific interest.
- (b)** Manage the relationship between development and the natural environment in order to:
 - Minimise risk of environmental damage.
 - Avoid the urbanisation of the countryside
 - Maintain good local air quality and the quality of ground and surface water.

continued...

- (c)** Protect and enhance the extent and quality of ancient woodlands and other important natural habitats and networks of habitats; and encourage creation of new habitats and restoration of those that are damaged or fragmented.
- (d)** Avoid the unnecessary loss of the best and most versatile agricultural land.
- (e)** Give specific protection to the landscape quality, wildlife and geological value of the North Pennines Area of Outstanding Natural Beauty.
- (f)** Ensure that development close to the Northumberland National Park does not have an unacceptable adverse effect on its landscape quality, wildlife or geological value.
- (g)** Enable and encourage people to experience, enjoy and understand the natural environment.
- (h)** Protect and enhance areas of open space within towns and villages.



Opportunity to enjoy the natural environment

Policy NE1 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Development of detailed policies in the Development Control DPD.
- Decisions on planning applications.
- Undertaking, encouraging and supporting enhancement schemes.
- Supporting projects to encourage public access and enjoyment of the countryside.

Monitoring:

- Monitoring the number and condition of designated sites.
- Monitoring the number of (a) European and (b) Nationally Protected Species present in the District.
- Monitoring the number of Air Quality Management Zones.
- Monitoring the proportion of water samples that are good or fair quality for biology and chemistry.
- Monitoring the length of rivers in good or fair condition.
- Monitoring the amount and quality of open space in towns and villages.
- Monitoring of development approved as a departure from this policy.

Landscape character

5.2 Much of the landscape in Tynedale is of extremely high quality and is protected in the Local Plan through the identification of an Area of High Landscape Value (AHLV). PPS7 and strategic policy in the region advocate the definition of landscape character areas and the use of character assessments as a tool to manage, protect and enhance the landscape.

5.3 The landscape character area approach will enable a broader view of the landscape to be taken and will provide for more informed and effective protection and enhancement. It will be a useful tool to assess the landscape implications for development proposals and to encourage developers to make a positive contribution to landscape enhancement. It will also provide a basis for landowners and other organisations to develop positive management and enhancement schemes where appropriate.

5.4 The Countryside Character map produced by the former Countryside Commission in 1996 has already defined six broad character areas in Tynedale: the 'Border Moorlands and Forests', 'The Tyne Gap and Hadrian's Wall', 'North Pennines', 'Durham Coalfield Pennine Fringe', 'Mid-Northumberland' and 'Northumberland Sandstone Hills'. These will form the basis for the definition of more detailed local areas for which assessments will be carried out. In addition, Historic Landscape Character Assessments are currently being co-ordinated by Northumberland County Council.

5.5 The landscape character assessments will identify the distinctive characteristics and qualities of the landscapes of the whole District as a basis for their protection and enhancement under Policy NE1, supplemented in due course by more detailed policies or guidance where necessary. Protecting and enhancing the landscape, in the terms of the Policy, means that development proposals should respect the character and quality of the surrounding landscape and not cause unacceptable harm in either respect. Where possible, local character should be reinforced and quality enhanced.

Strategic green spaces

5.6 Green spaces within towns and villages are an important element of the character and appearance of the area and contribute positively to cultural heritage, the health and wellbeing of the local community and the general quality of life. In addition to visual amenity they can offer opportunities for informal recreation and provide wildlife habitats. They can also contribute to natural drainage and reduce surface water run off. The principle of protecting and enhancing open space generally is set out in Policy NE1.

5.7 Green space within larger towns and villages can be particularly important and the Council, in consultation with relevant Town and Parish Councils, has identified areas of strategic green space within the main towns and local centres. These are areas which are significant in terms of their size, function or location in relation to residential areas. The Council has not attempted to comprehensively identify all

green spaces, as set out above these are given protection by Policy NE1. In addition to appropriate protection from development, the identification of strategic green spaces will help to raise their profile and provide a basis for the Council and others such as Parish and Town Councils, landowners and community organisations to positively manage them and pursue enhancement schemes and funding packages where appropriate.

Core Strategy Policy NE2

Existing areas of strategic green space within main towns and local centres have been identified and are shown on the Proposals Map. Their value in terms of biodiversity, visual amenity, the character of the area, cultural heritage, recreation and the general health and wellbeing of the community will be protected and enhanced.

Policy NE2 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Decisions on planning applications.
- Undertaking, encouraging and supporting enhancement schemes.

Monitoring:

- Monitoring the area of strategic green space lost to development.
- Monitoring of development approved as a departure from this policy.
- Monitoring the number of enhancement schemes.



Hexham's Central Parks

Section Six: The built environment

Principles for the built environment

6.1 Tynedale has a rich and diverse built environment, much of it of historic, archaeological and architectural value. This is a significant asset in terms of the quality of life and the attractiveness of the area for tourism and business generally. Protecting and enhancing the built environment is therefore a key objective. It is also important to ensure the built environment is managed and developed in a sustainable way to allow for future enjoyment of the district and its resources. Policy BE1 sets out the principles to achieve this. In addition to providing the principles for development control, Policy BE1 also provides a framework for relevant departments within the Council and other organisations to provide encouragement and advice to developers on a range of issues. The Council will also consider producing detailed design advice as a Supplementary Planning Document in due course.



The rural village of Blanchland

Core Strategy Policy BE1

The principles for the built environment are to:

- (a)** Conserve and where appropriate enhance the quality and integrity of Tynedale's built environment and its historic features including archaeology, giving particular protection to listed buildings, scheduled monuments and conservation areas.
- (b)** Give specific protection to the Hadrian's Wall World Heritage Site and its setting.
- (c)** Ensure that development is of a high quality design that will maintain and enhance the distinctive local character of the District's towns, villages and countryside.
- (d)** Encourage sustainable construction techniques such as the use of recycled building materials, the reuse of existing buildings and materials, energy efficiency measures and the use of sustainable urban drainage systems.
- (e)** Ensure that new developments are designed to provide adequate opportunities for recycling of waste and encourage those proposing major non residential developments to incorporate facilities for the reduction, re-use and recycling of waste and on site waste sorting.
- (f)** Manage the location and design of development to minimise the risk of crime and maximise personal safety.

continued...

(g) Promote the development of public art, particularly as part of significant new developments.

(h) Require at least BREEAM Excellent/Very Good standards, or the equivalent under the Code for Sustainable Homes, to be met for new developments.

Policy BE1 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Development of detailed policies in the Development Control DPD.
- Decisions on planning applications.
- Undertaking, encouraging and supporting enhancement schemes.
- Through a phased programme of Conservation Area Character Appraisals and a possible subsequent review of Conservation Areas.
- Through the continued identification and conservation of Listed Buildings and Scheduled Ancient Monuments at risk.

Monitoring:

- Monitoring of development approved as a departure from this policy.
- Monitoring the number of Conservation Areas and the number with character appraisals.
- Monitoring the number of Listed Buildings and Scheduled Ancient Monuments at risk.

Appraising and reviewing conservation areas

6.2 Currently within Tynedale 19 towns and villages have all or part of their area covered by Conservation Area status. Development is carefully managed in Conservation Areas to protect and wherever possible enhance their character and appearance and this will continue to be the approach. The Council has a responsibility to review the need to designate additional Conservation Areas or amend boundaries of those already in existence. Undertaking character appraisals is an essential part of the process of reviewing the status and boundaries of Conservation Areas. Character appraisals also provide a sound evidence base for the effective protection and enhancement of Conservation Areas through the planning process.

6.3 Resources are therefore being committed to a phased programme of character appraisals which will lead in turn to a review of the boundaries of existing Conservation Areas and potential designation of additional areas. Following the appraisal of all the existing Conservation Areas, management plans will be prepared to assist in their conservation.

Core Strategy Policy BE2

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

Policy BE2 Implementation and Monitoring Framework

Implementation:

- As set out in Policy.

Target

- Character appraisals for all existing Conservation Areas completed by 31st March 2009.

Monitoring:

- Monitoring of the number of Conservation Areas with character appraisals in relation to the target.

Listed buildings at risk

6.4 There are over 2,400 listed buildings and scheduled monuments within Tynedale and policies will continue to give protection to these. Unfortunately some of these buildings and structures fall into serious disrepair and became 'at risk'. An annual survey of Grade I and II* listed buildings at risk is carried out by English Heritage with the aid of Local Authorities. Local Authorities are being encouraged to also identify those Grade II listed buildings at risk on a local register. Whilst the Council has supported restoration works to particular buildings and structures at risk, it has not been able to commit resources to identify and proactively pursue their conservation to any great extent.

6.5 Policy BE3 sets out the Council's commitment to pursuing a more proactive approach in partnership with other organisations. Resources are still limited however and priority will be given to Grade I and II* buildings and structures at risk.

Core Strategy Policy BE3

Assistance will be given to English Heritage in the annual survey of Grade I and II* listed buildings and scheduled monuments at risk. In addition Grade II listed buildings at risk will be identified on a local list when resources allow.

The repair and conservation of listed buildings on the at risk register and the preservation of scheduled monuments at risk will be pursued in partnership with other organisations and the lists will be used as an evidence base for grant aid and for monitoring the general condition of the built environment to inform decision making.

Policy BE3 Implementation and Monitoring Framework

Implementation:

- Survey work and support for and encouragement of action in relation to listed buildings and scheduled ancient monuments at risk.

Monitoring:

- The number of listed buildings and scheduled monuments at risk and the level of risk.

Section Seven: Housing

Principles for housing

7.1 The amount, location and type of new housing to be provided are key issues for the Core Strategy. In terms of the amount of housing, the Council is planning on the basis of meeting the needs of a stable population and this inevitably means a reduction in the amount of house building compared with recent years. A sustainable approach to the location of new housing, taking into account the rural nature of Tynedale, is being pursued. In providing for housing the Council is determined to meet the needs of the whole community. Affordability of housing is a major concern and the strategy is to maximise the proportion of new housing that is genuinely affordable to local people. The principles for housing are set in Policy H1.

Core Strategy Policy H1

The principles for housing are to:

- (a) Provide for and manage the supply of housing land to meet strategic requirements as set out in the RSS.
- (b) To ensure an appropriate distribution of new housing across the District.
- (c) Provide for a full range and choice of housing types to meet the needs of the whole community.
- (d) Give priority to the provision of affordable housing to meet local needs.
- (e) Limit new build housing to main towns, local centres and smaller villages with adequate services.
- (f) Promote well-designed, high quality living environments.
- (g) Ensure that new housing development contributes appropriately to the local community in terms of meeting identified local housing needs and providing necessary services and infrastructure.



Housing at Acomb

Policy H1 Implementation and Monitoring Framework

Implementation:

- Ensuring that housing trajectories / availability / capacity studies and needs assessments are fully up-to-date and can inform policy-making.
- Allocation of sites for development in the Site Allocation DPD.
- Development of detailed policies in the Development Control DPD.
- Decisions on planning applications.

Monitoring:

- Monitoring numbers and types of new dwellings complete / available.
- Monitoring the location of new housing.
- Monitoring housing register and housing needs assessments.

Housing provision and management of supply

7.2 The emerging Regional Spatial Strategy will establish annual average housing requirements for Tynedale. However these figures have yet to be finalised following the Examination in Public earlier in 2006. Within this framework the Council will look to maximise the provision of affordable housing and take advantage of any policy mechanisms set out in the RSS to achieve this. The Core Strategy will need to be in conformity with the final version of the RSS but, in the mean time, the overall figures for Tynedale, set out in Policy H2 below, are those of the submission draft RSS. The figures reflect

the Council's general objective of stabilising the population, rather than seeing continued growth.

7.3 Based on this general objective, the Core Strategy has to ensure that adequate housing land is provided and that land release is properly managed so that strategic requirements are met but not significantly exceeded. In the past the actual number of houses built in the District has significantly exceeded planned rates largely as a result of windfall sites coming forward. Having regard to the established requirement to manage downwards the provision of housing set out in the adopted Structure Plan and the emerging RSS and the level of extant permissions in the District it is clear that the release of housing land needs to be managed if strategic objectives are to be met.

7.4 In previous stages of this Core Strategy, the Council considered including a policy designed to enable the Council to refuse applications on otherwise acceptable windfall sites on the grounds of an over supply of housing sites at a particular point in time. The effect of such a policy would have been to phase the development of such sites rather than to prevent them being developed for ever.

7.5 Whilst there was considerable community support for this approach there was objection from the housebuilding industry. In a high cost appeal decision in Tynedale the Planning Inspectorate took the view that the Council's approach failed to comply with PPG3 and finally the Panel Report following the Examination in

Public of the Regional Spatial Strategy for the North East, published in July 2006, recommended that, in terms of housing provision, the District allocations set out in the RSS should not provide the justification for the refusal of windfall housing proposals that fall within the guidance set out for Urban Capacity studies. The Panel consider that brownfield windfalls should not be rejected solely on the grounds of favouring regeneration areas and that approval of brownfield sites in sustainable locations should add some additional flexibility to the overall housing allocation.

7.6 Given the above, the management of supply must be achieved following close monitoring of land supply and housing completions. This will allow the planned District housing requirements to be compared with the known land supply and thus enable judgements to be made on the need for the allocation of sites and their phasing. Clearly, other policies will contribute to managing housing supply, through ensuring that housing is only permitted in appropriate locations. Most notably, housing development will be limited to sustainable places, (see Policies H3 and H6), and will be strictly controlled on greenfield sites, (see Policy H4).

7.7 It is important that the provision of additional housing is located where it helps to sustain communities and the wider rural area. Therefore the Council will continue to split the overall provision of new housing between the Commuter Pressure Area and the Rural Area.

These areas are shown on the Proposals Map. The proportions of this split, shown in the table within the policy, reflect the past policy approach to housing distribution and population levels. This provision includes both new build and the change of use of existing buildings.

Core Strategy Policy H2

Provision will be made for additional dwellings in Tynedale in line with the requirements and phasing set out in the Regional Spatial Strategy for the North East. The release of land will be managed and phased accordingly.

The District housing provision will be split between the Commuter Pressure Area and Rural Area as follows:

Commuter Pressure Area	77%
Rural Area	23%

Policy H2 Implementation and Monitoring Framework

Implementation:

- Ensuring that housing trajectories / availability / capacity studies and needs assessments are fully up-to-date and can inform policy-making.
- Allocation and phasing of sites for housing development in the Site Allocation DPD.

- Development of detailed policies in the Development Control DPD.
- Decisions on planning applications.

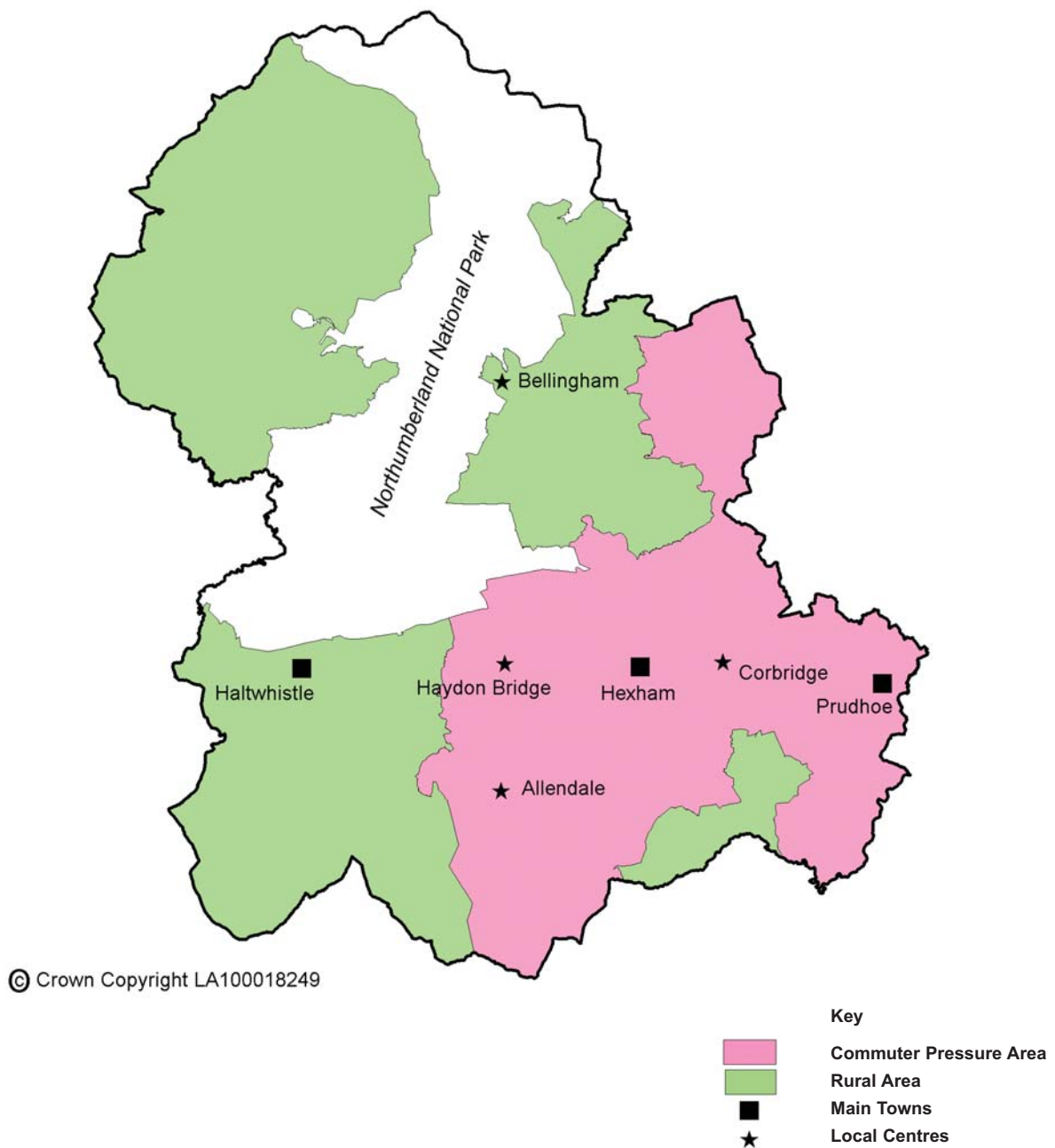
Monitoring:

- Monitoring numbers of new dwellings complete / available.
- Maintaining an accurate and up to date housing trajectory.



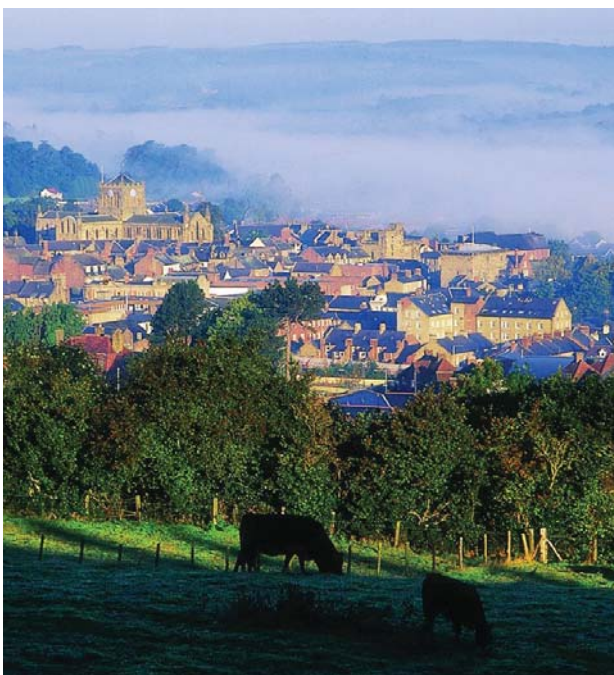
The Commuter Pressure Area and the Rural Area

(currently used for the management of housing land supply)



The location of new housing

7.8 The principle of new housing being located in sustainable towns and villages is set out in Policy H1. In accordance with Policy GD1 most new housing should go in to main towns and local centres. Elsewhere there is a need to guide new housing to villages which have adequate services in the interests of reducing the need to travel and sustainability generally. The purpose of Policy H3 is to establish the criteria for a sustainable village within the overall settlement hierarchy and to ensure a balanced distribution of housing in line with existing population levels. It is important to direct new housing to those villages with adequate services to meet the day to day needs of the community, conversely new housing in such villages can help to ensure that those services are more viable in the longer term.



The town of Hexham

Core Strategy Policy H3

New build housing will only be located in:

- Main towns - Hexham, Prudhoe and Haltwhistle
- Local centres - Allendale, Bellingham, Corbridge and Haydon Bridge
- Other smaller villages where there are adequate services.

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

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

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

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

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

Policy H3 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Decisions on planning applications.

Monitoring:

- Monitoring of location of new build housing.
- Monitoring of development approved as a departure from this policy.

Housing on green field land

7.9 Building new housing on previously developed sites is the most efficient way of using land as it avoids green field land being taken up unnecessarily. This became an important strand of national and regional planning policy some years ago.

7.10 Despite the rural nature of Tynedale, there is considerable scope to use previously developed land for housing development, particularly bearing in mind that this includes the re-use of existing buildings. Whilst the aim is to maximise the proportion of new dwellings on previously developed land the Council will aim to achieve the regional target set out in the RSS.

7.11 The provision of affordable housing is considered important enough to justify exceptions to the approach of avoiding the development of green field sites. Green field sites may also need to be allocated to meet

housing needs. The adoption of Policy H4 will mean that any green field sites allocated for housing in the Tynedale District Local Plan which have not yet been implemented will no longer have allocated status. They may be reconsidered as allocations in the Site Allocations Development Plan Document however. For the purposes of this policy the definition of previously developed land includes that previously developed with agricultural buildings.

Core Strategy Policy H4

The proportion of new housing on previously developed land will be maximised and housing development on green field sites will not be permitted unless:

- All of the dwellings are affordable, they would meet an identified local need for such housing and there is a lack of alternative previously developed sites; or
- The site is allocated for housing in the Site Allocations Development Plan Document.

Policy H4 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Decisions on planning applications.

Target:

- By 31st March 2008 at least 60% of new dwellings to be built on previously developed land.
- By 31st March 2016 at least 65% of new dwellings to be built on previously developed land.

Monitoring:

- Monitoring of development approved as a departure from this policy.
- Monitoring of % of new dwellings built on previously developed land.

Housing density

7.12 Another way in which the use of land for new housing can be made more efficient is to avoid building at low densities. A minimum density of 30 dwellings per hectare has become an important part of national and regional policy. Such densities have been achieved in Tynedale in recent years without compromising on other aspects of design and layout. There is a very good range of lower density housing already in Tynedale and so a minimum of 30 dwellings per hectare will be required on all sites unless it would adversely affect the character of an existing area of low density development.

Core Strategy Policy H5

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

Policy H5 Implementation and Monitoring Framework

Implementation:

- Decisions on planning applications.

Monitoring:

- Monitoring of development approved as a departure from this policy.
- Monitoring of average density of housing development and number and % below 30 dwellings per hectare.



New housing

Change of use of existing buildings to housing

7.13 Policy H6 sets out the approach to the change of existing buildings to dwellings. Such changes of use will be permitted in principle in all towns and villages regardless of the level of services. In addition the policy sets out criteria for the assessment of proposals to change the use of buildings in the open countryside. Policy H6 includes safeguards to make sure that buildings being considered for residential use in the open countryside are of visual or historic merit and that they are genuinely capable of conversion rather than rebuilding.

7.14 It also includes the need to demonstrate that the building cannot be used for employment or tourism purposes given the need to maximise opportunities for employment and tourism in rural areas. Permitting additional dwellings through change of use in the open countryside clearly has implications for the need to travel and energy use. To compensate for this there will be a requirement for such developments to incorporate energy efficiency measures or include on site renewable energy generation which results in emission targets set through building regulations being improved upon. Building regulations set a maximum target emission rate in terms of Carbon Dioxide depending on the type and size of building. To meet the criteria in Policy H6 the applicant will need to demonstrate that the actual emission rate is at least 10% below the target rate. A condition will be attached to planning

permissions to ensure that information confirming this is submitted before construction begins.

Core Strategy Policy H6

The change of use of existing buildings to residential use will be permitted in:

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

In the open countryside, the change of use of existing buildings to residential use will only be permitted where:

- (a) the building is of permanent construction and has visual or historic merit which contributes to the distinctive character of the area and justifies its retention; and
- (b) the change of use does not involve any extension, significant rebuilding or harm to its character; and
- (c) the applicant has demonstrated that it cannot be developed for an employment generating or tourism use; and
- (d) energy efficiency measures and / or on site renewable energy generation results in the actual CO₂ emission rate being at least 10% below the target emission rate as defined by building regulations.

Policy H6 Implementation and Monitoring Framework

Implementation:

- Decisions on planning applications.

Monitoring:

- Monitoring of development approved as a departure from this policy and also development involving non-residential uses.

Meeting affordable housing needs

7.15 Meeting affordable housing needs is central to the Council's approach on housing. Policy H7 establishes the principle that, as with market housing, affordable housing needs should be met in sustainable settlements that have services to meet people's day to day needs. A range of means will have to be employed to maximise the delivery of affordable housing, these are set out in Policy H7.

7.16 Making the best use of the existing housing stock will be critical given that funding for new development will inevitably be limited. This could involve for example the purchase of existing housing on the open market, re-allocation or adaptation of existing affordable housing. The Council intends to allocate sites specifically for affordable housing in the Site Allocation Development Plan Document. It is also intended to make best use of the ability to allocate or permit affordable housing on exception sites i.e.

those that would not get permission for market housing and to seek a proportion of affordable housing on market housing sites where appropriate. Affordable housing is as defined in Annex B of Planning Policy Statement 3, Housing.

Core Strategy Policy H7

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

- Main towns - Hexham, Prudhoe and Haltwhistle
- Local centres - Allendale, Bellingham, Corbridge and Haydon Bridge
- Other smaller villages where there is an adequate range of services as defined in Policy H3.

Affordable housing needs will be met as locally as possible through:

- The re-use or re-allocation of the existing housing stock
- The allocation of sites for affordable housing
- Permitting affordable housing schemes as windfalls including those on exception sites
- Seeking an appropriate element of affordable housing on market housing sites, in accordance with Policy H8.

Policy H7 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Decisions on planning applications.
- Support for schemes to re-use or re-allocate existing affordable housing stock more effectively.

Target:

- Up to 31st March 2011 at least 55% of all new dwellings built annually to be affordable.
- From 1st April 2011 at least 60% of all new dwellings built annually to be affordable.

Monitoring:

- The number of affordable dwellings completed.
- Monitoring of development approved as a departure from this policy.
- Monitoring housing register and housing needs assessments.



Affordable housing at Kielder

Affordable housing on market housing sites

7.17 Planning policies have a crucial role in helping deliver low cost homes through quotas of affordable dwellings being negotiated on market housing sites where the total number of dwellings proposed is above a certain threshold. Where a relevant local need has been established, the Council, through legal agreements with developers, seeks to secure a proportion of affordable homes for local people and to keep these affordable. Policy H8 sets out the approach to this.

7.18 New national guidance on affordable housing, in Planning Policy Statement 3, was published after the Core Strategy was submitted. It sets a national indicative minimum site size threshold of 15 dwellings for provision of such housing but indicates that local planning authorities can set lower minimum thresholds where viable and practicable. In view of the high level of need for affordable housing in Tynedale, the site size threshold in Policy H8 will be reviewed against this guidance to ensure the maximum reasonable contribution towards supply of such housing through the planning process. Any change will be the subject of a future Development Plan Document.

7.19 The proportion of affordable housing sought will depend on the assessment of the level of need in that particular area at that time but will be between 30% and 50% of the total number of dwellings proposed.

Core Strategy Policy H8

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

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

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

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

Policy H8 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Decisions on planning applications.

Monitoring:

- The number and % of affordable houses completed on market housing sites.
- Monitoring of development approved as a departure from this policy.

Gypsies and travelling people

7.20 One particular section of the community, gypsies and travellers, requires a strategic policy in order to ensure that their (often unforeseen) accommodation needs are met. Gypsies and travellers are defined for planning purposes as persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.

7.21 There is no designated gypsy site in the District at present as the District has had only infrequent visits by small numbers of travelling people for a short term. However, as additional information becomes available predicting needs and demands, or where unforeseen demand may arise, consideration will be given to providing a site. This can be done as part of the Site Allocation Development Plan Document, if necessary as exception sites. In accordance with Circular 01/2006, new sites can be provided by the Council or privately by gypsies or travellers themselves. Policy H9 sets out criteria for the assessment of proposals or the potential allocation of sites.

Core Strategy Policy H9

Identified needs for permanent, temporary or transit accommodation for gypsies and travellers will be met in accordance with the locational criteria in Policy H3, if necessary through the allocation of sites, including the possibility of exception sites. Within this context, proposals for such sites or any unforeseen site proposals or extensions to sites will be considered positively provided that they are planned comprehensively to offer:

- (a) Adequate infrastructure and on-site facilities, including water supply, sewerage, waste removal / recycling; hardstandings, car / lorry parking, work areas and play areas; and
- (b) Convenient services within walking distance with a public transport connection to a wider range of services in a larger settlement; and
- (c) A location that is not visually intrusive and can be satisfactorily assimilated into the landscape with adequate on-site, plot separating landscaping; and
- (d) A sustainable community with no unacceptable impact on:
 - the environment, (including biodiversity, nature conservation, archaeology, historic interest or flood risk); or
 - the local community, (including amenity / living conditions); or
 - the local economy (including agriculture).

Policy H9 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Decisions on planning applications.

Monitoring:

- Monitoring of needs for sites to be permitted / allocated.

Section Eight: Economic development and tourism

Principles for economic development and tourism

8.1 The Council aims to support a buoyant and diverse local economy. Whilst unemployment is relatively low and there is no need for significant numbers of additional jobs to be created, it is important to make sure that adequate opportunities exist to improve the quality and range of employment available. The rural economy continues to change and there is a need to support the diversification of the local economy. Sustainable tourism based on the high quality environment, historic features and cultural heritage of the area is particularly important. Policy EDT1 sets out the principles for economic development and tourism.



Hexham Abbey is a popular tourist attraction

Core Strategy Policy EDT1

The principles for economic development and tourism are to:

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

Policy EDT1 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Development of detailed policies in the Development Control DPD.
- Decisions on planning applications.

Monitoring:

- Monitoring employment land availability.
- Monitoring unemployment rates.
- Monitoring employment by sector.
- Monitoring average incomes.
- Monitor tourist / visitor numbers.

Employment land provision

8.2 In determining how much employment land to plan for, the Council has taken account of the Northumberland Structure Plan which provides for a minimum of 2 hectares per annum on average in Tynedale up to 2016 and the submission Regional Spatial Strategy which gives a maximum of just over 3 hectares per annum up to 2021. The actual development rate of employment land in Tynedale since 1991 has been approximately 1.1 hectares per annum. Whilst it is important to plan for sufficient employment land to meet needs, there is a danger that if too much land is allocated it is difficult to protect it from other forms of development.

8.3 The 34 hectares referred to in Policy EDT2 equates to approximately 2.25 hectares per annum, sufficient to provide for past development rates plus an appropriate range

and choice of land and is effectively the amount advocated in the Northumberland Structure Plan. It will provide some flexibility and allow for projects of strategic importance to be accommodated.

Core Strategy Policy EDT2

In order to meet the employment land needs of the District up to 2021 provision will be made for approximately 34 hectares of land for employment development (B1, B2 and B8 Use Classes). This provision will be made up of sites with planning permission and site allocations where appropriate. The distribution of employment land will be in line with Policy GD1.

Policy EDT2 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Decisions on planning applications.

Monitoring:

- Monitoring employment land availability and distribution.

Employment development in the open countryside

8.4 The Council recognises the importance of economic development to the rural economy. Existing Local Plan policies allow for new building for employment purposes in the open countryside where this is part of the redevelopment of an existing site or farm diversification.

8.5 The Council continues to believe that significant weight should be given to the benefits of employment being sustained in the countryside and farm businesses being able to diversify. Policy EDT3 sets out this approach which differs from that for development generally. “Small-scale” development in general terms means buildings akin to domestic or small agricultural buildings, no larger than about 500 sq m total floorspace.

Core Strategy Policy EDT3

Small-scale employment development involving new buildings will be permitted in the open countryside where it forms part of a farm diversification scheme or the redevelopment or extension of an existing employment site.

Policy EDT3 Implementation and Monitoring Framework

Implementation:

- Decisions on planning applications.

Monitoring:

- Monitoring planning applications approved for employment development in the open countryside.

Tourism development in the open countryside

8.6 The countryside is a key element of tourism in Tynedale. It is accepted that tourist accommodation and facilities often need to be outside of towns and villages and it is intended to continue to allow for small scale new tourism development in the open countryside. In terms of tourist accommodation this means camping, caravan and chalet development. As an exception to the general policy on the location of development Policy EDT4 therefore sets out the approach to tourism development in the open countryside. In “Other small-scale new build tourism development”, “small-scale” is defined as in paragraph 8.5.

Core Strategy Policy EDT4

New build tourist accommodation other than small-scale camping, caravan and chalet development will not be permitted in the open countryside.

Other small scale new build tourism development will be permitted in the open countryside.

Policy EDT4 Implementation and Monitoring Framework

Implementation:

- Decisions on planning applications.

Monitoring:

- Monitoring planning applications approved for tourism development in the open countryside.
- Monitoring of development approved as a departure from this policy.

Kielder Tourism Priority Area

8.7 The Local Plan identified a large area around Kielder Water and Forest as a tourism priority area where tourist development is encouraged and new build tourism development can be on a larger scale than in other parts of the District subject to other relevant policy considerations. This is due to the scale and character of the landscape in the area, the unique opportunities offered by the physical environment and the strategic importance of the area to the region's tourism and leisure industries. This approach has been continued in recognition of the potential the Kielder area has as a strategic resource for tourism and leisure and the significant investment in the area in recent years. The Kielder Tourism Priority Area is shown on the Proposals Map.

Core Strategy Policy EDT5

In the Kielder Tourism Priority Area, proposals for new-build tourism development, including those of a larger scale will be permitted.

Policy EDT5 Implementation and Monitoring Framework

Implementation:

- Decisions on planning applications.

Monitoring:

- Monitoring planning applications approved for tourism development in the Kielder Tourism Priority Area.



Kielder Water and Forest Park.

Section Nine: Town centres and retailing

Principles for town centres and retailing

9.1 The three main and four local centres have a vital role in providing a range of services and facilities for their own populations and the wider area. The centres of these towns and villages have a concentration of shopping, commercial, cultural, leisure and other key local services. The Core Strategy recognises this by defining a “Primary Shopping Area” for each, within which preference will be given to retail and related town centre uses. In the case of the three main towns, these are also classified as “Town Centres”, which will allow them to accommodate some larger scale uses. Policy RT1 sets out the principles for town centres and retailing.

9.2 The main aim for the Primary Shopping Areas is to ensure that they maintain their vitality and viability. Regular health checks will be carried out to monitor this, looking at aspects such as the level of occupancy of shop units and pedestrian flows. Tynedale’s proximity to major retail centres such as Newcastle and the Metrocentre means that inevitably significant expenditure flows out of the District. The principles set out here are based on seeking to stem future leakage of expenditure from the towns and possibly “claw back” some past leakage but recognising that the regional centres will continue to attract substantial spending by Tynedale residents.

9.3 Within the context of maintaining healthy and vital central areas, the Council has concluded that the most important principle is to focus on improving on the existing qualities of Tynedale’s Primary Shopping Areas. This means, to some extent, accepting that there will be a continuing flow of expenditure to major retail centres outside of the District. The aim will be to build on particular strengths of centres in Tynedale – such as a range of smaller independent and specialist shops and their attractive environments and historic character. Additional floorspace of the right scale and quality will be encouraged but not to the extent that the vitality, viability, historic or environmental character of a centre would come under threat.



Shopping Centre at Prudhoe

Core Strategy Policy RT1

The principles for town centres and retailing, in accordance with the principles set out in Planning Policy Statement 6, are to:

- (a) Maintain and enhance the vitality and viability of Primary Shopping Areas.
- (b) Give priority to enhancing the quality and attractiveness of Primary Shopping Areas through environmental improvements, traffic and access management and encouraging good quality new development where appropriate.
- (c) Only seek to accommodate additional floorspace for retail and other town centre uses where it would not adversely affect the vitality, viability, historic or environmental character of Primary Shopping Areas or the main towns or local centres generally.

Policy RT1 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Development of detailed policies in the Development Control DPD.
- Decisions on planning applications.
- Undertaking, encouraging and supporting enhancement schemes.
- Seeking to influence the Local Transport Plan.

Monitoring:

- Decisions on planning applications.
- Monitoring of development approved as a departure from this policy.
- Monitor vitality and viability of Primary Shopping Areas in particular vacancy rates, uses of buildings, pedestrian flows, business and shopper surveys.

Primary Shopping Areas

9.4 Following on from the principles above, Primary Shopping Areas for each of the main towns and local centres are defined on the Proposals Map and there will be a general presumption in favour of retail and other town centre uses within them.

9.5 The historic town of Hexham is the geographical, administrative and commercial centre of Tynedale. It has a range of shops and services including a department store and continues to have a traditional market day with

a full size market. The tightly defined historic core means that some activities, including food and other retailing, have spread onto “edge-of-centre” sites. The town centre is subject to some changes relating to possible closures, outstanding planning permissions and other pressures for development. It is influenced by tourism and serves a wide rural area.

9.6 Prudhoe is located closer to Tyneside and comes strongly under its influence. It nevertheless provides a variety of retail outlets and services in a linear form. It meets largely local needs.

9.7 Haltwhistle is the most westerly of the three District centres, near to major tourist destinations. It has a range of shops and services, including many independent businesses, plus a small market. It serves the needs of the surrounding rural area.

9.8 Below this level, the local centres of Corbridge, Haydon Bridge, Allendale and Bellingham provide essential retail and service facilities for their own populations and, in some cases, for a wider rural hinterland.

9.9 Whilst Hexham, Prudhoe and Haltwhistle are all main towns, Hexham is the principal shopping centre; it accounts for some 80% of the total retail floorspace in the three towns and draws shoppers from throughout the District. It is well served for convenience goods shopping and the Tynedale Retail Study, commissioned by the Council in 2006, foresees no significant need for further such floor space during the period covered by this

Strategy. However, the Study suggests that there could be appreciable growth in spending on non-food, comparison goods that might support an additional 11,600 sq m (net) of floor space for this purpose by 2021, roughly about half as much space again as there is in total in the town centre now.

9.10 The Retail Study also suggests that there is some scope for additional food shopping floor space of around 750 sq m (net) in both Prudhoe and Haltwhistle over the Core Strategy period, to help retain spending there and widen choice; and possibly also for non-food floor space in both centres (Prudhoe, 930 sq m and Haltwhistle, 670 sq m). Any such development would have to be located and planned so as to underpin the town centres.



Town centres have a variety of small businesses.

9.11 The extent to which these needs will be met, where and in what ways, including the possibility of provision on the edge of the Primary Shopping Areas, will be considered through review of the Core Strategy or a further Development Plan Document.

9.12 Proposals outside Primary Shopping Areas will be assessed against the tests of need, scale, sequential approach, impact and accessibility in national planning policy in Planning Policy Statement 6, Planning for Town Centres.

Core Strategy Policy RT2

Primary Shopping Areas are defined on the Proposals Map in line with the following hierarchy:

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

The development of retail and other town centre uses will be permitted within the Primary Shopping Areas.

Policy RT2 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Development of detailed policies in the Development Control DPD.
- Decisions on planning applications.

Monitoring:

- Monitoring of development approved as a departure from this policy
- Monitoring the location of applications approved for retail and other town centre uses.

Primary Shopping Frontages

9.13 The aim of a Primary Shopping Frontage is to retain vitality and viability by maintaining a high level of shopping use – i.e. by not allowing premises to change to other town centre uses such as offices, cafes or takeaways. These uses are, instead, mainly limited to more peripheral parts of the Primary Shopping Area.

9.14 Policy RT3 sets out the intention to apply this approach to specific frontages within the Primary Shopping Areas of Hexham, Prudhoe and Haltwhistle. The definitions of the frontages and the proportions of these frontages that will be retained in “Use Class A1” retail use have been determined through consultation with local interests.

Core Strategy Policy RT3

Primary Shopping Frontages are defined on the Proposals Map for Hexham, Prudhoe and Haltwhistle in order to maximise the proportion of A1 retail uses. The change of use of a ground floor frontage from A1 retail will not be permitted if it would result in the overall proportion of A1 uses in the primary shopping frontage falling below the minimum set out below:

Hexham - 85% of ground floor frontage

Prudhoe - 80% of ground floor frontage

Haltwhistle - 50% of ground floor frontage



A traditional marketplace

Policy RT3 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Development of detailed policies in the Development Control DPD.
- Decisions on planning applications.

Monitoring:

- Monitoring of development approved as a departure from this policy.
- Monitoring of % of A1 uses within the Primary Shopping Frontages.

Section Ten:

Community services and facilities

Principles for community services and facilities

10.1 Local services and facilities are crucial to the quality of life, particularly in a rural area such as Tynedale where they are often limited. Services and facilities include shops, schools, leisure, recreation and cultural facilities, health services, pubs and community buildings. There has been a long term trend of declining services particularly in the more remote parts of the District. Policy CS1 sets out the basic principles of retaining existing services and seeking to develop new ones where needed. In the wider context, beyond planning and land use, the role of the Council and other organisations in supporting and developing services will be vital as will an innovative approach to the provision of services and the use of buildings.

Core Strategy Policy CS1

The principles for community services and facilities are to:

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

Policy CS1 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Development of detailed policies in the Development Control DPD.
- Decisions on planning applications.
- Undertaking, encouraging and supporting projects to retain and enhance local services and facilities.

Monitoring:

- Monitoring of services and facilities in towns and villages.
- Monitoring of public transport services.
- Monitoring the applications approved for the development of community services and facilities.



The Sele in Hexham

Section Eleven: Energy

Principles for energy

11.1 The production and use of energy is a key issue in terms of sustainability and climate change. Minimising energy consumption, increasing energy efficiency and the development of renewable energy sources are basic aims of European, National and Regional policy on energy. Planning new development in locations which help to minimise the need to travel can contribute to these aims as can the detailed layout and design of development.

11.2 The use of renewable energy can also make a significant contribution and Government policy aims to see 10% of electricity generated from renewable sources by 2010 and 20% by 2020. Due to the upland nature of much of the District the wind resource is regionally significant and wind energy provides the greatest potential for significant energy generation in Tynedale. It clearly brings concerns as to the impact of wind farms on the area and needs to be developed sensitively. There is also potential for other forms of renewable energy generation such as biomass. Domestic and other small scale or micro renewable energy generation is another key way of contributing towards energy aims and will be encouraged. Policy EN1 sets out the principles for energy.

Core Strategy Policy EN1

The principles for energy are to:

- (a)** Minimise the amount of energy used through the location, layout and design of development;
- (b)** Enable the sensitive development of renewable energy resources in order to make a positive contribution to meeting renewable energy targets;
- (c)** Promote the development of micro renewable energy generation.

Policy EN1 Implementation and Monitoring Framework

Implementation:

- Allocation of sites for development in the Site Allocation DPD.
- Development of detailed policies in the Development Control DPD.
- Decisions on planning applications.
- Encouraging and supporting projects to improve energy efficiency and generate renewable energy where appropriate.

Monitoring:

- Monitoring the applications approved for renewable energy generation including micro generation.
- Monitoring of development proposals approved in terms of location.

Areas of least constraint for wind farms

11.3 Current National, Regional and Sub Regional planning policy provides a positive context for wind energy development in three areas of Tynedale - Knowesgate, Kiln Pitt Hill and Kielder.

11.4 In 2006 the North East Assembly, in liaison with Northumberland County Council and Tynedale and Alnwick District Councils, appointed consultants ARUPs to undertake an independent windfarm development and capacity study of the Knowesgate and Harwood Forest areas of Northumberland as pilot areas in order to develop and apply a methodology for assessing landscape capacity to absorb wind development in the identified 'W' areas. The aim was to provide local authorities with a tool to be used in assessing planning applications for wind energy development by providing a fuller understanding of medium scale development, cumulative impact and the need to respond to the local landscape. This study was published

in June 2006 and in association with Tynedale Council, the North East Assembly subsequently commissioned ARUPs to undertake a similar study for the Kiln Pitt Hill Area. This latest study was published in January 2007.

11.5 These studies, including the criteria, thresholds and windfarm typologies which have been developed, will be used to assist the Council in considering the balanced landscape and visual impacts of wind energy proposals. Further detailed assessment considering other factors such as biodiversity and archaeology should be reported on in the Environmental Impact Statements accompanying planning applications. Such assessments would be reviewed as part of the decision making process, alongside the comments of consultees on factors such as radar and aviation.



Wind farm development.

Commercial scale renewable energy development

11.6 To enable the sensitive development of commercial scale renewable energy development, proposals will need to be assessed against criteria to establish the possible impacts of the development. Policy EN2 sets out criteria to ensure that the impacts of such development are fully taken into account including any cumulative impacts when considered along with other developments and proposals. Policy EN2 applies throughout the District but, as noted above, the detailed studies into the areas of least constraint will also be used to assess specific proposals that may come forward. In making such assessments the Council will give significant weight to the wider environmental and economic benefits of renewable energy generation, in line with national planning guidance. These include helping to reduce greenhouse gas emissions and thus counter the adverse effects of climate change, reducing dependence on fossil fuels and developing new technologies.

Core Strategy Policy EN2

The development of commercial scale renewable energy schemes will be permitted provided that all of the following criteria are satisfied:

(a) There is no significant adverse impact (either directly or cumulatively with other proposals) on:

- The amenity, health and safety of local residents.

continued...

- The character or appearance of the landscape.
- The natural environment and biodiversity
- Areas and sites of archaeological, architectural or historic interest.
- The character and setting of nationally and internationally important designated areas including Hadrian's Wall World Heritage Site, Northumberland National Park, North Pennines AONB and designated or potential SSSIs.
- Agricultural land quality.
- Ground conditions.
- Air and water quality.
- Noise and vibration levels.
- Aircraft and radar systems.

(b) Proposals within the North Pennines AONB must demonstrate that the development is in the national interest and that there are no suitable alternative sites in less sensitive areas.

(c) All proposals should include details of associated works such as access roads, ancillary buildings and electricity transmission lines and their likely impact.

(d) All proposals should include a satisfactory scheme for the restoration of the site after decommissioning.

In applying this Policy significant weight will be given to the wider environmental and economic benefits of renewable energy generation.

Policy EN2 Implementation and Monitoring Framework

Implementation:

- Decisions on planning applications.

Monitoring:

- Monitoring the applications approved for renewable energy generation.
- Monitoring of development approved as a departure from this policy.

Energy conservation and production in major new developments

11.7 The Council is keen to pursue the issue of improved energy efficiency and small scale renewable energy generation to help contribute to a reduction in carbon emissions and the consequential benefits in terms of climate change. Policy EN3 therefore establishes a requirement for developments above certain size thresholds to include energy efficiency measures and / or include on-site renewable energy generation which results in emission targets set through building regulations being improved upon. Building regulations set a maximum target emission rate in terms of carbon dioxide depending on the type and size of building. To meet the terms of Policy EN3 the applicant will need to demonstrate that the actual emission rate is at least 10% below the target rate. A condition will be attached to planning permissions to ensure that information confirming this is submitted before construction begins.

Core Strategy Policy EN3

Housing developments of 10 or more dwellings and other development involving new buildings of at least 1000sqm floorspace, will be required to incorporate energy efficiency measures and / or on-site renewable energy generation which results in the actual CO₂ emission rate being at least 10% below the target emission rate as defined by building regulations.

Policy EN3 Implementation and Monitoring Framework

Implementation:

- Decisions on planning applications.

Monitoring:

- Monitoring the applications approved for development affected by this policy and the improvement in CO₂ emission rates.
- Monitoring of development approved as a departure from this policy.

Appendix 1 - List of smaller villages in addition to main towns and local centres - Policy GD1

Parish / Town Council area	Smaller villages	Parish / Town Council area	Smaller villages
Acomb	● Acomb	Featherstone	● Park Village ● Rowfoot
Allendale	● Allenheads ● Catton ● Thornley Gate	Greenhead	● Greenhead ● Bankfoot
Bardon Mill	● Bardon Mill ● Westwood ● Thorngraston ● Scrogg Wood	Hartleyburn	● Halton Lea Gate
Bavington	● Great Bavington	Haydon	● Langley ● Chesterwood
Bellingham	● Redesmouth	Hedley	● Hedley-on-the-Hill
Birtley	● Birtley	Henshaw	● Henshaw ● Redburn
Blanchland	● Blanchland	Hexham	● Lowgate
Broomhaugh and Riding	● Broomhaugh / Riding Mill	Hexhamshire and District	● Juniper ● Ordley ● Whitley Chapel
Broomley and Stocksfield	● Broomley ● Stocksfield ● Hindley ● New Ridley	Horsley	● Horsley
Bywell	● Bywell ● Newton	Humshaugh	● Humshaugh ● Chollerford
Chollerton	● Barrasford ● Chollerton ● Colwell ● Gunnerton	Kielder	● Kielder / Butteryhaugh
Coanwood	● Coanwood ● Lambley	Kirkwhelpington	● Kirkwhelpington ● Kirkharle
Corbridge	● Dilston ● Aydon	Knarsdale with Kirkhaugh	● Slaggyford ● Eals ● Knarsdale
Corsenside	● East Woodburn ● West Woodburn ● Ridsdale	Melkridge	● Melkridge
Falstone	● Falstone	Newbrough	● Newbrough ● Settlingstones ● Allerwash
		Otterburn	● Otterburn
		Ovingham	● Ovingham
		Ovington	● Ovington

Parish / Town Council area	Smaller villages
Plenmeller with Whitfield	<ul style="list-style-type: none">● Bearsbridge / Whitfield● Plenmeller
Prudhoe	<ul style="list-style-type: none">● Mickley Square● High Mickley● West Mickley● Mount Pleasant
Rochester	<ul style="list-style-type: none">● Byrness
Sandhoe	<ul style="list-style-type: none">● Anick● Oakwood● Sandhoe
Shotley Low Quarter	<ul style="list-style-type: none">● Shotley Bridge● Whittonstall
Simonburn	<ul style="list-style-type: none">● Simonburn
Slaley	<ul style="list-style-type: none">● Colpitts● Slaley● Wooley
Thirlwall	<ul style="list-style-type: none">● Gilsland● Longbyre
Wall	<ul style="list-style-type: none">● Wall
Warden	<ul style="list-style-type: none">● Fourstones● High Warden● Warden
Wark	<ul style="list-style-type: none">● Wark
West Allen	<ul style="list-style-type: none">● Carr Shield
Whittington	<ul style="list-style-type: none">● Bingfield● Great Whittington● Hallington
Wylam	<ul style="list-style-type: none">● Hagg Bank● Wylam

Appendix 2 - Monitoring framework

Introduction

This table provides further information on how the policies in the Core Strategy will be monitored and in particular sets out indicators and targets where appropriate and the base line situation. The Core Strategy already includes a section after each policy on implementation and monitoring. The table below builds on this monitoring framework and adds additional explanation / information where appropriate. The additional information is largely drawn from the Sustainability Appraisal Report and the LDF Annual Monitoring Report already published.

The general approach to monitoring

The mechanism for monitoring the Core Strategy policies will be the Annual Monitoring Report (AMR) for the LDF. This is submitted each year to GONE by the 31st December. Each monitoring report covers the previous year to the end of March. Some monitoring of the implementation of Local Plan policies and

core indicators has been taking place already. In future following the adoption of the Core Strategy the level and sophistication of monitoring will need to increase. The AMR will also be the mechanism for monitoring in relation to the indicators set out in the Sustainability Appraisal Report.

A key source of monitoring will be the use of data from development control and building control records. Information will be gathered on a monthly basis for all decisions on planning applications and all developments completed. Modifications to the type of data recorded will be made to allow more sophisticated monitoring. A wide range of analysis will be carried out and collated annually. Council officers will also undertake primary research including field surveys and will gather a wide range of data from internal and external sources.

Policy GD1 Locational policy setting out settlement hierarchy

Decisions on all planning applications will be recorded and analysed in terms of the scale and location of the development i.e. whether they are in main towns, local centres, smaller villages or the open countryside to monitor whether the appropriate amount and scale of development is being approved in the right places. Any applications approved as a departure from this policy e.g. large scale development in smaller villages will also be monitored. The nature of and reasons for any departures will be analysed to inform future decisions and policy review if necessary.

The number and scale of development schemes completed (excluding small scale householder development) in each category of the settlement hierarchy will also be analysed.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	Monitoring to begin 2007/08
ii) % of new developments by type e.g. retail, business completed in terms of number and scale in each category of the settlement hierarchy	Majority in main towns and local centres (specific % for housing see H3)	Monitoring to begin in 2007/08 (see also H3)

Policy GD2 Sequential test for development

Decisions on all planning applications will be recorded and analysed in terms of the location of the site either within, adjacent to or outside of the built up area of towns and villages and whether it is previously developed or not. Any applications approved as a departure from this policy i.e. the sequential approach not being followed will be analysed to inform future decisions and policy review if necessary.

The number and scale of development schemes completed (excluding small scale householder development) in each category of the sequential approach will also be analysed.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	Monitoring to begin 2007/08
ii) % of new developments by type e.g. retail, business completed in terms of number and scale in each category of the sequential approach	Highest % in higher categories	Monitoring to begin 2007/08

Policy GD3 Green Belt boundaries including infill boundaries

Decisions on all planning applications in the Green Belt will be recorded and analysed. Any applications approved as a departure from this policy (and more detailed development control policies saved in the Local Plan or contained in the Development Control DPD) i.e. inappropriate development within the Green Belt or development outside of the infill boundaries where relevant will be analysed to inform future decisions and policy review if necessary.

Indicators	Targets	Baseline data
i) % of applications within the Green Belt approved in line with Policy GD3 or relevant detailed development control policies	100%	Monitoring to begin 2007/08

Policy GD4 Principles for transport and accessibility to increase sustainable access and minimise the need for journeys

The success of the Council's annual bids for projects to be included in Northumberland County Council's LTP Minor Improvement Programme will be monitored as will the successful implementation of projects included in the LTP. Given the limited resources and competing bids it is not realistic to expect all bids to be accepted.

The trend in modes of transport used for journeys to work will be monitored from each Census to assess the sustainability of travel patterns. Completions of new housing will be monitored and analysed in terms of their location in relation to public transport accessibility to key services.

The volume of traffic levels on key roads in Tynedale will be monitored from information collected by the Highways Agency / County Council.

Indicators	Targets	Baseline data
i) % of TDC priority project bids accepted into LTP minor Improvement Programme	75%	67% in 2006/07
iii) % of projects in LTP completed successfully and on time	100%	Monitoring to begin 2007/08
iii) % of non car journeys to work	Increase from 2001	19% in 2001
iv) % of new housing within 30 mins public transport time of a GP, hospital, primary and secondary school, areas of employment and a major retail centre (AMR Core Indicator 3B)	90%	92% 2005/06
v) Volume of traffic on key roads	Increase by no more than national average	Monitoring to begin 2007/08

Policy GD5 Minimising flood risk

Any applications approved as a departure from this policy i.e. where the development would increase the risk of flooding, reduce the capacity of flood plains to store flood water or increase the number of people or properties at risk will be analysed to inform future decisions and policy review if necessary.

The number of existing properties at some risk of flooding (fluvial) i.e. within flood zones 2 and 3 will be monitored using data from the Environment Agency. Data from the Environment Agency as to number of significant flood events and the number of properties affected will be monitored annually.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	100% 2005/06 in respect of LDF AMR Core Indicator 7
ii) Number of existing properties in flood zones 2 and 3	Not to increase from base line	4,066 in 2005
iii) Number of annual significant flood events and properties affected	NA	None in 2006

Policy GD6 Planning obligations

The number and type of planning obligations secured will be monitored annually through analysing decisions on all planning applications.

Indicators	Targets	Baseline data
NA	NA	Monitoring to begin 2007/08

Policy NE1 Principles for the natural environment

Any applications approved as a departure from this policy i.e. where the development would damage the character of the landscape, biodiversity or geological interest of the District, adversely affect air or water quality, take up good quality agricultural land or adversely affect open space in towns and villages will be analysed to inform future decisions and policy review if necessary.

Data will be collected from a range of internal and external sources to monitor the quality and general state of the natural environment.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	Monitoring to begin 2007/08
ii) Number of SSSIs	Maintain base line at least	66 in 2007
iii) % of SSSIs in favourable condition (LDF AMR Core Indicator 8)	95% by 2010	64% in 2006
iv) Number of European protected species	Maintain base line	4
v) Number of Nationally protected species	Maintain base line	7
vi) % of eligible open space managed to green flag standard (LDF AMR Core Indicator 4C)	50%	20% in 2006
vii) Number of air quality management zones	None	None 2007
viii) % of water samples that are good or fair quality (biology and chemistry)	100% for both	100% for both 2003
ix) % of river length in good or fair condition	100%	100% in 2003

Policy NE2 Strategic Green Spaces

Any applications approved as a departure from this policy i.e. where the development would result in the loss of or adverse effect on strategic green space will be analysed to inform future decisions and policy review if necessary.

An annual field survey of the strategic green spaces will provide data as to areas lost to development or subject to enhancement.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	Monitoring to begin 2007/08
ii) Amount of strategic green space lost in Ha	None	Monitoring to begin 2007/08
iii) Amount of strategic green space subject to enhancement	NA	NA

Policy BE1 Principles for the built environment

Any applications approved as a departure from this policy i.e. where development would not conserve the built environment or the character of the area generally or comply with other criteria will be analysed to inform future decisions and policy review if necessary.

The number of Conservation Areas and those with character appraisals will also be monitored annually as will the number of listed buildings at risk and the level of risk.

Applications including sustainable construction techniques and facilities for waste reduction/re-use and recycling will be specifically monitored through the development control process. (Note suggested minor changes to Policy BE1).

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	Monitoring to begin 2007/08
ii) Number of Conservation Areas	Increase from base line	19 in 2007
iii) Number of Conservation Areas with character appraisals	All existing Conservation Areas covered by 31st March 2009	None adopted in 2006
iv) Number of listed buildings at risk	Reduce from base line	14 in 2006
v) % of eligible applications including sustainable construction or waste reduction/re-use/or recycling facilities	100%	Monitoring to begin 2007/08

Policy BE2 Conservation Area Appraisals

Success in undertaking Conservation Area Character Appraisals will be monitored along with the number of additional Conservation Areas.

Indicators	Targets	Baseline data
i) Number of Conservation Areas with character appraisals	All existing Conservation Areas covered by 31st March 2009	None adopted in 2006
ii) Number of Conservation Areas	Increase from base line	19 in 2007

Policy BE3 Listed buildings and Scheduled Monuments at risk

Success in reducing the number of listed buildings at risk and the level of risk will be monitored through annual field surveys.

Indicators	Targets	Baseline data
Number of listed buildings at risk	Reduce from base line	14 in 2006

Policy H1 Principles for housing

The number, type and location of new housing completed will be monitored from building control records. Land availability for housing will be monitored through analysis of development control records and studies undertaken jointly with house builders and other stakeholders. Affordable housing needs will be monitored through the housing register and other assessments.

Indicators	Targets	Baseline data
i) The overall number of dwellings completed annually (LDF AMR Core Indicator 2A)	In line with RSS figures	174 in 2005/06
ii) The availability of land for housing	In line with RSS figures and to maintain a 5 year supply	835 dwellings in 2006
iii) The distribution of housing completions (see indicators for Policies H2 and H3)	See Policies H2 and H3	NA
iv) The range of housing types built	In line with strategic housing market assessment	NA
v) Number of affordable houses built (see indicators for Policy H7)	See Policy H7	NA

Policy H2 Provision of housing and the management of supply

An up to date housing trajectory will be maintained including the number of additional dwellings completed annually and available. The distribution of completions and availability between the CPA and RA will be monitored. Data will be taken from building control and development control records.

Indicators	Targets	Baseline data
i) The overall number of dwellings completed (LDF AMR Core Indicator 2A)	In line with RSS figures	174 in 2005/06
ii) The availability of land for housing	In line with RSS and to maintain 5 year supply	835 dwellings in 2006
iii) The distribution of completions (annual average in the plan period) and availability between the two sub areas of the District	77% in the CPA, 23% in the RA	Completions 1991-2006 <ul style="list-style-type: none"> • 79% in CPA • 21% in RA Availability in 2007 <ul style="list-style-type: none"> • 61% in CPA • 39% in RA

Policy H3 Location of new housing and the definition of sustainable settlement

The number of new houses built in each level of the settlement hierarchy i.e. main towns, local centres and smaller villages with adequate services will be monitored using data from building control records.

Any applications approved as a departure from this policy i.e. new housing outside of a main town, local centre or smaller village with adequate services will be analysed to inform future decisions and policy review if necessary.

Indicators	Targets	Baseline data
i) % of new houses built in main towns, local centres and smaller villages with adequate services (annual average over plan period)	55%, 15%, 30% ratio	55%, 15%, 30% ratio 1991-2006
ii) % of applications approved in line with policy	100%	Monitoring to begin 2007/08

Policy H4 Maximising housing development on previously developed land

Any applications approved as a departure from this policy i.e. new housing on green field sites not covered by criteria in policy will be analysed to inform future decisions and policy review if necessary.

The percentage of new dwellings built on previously developed land will be monitored using data from development control and building control records.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	Monitoring to begin 2007/08
ii) % of total dwellings built annually which are on previously developed land (LDF AMR Core Indicator 2B)	% to reach at least 60% by 31st March 2008 and at least 65% by 31st March 2016	84% 2006 (89% if agricultural buildings are included)

Policy H5 housing density for new dwellings

Any applications approved as a departure from this policy i.e. new build housing at a density of less than 30 dwellings per hectare where this is not necessary for the character of the area will be analysed to inform future decisions and policy review if necessary.

The average density of dwellings built and the number and % built at or above 30/ha will be monitored using data from development control and building control records.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	Monitoring to begin 2007/08
ii) Average density of new dwellings built annually	At least 30/ha	54/ha in 2005/06
iii) % of all dwellings built at density of 30/ha or more (LDF AMR Core Indicator 2C)	At least 90%	82% in 2005/06

Policy H6 Change of use of existing buildings to housing

Any applications approved as a departure from this policy i.e. change of use of a building to residential use in the open countryside which does not satisfy all of the criteria in the policy will be analysed to inform future decisions and policy review if necessary.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	Monitoring to begin 2007/08

Policy H7 Location of affordable housing and meeting affordable housing needs

Any applications approved as a departure from this policy i.e. affordable housing development approved outside of main towns, local centres and smaller villages with adequate services will be analysed to inform future decisions and policy review if necessary.

The success of the policy will be monitored through recording the number of additional affordable houses built annually as a % of the total using data from building control records and the level of housing need through the housing register and housing needs assessments.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	100% in 2005/06
ii) % of all dwellings built that are affordable	Up to 2011 at least 55%; after 2011: at least 60%	16% in 2005/06
iii) The number of households on the housing register with a local connection and in need of affordable housing	Reduce from base line	1,201 Oct 2006
iv) The number of households requiring affordable housing taken from housing needs assessments	Reduce from base line	458 per annum 2005

Policy H8 Provision of affordable housing on market housing sites

Any applications approved as a departure from this policy i.e. where the % of affordable housing on eligible sites is below that stated in the policy will be analysed to inform future decisions and policy review if necessary.

The success of the policy will be monitored through recording the number of additional affordable houses built annually on market housing sites and the average % of dwellings agreed on eligible sites that are affordable, this information will be taken from development control and building control records.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	Monitoring to begin 2007/08
ii) Number of affordable houses built annually as part of market housing sites	28 per yr up to 2011 20 per yr after 2011 (based on assumptions about number of eligible sites etc.)	7 in 2005/06
iii) Annual average % of dwellings agreed on eligible sites that are affordable	Between 30% and 50%	25% in 2005/06

Policy H9 Providing for gypsies and travelling people

Any applications approved as a departure from this policy i.e. gypsy and traveller sites approved which do not satisfy all the criteria in the policy will be analysed to inform future decisions and policy review if necessary.

The need for sites to be permitted / allocated will be monitored through regular surveys / assessments.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100% (if any)	NA (none)
Number / size of sites needed (if any)	NA	NA

Policy EDT1 Principles for economic development

A range of information will be collected from internal and external sources to measure the overall state of the economy and the tourism sector particularly.

The amount of employment land available for development will be monitored through annual surveys and by using data from NCC.

The amount of employment land lost to other forms of development annually will be monitored from development control and building control records.

Indicators	Targets	Baseline data
i) Unemployment rate	Below UK average	Dec 2006 • Tynedale 1.3% • UK 2.5%
ii) Economic activity rate	Maintain at least base line	79.9% in 2005
iii) Range of jobs by sector	Maintain / increase range of jobs (qualitative assessment)	2006 Agric etc 3.7% Manufacturing 8.7% Tourism/Leisure 15.8% Public Services 31.3% Retail/Distrib 15.2% Business Services 14.7% Other 10.6%
iv) Average gross weekly pay for residents	At least regional average	2005 Tynedale £417 N.E. £383
v) Average gross weekly pay for workforce	At least regional average	2005 Tynedale £335 N.E. £385
vi) Annual visits to Tourist Info Centres	At least base line	165,270 in 2005/06
vii) Estimated annual tourist days spent in Tynedale	At least base line	2,982,700 in 2004
viii) Estimated annual tourist expenditure in Tynedale	At least base line	£113m in 2004
ix) Amount of employment land available (LDF AMR Core Indicator 1D)	34/ha up to 2021	25.41/ha Dec 2005 (excluding identified sites at Prudhoe and Haltwhistle)
x) Amount of employment land lost to other forms of development per annum (LDF AMR Core Indicator 1E)	None	None in 2005/06

Policy EDT2 Employment land provision

The amount and distribution of employment land available for development will be monitored through annual surveys and by using data from NCC.

Indicators	Targets	Baseline data
i) Amount of employment land available	34/ha up to 2021	25.41/ha Dec 2005 (excluding identified sites at Prudhoe and Haltwhistle)
ii) Distribution of employment land available	Majority in Main Towns and Local Centres	90% in main towns and local centres (85% in main towns) Dec 2005

Policy EDT3 Employment development in the open countryside

The number of applications approved for small scale employment / farm diversification in the open countryside will be monitored and analysed using data from development control records.

Any applications approved as a departure from this policy i.e. where application involves more than small scale development or is not part of a redevelopment of an existing site or farm diversification will be analysed to inform future decisions and policy review if necessary.

Indicators	Targets	Baseline data
i) Number of applications approved for small scale employment / farm diversification uses in open countryside	NA	NA
ii) % of applications approved in line with policy	100%	Monitoring to begin 2007/08

Policy EDT4 Tourism development in the open countryside

The number of applications approved for small scale tourism development in the open countryside will be monitored and analysed using data from development control records.

Any applications approved as a departure from this policy i.e. where application involves more than small scale development will be analysed to inform future decisions and policy review if necessary.

Indicators	Targets	Baseline data
i) Number of applications approved for small scale tourism development in the open countryside	NA	NA
ii) % of applications approved in line with policy	100%	Monitoring to begin 2007/08

Policy EDT5 Kielder Tourism Priority Area

The number of applications approved for tourism development in the Kielder Tourism Priority Area will be monitored and analysed using data from development control records.

Indicators	Targets	Baseline data
i) Number of applications approved for tourism development in the Kielder Tourism Priority Area	NA	NA

Policy RT1 Principles for town centres and retailing

Decisions on all planning applications in the Primary Shopping Areas will be recorded and analysed to assess their impact on their vitality, viability and quality and attractiveness. Any applications approved as a departure from this policy i.e. not complying with the criteria will be analysed to inform future decisions and policy review if necessary.

A range of information will be collected by field surveys and questionnaires to measure the vitality and viability of the Primary Shopping Areas.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	Monitoring to begin 2007/08
ii) Vacancy rate of floorspace in PSAs	No more than base line	To be established 2007/08
iii) Range of uses within PSAs	Qualitative assessment	Monitoring to begin 2007/08
iv) Pedestrian flows	Maintain at least base line	To be established 2007/08
v) Analysis of business and shopper surveys	Qualitative assessment	Monitoring to begin 2007/08

Policy RT2 Primary Shopping Areas for the main towns and local centres

Decisions on all planning applications for retail and other town centre uses will be recorded and analysed in terms of their location. Any applications approved as a departure from this policy i.e. retail and other town centre uses outside of the Primary Shopping Areas will be analysed to inform future decisions and policy review if necessary.

The proportion of completed floorspace for retail and other town centre uses within the Primary Shopping Areas annually will be monitored using data from development control and building control records.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	Monitoring to begin 2007/08
ii) % of completed retail and other town centre uses in the Primary Shopping Areas (LDF AMR Core Indicator 4b)	At least 50%	18% in 2005/06

Policy RT3 Primary Shopping Frontages for main towns and the proportion of A1 use

Any applications approved as a departure from this policy i.e. change of use in the frontage areas resulting in % of A1 retail uses falling below threshold in policy will be analysed to inform future decisions and policy review if necessary.

An annual field survey will be undertaken to monitor the % of ground floor frontage in the frontage areas which is in A1 retail use.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	Monitoring to begin 2007/08
ii) % of ground floor frontage in primary shopping frontage in A1 retail use	at least 85% in Hexham 80% in Prudhoe 50% in Haltwhistle	2006 87% in Hexham 83% in Prudhoe 71% in Haltwhistle

Policy CS1 Principles for community services and facilities

The type and number of services in towns and villages will be monitored through annual field surveys.

The availability and frequency of public transport services will be monitored annually using data from NCC and other public transport providers.

Decisions on all planning applications for community services and facilities will be recorded and analysed in terms of their scale and location.

Indicators	Targets	Baseline data
i) Number of towns and villages with key local services (see policy H3)	At least base line	30 smaller villages plus 3 main towns and 4 local centres in 2006
ii) Qualitative assessment of improvement / reduction in public transport services for each settlement	To maintain or improve situation in all settlements	Monitoring to begin 2007/08

Policy EN1 Principles for energy

Decisions on all planning applications will be recorded and analysed in terms of the scale and location of the development i.e. whether they are in main towns, local centres, smaller villages or the open countryside to monitor whether the appropriate amount and scale of development is being approved in the right places and therefore the implications for energy use.

The number and scale of development schemes completed (excluding small scale householder development) in each category of the settlement hierarchy will also be analysed. Decisions on all applications for renewable energy generation including micro generation will be monitored and the amount of renewable energy generation delivered will be recorded.

Indicators	Targets	Baseline data
i) % of applications approved in line with policy	100%	Monitoring to begin 2007/08
ii) % of new developments by type e.g. retail, business completed in terms of number and scale in each category of the settlement hierarchy	Majority in main towns and local centres (specific % for housing see H3)	Monitoring to begin 2007/08
iii) The number of applications approved for renewable energy generation including micro generation and the amount of energy generation involved	NA	NA

Policy EN2 Commercial scale renewable energy development

Decisions on all applications for commercial scale renewable energy generation will be monitored and the amount of renewable energy generation delivered will be recorded.

Any applications approved as a departure from this policy i.e. not complying with criteria in policy will be analysed to inform future decisions and policy review if necessary.

Indicators	Targets	Baseline data
i) The number of applications approved for commercial scale renewable energy generation and the amount of energy generation involved	NA	NA
ii) % of applications approved in line with policy	100%	Monitoring to begin 2007/08

Policy EN3 Energy conservation and renewable energy production in major new developments

Decisions on all applications for 10 or more dwellings and other developments of at least 100sqm floorspace will be monitored to assess the improvement in carbon emission rates.

Any applications approved as a departure from this policy i.e. relevant development where carbon emission rate is not at least 10% below the target rate will be analysed to inform future decisions and policy review if necessary.

Indicators	Targets	Baseline data
i) Average improvement in carbon emission rates in relevant developments	At least 10% below target emission rate defined by building regulations	Monitoring to begin 2007/08
ii) % of applications approved in line with policy	100%	Monitoring to begin 2007/08

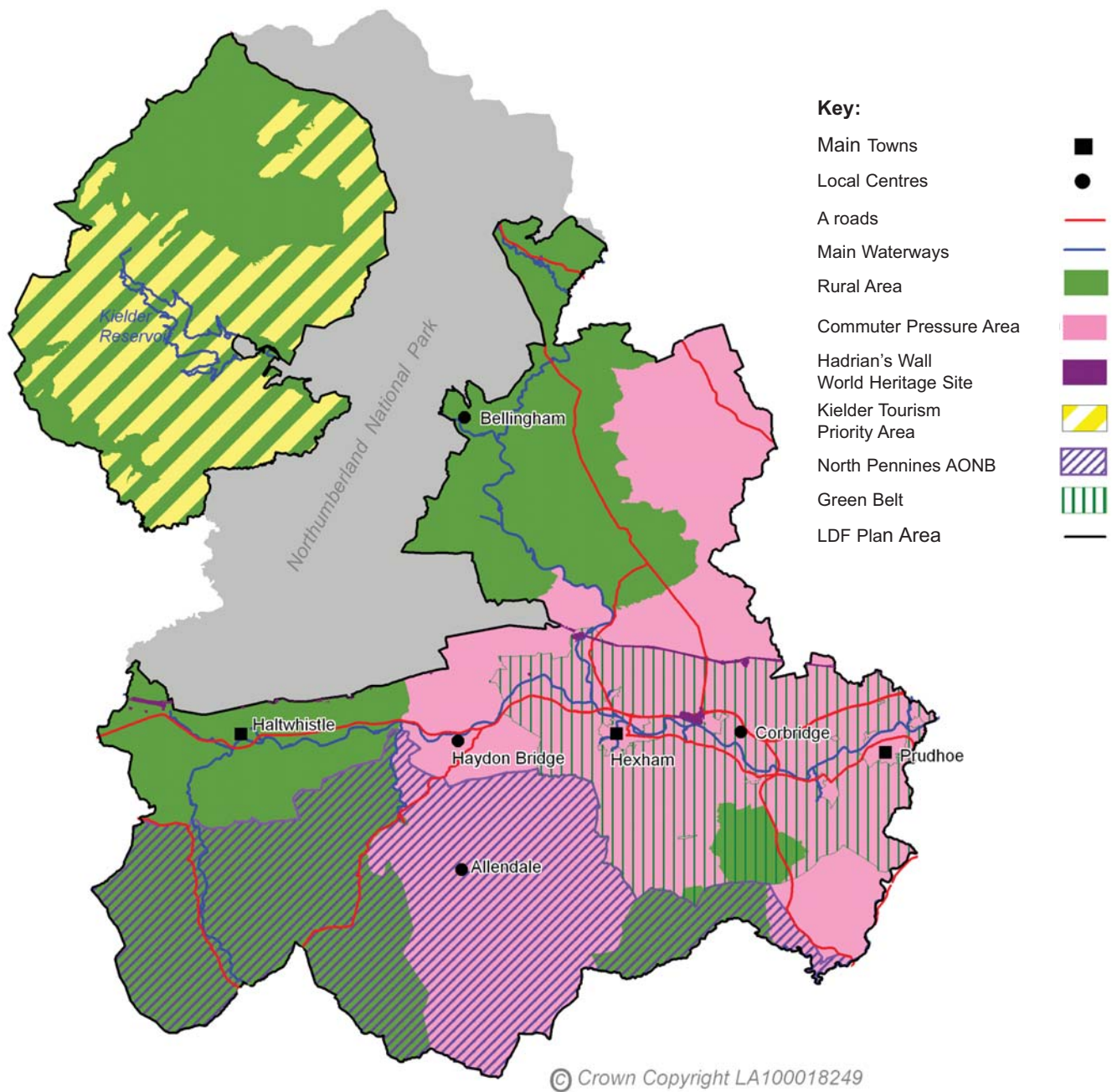
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who will be happy to discuss your needs.

Key Diagram





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