

Northumberland Local Plan

Core Strategy Pre-Submission Draft - Schedule of proposed major modifications

June 2016

The consultation document upon which comments are invited

NORTHUMBERLAND

Northumberland County Council

www.northumberland.gov.uk

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Consultation on major modifications

The need for a 'Major Modifications' additional consultation stage

- 1** The consultation on the Northumberland Local Plan Core Strategy Pre-Submission Draft Plan (October 2015) took place between 14 October 2015 and 25 November 2015. During the consultation period, the Council received almost 1,850 comments from almost 400 respondents, including group responses representing interest groups as well as resident and action groups which totalled approximately 2,600 individuals.
- 2** Since the close of the consultation on the Core Strategy Pre-Submission Draft Plan, all of the representations received have been reviewed and the Council has undertaken additional and updated evidence base work and there have been changes in Government planning policy and guidance.
- 3** The Council consider it is necessary to propose Major Modifications to the policies and supporting text to the Northumberland Local Plan Core Strategy Pre-Submission Draft Plan (October 2015) to address a range of issues raised during the Core Strategy Pre-Submission Draft Plan consultation. This will ensure that the Core Strategy is up to date, reflects the latest evidence base and fully meets the most recent requirements of national planning policy. It is considered necessary to address these issues before the Core Strategy is submitted to the Secretary of State for Independent Examination, in order to ensure that the plan is sound.

The Schedule of Major Modifications

- 4** The enclosed schedule identifies the Major Modifications that the Council is proposing to make to the Core Strategy Pre-Submission Draft Plan. The Major Modifications are those which, in the Council's opinion, are significant in nature, affecting the policy framework of the plan or its interpretation. These are changes where the Council considers it important for interested parties to be given the opportunity to comment on prior to the revised Core Strategy finally being submitted to the Secretary of State for Independent Examination.
- 5** Within the schedule of Major Modifications, the modifications are shown in **red**, proposed additions to the text being underlined thus: **Addition**; and proposed deletions being scored through thus: **Deletion**. They are numbered in the format MAJ/XX/XX.
- 6** Within the schedule a number of proposed minor modifications are shown in **yellow** where these are included within policies, figures or paragraphs that are subject to proposed major modifications. These minor modifications are not subject to consultation and are shown for information only. Details of the minor modifications are available in full in a separate schedule.

The nature of responses that the Council is seeking

- 7** Like the Pre-Submission stage, in October / November 2015, this is a **formal, statutory** stage in the production of the Core Strategy, as set out in Regulations. Responses must refer only to the major modifications, as set out in this Schedule of Major Modifications and they must be based around the 'Tests of Soundness' that require the Core Strategy to be 'Positively Prepared', 'Justified', 'Effective' and consistent with national policy:
 - To be 'Positively Prepared', the Core Strategy must be:

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- Prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements; and
- Consistent with achieving sustainable development.
- To be 'Justified', the Core Strategy must be:
 - Founded on a robust and credible evidence base; and
 - The most appropriate strategy when considered against the reasonable alternatives.
- To be 'Effective', the Core Strategy must be:
 - Deliverable;
 - Flexible;
 - Based on effective joint working on cross-boundary strategic priorities; and
 - Able to be monitored.

8 Formal responses that comply with the paragraphs above can be made in a number of ways, as set out at the end of this chapter.

9 Comments will also be accepted on updated legal compliance documents - the Sustainability Appraisal; the Habitats Regulations Assessment; and the Consultation Statement.

What else is available?

10 We are also making other documents available on line. These documents will help set the context for the proposed Major Modifications:

- A schedule of Minor Modifications: these are modifications (shown in yellow) that are considered minor - i.e not significant in nature, and not affecting the policy framework of the plan or its interpretation. This is for information only. Comments on this document are not being accepted.
- A version of the Pre-Submission Draft Plan showing both the major and the minor modifications in context. Again, this is for information only and comments on this document are not being invited nor will they be accepted.
- The full range of associated evidence base and background documents, updated as necessary.

How to respond

11 Consultation on the Major Modifications to the Core Strategy Pre-submission Draft is taking place over a 6 week period between 15 June 2016 and 27 July 2016.

12 As explained above, at this stage representations must be in response to the 'Tests of Soundness' that require the Core Strategy to be 'Positively Prepared', 'Justified', 'Effective' and consistent with national policy, (see paragraph 6 above).

13 Separate response forms must be submitted for each of the Major Modifications on which comments are being made, quoting the reference number of the Major Modification (i.e. "MAJ/chapter number/modification number"). They must be received by 4pm on **27 July 2016**.

14 The Council is encouraging people to submit comments online at:
http://northumberland-consult.limehouse.co.uk/portal/planning/core_strategy/csmm.

15 Response forms - available from our website, our offices or libraries - can also be submitted by email and post and should be directed to:

- Email: PlanningStrategy@northumberland.gov.uk; or
- Post: Planning and Housing Policy Team, Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF.

What happens next?

16 Following the end of the consultation period on the Pre-Submission Draft: Schedule of Proposed Major Modifications, the Council will consider all comments made on these modifications and identify whether there are additional modifications required to respond to legitimate issues of 'soundness' raised through the consultation. The Council is aware that legislation in relation to the Housing and Planning Act may be enacted prior to the submission of the Core Strategy and that there may also be other legislative changes and any further modifications required as a result will be made to the Core Strategy and submitted to the Inspector for consideration at the independent examination.

17 Under Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012, the Council must submit the Core Strategy, plus all representations on it and all relevant accompanying documentation, to the Secretary of State for Communities and Local Government.

18 There will then be an independent examination, where an appointed Planning Inspector will consider the soundness of the Core Strategy having full regard to all the evidence and all the representations received. Set out below are the key next stages in the preparation of the Core Strategy.

Key stages for the preparation of the Core Strategy

Date	Milestone
June - July 2016	Consultation on Pre-Submission Core Strategy: Proposed Major Modifications
July - October 2016	Consideration of responses and preparation of Submission document
November 2016	Full Council considers Submission Core Strategy document
December 2016	Submission of Core Strategy
Spring 2017	Examination

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Date	Milestone
Summer 2017	Adoption

Further information

19 Further information on the Core Strategy process can be obtained via our website at corestrategy.northumberland.gov.uk or by contacting us at PlanningStrategy@northumberland.gov.uk.

1. Introduction

The following table is left blank, as Chapter 1 is about the process of the Core Strategy and does not contain substantive policies, proposals or descriptions. The equivalent table in the Schedule of Minor Modifications (Table 1) explains how modifications will be made to Chapter 1 (Introduction) of the Northumberland Local Plan Core Strategy in time for submission, in order to reflect changed circumstances.

Table 1 - Proposed major modifications to Chapter 1, Introduction - This is deliberately left blank - see above and the Schedule of Minor Modifications

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
	See above		

2. A spatial portrait of Northumberland - opportunities and challenges

The following table sets out the proposed major modifications to Table 2 (A spatial portrait of Northumberland - opportunities and challenges) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 2 Proposed major modifications to Chapter 2, a spatial portrait of Northumberland - opportunities and challenges

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		No major modifications proposed.	

3. Spatial vision, objectives and outcomes

The following table sets out the proposed major modifications to Chapter 3 (Spatial vision, objectives and outcomes) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 3 Proposed major modifications to Chapter 3, spatial vision, objectives and outcomes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/03/01	Paragraph 3.5, 2nd bullet point	Amend the second bullet point to read: Close cooperation across boundaries will ensure that locations in the South East and Central Delivery Areas of Northumberland will be seen regionally, as attractive alternatives to the Tyneside market <u>and that the North of the County can benefit from the Scottish Borders and Edinburgh employment markets. Likewise the western areas of Northumberland can benefit from the economic opportunities arising from its connection with Cumbria;</u>	To improve clarity on the range of outcomes.
MAJ/03/02	Figure 3.2 (Key diagram)	Amend Figure 3.2 as follows and as shown in the revised figure below: Remove the symbol for "Strategic Sites - Employment" from north of Cramlington and Green Belt boundary designation amended to reflect changes in Green Belt policies.	To reflect changes in employment and Green Belt policies.

3. Spatial vision, objectives and outcomes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		The figure consists of two maps of Northumberland, comparing the 'Pre-Submission Draft (October 2015)' with 'Major Modifications (June 2016)'. Both maps show the county boundary, delivery areas, and various strategic networks. The maps are color-coded to show different types of land use and infrastructure. The 'Major Modifications' map shows several changes compared to the 'Pre-Submission Draft', including adjustments to the strategic road network, the strategic rail network, and the strategic freight network. The maps also show the locations of various towns and villages, as well as the locations of various strategic assets and facilities.	

4. Delivering the vision for Northumberland

The following table sets out the proposed major modifications to Chapter 4 (Delivering the vision for Northumberland) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 4 Proposed major modifications to Chapter 4, Delivering the vision for Northumberland

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/04/01	Paragraph 4.7, 1st bullet point	Amend 1st bullet point to read: In order to deliver the Economic Strategy which seeks to deliver a prosperous Northumberland founded on quality local jobs and connected communities, with 10,000 additional jobs to 2031, the Core Strategy needs to: Provide a portfolio of high quality sites in the right locations which are attractive to the market – planning for the provision of 305,384ha of available land for economic development to 2031;	To reflect changes to the employment land portfolio.
MAJ/04/02	Policy 1: Sustainable development	Amend policy to read: Policy 1, Sustainable development In plan-making and assessing development proposals the Council will take a positive approach which reflects the presumption in favour of sustainable development and delivers across the range of the economic, social and environmental factors. Consideration will be given to how the plan or proposal, where appropriate:	To clarify that the criteria applies to the historic environment.

4. Delivering the vision for Northumberland

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		a. Contributes to building a strong, responsive and competitive economy across Northumberland, including the protection and enhancement of the vitality and viability of Northumberland's town centres and other important economic sectors; b. Provides a type and mix of housing to meet objectively assessed needs, including meeting the needs of an ageing population; c. Supports and improves pathways for all to health, social and cultural wellbeing and provides the infrastructure which is required to enhance the quality of life of individuals and communities; d. Impacts on and contributes to the conservation and enhancement of Northumberland's natural, historic, water and built environment assets; e. Impacts on ecosystems and how it can contribute to net gains for biodiversity and establishing a coherent and resilient ecological network; f. Prevents or minimises waste and makes prudent and effective use of Northumberland's available finite and renewable resources, including water, minerals, soil, land and buildings, particularly through the re-use of brownfield sites; g. Demonstrates high quality sustainable design that respects and enhances: the local distinctiveness of the natural, historic and built environment, helps promote a sense of place, reduces the need for energy and facilitates flexible and adaptable buildings and environments; and h. Is resilient to economic, social, and environmental change by: i. Focusing significant development in locations which are accessible by, or can be made accessible by public transport, walking or cycling, thereby reducing the need to travel for both people and goods; ii. Recognising the intrinsic rural nature of the County where there are different opportunities to achieve sustainable development;	

4. Delivering the vision for Northumberland

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		iii. Promoting opportunities to reduce dependence on travel by private car; iv. Promoting opportunities to maximise: renewable and low carbon energy capacity; decentralised energy supply systems (based upon renewable or low carbon energy); and carbon storage; v. Locating development in areas which are least vulnerable to climatic impacts such as risk from all sources of flooding and rising sea levels; and vi. Mitigating anticipated impacts, including those from climate change, on the <u>historic and</u> natural environment, including landscape, biodiversity, ecosystems and water resources. If mitigation is not appropriate or suitable, then development should be sited elsewhere.	
MAJ/04/03	Paragraph 4.18	Amend paragraph to read: The sustainable design and construction of new development has an important role to play in <u>terms of ensuring prudent use of natural resources and responding proactively to climate change. Consideration of how to minimise demand on resources, such as energy and water, as part of the design process is important for</u> reducing running costs and improving <u>energy</u> efficiency. Improving the energy efficiency of buildings is also an essential part of achieving targets for a reduction in carbon emissions ^[Footnote 1] as over <u>almost</u> half of the UK's current carbon emission comes from the residential (<u>25.23%</u>) and business sector (31%) ^[Footnote 2]. Footnote 1: <u>The European Union Renewable Energy Directive sets an overall target for 20% (UK target set at 15%) of the energy consumed in the European Union to come from renewable sources by 2020. The Climate Change Act 2008 established a UK target to achieve an 80% reduction in Carbon Dioxide emissions by 2050.</u>	To explain relevant changes in national planning policy and legislation. To clarify consistency with national planning policy. To clarify the justification of policy requirements.

4. Delivering the vision for Northumberland

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Footnote 2: Based upon Department of Climate and Energy Change 2014 UK Greenhouse Gas Emissions, Provisional <u>Final</u> Figures for end-user MtCO2 emissions by sector.	To clarify policy interpretation and reflect amendments to Policy 2(i).
MAJ/04/04	Paragraph 4.19	Amend paragraph to read: <u>On 27 March 2015</u> the Government's Housing Standards Review concluded that <u>announced a new approach to the setting of technical housing standards. The Deregulation Act 2015 introduced</u> requirements for housing standards, in particular energy and carbon emission performance, should to <u>be</u> integrated into the Building Regulations and removed <u>planning powers within the Planning and Energy Act 2008 to policies should not</u> set out additional requirements for developers. <u>As a result of changes introduced by the Housing Standards Review, planning authorities should no longer impose local technical standards for new dwellings.</u> However, the NPPF recognises that there is a role within the planning system for promoting environmental sustainability and states that a core principle of planning is to support the transition to a low carbon future in a changing climate^[Footnote]. Footnote: National Planning Policy Framework, March 2012, paragraph 17.	To explain relevant changes in national planning policy and legislation. To clarify consistency with national planning policy. To clarify the justification of policy requirements. To clarify policy interpretation and reflect amendments to Policy 2(i).

4. Delivering the vision for Northumberland

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/04/05	Paragraph 4.20	Amend paragraph to read: Improving the sustainability of building construction and use, and supporting small scale renewable and low carbon energy generation provides an opportunity to deliver the Core Strategy strategic objectives of addressing climate change and managing natural resources. <u>Whilst amendments to planning legislation may restrict the inclusion of policies in relation to building performance for housing, existing powers within the Planning and Energy Act 2008 in relation to development and renewable or low carbon energy have not been altered. The NPPF also retains requirements regarding new housing development and low carbon infrastructure such as district heating networks.</u>	To explain relevant changes in national planning policy and legislation. To clarify consistency with national planning policy. To clarify the justification of policy requirements. To clarify policy interpretation and reflect amendments to Policy 2(i).
MAJ/04/06	Paragraph 4.20A	Add paragraph to read: <u>Paragraph 97 of the NPPF highlights the duty placed on local planning authorities to be proactive in supporting the delivery of renewable and low carbon energy. It states that local planning authorities should 'have a positive strategy to promote energy from renewable and low carbon sources' and 'identify opportunities where development can</u>	To explain relevant changes in national planning policy and legislation.

4. Delivering the vision for Northumberland

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<u>draw its energy supply from decentralised, renewable or low carbon energy supply systems'. The development of renewable and low carbon energy could have a significant positive impact in terms of reducing Northumberland's carbon emissions and improving energy security for the future.</u>	To clarify consistency with national planning policy. To clarify the justification of policy requirements. To clarify policy interpretation and reflect amendments to Policy 2(i).
MAJ/04/07	Paragraph 4.23A	Add paragraph to read: <u>There are a number of specific design processes and tools which can be valuable to the development of a scheme and improve the quality of the final proposal. The Council will encourage the appropriate implementation of design tools and in particular, the use of master planning, design briefs and design review will be supported. National design guidance and recognised design literature should also be consulted in relation to design processes in order to assist in the delivery of high quality sustainable design.</u>	To provide guidance and for consistency with national planning policy.

4. Delivering the vision for Northumberland

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/04/08	Paragraph 4.23B	Add paragraph to read: <u>In plan-making, any relevant future policies or Local Plan documents should align with Policy 2 and where the Council is involved in the preparation of a master plan or design brief, the outlined principles will apply.</u>	To clarify policy interpretation.
MAJ/04/09	Paragraph 4.23C	Add paragraph to read: <u>To add more detail to the high quality sustainable design policy a supplementary planning document will be prepared. It is intended that this document will include more guidance on the requirements of the policy and the delivery of high quality sustainable design in Northumberland.</u>	To clarify that further guidance will be produced regarding the interpretation of Policy 2.
MAJ/04/10	Policy 2: High quality sustainable design	Amend policy to read: Policy 2, High quality sustainable design <u>In plan-making and assessing proposals,</u> development will be supported where it demonstrates high quality, sustainable and inclusive design. Design must contribute positively to place-making and be developed in response to a robust analysis of the character of the site and the surrounding area, in addition to the functional requirements of the intended use. Proposals will be supported where development:	To improve clarity. To strengthen emphasis on specific design considerations. For consistency with the wording of other policies.

4. Delivering the vision for Northumberland

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		a. Responds to the character of the wider setting, creating a distinctive environment which takes advantage of opportunities to preserve, enhance or enrich <u>the setting and local distinctiveness</u>, existing land forms, nature and heritage assets, local built vernacular and street patterns; b. Achieves a high standard of accessibility, permeability and legibility for all users with a clear and intuitive distinction between public and private space; c. Creates a safe environment by reducing opportunity for crime; d. Creates vibrant places which <u>embrace user diversity and</u> contribute positively to quality of life and wellbeing by inclusion of mixed use and tenure, high quality public spaces, landscaping and public art where appropriate; e. Responds positively to context and local character with regard to: orientation, form, layout, height and scale, density, materials and architectural detailing; f. Demonstrates adaptability and resilience to changing circumstances and demands of the user, the wider community and the environment; g. Incorporates a high standard of materials with a view to providing durable, high quality buildings and places; h. Protects the general amenity of both direct and indirect users; and i. Demonstrates a commitment to sustainable design <u>and which</u> strives to <u>achieve high energy efficiency and low or zero carbon energy generation by reduce natural resource requirements and respond proactively to climate change. This should be achieved by:</u> i. Incorporating passive design measures to improve the efficiency of heating, cooling, ventilation and lighting. Therefore lessening the reliance on artificial alternatives through: siting, design, layout and building orientation that maximises sunlight and daylight, passive ventilation and avoids overshadowing;	For consistency with national planning policy.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		ii. Incorporating waste reduction and recycling measures during both the construction phase and in the design of the development <u>Incorporating measures to reduce waste generated during construction, including the recovery of materials on-site, to ensure and ensuring</u> there is appropriate storage space and segregation facilities for recyclable and non-recyclable waste; iii. <u>Ensuring that the most effective and sustainable use of resources during construction and occupation are considered from the outset and are incorporated into the design and proposed implementation;</u> iv. <u>Ensuring that energy efficiency measures are considered from the outset, including</u> incorporating small-scale renewable and low carbon energy generation into the design of new developments where appropriate-feasible and viable and where there would be no unacceptable adverse effects on landscape, ecology, heritage assets and amenity; v. Incorporating measures <u>Considering opportunities</u> to reduce both the external and internal use of potable water-. <u>Support will be given to the inclusion of water efficiency measures</u> including the use of water recycling systems; and vi. Connecting to an existing or approved district energy scheme where available <u>feasible</u> and viable and in the case of major development proposals consider opportunities to incorporate a district energy network. Particular support in decision making will be afforded to proposals which incorporate exemplary or innovative design and sustainability standards. Where a Design and Access Statement is required as part of a planning application, there must be a clear demonstration of how the proposal has responded to the above principles as an integral part of the design development process.	

4. Delivering the vision for Northumberland

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/04/11	Policy 3: Spatial distribution	Amend policy to read: Policy 3, Spatial distribution To deliver sustainable development and sustain the vitality of local communities across Northumberland the following strategic planning principles apply in both plan-making and assessing development proposals: - The Main Towns of: Alnwick, Amble, Ashington, Bedlington, Berwick-upon-Tweed, Blyth, Cramlington, Haltwhistle, Hexham, Morpeth, Ponteland and Prudhoe, as key hubs for housing, employment, education, healthcare, retail, transport and tourism, will be the main focus for development to underpin their social, economic, environmental and cultural regeneration; - Additional large-scale development and growth will be focused on key locations in Blyth, Cramlington and Morpeth to support the rejuvenation and revitalisation of communities, by identifying and supporting targeted levels of development; - The regeneration of Ashington will be supported by utilising the wider town centre regeneration proposals as a catalyst for creating the conditions for social growth and resilience within the town. New housing development will be required to support the existing housing market by helping to extend choice to achieve a balanced housing market; - Allendale, Belford, Bellingham, Corbridge, Guidepost/Stakeford/Choppington, Haydon Bridge, Newbiggin-by-the-Sea, Rothbury, Seahouses, Seaton Delaval/New Hartley/Seghill/Holywell/Seaton Sluice and Wooler will continue to be supported as Service Centres with critical masses of services, accessible to their resident communities and those within other settlements clustered in their hinterlands. Development will be supported that maintains and strengthens this role;	To clarify the policy requirements.

4. Delivering the vision for Northumberland

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		e. Recognising the need to take a positive view of development that improves the sustainability of smaller settlements and the communities within them, in other <u>smaller</u> settlements development will be allowed which demonstrates that it: i. Meets the identified and defined social, economic and/or cultural needs of the local community; ii. Can be accommodated within or if necessary next to the settlement without adversely impacting on its character; iii. Is of an appropriate scale for the size of the settlement; iv. Maintains or enhances local services and facilities, including those located outside the particular settlement in which the proposed development will be located; v. Provides appropriate mitigation to minimise harm to the countryside; and vi. Protects the countryside from widespread new development. f. Isolated development in the open countryside will only be supported where it: i. Is directly related to the needs of primary activity in agriculture, forestry, other land based industries, rural businesses, or the sustainable diversification of such activities; ii. Supports the sustainable growth and expansion of an existing business; iii. Supports a newly forming business which requires a location in a rural setting; iv. Supports or adds to the range of sustainable visitor attractions and facilities appropriate to the character of the area; v. Would support existing sustainable clusters of services and community facilities including those outside the settlement in which the development is located;	

4. Delivering the vision for Northumberland

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		vi. Reuses redundant or disused buildings and leads to an enhancement of to the immediate setting; and/ or vii. Is a house, the architecture of which is innovative and of the highest standard, it significantly enhances its immediate setting, and is sensitive to the defining characteristics of the local area.	

5. Delivering a thriving and competitive economy

The following table sets out the proposed major modifications to Chapter 5 (Delivering a thriving and competitive economy) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 5 Proposed major modifications to Chapter 5, delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/01	Paragraph 5.19A	Add paragraph to read: <u>The revised projections are for the period 2015-2031. Employment forecasts indicated a sharp decline in jobs in the 2011-2014 period, indicating a negative need for land for employment. However, in reality take-up in Northumberland in this period was healthy, with allocated land also developed for other uses. It is therefore more appropriate for land need based on employment forecasts not to consider the initial part of the plan period.</u>	To explain revised employment land need projections undertaken for the remainder of the plan period (2015-2015) looking forward from when the revised employment projections were produced in 2014.

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change										
MAJ/05/02	Table 5.1	Table 5.1 Overall land need for the period 2015144 to 2031 (hectares) <table><tr><th>Lower</th><th>Baseline</th><th>Higher</th><th>Policy</th><th>Past take-up</th></tr><tr><td>95<u>108</u></td><td>404<u>114</u></td><td>449 <u>125</u></td><td>424 <u>126</u></td><td>299<u>216</u></td></tr></table>	Lower	Baseline	Higher	Policy	Past take-up	95 <u>108</u>	404 <u>114</u>	449 <u>125</u>	424 <u>126</u>	299 <u>216</u>	To reflect revised employment land need projections.
Lower	Baseline	Higher	Policy	Past take-up									
95 <u>108</u>	404 <u>114</u>	449 <u>125</u>	424 <u>126</u>	299 <u>216</u>									
MAJ/05/03	Paragraph 5.24	Amend paragraph to read: In addition, the employment forecast work shows a significant difference in the projected need for land to provide for the higher scenario (449 <u>125</u> hectares), and that which would be needed if employment land was developed at the same rate as past trends (299 <u>216</u> hectares). It is therefore appropriate to retain or allocate new land in addition to the requirement identified through employment forecasting to account for past rates and patterns of development, <u>as the actual performance of Northumberland's economy and commercial property market is likely to fall between these two methodological approaches. Therefore an additional five years of average annual take-up has been applied to the overall quantitative need for employment land for the remainder of the plan period, equivalent to 30.5 hectares.</u>	To reflect revised employment land need projections.										
MAJ/05/04	Paragraph 5.25	Amend paragraph to read: To provide for forecasted land need and accounting for past rates of development the <u>evidence base suggests the need for around 155 hectares. However the Core Strategy will plan for the supply of around 205 450 hectares of land for general employment development</u>, excluding the allocation of land around the Blyth Estuary to attract new industry sectors. <u>and a prestige inward investment site at West Hartford.</u>	To reflect changes to the employment land portfolio.										

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change						
MAJ/05/05	Paragraph 5.25A	Add paragraph to read: <u>The allocation of land beyond 155 hectares is largely due to the significant amount of land which has come to market through the demolition of the former Alcan smelter site and the subsequent opening up of adjoining 'buffer land'. The redevelopment of the site to form 'Lynefield Park' and so introduce new businesses and employment opportunities to the site of a former major employer, is strongly supported. Additional changes have been made to the existing land supply to account for this development, where a deliverable and sustainable alternative use is known. However, it is not considered to be a reasonable alternative to deallocate land throughout the County so that the forward supply is 155 hectares, as this risks some markets being under supplied of land for economic growth. Allocation of land at Lynefield Park beyond the identified need can be justified when the nature of the type of developments likely to occupy the site are considered. The site is suitable and is likely to be marketed for uses which require substantial amounts of space in relation to the density of jobs, especially for outdoor storage. Current job density on the site is 1 full time employee per 172 square metres of floorspace. This is indicative of future development on the site and is substantially lower than any employment use modelled when converting employment forecasts for the remainder of the plan period to land need.</u>	Text added to explain the allocation of land beyond the forecast need.						
MAJ/05/06	Table 5.2	Table 5.2 Employment land evidence recommendations and Core Strategy allocations <table><tr><th>Settlement</th><th>Evidence base recommendation</th><th>Allocation</th></tr><tr><td>Cramlington</td><td>Use land at West Hartford for general employment use, as well as single user inward investment. Remaining</td><td><u>All land at West Hartford</u> currently remains as a proposed allocation for general and strategic employment use — this allocation is</td></tr></table>	Settlement	Evidence base recommendation	Allocation	Cramlington	Use land at West Hartford for general employment use, as well as single user inward investment. Remaining	<u>All land at West Hartford</u> currently remains as a proposed allocation for general and strategic employment use — this allocation is	To reflect de-allocation of the West Hartford employment site due to
Settlement	Evidence base recommendation	Allocation							
Cramlington	Use land at West Hartford for general employment use, as well as single user inward investment. Remaining	<u>All land at West Hartford</u> currently remains as a proposed allocation for general and strategic employment use — this allocation is							

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change									
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MAJ/05/12	Paragraph 5.30	Amend paragraph to read: The Core Strategy will continue to support employment development on 9864,064 hectares of developed employment land and allocate 295384 hectares of available land for employment use. This includes 204479 hectares of available land for general employment use to facilitate the delivery of at least 10,000 additional jobs in the plan period. The proposal is beyond the 150 hectares suggested in the evidence base, but the deliverability of some land is still being reviewed, particularly at West Hartford and this total may change in the submission draft of the plan.	To reflect changes to the proposed employment land allocation.						
MAJ/05/13	Paragraph 5.31	Amend paragraph to read: The proposed Blyth Estuary Strategic Employment Area will provide 91489 hectares of available land, which also contributes to a land supply greater than the evidence base suggests. This will increase the land supply significantly in excess of need identified in the evidence base. However, this is a strategic allocation intended to provide for specific	To reflect changes to the area of the Blyth Estuary Strategic Employment						

5. Delivering a thriving and competitive economy

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		emerging sectors which were not factored into land need projections, as they are based on the current structure of the County's economy. The prioritised sectors can require large amounts of land as is evidenced by development in the area to date, and the development in these sectors elsewhere. and in particular, if RWE Npower realised their long-term plans to build a clean coal fired power station on the site, this would use most of the land. Most of the Port of Blyth's land is also included. Therefore, the strategic allocation does not form part of the general employment land supply 450 hectares supply the evidence base suggests is required.	Area which now excludes land to deliver a new 'clean coal' power station.
MAJ/05/14	Paragraph 5.32	Delete paragraph: The West Hartford site in North Cramlington is proposed to accommodate some general employment use but also 13 hectares to retain its previous role as a prestige inward investment site. Development on the site should be occupied by a regionally or nationally significant employer, providing high quality employment opportunities. Work is on-going to identify whether the site is deliverable within the plan period.	West Hartford site to now be de-allocated due to deliverability issues.
MAJ/05/15	Paragraph 5.33	Amend paragraph to read: The above gives an overall land supply of 305 384 hectares of available land, distributed as shown in Table 5.3. The figures in the table includes support for around 10ha of land to be allocated through the Alnwick and Denwick Neighbourhood Plan.	To reflect changes to the portfolio of allocated employment sites.

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MAJ/05/16	Table 5.3	Table 5.3 Employment land portfolio^[tablenote 1] <table><tr><th>Delivery Area</th><th>South East</th><th>Central</th><th>North</th><th>West</th><th>Total</th></tr><tr><td>Strategic employment land (hectares)</td><td>202 <u>91</u></td><td>0</td><td>0</td><td>0</td><td>202 <u>91</u></td></tr><tr><td>Land protected for B-class use (hectares)</td><td>72 <u>54</u></td><td>30 <u>36</u></td><td>24</td><td>2 <u>1</u></td><td>128 <u>115</u></td></tr><tr><td>Newly allocated land <u>protected</u> for B-class use (hectares)^[tablenote 2]</td><td>0</td><td>45 <u>30</u></td><td>10</td><td>0</td><td>25 <u>40</u></td></tr><tr><td>Flexible employment use (hectares)</td><td>42 <u>89</u></td><td>3</td><td>5</td><td>1</td><td>54 <u>98</u></td></tr><tr><td>Total available land (hectares)</td><td>316 <u>234</u></td><td>33 <u>39</u></td><td>29</td><td>3</td><td>384 <u>305</u></td></tr></table> Tablenote 1: Land total rounded Tablenote 2: Figure included in land protected for B – class use	Delivery Area	South East	Central	North	West	Total	Strategic employment land (hectares)	202 <u>91</u>	0	0	0	202 <u>91</u>	Land protected for B-class use (hectares)	72 <u>54</u>	30 <u>36</u>	24	2 <u>1</u>	128 <u>115</u>	Newly allocated land <u>protected</u> for B-class use (hectares) ^[tablenote 2]	0	45 <u>30</u>	10	0	25 <u>40</u>	Flexible employment use (hectares)	42 <u>89</u>	3	5	1	54 <u>98</u>	Total available land (hectares)	316 <u>234</u>	33 <u>39</u>	29	3	384 <u>305</u>	To reflect changes to the portfolio of allocated employment sites.
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MAJ/05/17	Paragraph 5.34	Amend paragraph to read: Changes to the employment site portfolio will result in the de-allocation of 403<u>125</u> hectares of employment land which has been developed for uses which permanently exclude employment use and 453 <u>367</u> hectares of available land which is considered to have poor market demand or unsurmountable deliverability issues. <u>Some of this land may be suitable for alternative uses which will be considered in relation to other plan policies.</u>	To reflect additional de-allocated employment land.																																				

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/18	Paragraph 5.35	Amended paragraph to read: The majority of the available land supply (<u>816%</u>) will be provided by land vacant on existing employment sites, with only <u>4025</u>-hectares of newly allocated general employment land, plus an additional <u>36 32</u> hectares of new land at East Sleekburn as part of the Blyth Estuary Strategic Employment Area.	To reflect changes to employment land allocations.
MAJ/05/19	Paragraph 5.36	Amend paragraph to read: De-allocated available land is spread across the County but most is in the South East, with employment policy protection to be removed from <u>424365</u>-hectares, but the area will still provide the majority of the County's available land supply (<u>76%82%</u>). Evidence shows that the South East is the County's best market for industrial development, given that sites generally have good strategic road access and are close to the Tyneside market. The area is also readily accessible by the labour force of Tyneside, which alongside infrastructure investment such as the Ashington Blyth Tyne Line, supports the objective to change patterns of commuting. Evidence indicates that the Central Delivery Area has good market demand, with healthy levels of business start-up and market demand for both for industrial and office premises. The proposed new employment land in Hexham, Prudhoe, <u>Morpeth</u>, and Ponteland, <u>and the potentially heightened market demand in Morpeth as a result of improved access to sites at Fairmoor</u>, will provide the opportunity for strong markets to grow and deliver the plan's job growth objective.	To reflect changes to employment land allocations.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/20	Paragraph 5.37	Amend paragraph to read: No sites are proposed for specific uses, other than the specific allocation around the Blyth Estuary. All types of B-class use will be supported on allocated sites, including at Northumberland Business Park, which although it remains the plan's focus for a large scale office development. <u>but other types of employment development will also be supported.</u> <u>Similarly the creation of a new employment site adjoining Prestwick Park. Ponteland will be for b-class uses generally but it is anticipated that it will deliver additional office space. More specific allocations may be proposed in the Northumberland Delivery Document and Neighbourhood Plans to reflect any specific market which emerges over the plan period. The Core Strategy does however recognise that there are a number of important rural business parks and single user sites which have an existing employment function and this will be supported by allocating the existing operational areas.</u>	To reflect the allocation of land at Prestwick to serve the Ponteland market and the allocating of existing rural employment operations.
MAJ/05/21	Paragraph 5.41	Amend paragraph to read: All of the County's strategic employment land will be in the South East, split between sites around the Blyth Estuary to provide for new economic sectors and a single user inward investment site at West Hartford, subject to further site assessment. <u>essment.</u>	To reflect the de-allocation of the West Hartford site and the subsequent reduction in the strategic employment land provision.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/22	Paragraph 5.42	Amend paragraph to read: Most of the Main Towns will have sites protected for B-class uses and allocated for flexible employment use. In Ashington, Ashwood and Wansbeck Business Parks currently accommodate no non-B-class development and this role will continue to be protected. <u>Additional land will also be allocated to provide for specific investment opportunities at Wansbeck Business Park East which will also be protected for b-class uses.</u> To provide for other business needs a flexible policy approach will be applied at North Seaton, Jubilee and Lintonville, recognising their current mixed employment role. Cramlington is Northumberland's strongest industrial market and as such most sites will be protected for B-class <u>uses</u>. However recognising that available land at Bassington Industrial Estate adjoins housing, non-industrial uses, and fronts onto a main route into the town centre, a flexible employment allocation is appropriate. Bedlington will retain its built out employment land, except for the redundant northern half of the Welwyn Electrics site which will be deallocated to allow for local relocation and growth, but evidence suggests that available employment land is better provided in adjacent Main Towns with better road access.	To reflect the provision of new employment to the east of Wansbeck Business Park to provide for specific investment opportunities.
MAJ/05/23	Paragraph 5.43	Amend paragraph to read: Given the scale of the former Alcan smelter site, policy protection will <u>be removed from some of the greenfield buffer land and be rationalised to the developed portion of the site, with greenfield buffer land de-allocated</u>. Large current allocations at Ellington and Fisher Lane <u>and West Hartford in</u> Cramlington are also proposed to be de-allocated, as are some sites in smaller settlements such as Seghill, Linton and Hadston, where market demand is poor.	To reflect changes to employment land allocations, including the de-allocation of West Hartford

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Amble has ample serviced land that can provide for businesses in the local area of Hadston. <u>A portion of unserviced land to the south of Coquet Enterprise in Amble is also not needed for the plan period and will be de-allocated.</u>	due to deliverability issues and the removal of employment policy protection from land to the south of Coquet Enterprise Park, Amble, which has failed to attract employment development.
MAJ/05/24	Paragraph 5.44	Amend paragraph to read: The area has good market demand for employment premises, but a relatively restrictive land supply. In Hexham sites closer to the town centre accommodate a mix of businesses and are allocated for a flexible employment role, with allocated land to the north of the River Tyne protected for B-class uses, recognising the better strategic road access. The Low Prudhoe Industrial Estate is a successful location for manufacturing and this role will continue to be protected. Coopies Lane in Morpeth provides premises for a mix of businesses and the Core Strategy supports the continuation of this role and in addition identifies land to be safeguarded to enable the long term expansion of Coopies Lane for employment development beyond the plan period. Land west of Lancaster Park at Fairmoor has frontage onto the A1 and will have excellent strategic road access and will therefore	To reflect changes to the allocation of employment land to serve the Ponteland and Morpeth markets, specifically the allocation of sites adjacent to Prestwick Park

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		be protected for B-class uses <u>and to provide for the development of a trunk road service area</u> . Allocated employment sites at Fairmoor with planning permission for housing will be de-allocated <u>and the remainder will be safeguarded for beyond the plan period</u> . Additional land will be allocated in Ponteland adjacent to Prestwick Business Park to support additional <u>high quality office development</u> , <u>for B-class employment use comprising a small site for office development as part of the Education, Leisure and Housing redevelopment proposals, and land close to the airport (currently within the Green Belt) will be safeguarded for future employment development, recognising the long term ambition of the emerging Neighbourhood Plan to relocate the Meadowfield Industrial Estate</u> .	and to the west of Lancaster Park.
MAJ/05/25	Paragraph 5.47	Amend paragraph to read: Berwick-upon-Tweed has a relatively large supply of land in relation to indicators of market demand, and this is reflected in the de-allocation of land at Spittal, north of Tweedside Industrial Estate, and an area developed at Tweedmouth for retail. Available land is concentrated at Ramparts Business Park which will be protected for B-class uses, along with Tweedside Estate, accounting for its strong manufacturing base. Alnwick has had quite a healthy take-up in recent years, albeit mainly for leisure and retail development. The Alnwick and Denwick Neighbourhood Plan intends to allocate additional land for employment use and the Core Strategy supports the provision of at least an additional 10 hectares, the location of which will be confirmed by the Neighbourhood Plan. Areas of employment sites developed for retail use do not require policy protection and will be de-allocated, <u>as will Willowburn Industrial Estate owing to high vacancy rates and the poor condition of existing premises, which largely make the site unviable for continued employment use</u> .	To reflect deallocation of unavailable and unviable sites for future employment development.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/26	Policy 4: Employment land supply and distribution	Amend policy to read: Policy 4, Employment land supply and distribution To support the strategic plan for economic development across Northumberland, the Core Strategy will plan for the requirement of 384<u>305</u> hectares of land for <u>new</u> economic development, of which: a. 489<u>91</u> hectares is allocated as strategic employment land around the Blyth Estuary which will be prioritised for development in the low carbon and environmental goods, offshore engineering and energy generation sectors; b. At least 13 hectares at West Hartford Business Park is allocated for a B1 or B2 single user, prestige inward investment development. The development should be a regionally or nationally significant employer, providing high quality employment opportunities; c. b. 428 <u>115</u> hectares is protected for B1, B2 and B8 development. Available land and premises at sites identified in Appendix A will be protected for B-class uses. Development of non B-class employment generating activity on these sites will only be permitted if the development: i. Directly supports and is ancillary to the primary functioning of the site as a location for B1, B2, and B8 development; ii. Will not have a detrimental impact on the functioning of existing or future B-class operators on the site; iii. Ensures that B-class uses remain the majority activity on the site; or	Changes to reflect amendments to the employment portfolio which decreases the overall land supply but increases the amount of general employment land. West Hartford site to deallocated. Changes to wording in parts b(iv), c and d(ii) add clarity to the criterion.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		iv. The proposed development would have significant community and economic benefits which over-ride the need to maintain the site or premises for possible future <u>b-class</u> employment development. <u>Proposals which deliver new high quality employment premises as part of the development for other employment generating uses will be given greater support.</u> d: c. 54 98 hectares is identified for mixed flexible economic development. Available land and premises at sites identified in Appendix A will be used for B-class businesses and other land uses generating permanent <u>onsite</u> employment, provided that: i. The proposed economic activity is compatible with existing businesses on the site and adjoining land uses; ii. Where Town Centre uses are proposed they are appropriate in relation to other relevant policies in this plan. e: d. The development of land on sites identified in Appendix A for non-employment generating uses, such as housing, will only be supported where robust evidence shows that: i. Re-development of the land or building for an employment generating use is no longer financially and/or technically viable, and there is no demonstrable market demand that it will be developed for an employment generating use over the plan period; ii. Sufficient <u>land-of-a-comparable-quality</u> is available and deliverable in the local market to provide for identified need;	

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		iii. The development would not result in an unacceptable loss of active businesses and jobs; iv. The development would not have an unacceptable adverse impact on the continuing function of nearby existing businesses and/or the development of available employment land; In considering development under (<u>ed</u>), greater support may be afforded if the loss of a small portion of employment land would facilitate the development of a greater part of the site for employment uses which would otherwise be undeliverable for employment generating uses. <u>f. e. 25 40</u> hectares of new employment land will be allocated for B-class uses to identify land shortages in the following locations: i. Hexham – 10 hectares; ii. Prudhoe – <u>43</u> hectares; iii. Ponteland – <u>4 2</u> hectares; and iv. Alnwick – 10 hectares; <u>and</u> <u>v. Morpeth - 15 hectares.</u> To support the strategic plan for economic development across Northumberland, the Core Strategy will plan for the requirement of 384<u>305</u> hectares of land for <u>new</u> economic development, of which: a. <u>48991</u> hectares is allocated as strategic employment land around the Blyth Estuary which will be prioritised for development in the low carbon and environmental goods, offshore engineering and energy generation sectors;	

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		b. At least 13 hectares at West Hartford Business Park is allocated for a B1 or B2 single user, prestige inward investment development. The development should be a regionally or nationally significant employer, providing high quality employment opportunities; e. <u>b. 428 115</u> hectares is protected for B1, B2 and B8 development. Available land and premises at sites identified in Appendix A will be protected for B-class uses. Development of non B-class employment generating activity on these sites will only be permitted if the development: i. Directly supports and is ancillary to the primary functioning of the site as a location for B1, B2, and B8 development; ii. Will not have a detrimental impact on the functioning of existing or future B-class operators on the site; iii. Ensures that B-class uses remain the majority activity on the site; or iv. The proposed development would have significant community and economic benefits which over-ride the need to maintain the site or premises for possible future <u>b-class</u> employment development. <u>Proposals which deliver new high quality employment premises as part of the development for other employment generating uses will be given greater support.</u> d. <u>c. 54 98</u> hectares is identified for <u>mixed flexible</u> economic development. Available land and premises at sites identified in Appendix A will be used for B-class businesses and other land uses generating permanent <u>onsite</u> employment, provided that: i. The proposed economic activity is compatible with existing businesses on the site and adjoining land uses	

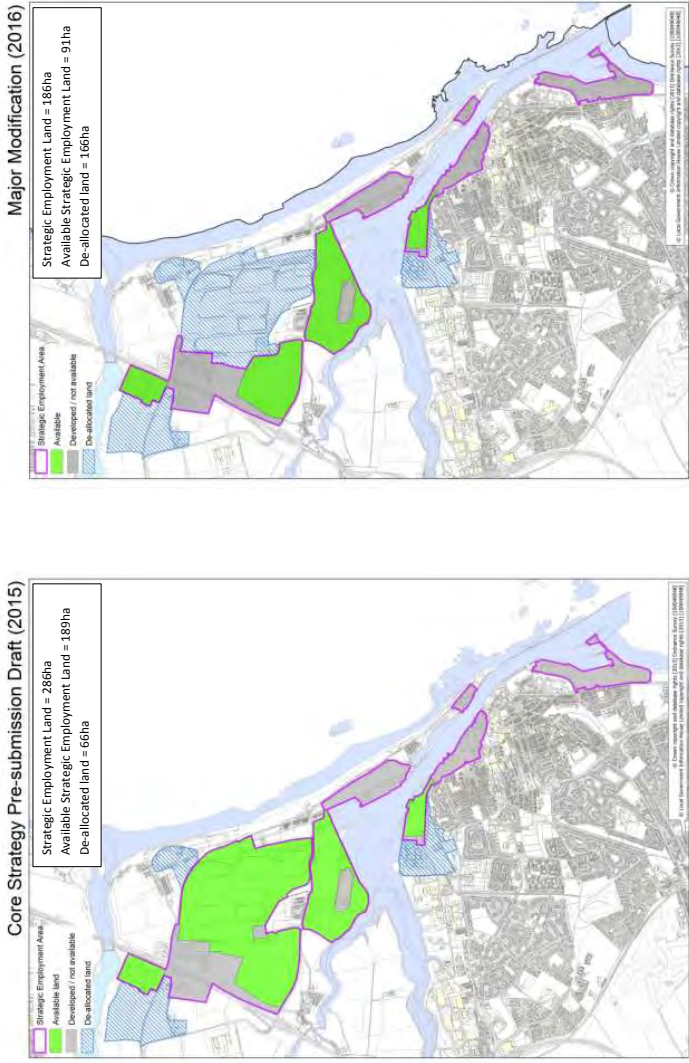
5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		ii. Where Town Centre uses are proposed they are appropriate in relation to other relevant policies in this plan. e. d. The development of land on sites identified in Appendix A for non-employment generating uses, such as housing, will only be supported where robust evidence shows that: i. Re-development of the land or building for an employment generating use is no longer financially and/or technically viable, and there is no demonstrable market demand that it will be developed for an employment generating use over the plan period; ii. Sufficient land of a comparable quality is available and deliverable in the local market to provide for identified need; iii. The development would not result in an unacceptable loss of active businesses and jobs; iv. The development would not have an unacceptable adverse impact on the continuing function of nearby existing businesses and/or the development of available employment land; In considering development under (ed), greater support may be afforded if the loss of a small portion of employment land would facilitate the development of a greater part of the site for employment uses which would otherwise be undeliverable for employment generating uses. f. e. 25 40 hectares of new employment land will be allocated for B-class uses to identify land shortages in the following locations:	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		i. Hexham – 10 hectares; ii. Prudhoe – 43 hectares; iii. Ponteland – 4 <u>2</u> hectares; and iv. Alnwick – 10 hectares; and <u>v. Morpeth - 15 hectares.</u>	
MAJ/05/27	Paragraph 5.56	Amend paragraph to read: Energy generation is also a strategic sector to which the Blyth Estuary offers site characteristics which cannot be readily found elsewhere in the country. RWE Npower own significant areas of land, and although much is available for other employment development, the company still require a large amount of land for planned future investment in a new power station. <u>Land north of Brock Lane has been identified for this use, and its suitability is acknowledged. However, it is likely the development will not come forward during the plan period, so although such a development is supported in principle, the allocation of land to accommodate it is not necessary. As the proposed power station would be a nationally significant infrastructure project a planning application would not be determined by the County Council. The exact amount and location has not been identified however it can be accommodated within the strategic employment area, and the Core Strategy through Policy 5 would support a new power station should it come forward in the plan period. The area has also emerged as a focus for alternative forms of energy extraction and processing, which has the potential to deliver significant local job growth.</u>	To reflect updated evidence and timetable for the development of a new power station.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/28	Figure 5.1	 Core Strategy Pre-submission Draft (2015) Strategic Employment Land = 286ha Available Strategic Employment Land = 189ha De-allocated land = 66ha Major Modification (2016) Strategic Employment Land = 186ha Available Strategic Employment Land = 91ha De-allocated land = 166ha Blyth Estuary Strategic Employment Area Page 61 Core Strategy Pre-submission draft (2015) Area amended to reflect de-allocation of land north of Brock Lane which is proposed for development as a power station, but it is unclear if this will be in the plan period.	Mapping change reflects the reduced size of the Blyth Estuary Strategic Employment Area. Land north of Brock Lane is to be de-allocated.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/29	Paragraph 5.59	Amend paragraph to read: Given the level of over-supply of employment land in the County, the Core Strategy proposes to reduce the supply of land currently allocated, as well as allocate new land which is more likely to attract investment, including within the Blyth Strategic Employment Area. As shown on Figure 5.1 it is proposed to: • De-allocate 32 hectares of land at Bates Colliery which has or is likely to be developed for non-employment uses; • De-allocate 27 hectares of land to the west of the A189. The land is relatively inaccessible compared to other land around the estuary. The anticipated future use of the sites would not require employment policy protection; • Deallocate the former Vald Birn site (7 hectares) as a result of the anticipated future development for housing; • <u>De-allocate 100 hectares of land to the north of Brock Lane proposed to be developed as a 'clean coal' power station, but this is likely to be beyond the plan period;</u> • Allocate 36 hectares of land at Sleekburn, which has already attracted development and benefits from an LDO to 2019; • Distinguish land to the west of Brock Lane and the Blyth Quayside from the strategic allocation and used for general employment use; • Allow the remaining allocated land currently held for expansion to be available for development.	To reflect the changed position on the need and deliverability of the site over the plan period.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/30	Paragraph 5.60	Amend paragraph to read: The changes will provide a total area of 286 186 hectares and with 489 91 hectares of land being available for development. 326 hectares of the available land is greenfield, with the remainder being previously developed industrial land which is available for redevelopment.	To reflect the changed position on the need and deliverability of the site over the plan period.
MAJ/05/31	Paragraph 5.66	Amend paragraph to read: Home run businesses are a feature of the economies of the Main Towns and Service Centres but are particularly prevalent in rural Northumberland. In the rural North East 38% of businesses operate from home with many of these remotely operating professional services enterprises made possible by improved telecommunications. It is important to allow these businesses to grow appropriately and for new home enterprises to be established as they play an important role in the County's economy. In addition to supporting businesses wanting to operate from part of an existing home, the Core Strategy also supports the conversion of outbuildings and where appropriate, the construction of new buildings within the dwelling's curtilage to provide for the needs of the enterprise. <u>In principle the plan also supports the provision of new build live/work units to provide purpose built accommodation for business and residential development within one building, in line with the plans approach to scale, distribution, and design of new residential development.</u> It is recognised however that home working may generate noise and traffic movement, so maintaining the amenity of neighbouring properties will be a key consideration.	To provide guidance for the development of live work units which the plan was previously silent on.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/32	Policy 6: Home run businesses	Amend policy to read: Policy 6, Home run businesses In plan making and assessing development proposals across the County, the Council will take a positive approach to supporting support the creation of workspace for a home run business through the conversion of part of a dwelling, its out-buildings, or the development of appropriately scaled new buildings within the dwelling's curtilage. Applicants will be required to demonstrate that the proposal will not have an unacceptable adverse effect on the amenity of residents in nearby properties.	To improve clarity and to provide policy guidance.
MAJ/05/33	Paragraph 5.67	Amend paragraph to read: Feedback from early Core Strategy consultations highlighted particular concerns that the suggested employment land supply policy would not provide for an unforeseen, large-scale inward investment. The plan provides a supply and distribution of employment land to provide for the creation of 10,000 jobs in Northumberland. The Blyth Estuary Strategic Employment Area and West Hartford Business Park are is specifically intended to accommodate large inward investment opportunities in key sectors. However, some significant inward investment opportunities can be unforeseen and emerge quickly. When large firms plan to invest in a new location, their site requirements can be very particular and therefore the search is often national or Europe wide. If Northumberland does not have a suitable site to attract this type of investment the Core Strategy needs to be flexible enough to accommodate it, or risk losing opportunities to other areas. Similarly existing	To reflect de-allocation of the West Hartford employment site due to deliverability issues.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		businesses may experience growth at greater rates than expected, which could require expansion beyond allocated land. This is especially true of sites occupied by a single company.	
MAJ/05/34	Paragraph 5.69	Amend paragraph to read: The windfall employment policy allows Northumberland to accommodate large-scale major economic development proposals which have specific requirements and which cannot be met by the existing land portfolio. It is important however that Northumberland's allocated employment land remains the focus for business development so that it does not become fragmented, and greenfield land is not unnecessarily built upon. It is also vital that the proposals do not compromise other policies and the overall economic strategy in the plan. This is an exceptions policy, which should be applied where the proposed investment would be significant in terms of job creation, and it can be robustly demonstrated that the needs of the business cannot be met on an existing employment site, both within Northumberland and, within reason, in adjoining authorities which make up the functional economic area of the NELEP. Any proposal in the Green Belt would need to unequivocally demonstrate that there are 'very special' economic circumstances that outweigh any potential harm on the purpose of the Green Belt. <u>Large scale major development is considered to be one where the built floorspace would be over 10,000sqm and/or the site area is over 2 hectares.</u>	To improve clarity as to when the policy should be applied.
MAJ/05/35	Policy 7: Windfall employment development	Amend policy to read: Policy 7, windfall employment development	To improve clarity as to when the policy

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		In plan-making and assessing development proposals, large-scale major business development within the B use classes on non-designated employment land, either as a standalone proposal or an extension of an existing business, will be supported provided that it can be robustly demonstrated that: a. The development represents a major inward investment and would provide a significant number of new, permanent jobs; b. The needs of the business cannot be reasonably met on allocated employment land within the North East Local Enterprise Partnership area; c. The proposal would not compromise the viability or deliverability of sites allocated for development; d. c. The proposed scale, mass and form of the development would be appropriate to its setting and be capable of being integrated into the character of its surroundings, with suitable mitigation measures where necessary; e. d. Where the proposed development is located within the Green Belt that 'very special circumstances' exist to allow the development and the potential harm to the Green Belt is clearly outweighed by other considerations; f. e. There would be no significant adverse impact on the amenity of adjoining land uses; and g. f. The development can be satisfactorily accommodated, including through suitable mitigation measures, in accordance with other development plan policies regarding highways, public transport, utilities infrastructure, the historic and natural environment, and archaeology. Proposed mitigation measures will be considered in relation to the capacities of critical infrastructure, and timescales associated with investment works.	should be applied.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/36	Paragraph 5.82	Amend paragraph to read: The policy approach recognises that market towns are drivers for the rural economy, providing services, a local market and location for larger scale employment activities. It also supports economic growth in the hinterland of these towns and the wider rural area. The rural employment policy will therefore apply to the development of new office, industrial and distribution workspace outside the Main Towns and Service Centres identified in Policy 3^[Footnote]. It is not considered necessary to allocate new <u>employment land</u> <u>specific employment sites</u> in rural areas given: the high number of microbusinesses and home run enterprises. In addition specific allocations could create a lack of flexibility by directing businesses to develop on land which may be remote from their intended market. The use of existing employment sites that are not proposed for de-allocation will continue to be supported, <u>and the plan will designate sites in rural areas which have an established employment use to better support their operation.</u> Footnote: The Commission for Rural Communities 2004 definition of 'rural' recommends use of population density to define rural areas of England.	Plan proposes to designate built out sites currently operating as employment sites in rural areas.
MAJ/05/37	Policy 8: Rural economy	Amend policy to read: Policy 8, Rural economy To support the growth and diversification of the rural economy, in plan-making and assessing development proposals, new office, manufacturing and distribution workspace that support new economic activity and the expansion of existing businesses outside the Main Towns and Service Centres, will be supported where:	To improve clarity that not all criterion necessarily need to be satisfied but more than one may be applicable to a

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		a. The development can be provided through the reuse of existing buildings, as well as appropriately scaled and designed new buildings. Building design should make a positive impact to the locality; b. The development does not have an adverse impact on: the amenity of the local community; the local transport and utilities infrastructure, taking into account reasonable mitigation measures; c. New buildings are located as close as is practicably possible to existing and accessible development; d. Where available, new development utilises viable and suitable previously developed land within the local commercial market, which is within the developers ownership; e. The development of workspace which represents the diversification of an active farm would ensure that the main agricultural function of the farm as a whole is retained and the use of the best and most versatile agricultural land is avoided. Particular support will be given to developments on farms which would add value to farm produce on-site; and f. To ensure balance between the need to support rural economic development and the protection of the character, diversity and tranquillity of Northumberland's landscape and biodiversity, all development applicable to this policy must be appropriate in scale, character and design to its immediate and wider setting, and should adhere to the plan's landscape, natural and built heritage, or biodiversity policies, and it should be sited so as to minimise any significant adverse visual impact.	development proposal.
MAJ/05/38	Policy 9: Tourism and visitor development	Amend policy to read: Policy 9, Tourism and visitor development	To improve clarity and better reflect national planning policy.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		In plan-making and assessing development proposals, the development of new visitor attractions and facilities, accommodation and the expansion of existing tourism businesses will be supported in sustainable locations in accordance with the following principles: Priority will be given to locating <u>Tourism development is encouraged to locate</u> in the Main Towns and Service Centres; - Where new hotel, guest house or bed and breakfast accommodation is proposed within the Main Towns and Service Centres priority will be given to proposals within the centre, then edge of centre, then those on the edge of towns and villages. Town centre uses supporting <u>ancillary to the</u> visitor accommodation on the edge of towns will not be subject to the sequential test; In rural locations <u>The development of accommodation and attractions in other settlements and adjacent to existing development in the countryside should be located as close as practicable to settlements and existing development. is encouraged to be provided through</u> the re-use of buildings and development on previously developed land is encouraged before new build development. Accessible and appropriately scaled new build will be supported where it is appropriate in design and character,¹ <u>located as close as is practicable to existing development</u>, and would improve and diversify the County's tourist offer; - In the open countryside <u>away from existing settlements and development</u>, new tourist attractions, facilities, and permanent tourism accommodation will only be supported where it can be robustly demonstrated that the proposed location is required to meet the needs of the business and it would improve and diversify the County's tourist offer; - New or extensions to existing sites for camping, caravans, and chalets will be supported in accessible locations provided the development:	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		i. Is adequately screened by existing topography or vegetation or new good quality landscaping compatible with the surrounding landscape; ii. The site layout and scale, and the appearance of the accommodation, would not have an unacceptable adverse impact on the character of the surrounding land and townscape, taking into account short and long range views. f. Tourism development proposed as part of a farm diversification scheme should ensure that the agricultural function of the farm is retained; g. Developments that enhance the environment or bring neglected or underused heritage assets back into appropriate economic use will be strongly supported; h. Large-scale, new tourist development will be assessed on the potential economic gain weighed against any possible harmful impacts and other plan policies. Comprehensive master planning should accompany such proposals; i. All tourism development should adhere to the policies on landscape, biodiversity, historic and built heritage, transport, and the water environment and should be located and designed to minimise visual impact. j. Development within or adjacent to the North Pennines Areas of Outstanding Natural Beauty, the Northumberland Coast Area of Outstanding Natural Beauty and the Northumberland International Dark Sky Park, and adjacent to Northumberland National Park will only be supported where the landscape, special qualities and statutory purposes of the designations are conserved and/or enhanced.	To reflect the updated evidence base.
MAJ/05/39	Paragraph 5.113	Amend paragraph to read: A Town Centre and Retail Study (2011) informed the Core Strategy Issues and Options document. This study identified significant opportunities for growth based on existing spending patterns, as well as opportunities to bring people back to using their nearest	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		centres. An update of the study was undertaken in 2013 to account of the significant impact the recession, and this was more cautious, involving limited expansion of centres but continued consolidation and qualitative improvement . A further update of the study was undertaken in 2016 which accounted for greater forecast population growth as a result of the delivery of the Core Strategy, higher projected future spending levels from current residents, and additional spending by visitors. This showed that there is significant scope for additional convenience and comparison retail development, especially in the latter part of the plan period, and specific needs in certain centres where residents tend to shop elsewhere.	
MAJ/05/40	Paragraph 5.113A	Add paragraph to read: <u>The Town Centre and Retail Study (2016) shows, based on existing distribution of spending, that there are opportunities for growth in convenience retailing for most settlements to 2031 with as much as 14,100 square metres of new floorspace needed. The greatest need is in Cramlington, Ashington and Morpeth. Recognising that some settlements are especially impacted by leakage of spending elsewhere, it identifies that Amble, Prudhoe, and Haltwhistle would benefit from an improved local convenience shopping provision to promote more sustainable shopping patterns. Forecast need for further development of floorspace to accommodate growth in spending on comparison goods shows significant opportunities across most settlements, with as much as 33,300 square metres of new floorspace required. There is particular need in Ashington, Berwick, Blyth and Cramlington.</u>	To reflect the updated evidence base.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change								
MAJ/05/41	Paragraph 5.118	Add paragraph to read: The preferred policy approach for the Core Strategy aims to promote Northumberland's centres as business and community hubs and resist trends that may conspire against this being achieved. <u>It is important that the development of new town centre facilities supports centres which are performing well such as Cramlington and Morpeth, building on their roles as retail destinations, as well as struggling centres which may be particularly impacted by leakage of spending elsewhere. Development of the identified need for new town centre floorspace will need to be delivered on a 'town centre first' basis, and ensure that the vitality and viability of existing centres is supported.</u>	To reflect the updated evidence base.								
MAJ/05/42	Policy 10: Hierarchy of centres	Amend policy to read: Policy 10, Hierarchy of centres The hierarchy of centres is defined as follows: <table border="1"> <tr> <td>Delivery Area</td><td>Main <u>Town</u> Commercial Centres</td><td>Smaller <u>Town</u> Commercial Centres</td><td>Larger Village Centres</td></tr> <tr> <td>Central Northumberland</td><td>Hexham Morpeth</td><td>Ponteland Prudhoe</td><td>Corbridge</td></tr> </table>	Delivery Area	Main <u>Town</u> Commercial Centres	Smaller <u>Town</u> Commercial Centres	Larger Village Centres	Central Northumberland	Hexham Morpeth	Ponteland Prudhoe	Corbridge	To improve effectiveness and clarity of the policy.
Delivery Area	Main <u>Town</u> Commercial Centres	Smaller <u>Town</u> Commercial Centres	Larger Village Centres								
Central Northumberland	Hexham Morpeth	Ponteland Prudhoe	Corbridge								

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change																
		<table border="1"> <thead> <tr> <th>Delivery Area</th><th>Main Town Commercial Centres</th><th>Smaller Town Commercial Centres</th><th>Larger Village Centres</th></tr> </thead> <tbody> <tr> <td>North Northumberland</td><td>Alnwick Berwick-upon-Tweed</td><td></td><td>Belford Rothbury Seahouses Wooler</td></tr> <tr> <td>South East Northumberland</td><td>Ashington Blyth Cramlington</td><td>Amble Bedlington</td><td>Newbiggin-by-the-Sea Seaton Delaval</td></tr> <tr> <td>West Northumberland</td><td></td><td>Haltwhistle</td><td>Allendale Bellingham Haydon Bridge</td></tr> </tbody> </table> In plan making and assessing development proposals, growth within centres will be supported and encouraged at a scale which helps to maintain and reinforce their roles within the hierarchy and their relationships with regional centres, such as Newcastle, the Metrocentre, Edinburgh and Carlisle. In other village centres and local shopping parades, additional shops and other services will be supported where they serve the needs of the local area and are compatible and in scale with the existing facilities. The loss of essential shops and services will be resisted.	Delivery Area	Main Town Commercial Centres	Smaller Town Commercial Centres	Larger Village Centres	North Northumberland	Alnwick Berwick-upon-Tweed		Belford Rothbury Seahouses Wooler	South East Northumberland	Ashington Blyth Cramlington	Amble Bedlington	Newbiggin-by-the-Sea Seaton Delaval	West Northumberland		Haltwhistle	Allendale Bellingham Haydon Bridge	
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West Northumberland		Haltwhistle	Allendale Bellingham Haydon Bridge																

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/43	Paragraph 5.129	Amend paragraph to read: In <u>201509</u> , <u>nearly 80% only three quarters</u> of the convenience spending of Northumberland residents occurred in shops in the County. The subsequent opening of additional stores and the expansion / relocation of existing stores has seen this proportion grow <u>in recent years</u> . A small proportion of convenience spending still leaves Northumberland and it remains necessary to continue to make food shopping more convenient for Northumberland residents, particularly in places close to Tyneside.	To reflect the updated evidence base.
MAJ/05/44	Paragraph 5.131	Amend paragraph to read: Older centres retain some independent stores which add to their local distinctiveness. However, the <u>201509</u> -data showed that less than half of Northumberland residents' spending on comparison goods stayed within the County, illustrating the dominance of regional centres like Newcastle, the Metrocentre and retail parks such as Silverlink. <u>However, market share has increased since 2009 and in particular, which continues in spite of the addition of new facilities in Northumberland</u> , such as the Sanderson Arcade in Morpeth and developments at Cramlington <u>has resulted in a significant increase in market share within their catchments. These developments have retained some comparison spending that had previously leaked from the area.</u>	To reflect the updated evidence base.
MAJ/05/45	Paragraph 5.133	Amend paragraph to read: Maintaining and strengthening the vitality of Northumberland's town centres as multi-functional community hubs is a key part of this strategy. <u>Whilst a need for new development to provide convenience and comparison floorspace is forecast for most</u>	To reflect the updated evidence base.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<u>settlements across the plan period.</u> meeting the needs of the County's residents may, in some instances, mean a more aspirational approach than the raw forecasts suggest – seeking to provide more services locally in centres. <u>This may include improving local choice to address, to a degree, leakage of spending elsewhere, and so create more sustainable patterns of movement to access town centre services.</u>	
MAJ/05/46	Paragraph 5.134	Amend paragraph to read: This implies that the Council should aim beyond the status quo for centres <u>by supporting at least the delivery of the identified need for new town centre development as the overall growth strategy of the plan is delivered.</u> There is particularly a need for new retail floorspace is Alnwick, Ashington, Blyth, Berwick, Cramlington, Hexham and Morpeth, given their individual and cumulative strategic importance to the social and economic well-being of the County and the projected growth of these settlements over the plan period. and also where there are plans and programmes which seek to regenerate town centres. A significant regeneration initiative in Ashington is being led by Arch, the Northumberland Development Company to bring high quality jobs to the heart of Ashington and transform the physical environment of its centre. <u>The initiative could be a catalyst for the delivery of the significant identified need for comparison and convenience retailing provision in the town. The Council are also considering opportunities to encourage the revitalisation of Merton Way in Ponteland. The overall imperative is to support opportunities for development to enable the County's Town Commercial Centres to keep pace with centres elsewhere for the benefit of residents and visitors alike.</u>	To reflect the updated evidence base.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/47	Policy 11: Role of centres	Amend policy to read: Policy 11, Role of centres In plan making and assessing development proposals for retail, leisure or other service uses, the continuing role, vitality, viability and competitiveness of Northumberland's Town Commercial Centres and Larger Village Centres, will be supported to maintain or increase both the proportion of local spending retained in the centres and the quality of the offer and visitor footfall. This assessment will include the following: - Within Town Commercial Centres - identifying opportunities and supporting proposals for developments which are physically and functionally integrated with and add choice to the existing retail offer in the Primary Shopping Area and the leisure and other central service offer of the wider Commercial Centres; - Within Larger Village Centres - ensuring that new provision is predominantly aimed at meeting local residents' shopping, leisure or other central service requirements and of a scale appropriate to the centres' respective catchments and visitor levels; - Wherever possible and practicable, taking account of other policies, allowing proposals within defined centres which allow:	To reflect change in terminology, extend the policy approach to centres beyond those identified in policy 10, and to reflect national policy and allow for consideration of scale in relation to planned growth of the settlement and potential economic benefits.

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		i. Existing retail businesses to continue to operate within Primary Shopping Areas or Smaller Commercial Centres or Larger Village Centres; or ii. Other existing businesses, including those providing for the leisure requirements and other central service needs of residents and visitors, to continue to operate within all Commercial Centres or Larger Village Centres; and d. In other village centres and local shopping parades, additional shops and other services will be supported where they serve the needs of the local area and are in scale with the existing facilities. The loss of essential shops and services will be resisted unless it can be robustly demonstrated that there is no longer a community need for the facility or an alternative has been provided; Development should be in scale with the size and function of the centre, in keeping with local character and should not <u>severely unacceptably</u> impact on the surrounding highway network and utilities infrastructure. <u>Consideration will be given to the development in relation to planned growth of that settlement over the plan period and the economic and social benefits of the scheme.</u> Residential use will be encouraged on upper floors on main shopping streets and elsewhere in defined centres, especially if this leads to the reoccupation of disused premises and provided it would not, individually or cumulatively, lead to an unacceptable reduction in vitality and viability or limit the operation of an existing established business or service. Proposals beyond Primary Shopping Areas, Commercial Centres or other defined centre boundaries (as relevant) should be physically well linked with the existing centre, sequentially tested and assessed for their impact on any existing centre.	

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/48	Policy 12: Commercial Town Centres	Amend policy to read: Policy 12, Commercial Town Centres Commercial Town Centre and Primary Shopping Area boundaries are defined in Appendix B. These may be subject to review or updating in the Delivery Document or Neighbourhood Plans. Town centre uses should be located within these boundaries, unless there are strong planning reasons to locate them elsewhere. The following development proposals will be subject to sequential and impact testing: - Proposals for more than 1000m² net <u>gross</u> retail floorspace, - In Main Commercial Town Centres, those beyond Primary Shopping Area boundaries; or - In Smaller Commercial Town Centres, those beyond Town Commercial Centre boundaries - Proposals for leisure-related buildings of 2500m² gross floorspace, not linked with wider open space activities or hotel use, that are beyond defined Commercial Town Centre boundaries; and - Proposals for office uses that are either more than 2500m² gross floorspace beyond Commercial Town Centre boundaries or more than 500 metres from a public transport interchange:	To reflect change in terminology, add clarity, and removal of unneeded text. Changes to criteria a-c and three subsequent paragraphs are to ensure consistency with national planning policy in terms setting a size threshold for a sequential test. The final part of the plan allows for consideration

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<u>All retail development proposals beyond Primary Shopping Areas and proposals for other town uses beyond defined Centres will be subject to a proportionate and appropriate sequential test in relation to the scale of the proposal, and its nature in terms of the type of service or goods offered.</u> <u>Where it is demonstrated that a town centre use can only be accommodated at an edge or out of centre location priority should be given to accessible sites well connected to the town centre, and, where possible, be well related to residential areas and existing services.</u> <u>Small-scale rural development of town centre uses, including within settlements without a defined centre, is not subject to a sequential test, but should be accessible and, where possible, be well related to existing services.</u> All proposals for town centre uses, including those within the defined Commercial Town Centre boundaries, should be: d. In scale with the size and function of the centre; e. Designed to reflect and enhance local character and the significance of any heritage assets affected, including any significance deriving from their setting; and f. Capable of development without severely adversely impacting on the surrounding highway network and utilities infrastructure, unless suitable mitigation can be achieved. <u>In considering criterion d - f due consideration will be given to the planned growth of that settlement over the plan period and the economic and social benefits of the scheme.</u> Proposals that are smaller than the above sizes, while not subject to the quantitative tests, should be centrally and accessibly located	of the scale of a proposal in relation to planned growth of a settlement.

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/49	Policy 13: Office accommodation within Commercial and Larger Village Centres	Amend policy to read: Policy 13, Office accommodation within <u>Town Commercial</u> and Larger Village Centres In plan-making and assessing development proposals, the supply of modern, well connected office accommodation will be delivered by: - Encouraging the location of purpose-built offices in defined <u>Commercial Town</u> Centres; - Seeking the inclusion of offices in new development and refurbishment schemes in defined <u>Commercial Town</u> and Larger Village Centres, where local demand can be demonstrated; Locating office based business parks within 500 metres of a Commercial Centre or public transport interchange.<u>In Main Towns and Service Centres outside of defined centres office development will be supported, in line with other plan policies, when accessible by public transport;</u> and - Permitting changes of use to offices within defined <u>Commercial Town</u> and Larger Village Centres unless this would conflict with any local retail frontage policies.	To reflect change in terminology, add clarity, and better link the policy to the Northumberland context.
MAJ/05/50	Paragraph 5.152	Amend paragraph to read: Over recent years 'frontage policies' have been applied when considering proposals for changes of use away from retailing. These seek to maintain high percentages of retail use on important sections of high streets. A move away from such rigid policies is supported, <u>but national planning policy is clear regarding the continued protection of primary shopping frontages. In principle the Council supports a flexible, qualitative based assessment which would seek to retain the core retail function of the town centre but recognises the benefits of leisure uses in central and accessible locations. Retaining vitality and viability is key.</u>	To add clarity and better reflect national planning policy. Section B of policy 14 cannot be retained without the setting of new

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<u>and supporting leisure uses to prevent a proliferation of empty shop units as long as a good representation of shopping facilities and local character are retained, is central to the consideration of a development proposal. by the Government following the Portas Review and various changes to the Use Classes Order. To assist this Policy 49 gives support to the shared use of community facilities, including the wider use of educational facilities for leisure use.</u>	Primary Retail Frontages.
MAJ/05/51	Paragraph 5.152A	Add paragraph to read: <u>However, aside from primary frontages which have recently been reviewed as part of the production of Neighbourhood Plans, others have not been subject to recent analysis. Therefore retail frontage policies will be saved from current development plans, and will be updated and superseded through the Delivery Document and/or Neighbourhood Plans.</u>	To add clarity and better reflect national planning policy. Section B of policy 14 cannot be retained without the setting of new Primary Retail Frontages,, which will be undertaken though the Delivery Document and/or Neighbourhood Plans.

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/05/52	Policy 14: Leisure facilities	Amend policy to read: Policy 14, <u>Large-scale leisure Leisure</u> facilities In plan-making and assessing development proposals, the provision of large-scale leisure facilities and leisure facilities integrated with the retail offer of in Northumberland's Main Town and Service Centres, will be supported, where it can be demonstrated that: - For large-scale facilities: - They are located in Commercial Centres or would otherwise meet the tests set out in Policy 12; - The proposed scale, mass and form of the development would be appropriate to their setting and capable of being integrated into the character of their surroundings; - There would be no unacceptable adverse impact on the amenity of adjoining land uses; - There would be no unacceptable severe adverse impact on the surrounding highway network and infrastructure capacity, or such impacts can be suitably mitigated through improvement measures; and - The development can be satisfactorily accommodated in accordance with other development plan policies. For smaller scale facilities, associated with high streets, it will be sought to provide for residents and visitors, both at daytime and in the evenings, with a range of uses integrated with the retail offer of Northumberland's Main Towns and Service Centres.	To add clarity to policy as the uses may not necessarily need to be integrated with the retail offer. Also to better reflect national planning policy. Section B of policy 14 cannot be retained without the setting of new Primary Retail Frontages, which will be undertaken though the Delivery Document and/or Neighbourhood Plans.

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		The Council will support proposals for non-retail uses on primary shopping frontages where it can be demonstrated that: i. Long term vacancy of units within the frontage concerned is adversely affecting the vitality and viability of the centre as a whole and/or the proposed use would maintain or add to the vibrancy of the shopping frontage; and ii. The cumulative impact of the non-retail uses would not lead to an unacceptable reduction in the range of the retail offer of the frontage concerned or the retail role of the centre as a whole.	

6. Providing existing and future communities with a choice of decent, affordable homes

6. Providing existing and future communities with a choice of decent, affordable homes

The following table sets out the proposed major modifications to Chapter 6 (Providing existing and future communities with a choice of decent, affordable homes) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 6 Proposed major modifications to Chapter 6, Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change									
MAJ/06/01	Paragraph 6.16A	Add paragraph to read: <u>In the preparation of the Core Strategy, evidence base work divided the County into 25 'small areas' comprising of one or more parishes. The housing numbers presented in Table 6.2 refer to the small areas rather than just the settlements listed. However, within each small area, it is expected that the majority of development will be focused upon the larger settlement(s) and in sustainable locations.</u>	To provide clarity.									
MAJ/06/02	Table 6.2	Amend table to read: Table 6.2 Indicative scale and distribution of housing <table><tr><th>Location</th><th>Number of dwellings over Plan Period (2011-2031)</th><th>Average dwellings per year</th></tr><tr><td>South East Northumberland Delivery Area:</td><td>12,840</td><td>642</td></tr><tr><td>Main Towns:</td><td></td><td></td></tr></table>	Location	Number of dwellings over Plan Period (2011-2031)	Average dwellings per year	South East Northumberland Delivery Area:	12,840	642	Main Towns:			To focus development in the Main Towns and provide greater certainty about delivery in the Central Northumberland Delivery Area.
Location	Number of dwellings over Plan Period (2011-2031)	Average dwellings per year										
South East Northumberland Delivery Area:	12,840	642										
Main Towns:												

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change																																																
		<table><tr><th>Location</th><th>Number of dwellings over Plan Period (2011-2031)</th><th>Average dwellings per year</th></tr><tr><td>Amble</td><td>600</td><td>30</td></tr><tr><td>Ashington</td><td>1,800</td><td>90</td></tr><tr><td>Bedlington</td><td>1,280</td><td>64</td></tr><tr><td>Blyth</td><td>3,100</td><td>155</td></tr><tr><td>Cramlington</td><td>3,820</td><td>191</td></tr><tr><td>Service Centres:</td><td></td><td></td></tr><tr><td>Guidepost / Stakeford / Choppington</td><td>380</td><td>19</td></tr><tr><td>Newbiggin-by-the-Sea</td><td>300</td><td>15</td></tr><tr><td>Seaton Delaval / New Hartley / Seghill / Holywell</td><td>780</td><td>39</td></tr><tr><td>Rest of South East Northumberland Delivery Area</td><td>780</td><td>39</td></tr><tr><td>Central Northumberland Delivery Area:</td><td>5,940</td><td>297</td></tr><tr><td>Main Towns:</td><td></td><td></td></tr><tr><td>Hexham</td><td>720 <u>900</u></td><td>36 <u>45</u></td></tr><tr><td>Morpeth</td><td>2,100^[Table note]</td><td>105</td></tr><tr><td>Ponteland</td><td>900</td><td>45</td></tr></table>	Location	Number of dwellings over Plan Period (2011-2031)	Average dwellings per year	Amble	600	30	Ashington	1,800	90	Bedlington	1,280	64	Blyth	3,100	155	Cramlington	3,820	191	Service Centres:			Guidepost / Stakeford / Choppington	380	19	Newbiggin-by-the-Sea	300	15	Seaton Delaval / New Hartley / Seghill / Holywell	780	39	Rest of South East Northumberland Delivery Area	780	39	Central Northumberland Delivery Area:	5,940	297	Main Towns:			Hexham	720 <u>900</u>	36 <u>45</u>	Morpeth	2,100 ^[Table note]	105	Ponteland	900	45	
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6. Providing existing and future communities with a choice of decent, affordable homes

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6. Providing existing and future communities with a choice of decent, affordable homes

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MAJ/06/03	Policy 15: Housing Provision - scale and distribution	Amend policy to read: Policy 15, Housing Provision - scale and distribution To ensure that housing development helps to support the plan to positively grow and diversify the Northumberland economy and meet housing need, the Core Strategy will:	To provide clarity that housing delivery will be monitored by Delivery Area and provide clarity with regards to triggers for a review of the Core Strategy.																								

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change															
		a. Provide for the delivery of at least 24,320 additional net dwellings over the plan period (1,216 per annum), distributed as follows: <table><tr><th>Delivery Area</th><th>Average Annual Net Dwelling Provision</th><th>Total Delivery over Plan Period (2011-2031)</th></tr><tr><td>South East Northumberland</td><td>642</td><td>12,840</td></tr><tr><td>Central Northumberland</td><td>297</td><td>5,940</td></tr><tr><td>North Northumberland</td><td>210</td><td>4,190</td></tr><tr><td>West Northumberland</td><td>68</td><td>1,350</td></tr></table>	Delivery Area	Average Annual Net Dwelling Provision	Total Delivery over Plan Period (2011-2031)	South East Northumberland	642	12,840	Central Northumberland	297	5,940	North Northumberland	210	4,190	West Northumberland	68	1,350	
Delivery Area	Average Annual Net Dwelling Provision	Total Delivery over Plan Period (2011-2031)																
South East Northumberland	642	12,840																
Central Northumberland	297	5,940																
North Northumberland	210	4,190																
West Northumberland	68	1,350																
		b. In accordance with Policy 3, the majority of housing development will be focused in Northumberland's Main Towns and Service Centres. Table 6.2 provides a realistic but indicative scale and distribution of housing across each Delivery Area. The Northumberland Delivery Document and Neighbourhood Plans will allocate land in accordance with this distribution. Progress of the delivery of the scale and distribution of housing will be monitored by Delivery Area annually through the plan, monitor, manage approach to plan delivery. Where delivery fails to come forward in accordance with the Northumberland housing trajectory timescales, the mechanism for delivery of alternative suitable sites to meet the housing requirements will trigger a review of the Core Strategy.																

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/06/04	Para 6.29	Amend paragraph to read: Delivery of development on the sites will be monitored annually. Should a strategic site fail to come forward for delivery in accordance with the timescales identified in the Northumberland housing trajectory, the Council will commence a review of the plan in accordance with the provisions of the Monitoring and Implementation Framework.	For clarity and consistency with the wording of Policy 15.
MAJ/06/05	Para 6.29A	Add paragraph to read: <u>Additional housing allocations</u> <u>In addition to the Strategic Delivery sites, in order to deliver sustainable development specific key housing sites and locations have been identified that require land to be deleted from the Green Belt: in Hexham, Ponteland and Prudhoe (see Figures 7.2, 7.3 and 7.4). While not identified as Strategic Delivery Sites, it is considered that the same development principles apply. Given the importance of these sites and locations for delivering the housing numbers in the Central Delivery Area, master planning will be expected, and incremental development will not be supported where it may prejudice the comprehensive development of the site. A number of these sites have already in part been built out or benefit from a planning permission. The numbers allocated to these sites include these units that are already committed.</u>	Policies 16 and 17 have been combined as the same development principles apply. Some of the text has been transferred from Paragraph 6.30.

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/06/06	Policy 16: Strategic delivery sites	Amend policy to read: Policy 16, Strategic delivery sites and <u>additional housing allocations</u> <u>Strategic delivery sites</u> In order to support the delivery of housing growth the following strategic sites, shown in Figure 6.1 and Figure 7.5 are allocated to deliver at least 1,000 houses on each site: a. North Morpeth, former St George's Hospital site – to deliver around 1,000 new homes and associated physical community infrastructure; and b. South West Cramlington – to deliver at around 3,000 new homes, education provision, community and sports facilities, and a local centre to provide a range of small shops to serve both the development and the immediate local area. <u>Additional housing allocations</u> <u>In order to support the delivery of housing growth in the Central Delivery Area, the following sites and locations in Hexham, Ponteland and Prudhoe, as shown in Figures 7.2, 7.3 and 7.4 are allocated for housing:</u> c. <u>Land at Shaws Lane, Hexham - to deliver around 600 new homes</u>	Policies 16 and 17 have been combined as the same development principles apply. The addition of site c provides greater certainty in terms of delivering housing, roads and community infrastructure improvements. Criteria m is deleted as other plan policies address this issue. The last paragraph is amended to be provide clarity and consistency with the wording of Policy 15.

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<u>d. Land east of Callerton Lane, Ponteland - to deliver around 400 homes as part of a mixed use scheme to develop housing, education, leisure and community facilities</u> <u>e. Land west of Callerton Lane, Ponteland - to deliver around 180 homes</u> <u>f. Police Headquarters site, North Road, Ponteland - to deliver around 300 units</u> <u>g. Land south of Highfield Lane, Prudhoe - to deliver around 300 units</u> <u>h. Land at Prudhoe Hospital - to deliver around 480 units</u> The development of each of these locations will reflect the sustainable development principles and all other relevant policies in this Plan. In addition, development will be guided by all of the following key principles: e. i. The phasing of development will have regard to the provision and timing of the infrastructure and services necessary to support it; e. ii. Master planning work will be required to define a framework in which the strategic site will develop; e. iii. Proposals for incremental development, <u>not considered to be in conformity with a site's existing or emerging masterplan</u> will not be supported where they may prejudice the comprehensive development of the site; f. iv. Complementary mixed uses which are ancillary to housing development, including shops, services and amenities within Use Classes A1, A2, A3, A4 and D2 will be supported where they do not adversely affect residential amenity and where they can help achieve sustainable and cohesive developments;	

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		g: v. Housing development will provide an appropriate mix of house types and tenures to reflect local housing need and market considerations; h: vi. Enhanced connectivity to, from and within the strategic locations will be secured through effective transport planning. Development will be supported where there are no significant adverse impacts on the surrounding road network or where impacts can be suitably mitigated; i: vii. The need to incorporate an interconnected network of green infrastructure including an adequate supply of different types of open space. An appropriate landscape structure with clearly defined boundaries will also be delivered; j: viii. The need to incorporate measures to minimise flood risk and have regard to sustainable water management principles; k: ix. The need to have regard to not sterilising mineral resources unnecessarily and where appropriate, consideration should be given to prior extraction of mineral resources; l: x. Development will be supported where they have regard to high quality sustainable design principles; m: South West Crumlington will have regard to the adjacent Aroot Hall Grassland and Ponds SSSI. Appropriate mitigation measures will be required to ensure that the site is protected from the impacts of development.	

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Progress of the delivery of the sites will be monitored annually through the plan, monitor, manage approach to plan delivery. Where delivery of housing on Strategic Delivery Sites fails to come forward in accordance with the Northumberland housing trajectory timescales, the mechanism for delivery of alternative suitable sites will trigger a review of the Core Strategy.	
MAJ/06/07	Policy 17: Additional housing sites	Delete policy: Policy 17, Additional housing sites In order to support the delivery of housing growth the following sites in Hexham, Ponteland and Prudhoe, as shown in Figures 7.2, 7.3 and 7.4 are allocated: a. Hexham:- i. Land south of Allendale Road (around 30 units) ii. Land north of Eilansgate (around 40 units) iii. Land west of Bowman Drive (around 30 units) iv. Land north of Corbridge Road (around 70 units) v. Land north of Bischopton Way (around 20 units) vi. Former garage site, West Road (around 5 units) b. Ponteland i. Land east of Callerton Lane (around 400 units)	Policies 16 and 17 have been combined as the same development principles apply. To provide greater certainty regarding the delivery of housing, together with road and community infrastructure improvements it is necessary to allocate one large site for housing in Hexham, instead of a number of small sites.

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		ii. Land west of Callerton Lane (around 180 units) iii. Police Headquarters site, North Road (around 300 units) c. Prudhoe i. Land south of Highfield Lane (around 300 units) ii. Land at Prudhoe Hospital (around 480 units)	
MAJ/06/08	Paragraph 6.44A	Add paragraph to read: <u>Second and holiday homes</u> <u>Many properties within Northumberland are used as second or holiday homes. Concentrations are particularly evident along the North Northumberland coast between Alnmouth and Holy Island, and in accessible upland areas. More than 50% of dwellings registered for Council Tax in the parish of Beadnell are second homes. In addition, the parish also has the most holiday lets registered for business rates.</u>	Text moved from affordable housing section (paragraph 6.73), and amended to provide clarity.
MAJ/06/09	Paragraph 6.44B	Add paragraph to read: <u>It is recognised that concentrations of holiday accommodation can have a negative impact on the social fabric of a community such as diminished support for local facilities and school provision. In North Northumberland the demand for holiday accommodation, along with rises in house prices, has made many of the smaller properties unaffordable to the local population.</u>	Text moved from affordable housing section (paragraph 6.74), and amended to provide clarity.

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/06/10	Paragraph 6.44C	Add paragraph to read: <u>Properties within the housing stock can generally move into and out of holiday use without planning consent. While the Core Strategy will not specifically restrict the use of new market housing in settlements with a high proportion of second or holiday homes, the Council support local communities addressing this issue through Neighbourhood Plans. A requirement to consider the need for the provision of permanently occupied dwellings is included within Housing Provision Policy 15, Rural Exception Sites Policy 20, and AONB Policies 31 and 32.</u>	Text moved from affordable housing section (paragraph 6.75), and amended to provide clarity.
MAJ/06/11	Paragraph 6.44D	Add paragraph to read: <u>In areas where there are high concentrations of second and holiday homes, the Council will support the provision of new permanently occupied housing, and an appropriate mix of affordable housing, which considers the structure of the local housing market.</u>	Text moved from affordable housing section (paragraph 6.76), and amended to provide clarity.
MAJ/06/12	Paragraph 6.44E	Add paragraph to read: <u>Housing Standards</u> <u>National guidance allows local planning authorities to set technical requirements exceeding the minimum required by Building Regulations in respect of access and water, and an optional nationally described space standard. The Council will review recent developments in order to establish</u>	Much of the text has been moved from paragraphs 6.102 and 6.103 and provides clarity.

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<u>whether it is necessary or appropriate to introduce such standards in Northumberland. Any such standards introduced will be viability tested. If a policy intervention is required, this will be introduced through the Northumberland Delivery Document.</u>	
MAJ/06/13	Paragraph 6.44F	Add paragraph to read: <u>However, the Council will support developments which maximise accessibility and water efficiency, and cater for the internal space requirements of intended occupiers. Affordable homes proposed for rent, should include sufficient internal space in order for them to be attractive to Registered Providers.</u>	To provide guidance in the absence of adopted housing standards.
MAJ/06/14	Policy 18: Planning for housing	Amend policy to read: Policy 18, Planning for housing In plan-making and assessing housing development proposals, the Council will: Make Ensure efficient and effective use of land, by encouraging the re-use of previously developed land where ever possible. Ensure Achieve a density that is appropriate for the area is achieved. The precise density will be determined having regard to: - The site's immediate environment;	Changes provide clarity, reflect viability considerations in other policies, and the requirements of the Self-build and Custom Housebuilding Act 2015.

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		ii. On-site constraints; and iii. The type of development proposed; c. Ensure there is an appropriate mix of permanently occupied housing types, sizes and tenures including the provision of affordable housing to meet identified needs to create and maintain balanced and sustainable communities. The precise mix will be <u>subject to viability considerations</u>, informed by the Strategic Housing Market Assessment and local housing needs studies, taking into account the character and density of the local area, site characteristics, and market conditions. d. Support the provision of Starter Homes exception sites which are: i. Offered at a minimum discount of 20% below open market value; and ii. Offered to first time buyers under the age of 40 at the time of purchase; and iii. Located on under-used or unviable industrial and commercial land which is not allocated for employment B-class uses. If the site is an allocated employment site, the applicant will be required to demonstrate that the site is underused or unviable for employment development. e. Support the inclusion of market housing within a Starter Homes exception sites where:	

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		i. The majority of the development is for Starter Homes; and ii. It has been demonstrated that the market housing is essential to the viability and successful delivery of the Starter Home housing scheme. f. Support the provision of <u>serviced and unserviced</u> plots to enable self-build or custom build.	
MAJ/06/15	Paragraph 6.46A	Add paragraph to read: <u>To ensure an appropriate supply of housing land in the right locations throughout the plan period, the Council will ensure that it can demonstrate a five year housing supply in each Delivery Area. Monitoring delivery at this geographical level is considered the most appropriate, as it reflects the plan's policy for the scale and distribution of housing. Delivery of housing across the Delivery Areas as proposed will assist in delivering the strategic objectives of the plan.</u>	To provide clarity.
MAJ/06/16	Paragraph 6.65	Amend paragraph to read: Affordable housing need varies markedly across the County. These variations in need are localised and are not reflected at the Delivery Area level. Where <u>there is an high level of affordable housing need identified is high</u>, a contribution in excess of the 15% target may be required. Where little or no need is identified, a lower contribution may be acceptable.	To provide clarity on when an affordable housing contribution will be required.

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/06/17	Paragraph 6.67A	Add paragraph to read: <u>While the provision of affordable housing to rent will be supported, the Council recognises the need for flexibility in the range of affordable housing products provided. In whatever form affordable housing is provided, the Council will seek to ensure that homes are available at a cost which makes them accessible to local people.</u>	To provide clarity.
MAJ/06/18	Paragraph 6.67C	Add paragraph to read: <u>The amount of affordable housing delivered, and the number of units forecast to be delivered will be monitored on an annual basis. If delivery falls below the level forecast over a 3 year period, the 15% affordable housing requirement on new market housing developments will be reviewed.</u>	To provide clarity.
MAJ/06/19	Paragraph 6.68A	Add paragraph to read: <u>National guidance indicates that affordable housing contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floorspace of no more than 1000sqm. It allows however for local authorities to apply a lower threshold in designated rural areas.</u>	To reflect updated national planning policy guidance.

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/06/20	Paragraph 6.69	Amend paragraph to read: Given the rural nature of much of Northumberland, small development sites make a valuable contribution to the delivery of <u>market housing, and affordable housing</u>. <u>To enhance the delivery of affordable housing in rural areas, all developments of more than 5 units within the designated Northumberland Coast Area of Outstanding Natural Beauty and the North Pennines Area of Outstanding Natural Beauty will therefore be expected to make an affordable housing contribution. Therefore a balance needs to be achieved which maximises the delivery of affordable homes without jeopardising the viability of small developments.</u>	To reflect updated national planning policy guidance.
MAJ/06/21	Paragraph 6.70	Delete paragraph: Between 1 April 2009 and 31 March 2015, 23% of dwellings completed were on small sites of less than five units, with 13% of completions on single unit sites. Therefore, exempting single dwelling developments from an affordable housing contribution will make them more viable and will not have a significant impact upon affordable housing delivery. To facilitate self and custom build, a threshold of two units will apply before a contribution towards affordable housing provision will be required.	To reflect updated national planning policy guidance.

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/06/22	Paragraph 6.71	Amend paragraph to read: A target based affordable housing approach can have an inequitable effect. Most particularly in respect of executive style or high value homes, which are built on large plots and at comparatively low densities. A 30 15 % target for example would equate to a smaller contribution for the developer of a low density scheme, despite such a development often being highly profitable. The Council will therefore seek to address this issue by including a specific policy criterion that can secure an appropriate level of affordable housing contribution.	To correct typographical error
MAJ/06/23	Paragraph 6.72A	Add paragraph to read: <u>The Council recognises that in the case of small development sites of 6 to 10 units within the AONBs, it may not be practical to deliver the affordable housing contribution on-site, and that requiring it to do so may compromise the delivery of the site. National guidance indicates that for developments of this size contributions should be in the form of a financial contribution.</u>	To reflect updated national planning policy guidance.

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/06/24	Paragraph 6.73	Delete paragraph: <u>Second and holiday homes</u> Many properties within Northumberland are used as second or holiday homes with concentrations evident particularly along the coast and in accessible upland areas. North Northumberland has the greatest number of second and holiday homes and vacant properties, particularly the coastal parishes of Beadnell and North Sunderland^[Footnote]. Footnote: Census 2011.	Text moved from affordable housing section to paragraphs 6.44A -D and amended to provide clarity.
MAJ/06/25	Paragraph 6.74	Delete paragraph: It is recognised that concentrations of holiday accommodation can have a negative impact on the social fabric of a community such as diminished support for local facilities and school provision. In North Northumberland the demand for holiday accommodation, along with rises in house prices, has made many of the smaller properties unaffordable to the local population.	Text moved from affordable housing section to paragraphs 6.44A -D and amended to provide clarity.
MAJ/06/26	Paragraph 6.75	Delete paragraph: Properties within the housing stock can generally move into and out of holiday use without planning consent. While the Core Strategy will not specifically restrict the use of new market housing in settlements with a high proportion of second or holiday homes, the Council recognises that it may be appropriate	Text moved from affordable housing section to paragraphs 6.44A -D and amended to provide clarity.

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		for some Parish Councils to address this issue through Neighbourhood Plans. Alternatively the Council could include a specific policy approach within the Delivery Document. A requirement to consider the need for the provision of permanently occupied dwellings is included within Housing Provision Policy 45, and the Rural Exception Sites Policy 20.	
MAJ/06/27	Paragraph 6.76	Delete paragraph: Where there is acute affordability pressure and an identified need, the Council will seek to address this issue by adopting a positive approach to planning for and delivering affordable housing for local people in areas where there are high concentrations of second or holiday homes.	Text moved from affordable housing section to paragraphs 6.44A -D and amended to provide clarity.
MAJ/06/28	Policy 19: Delivering affordable housing	Amend policy to read: Policy 19, Delivering affordable housing The overall plan target is for 30% of new homes across Northumberland to be affordable. Given that part of this need will be met by committed development with planning <u>permission consent</u> , 15% of homes on new permissions will be expected to be affordable. In order to achieve this target, subject to viability considerations, all open market residential development proposals of two or more units will be expected to contribute towards the provision of affordable housing, where there is an identified need. A contribution in excess of the 15% target will be expected:	To reflect updated national planning policy guidance. To provide clarity, and increase certainty regarding when an affordable housing contribution will be required, and the amount of affordable housing which may be expected on new applications.

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		a. If the overall 30% plan target is not being met and / or the level of committed development is reduced; and / or a. Where a higher local target is identified in a neighbourhood plan; or e. b. Where there is an evidenced identified local need which justifies a higher contribution, and viability permits: The amount of affordable housing delivered, and committed will be monitored on an annual basis. If the amount of affordable housing delivered falls below the level forecast over a 3 year period, the 15% target will be reviewed. The affordable housing contribution required for a development will be determined taking into account: On applications which include open market residential development: c. An affordable housing contribution will be expected on all proposals of more than ten units, and which have a combined floorspace of more than 1000sqm; d. In the Northumberland Coast Area of Outstanding Natural Beauty and the North Pennines Area of Outstanding Natural Beauty an affordable housing contribution will be expected on all proposals of more than five units; e. The extent of the housing need, and the appropriate tenure mix and type required, will be as evidenced by the latest Strategic Housing Market Assessment, an up to date housing needs study; and local market conditions; and the structure of the local housing market, and interest from Registered Providers;	

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		f. In low density developments the affordable housing contribution will be identified as a percentage of dwellings or site area, whichever is the greater. Where the specific circumstances of a scheme mean a developer considers that an affordable housing requirement would make the scheme unviable and/or the affordable housing is not required, the developer will need to robustly demonstrate this by providing a viability assessment. This assessment will need to be verified by the Council in accordance with its Viability Assessment Charter and/or evidence to demonstrate that affordable housing is not required. In order to create mixed and balanced communities, there will be a presumption that affordable housing will be provided on-site. <u>For smaller developments of six to ten units within the Areas of Outstanding Natural Beauty, financial contributions will be expected.</u> If off-site provision or a financial contribution can be robustly justified, the following sequential policy approach will be applied: i. Provision to be made in the settlement, or grouping of Parishes or Wards which make up the settlement, where the contribution arises; ii. Provision to be made in an adjoining Parish or Ward; iii. Provision to be made elsewhere in the Delivery Area where the contribution arises; iv. Provision to be made to cross-subsidise affordable housing provision where priorities are identified throughout the County.	

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/06/29	Policy 20: Rural exception sites	Amend policy to read: Policy 20, Rural exception sites In plan-making and assessing development proposals the development of rural exception sites will be supportedpermitted if the proposal provides affordable housing in <i>perpetuity</i> and provided that: - There is evidence of identified need in an up to date housing needs study; - The development is available for local people identified as being in local housing need or others who have a family or employment connection with the community in which the development takes place; - The development is within, adjacent or well related to an existing settlement; - The development is well related to local services and facilities including those outside the settlement in which the development is proposed to be located; and - The development is in scale and keeping with the form, character and landscape setting of the community in which the development takes and does not significantly adversely impact on the natural and built environment. Such developments will have their permitted development rights removed to ensure the properties remain affordable. The inclusion of market housing within a rural exception housing scheme will only be permitted where:	To provide clarity and reflect reduced public subsidies.

6. Providing existing and future communities with a choice of decent, affordable homes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		f. The majority of the development is for affordable housing; g. The provision of the market housing element will be for occupation as a principal residence only; and h. It has been demonstrated that it is essential to the viability and successful delivery of the overall affordable housing scheme, and insufficient or no public subsidy is available.	
MAJ/06/30	Paragraph 6.102	Amend paragraph to read: The provision of homes which incorporate additional space, and / or are designed to enhance accessibility or adaptability may assist in meeting the needs of older people and vulnerable groups. National guidance indicates that if a local planning authority wishes to introduce accessibility standards exceeding the minimum standards required by Building Regulations, or space standards, these should be referenced in the Local Plan and be in accordance with Housing – Optional Technical Standards. The Council will review recent developments in order to establish whether it is necessary or appropriate to introduce Optional Technical Standards in relation to accessibility and internal space. If a policy intervention is required, this will be introduced through the Northumberland Delivery Document.	Much of the deleted text is transferred to Paragraph 6.44A. New text provides clarity.
MAJ/06/31	Paragraph 6.103	Delete paragraph: The Council does not consider it currently has evidence to support a requirement for new developments to include a proportion of homes to meet the accessibility or nationally described space standards.	Paragraph no longer applicable. Clarity is provided in 6.102.

7. Green Belt

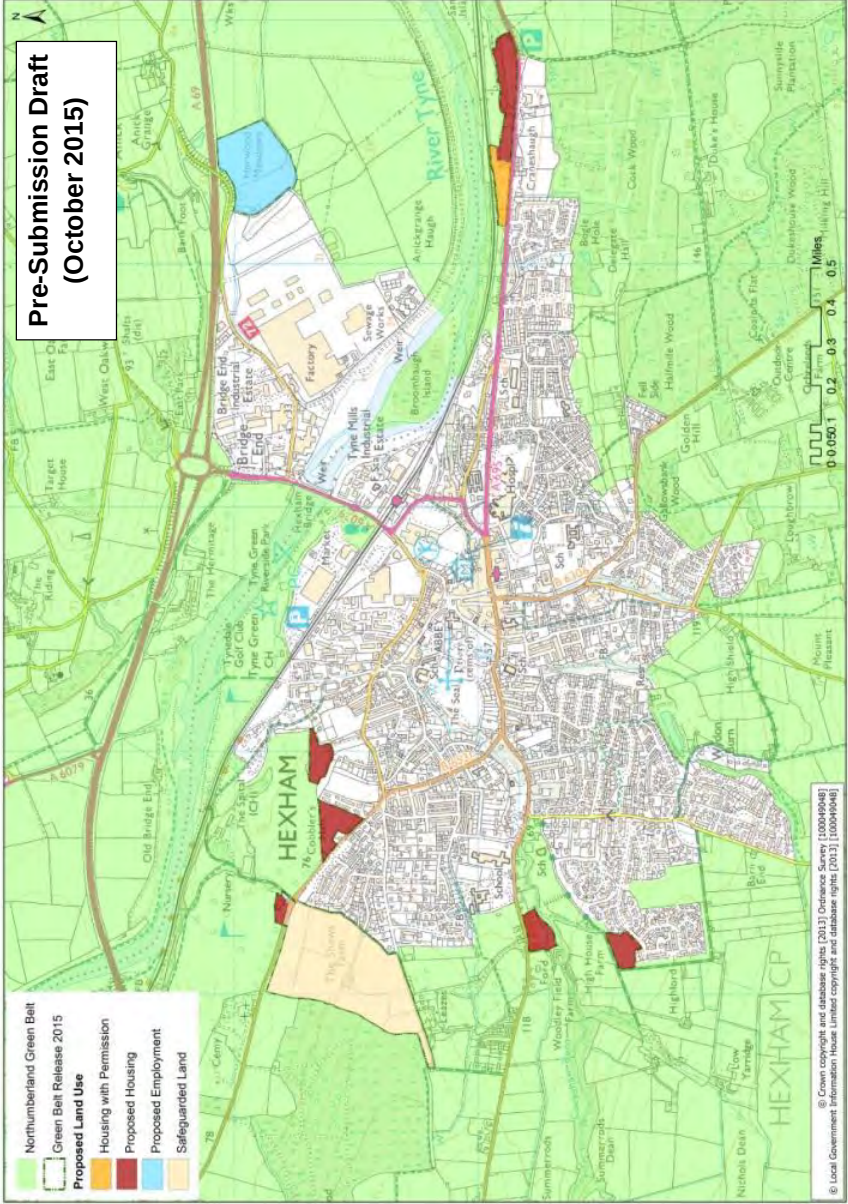
The following table sets out the proposed major modifications to Chapter 7 (Green Belt) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 7 Proposed major modifications to Chapter 7, Green Belt

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/07/01	Policy 24: Strategic approach to Green Belt	Amend policy to read: Policy 24, Strategic approach to Green Belt The Tyne and Wear Green Belt within Northumberland as defined in Figure 7.1 will be protected to: - Safeguard the countryside from encroachment; - Check the unrestricted sprawl of Tyne and Wear; - Prevent the merging of: Newcastle upon Tyne with Ponteland, Newcastle Airport, or Cramlington; and North Tyneside with Cramlington or Blyth; - Preserve the setting and special character of Hexham, Corbridge and Morpeth; - Prevent Morpeth merging with neighbouring settlements; - Prevent the merger of rural settlements; and - Assist in the regeneration of settlements in South East Northumberland beyond the Green Belt	To ensure consistency with the NPPF.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		In plan making and assessing development proposals, development that is inappropriate in the Green Belt will not be allowed unless very special circumstances clearly outweigh the potential harm to the Green Belt. <u>Proposals that improve access to the countryside; provide opportunities for outdoor sport and recreation enhance landscapes and biodiversity or improve damaged and derelict land will be supported.</u>	

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/07/02	Figure 7.2: Hexham Green Belt boundary	Amend figure as illustrated below. Version from Pre-Submission Draft (October 2015):  Pre-Submission Draft (October 2015)	To reflect the changes proposed to Green Belt deletions for the settlement.

7. Green Belt

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Amend figure to read: Major Modifications (June 2016) © Crown copyright and database rights (2013) Ordnance Survey (100049048) © Local Government Information House Limited copyright and database rights (2013) [100049048]	

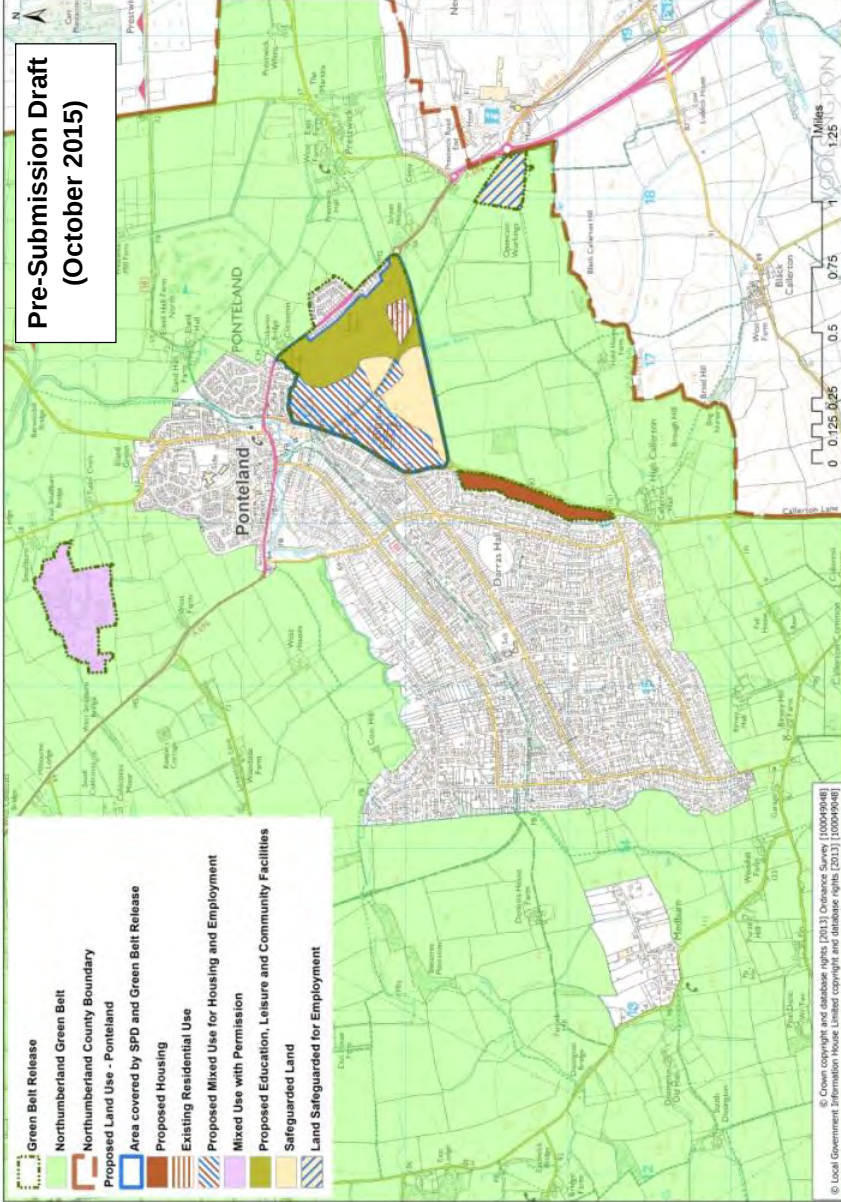
Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/07/03	Paragraph 7.22	Amend paragraph to read: Following feedback and additional work the Council now proposes to reduce the level of safeguarded land to be removed from the Green Belt to the west of the town (see Policy 25), and identify two additional sites to be removed from the Green Belt, one to provide the required additional employment land (see Policy 4) and the other to ensure there is capacity to meet the housing development needs of the town within the plan period (see Policy 15). Further consideration has been given to how to plan for the future development needs of the town, taking into account the feedback received on the pre submission draft plan, the further work that has been undertaken on the transport capacities within the town and the implications for the location of future development, and discussions with the Local Education Authority on improvements to the education facilities. The Council now proposes to identify land at Shaws Lane to be removed from the Green Belt to ensure there is capacity to meet the housing development needs of the town within the plan period and beyond (see Policy 15) and to provide an alternative site for a new school. Two further deletions are proposed at Eilansgate and land north of Corbridge Road to reflect recent planning decisions.	To reflect the changes proposed to Green Belt deletions for the settlement and to provide more detail on the future master planning for the sites.
MAJ/07/04	Paragraph 7.22A	Add paragraph to read: <u>The proposed Green Belt boundary for Hexham is shown in Figure 7.2. Policy 16 identifies a number of key principles to guide development of the land at Shaws Lane. This includes the requirement for master planning work to define a framework in which the site will develop. The detailed master planning work will involve Hexham Town Council and the Hexham Neighbourhood Plan group. The key principles for the development of the site include the delivery of:</u>	To reflect the changes proposed to Green Belt deletions for the settlement and to provide more detail on the future master

7. Green Belt

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		• <u>A mix of house types to meet needs and support sustainable communities;</u> • <u>Improved education facilities;</u> • <u>Layouts that protect the most sensitive parts of the site from built development, minimising the impact of development on the wider Green Belt and that of key views;</u> • <u>Improved junction at the point where the B6531 meets the A69 and localised junction improvements and routes through the site;</u> • <u>Pedestrian and cycling links;</u> • <u>Strategic open space.</u>	planning for the sites.
MAJ/07/05	Paragraph 7.23	Amend paragraph to read: The strategic approach and the proposed amendments to the Green Belt boundary for Hexham will allow for the sustainable expansion of the settlement, <u>including meeting plus additional safeguarded land to meet the long term development needs beyond the period of the Core Strategy.</u> The proposed Green Belt boundary for Hexham is shown in Figure 7.2 .	To reflect the changes proposed to Green Belt deletions for the settlement.
MAJ/07/06	Paragraph 7.27	Amend paragraph to read: <u>Further consideration has been given to how to plan for the future development needs of the town, taking into account the feedback received on the pre submission draft plan . Following feedback and additional work the</u> The Council proposes to: • Continue to remove the area to the south east of Ponteland; north of Rotary Way, which included the previously developed sites of the Ponteland Leisure Centre and the Ponteland High and Middle schools (see Policy 15). This will facilitate	To delete unnecessary text (Minor modifications) and to reflect the changes proposed to Green Belt deletions for the settlement.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		improvements to the education and leisure facilities <u>as well as meeting the needs for and the redevelopment of the existing sites for housing and employment uses</u>; - Continue to remove the area of the former Police HQ, plus some land to the east of this, west of North Road and north of the built-up area of Ponteland (see Policy 15); - Identify land to the west of Callerton Lane for housing development within the plan period (see Policy 15); No longer identify land at Clickemin to be removed from the Green Belt; - Remove existing housing on Cheviot View and Ridgley Drive from the Green Belt; Reduce the level of safeguarded land for development beyond the plan period (see Policy 25). As a result of the need to provide a bypass/relief road to deliver safeguarded land to the north of the town, safeguarded land will now only be included in the area covered by the South East Ponteland Supplementary Planning Document; and Remove an area of land to the east of Ponteland adjacent to the A696 near the Airport for employment uses. This is to be safeguarded for employment development beyond the plan period. <u>Remove an area of land to the west of Prestwick for employment uses.</u>	
MAJ/07/07	Figure 7.3: Ponteland Green Belt boundary	Amend figure as illustrated below. Version from Pre-Submission Draft (October 2015):	To reflect the changes proposed to Green Belt deletions for the settlement.

7. Green Belt

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		 Pre-Submission Draft (October 2015) Legend: - Green Belt Release - Northumberland Green Belt - Northumberland County Boundary - Proposed Land Use - Ponteland - Area covered by SPD and Green Belt Release - Proposed Housing - Existing Residential Use - Proposed Mixed Use for Housing and Employment - Mixed Use with Permission - Proposed Education, Leisure and Community Facilities - Safeguarded Land - Land Safeguarded for Employment Scale: 0 0.125 0.25 0.5 0.75 1.00 1.25 Miles © Crown copyright and database rights [2013] Ordnance Survey [100009046] © Local Government Information House Limited copyright and database rights [2013] [100009046]	

Amend figure to read:

Change reference	Policy / Paragraph / Figure reference	Reason for change
		Major Modifications (June 2016) Legend: - Green Belt Release - Northumberland Green Belt - Northumberland County Boundary - Area covered by SPD and Green Belt Release - Proposed Land Use - Proposed Housing - Existing Residential Use - Mixed Use with Permission - Proposed Mixed Use for Housing, Education, Leisure and Community Uses - Proposed Employment - Safeguarded Land Scale: 0 0.125 0.25 0.5 0.75 1 1.25 Miles © Crown copyright and database rights [2013] Ordnance Survey [100049448] © Local Government Information House Limited copyright and database rights [2013] [10049448]

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/07/08	Paragraph 7.29	Amend paragraph to read: The proposed Green Belt boundary for Ponteland is shown in Figure 7.3. The area identified to the south east of Ponteland is covered by a draft an emerging Supplementary Planning Document (SPD) which is being developed to support the consulted on alongside this version of the Core Strategy. The key principles for the development of the site which will inform the SPD include the delivery of: • Improved leisure and education facilities —this will be required to allow for additional housing and economic development to come forward on the sites of the existing education and leisure facilities on the site; • A mix of types of housing to meet needs and support sustainable communities; • New built development, that protects the most sensitive parts of the site from development - minimising impact of the development on the wider Green Belt and that of key views; • Improved accessibility to education provision - reducing congestion in the town; • Employment development with good links to the town centre; • Improved pedestrian and cycling links to education and leisure provision; • Strategic open space/ green wedge; • Development that addresses flood risk issues; and • Safeguarded land for future development beyond the plan period.	To delete unnecessary text (Minor modifications) and to reflect the changes proposed to Green Belt deletions for the settlement.

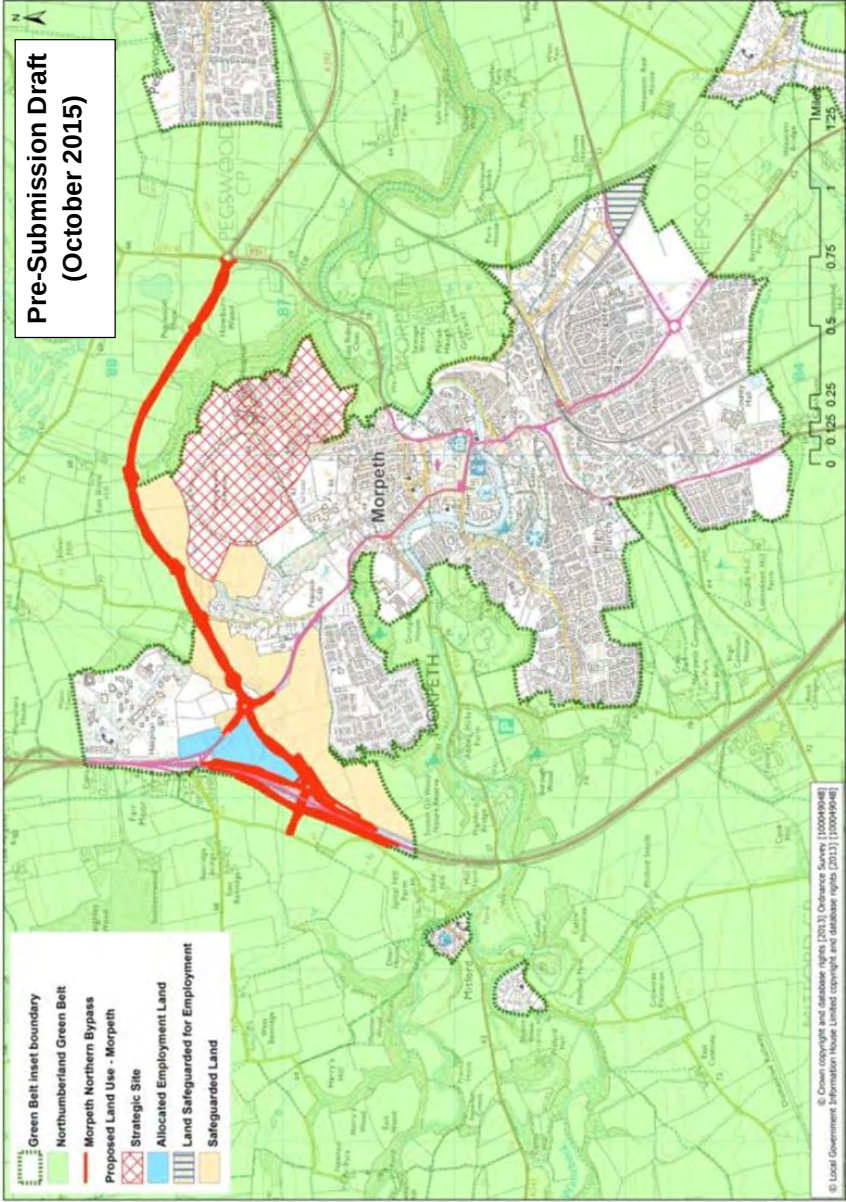
Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/07/09	Paragraph 7.30	Amend paragraph to read: The Ponteland Town Council <u>and Neighbourhood Plan Group will be involved in the</u> have had some input to the development of the Supplementary Planning Document and will continue to be involved in the master planning of the site. Where other Supplementary Planning Documents/ master planning activities are proposed for sites to be removed from the Green Belt, this will include input from the Town Council <u>and Neighbourhood Plan Group</u> <u>and will be guided by the key principles set out in Policy 16</u>. The Neighbourhood Plan will define the Ponteland settlement boundary.	To reflect changes made elsewhere in the plan and to provide more detail on the future master planning for the sites.
MAJ/07/10	Paragraph 7.34	Amend paragraph to read: The Council has previously highlighted concerns with the identification of land to the west of the settlement for housing development. Following feedback and further work the Council has reconsidered the option to identify land to be removed from the Green Belt to the south of the town as was identified within a previous version of the Core Strategy (see Policy 15). This also includes some land to be safeguarded for future housing development beyond the plan period. It is still proposed to remove the Prudhoe hospital site from the Green Belt (see Policy 15) and remove land to the west of the existing industrial estate from the Green Belt to provide additional required employment land (Policy 4). <u>Policy 16 identifies a number of key principles to guide development of the land at Prudhoe Hospital and the land south of Highfield Lane. This includes the requirement for master planning work to define a framework in which the sites will develop.</u>	To reflect changes made elsewhere in the plan and to provide more detail on the future master planning for the sites.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/07/11	Paragraph 7.36	Amend paragraph to read: Green Belt boundaries are intended to endure over the longer term, therefore when reviewing Green Belt boundaries, it is important to draw new boundaries having regard to potential development needs arising beyond the plan period. The Full Draft Plan (2014) considered it necessary to identify areas of safeguarded land in order to meet long term development requirements and avoid the need for another review of the Green Belt at the end of the Plan period. Safeguarded land has therefore been proposed in Hexham, Morpeth, Ponteland and Prudhoe. The monitoring framework will identify indicators to help determine when a Plan review may be required.	To reflect changes made elsewhere in the plan, in terms of the revised strategy for Hexham.
MAJ/07/12	Policy 25: Safeguarded land	Amend policy to read: Policy 25, Safeguarded land Safeguarded land is proposed in Hexham, Morpeth, Ponteland and Prudhoe, as illustrated on Figures 7-2, 7.3, 7.4 and 7.5, that may be required to meet long term development needs, beyond the period of the Core Strategy. It is not allocated for development within the plan period. When assessing development proposals on or affecting safeguarded land, the following principles will apply:	To reflect changes made elsewhere in the plan, in terms of the revised strategy for Hexham.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		a. Safeguarded land is not allocated for development during the plan period. Permanent development of safeguarded land will only be permitted following the adoption of a replacement Core Strategy which proposes such development; and b. Any development which would prejudice the future comprehensive development of safeguarded land will not be permitted.	

7. Green Belt

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/07/13	Figure 7.5: Morpeth Green Belt boundary	Amend figure as illustrated below. Version from Pre-Submission Draft (October 2015): 	To reflect the changes proposed to the site allocations and safeguarded land.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Amend figure to read:	
		Major Modifications (June 2016) Legend: - Green Belt inner boundary - Northumberland Green Belt - Morpeth northern bypass - Proposed Land Use - Strategic Site - Allocated Employment Land - Land safeguarded for employment - Safeguarded Land Scale: 0 0.1 0.2 0.4 0.6 0.8 1 Miles © Crown copyright and database rights [2013] Ordnance Survey [100009048] © Local Government Information House Limited copyright and database rights [2013] [100009048]	

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/07/14	Policy 26: Uses acceptable in the Green Belt	Amend policy to read: Policy 26, Uses acceptable in the Green Belt In plan making and assessing development proposals in the Green Belt the over-riding principle is that new development in the Green Belt should preserve its openness and reflect the purposes of its designation. Development that is inappropriate in the Green Belt will not be allowed unless very special circumstances clearly outweigh the potential harm to the Green Belt. a. New buildings will only be acceptable for the following purposes: i. Agriculture and forestry; ii. Essential Appropriate facilities for outdoor sport, outdoor recreation, cemeteries or other open land uses; iii. Limited infilling in villages or other coherent groupings of buildings that are washed over by the Green Belt; iv. Where the site is previously developed land, the infilling or the partial or complete redevelopment (excluding temporary buildings) provided that there would not be a greater impact on the openness of the Green Belt; v. Limited affordable housing for local community needs within, adjacent or well related to existing settlements subject to criteria on exception sites being satisfied;	To ensure consistency with the NPPF

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		vi. Proposals for the limited extension, alteration or replacement of existing dwellings, where the dwelling would replace another permanent dwelling and not a caravan or chalet, irrespective of the permanence of its occupancy; and vii. Where the requirements of Policy 24 are satisfied. b. Proposals for the change of use, conversion or extension of existing buildings will be permitted where: i. The buildings are of permanent and substantial construction; and ii. The proposed use and any associated use of land are in keeping with their surroundings and will not have a materially greater impact than the existing on the openness of the Green Belt or on the purposes of including land in it.	
MAJ/07/15	Policy 27: Expansion of employment or visitor related building in the Green Belt	Amend policy to read: Policy 27, Expansion of employment or visitor related building in the Green Belt In assessing development proposals that lie within the Green Belt, proposals for the expansion of existing employment or visitor related development where an existing employer requires limited infill development and/or the re-use, partial re-use or redevelopment of existing buildings within the same complex of buildings where they currently operate, this will only be supported where it can be demonstrated that: a. The proposal, including any associated infrastructure, would have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it;	To clarify the requirements of the policy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		b. Existing buildings within the ownership of the applicant could not be used; c. The development would not constitute a disproportionate increase in the developed portion of the site or building heights; and d. The design and appearance of the development is appropriate to its setting and capable of being integrated into the character of its surroundings. When the expansion of an existing business would comprise development at a scale beyond that identified above, including new buildings, consideration will be given as to whether the proposal constitutes 'very special circumstances'. This is considered to be: e. Whether it has been demonstrated that there is a an evident and significant positive impact on the economy in terms of jobs, visitors and/or expenditure; f. After consideration of the extent of potential harm of the development in relation to the purposes and openness of the Green Belt, and factoring proposed mitigation measures, the positive economic, environmental and/or social benefits clearly outweigh the degree of potential harm; g. <u>Where a site is not protected for B class or employment use in the Core Strategy</u>, that there is no suitable, available and deliverable <u>allocated employment</u> site outside of the Green Belt which could accommodate the development; h. Where a business plan and/or viability assessment demonstrates that the use of an existing building (including its conversion or extension) does not meet the needs of the proposed or existing business, because it is either not economically viable, fails to provide for the needs of a business or the requirements of its market; and i. The development will be expected to adhere to criteria d of this policy.	

8. Conserving and enhancing Northumberland's distinctive and valued natural, historic, water and built environments

8. Conserving and enhancing Northumberland's distinctive and valued natural, historic, water and built environments

The following table sets out the proposed major modifications to Chapter 8 (Conserving and enhancing Northumberland's distinctive and valued natural, historic, water and built environments) of Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 8 - Proposed major modifications to Chapter 8, Conserving and enhancing Northumberland's distinctive and valued natural, historic, water and built environments.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/08/01	Policy 28: Principles for the environment	Amend policy to read: Policy 28, Principles for the environment In plan-making and assessing development proposals, the character and significance of Northumberland's distinctive and valued natural, historic, built and water environments, landscape, heritage assets, townscapes and, where appropriate, their settings, will be conserved, protected and enhanced by: - Giving appropriate weight to the statutory purposes and special qualities of the hierarchy of international, national and local designated and non-designated nature and historic conservation sites and their settings. Greatest weight will be given to international and national designations, followed by sites of regional and local importance; - In applying part (a) above, recognising that assets with a lower designation or non-designated, can still be of irreplaceable, may be nationally important and/or have qualitative attributes that warrant giving these the appropriate protection in-situ;	For consistency with national planning policy, to make the policy more distinctive to the natural and built heritage and to ensure consistency with Policy 2 (high quality sustainable design).

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		c. Applying an ecosystem approach that demonstrates an understanding of the significance and sensitivity of the natural resource. Such an approach should result in a neutral impact on, or net benefit for those ecosystems; d. Seeking, as far as possible, to coordinate environmental measures in a way that, cumulatively, could help pro-actively to minimise the causes of climate change, while also adapting to it and mitigating its causes; e. Minimising adverse impacts on biodiversity, securing net biodiversity gains wherever possible; f. Promoting a shared understanding of the significance of natural and historic assets and their settings, seeking to avoid adverse impacts of proposals, and identifying opportunities to mitigate harm or enhance them; g. Promoting high-quality <u>Ensuring that the design in building and landscapes, where scale, mass, and form, and external appearance finishes</u> of development respects the character, <u>local distinctiveness and/or history of the surrounding its</u> landscape or townscape <u>setting and promotes and enhances local distinctiveness</u>; h. Avoiding unacceptable pollution impacts relating to the ground, soil, water, air, light or noise, taking account of previous uses, construction activity and proposed uses; i. Preventing harm to geological conservation interests and, where appropriate, providing opportunities for public access to those features; j. Recognising that soil is a vulnerable natural resource and protecting it through sustainable use, the encouragement of appropriate new landscape features to protect it from erosion, and, where agricultural land is required for development, prioritising poorer over higher quality <u>the best and most versatile agricultural</u> land;	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		k. Always taking account of, and seeking to reduce issues of land instability or possible contaminated land; l. Limiting the impact of urbanising effects on open countryside landscapes or natural habitats or the settings of historic / cultural assets, including efforts to retain current levels of tranquillity and dark skies and, where possible, improve on these; In the context of the ecosystem approach, and recognising the health, social and economic benefits derived from the enjoyment of Northumberland's rich natural, historic and built environment, the Council will work with relevant lead authorities, land and property owners, local communities and groups, developers, adjoining local planning authorities and Local Nature Partnerships to: m. Identifying opportunities for appropriate environmental enhancements, including: i. Habitat improvement, restoration and creation; ii. Landscape enhancement in accordance with valued characteristics; and iii. Restoring, enhancing and bringing into viable use heritage assets. n. Gathering, recording and updating evidence to advance understanding of the significance of Northumberland's natural and historic environment and heritage assets; and o. Identifying opportunities to make information on assets widely accessible and promote the enjoyment of the physical and cultural components of these assets.	
MAJ/08/02	Policy 29: Biodiversity and geodiversity	Amend policy to read: Policy 29, Biodiversity and geodiversity	For consistency with national

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		In plan-making and assessing development proposals affecting biodiversity and geodiversity, adverse impacts of development will be minimised by: - Avoiding unacceptable harm through site selection and/ or design. Where unacceptable harm cannot be avoided, applicants will be required to demonstrate that adverse impacts will be adequately mitigated or, as a last resort compensated for; - Securing net biodiversity gains and/or wider ecological enhancements through new development, where viable and practical <u>unless such measures are demonstrated not to be viable or practical.</u> - Applying the ecosystem approach, through: - The <u>conservation</u>, restoration , enhancement, and creation <u>and/or re-creation</u> of priority habitats and the habitats of priority species; - The protection and enhancement of ecological networks and links to promote migration, dispersal and genetic exchange; - Measures that will buffer or extend existing sites of ecological value, support the development of the Border Uplands and Northumberland Coalfield Nature Improvement Areas or contribute to national or local biodiversity objectives; and - Minimising any wider disturbance effects of development and its associated activity on habitats and species if necessary through appropriate buffers or other measures; and - Securing the continued management of ecological features created, restored or enhanced as a result of development.	planning policy and for clarity.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/08/03	Policy 30: Landscape	Amend policy to read: Policy 30, Landscape In plan-making and assessing development proposals, the following landscape considerations will apply: a. Plans and proposals should maintain and where appropriate enhance important elements of landscape character, as defined in the Northumberland Landscape Character Assessment and other relevant studies, guidance or management plans; b. Consideration of the impact on the special qualities and the statutory purposes of the Northumberland National Park, North Pennines Area of Outstanding Natural Beauty and the Northumberland Coast Area of Outstanding Natural Beauty; c. There should be no net adverse impact on the level of dark skies and where appropriate improvements sought, particularly within the International Dark Sky Park and areas from where its light levels may be affected; d. <u>The landscape setting of recognised heritage assets where development may affect the buffer zone and wider setting of the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site (WHS) it should, where possible, seek opportunities to sustain and better reveal the significance of its Outstanding Universal Value (OUV) as set out in the adopted Statement of OUV, in which the landscape setting is a significant component: development will not be permitted if it would compromise the OUV of the WHS;</u> e. In assessing development proposals in relation to landscape character, consideration will be given to:	For consistency with national planning policy, to give proper emphasis and to clarify wording.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		i. The guiding principles and other relevant guidelines set out in the Northumberland Landscape Character Assessment; ii. The possibility of wider impacts on the landscape, townscape or seascape or of other significant impacts on the environmental resource, through the proportionate use of landscape and visual impact assessment; iii. The setting and surroundings of the County's historic towns and villages, ensuring that new development on the edge of settlements does not <u>harm</u> negatively impact on the landscape character of the settlement edge and, where possible that it has a net positive impact; iv. The setting of recognised heritage assets including the defined buffer zone of the Hadrian's Wall World Heritage Site, within which development will not be permitted if it would compromise the outstanding universal value, including aspects of scale, complexity, group value of features, communal values and the landscape setting of the World Heritage Site itself; v. iv. The Historic Landscape Characterisation; vi. v. The potential impact that small scale development can have on the landscape in sensitive rural settings; and vii. vi. Any net negative cumulative impacts of development on landscape character, taking into account other existing or approved developments that have already been assessed as having a negative impact. <u>f.</u> Where it is considered that landscape character may be adversely affected, or aspects of this character that warrant protection would be degraded as a result of a proposed development, then the development will only be permitted if: i. It can be clearly demonstrated how the harmful effects will be satisfactorily mitigated or, as a last resort, satisfactorily compensated; and	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		ii. Where it can be clearly demonstrated that there are significant national or, outside designated landscapes, regional or local planning reasons for allowing the development, these considerations outweigh the landscape considerations.	
MAJ/08/04	Policy 31: Northumberland Coast Area of Outstanding Natural Beauty	Amend policy to read: Policy 31, Northumberland Coast Area of Outstanding Natural Beauty The landscape and other special qualities of the Northumberland Coast Area of Outstanding Natural Beauty will be conserved and enhanced, having regard to the current AONB Management Plan and locally specific Design Guidance. In plan making and when assessing development proposals in and around the AONB particular considerations will include the: - Sensitivity of local landscapes and their capacity to accommodate new development, including temporary structures such as caravans and chalets; - Intervisibility between the AONB, the seascape and the landscape beyond, including the Kyle and Cheviot Hills; - Interdependency between the special qualities of the landscape and the marine and coastal environment, including the internationally and nationally important nature conservation sites and associated ecosystems, geology, species and habitats; and - Need to maintain sustain and, where appropriate, enhance: <u>The significance of heritage assets, including any contribution made by their setting.</u>	For consistency with national planning policy.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		The settings of heritage assets, as well as the assets themselves; ii. A sense of remoteness, wildness and open views; iii. The natural functioning of the coastline; and iv. A clear distinction between settlements and open countryside. As far as possible, it will be recognised that the AONB is a living, working area by allowing small scale development where it does not impact on the AONB's special qualities including those in criteria a. to d. above. In particular, in assessing development proposals, consideration will be given to the extent to which the development: i. Adds to the availability of permanently occupied and affordable housing to meet local needs; and ii. Supports the growth and diversification of the rural economy through the expansion of existing businesses and the development of new ones. Major development will not be permitted except in exceptional circumstances and where it can be demonstrated to be in the public interest; and that there is no alternative location which could absorb the development without a significant adverse impact on the AONB.	
MAJ/08/05	Paragraph 8.63A	Add paragraph to read: <u>The moorland areas are home to a high proportion of England's red grouse. Their management through shooting forms the focus of a visitor industry, which makes an important contribution to the local economy. However, there is a danger that heavy</u>	Final bullet point of paragraph 8.63 created into new paragraph 8.63A

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		concentrations of these activities can lead to structures such as stone roads being put in place in remote locations and, without careful planning, these could damage the special landscape qualities of the AONB.	-reconsideration to avoid inadvertent damage to moorland areas.
MAJ/08/06	Paragraph 8.63, final bullet point	Delete final bullet point of paragraph: The moorland areas are home to a high proportion of England's red grouse. Their management through shooting forms the focus of a visitor industry, which makes an important contribution to the local economy. However, there is a danger that heavy concentrations of these activities can lead to structures such as stone roads being put in place in remote locations and, without careful planning, these could damage the special landscape qualities of the AONB.	Final bullet point of paragraph 8.63 created into new paragraph 8.63A -reconsideration to avoid inadvertent damage to moorland areas.
MAJ/08/07	Policy 32: North Pennines Area of Outstanding Natural Beauty	Amend policy to read: Policy 32, North Pennines Area of Outstanding Natural Beauty The landscape and other special qualities of the North Pennines Area of Outstanding Natural Beauty will be conserved and enhanced, having regard to the latest AONB Management Plan, AONB Planning Guidelines and AONB Building Design Guide. In plan making and assessing development proposals, in and around the AONB particular considerations will include the:	For consistency with national planning policy and reconsideration to avoid inadvertent damage to moorland areas.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		a. Openness of the landscape and its sensitivity to development; b. Inter-visibility between the AONB and areas to its north and east; c. Interdependency between the special qualities of the landscape and the natural functioning of the environment taking into account internationally and nationally important nature conservation sites and associated ecosystems, species and habitats, and the geology; d. Need to <u>sustain and enhance the significance of heritage assets, including any contribution made by their setting, maintain archaeological and built heritage assets and their settings</u>; and a sense of remoteness, wildness and tranquillity; and e. Its <u>UNESCO Global Geopark</u> status <u>as a European Geopark</u>. As far as possible, it will be recognised that the AONB is a living, working area, seeking to sustain the local population by allowing small scale development where it does not impact on the AONB's special qualities including those in criteria a. to e. above. In particular, in assessing development proposals, consideration will be given to the extent to which the development: i. Adds to the availability of permanently occupied and affordable housing to meet local needs; ii. Supports the growth and diversification of the rural economy through the expansion of existing businesses and the development of new ones; iii. Reuses redundant buildings that contribute to the character of the area; <u>and</u>	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		iv. Applies design guidance, recognising that a variety of materials, including timber, have their place in the local vernacular and could contribute to lower cost, more energy efficient buildings; and v. Recognises that shooting supports jobs in land and estate management and attracts additional visitors but only to the extent that this does not necessitate additional permanent structures in remote locations. Major development will not be permitted except in exceptional circumstances and where it can be demonstrated to be in the public interest; and that there is no alternative location which could absorb the development without a significant adverse impact on the AONB.	
MAJ/08/08	Paragraph 8.67A	Add paragraph to read: <u>In order to decide what would constitute a substantial public benefit, consideration will be given to the degree to which the proposal would benefit the public at large, in terms of their community their local economy and/or their local environment, rather than just being a private benefit. The benefit could relate to the heritage asset itself - e.g. where an alteration to it is the only means of bringing the property into use and removing risks to it.</u>	To clarify what is meant by public benefit.
MAJ/08/09	Policy 33: Historic environment and heritage assets	Amend policy to read: Policy 33, Historic environment and heritage assets	To give proper emphasis, clarify wording and for consistency with

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		In plan-making and assessing development proposals, there will be a requirement to ensure the conservation, and enhancement of the <u>significance quality, integrity and setting</u> of Northumberland's historic environment and heritage assets <u>and their setting</u> by ensuring that: a. Decisions affecting a heritage asset will be based on a sound understanding of the significance of that asset and of the impact of any proposal upon that significance. <u>Use will be made of the Historic Environment Record, the Historic Landscape Characterisation Study and other relevant records to help inform decision making. A heritage statement will be required to support any planning application that will affect a heritage asset; this must describe the significance of the asset, any contribution made to this significance by its setting, and assess the impact of the proposal on this significance. Where development proposals will affect a site of archaeological interest, or which has the potential to be of archaeological interest, an appropriate desk-based assessment and, where necessary, a field evaluation will be required;</u> b. Proposals that would result in harm to or <u>total</u> loss of the significance of <u>designated</u> heritage assets will not be permitted except in exceptional circumstances where the harm is outweighed by public benefit. <u>Where the proposal would cause less than substantial harm this will be weighed against the public benefits of the proposal. Proposals that affect non-designated heritage assets will be considered taking into account the scale of any harm or loss and the significance of the heritage asset; which cannot be met in any other way and is appropriately mitigated against. Where mitigation requires excavation or survey, the results should be made publicly accessible through appropriate archiving and publication. The ability to record evidence of the past should not be a factor in deciding whether such loss should be permitted;</u>	national planning policy, particularly paragraphs 133 and 134 of the NPPF.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		c. <u>Where a decision is made to allow the loss of a heritage asset, in whole or part, developers will be required to record and advance understanding of the asset through appropriate mitigation. The results of such mitigation should be made publically accessible through appropriate archiving and publication. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.</u> The historical context will be a key consideration, making use of the Historic Landscape Characterisation study, the Historic Environment Record and other relevant records to inform decision-making; d. New development in historic settlements and conservation areas should seek to reinforce local distinctiveness through appropriate design and the use of appropriate materials. <u>Developments in Conservation Areas should enhance or better reveal their significance;</u> e. When considering proposals that may impact on the Hadrian's Wall World Heritage Site, in addition to (a), factors that contribute to its Outstanding Universal Value will be taken into account, in line with the World Heritage Site Management Plan. This will include seeking to protect and where appropriate, enhance: i. Evidence of the scale and complexity of the Wall and its associated frontier features; ii. The group value of features, including features beyond the World Heritage Site; iii. The landscape value and setting; and iv. Communal values including educational and recreational. f. Recognition is given to the contribution that historic places and sites can make to the visitor economy;	

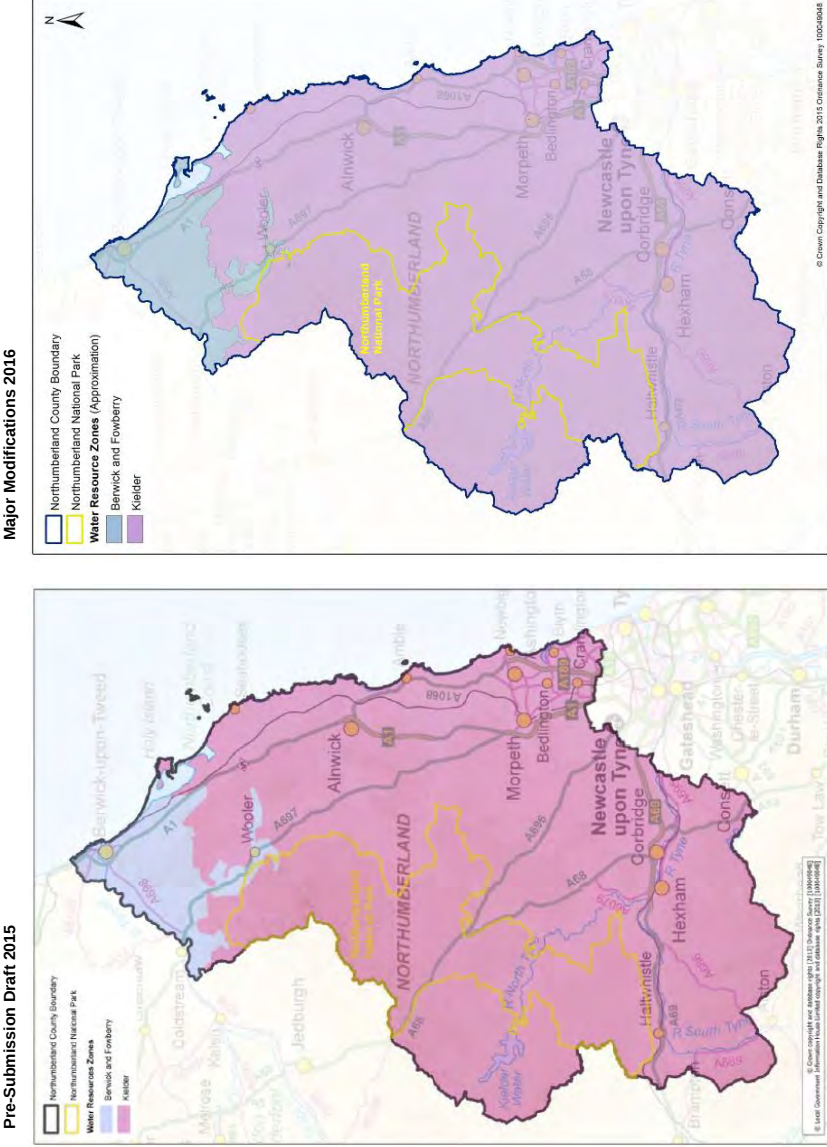
8. Conserving and enhancing Northumberland's distinctive and valued natural, historic, water and built environments

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		g. Where conservation or enhancement of the heritage assets may be required but there are limited resources available, priority will be given to assets that are considered characteristic of Northumberland, important within the context of its history, cultural development or landscape and/or unique to the area and Heritage at Risk; h. The Council will direct available resources towards: i. Preparing, updating and acting on Conservation Area Character Appraisals and Conservation Area Management Plans; ii. Designating additional Conservation Areas; iii. Where there is a case, promoting Article 4 Directions to protect Conservation Areas from harm from Permitted Development; iv. Preparing or supporting master plans or design briefs for significant places or sites, where major change is proposed in relation to heritage assets <u>are affected</u>; and v. Promoting and supporting bids for external funding designed to conserve and enhance the historic fabric of towns and villages.'	
MAJ/08/10	Paragraph 8.100, 2nd bullet point	Amend the second bullet point to read: The Berwick and Fowberry WRZ serves the far north of Northumberland and whilst there is generally an adequate water supply, shortages have been experienced during periods of high demand. Work has been undertaken by <u>Northumbrian Water NWL</u> to improve this situation, but there is a need to and ensure adequate supplies <u>for existing users and new development can be achieved and maintained before development is agreed</u>, as well as <u>protecting the protection of</u> the sources themselves. Further action may include	To clarify the up-to-date position and use correct terminology.

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		improving infrastructure, demand management and leakage control. NWL's <u>Northumbrian Water's</u> Water Resources Management Plan (2014) includes the current position and future plans to ensure that there is a sustainable water resource for the Berwick area.	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/08/11	Figure 8.4	Amend figure as shown below:  The figure consists of two maps of Northumberland. The top map, titled 'Major Modifications 2016', shows the county boundary, Northumberland National Park, and various Water Resource Zones (Berwick and Fowberry, Kielder, etc.). The bottom map, titled 'Pre-Submission Draft 2015', shows a similar but slightly different configuration of zones. Both maps include a legend and a north arrow.	To reflect more accurately the Water Resource Zones

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/08/12	Paragraph 8.110	Amend paragraph to read: Not all flooding is as predictable as fluvial, in either location or frequency. As a result, planning policies and decisions must concentrate on minimising risk. <u>This can be greatly assisted by adopting a 'blue-green infrastructure' approach, whereby development including the design of buildings and landscaping, as well as any other infrastructure improvements, should seek to replicate a natural water cycle and contribute to amenity by bringing water management and green infrastructure together, through other measures such as promoting infrastructure improvements or influencing building design. Some aspects of this are outlined below:</u>	To build in a blue-green infrastructure approach.
MAJ/08/13	Paragraph 8.112	Amend paragraph to read: <u>Whilst Northumbrian Water do invest in sewerage infrastructure projects which are specifically targeted to reduce the incidence of sewer flooding, including the separation of surface water from combined sewerage systems, future investment in sewerage infrastructure must also address increased sewage disposal as a result of future development. This means that a collaborative approach must be employed to deliver sustainable surface water management, which will see surface water removed from conventional systems and redirected to sustainable drainage systems. Future investment in sewerage infrastructure is primarily intended for future sewage disposal which is predictable and their primary intent would not normally be to alleviate much less predictable surface water flooding issues</u> ^[Footnote 2]. The latter must therefore be dealt with through different means ^[Footnote 2]. The policies within the Core Strategy will be important to help address this. The policies seek to minimise the risk that future development locations could be flooded from sewers or add to an existing risk by ensuring that surface water	To provide a clearer explanation and to explain the availability of the drainage area studies.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		run-off entering the sewer system is kept to an absolute minimum. Other benefits of such an approach will include a much reduced risk to water quality. A number of Drainage Area Studies are among the evidence that will inform decisions on how to locate and manage new development in relation to sewer flood risk^[Footnote 3]. Footnote 1: Northumbrian Water do invest in sewerage infrastructure projects which are specifically targeted to reduce the incidence of sewer flooding, including the separation of surface water from combined sewerage systems. Footnote 2: See, for example, the reference to the Howdon Works under 'Surface water' below. Footnote 3: The large scale prevention of water draining into sewers, (see above), is a key part of this. Sustainable Drainage Systems (SuDS) are integral to dealing with this issue at a whole range of scales - see below. The Drainage Area Studies cover areas around towns and villages in Northumberland, or groupings of these. They have been undertaken by, and are available from Northumbrian Water Limited, (NWL), who will share the sewer capacity factors contained within them.	
MAJ/08/14	Paragraph 8.117	Amend paragraph to read: Surface water flooding is an issue in parts of Northumberland and there is a need for surface water management to reduce the risk of flooding from new development. The large scale prevention of water draining into sewers, (see above), is a key part of this. Sustainable Drainage Systems (SuDS) are integral to dealing with this issue at a whole range of scales - see below. Aside from large scale prevention of water draining into sewers, (see above), the management of surface water can best be achieved through Sustainable Drainage Systems.	To provide a better explanation of the relationship between SuDS and surface drainage as a whole.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/08/15	Policy 37: Flooding	Amend policy to read: Policy 37, Flooding In plan-making and assessing development proposals the potential for both on and off-site flood risk from all potential sources will be measured, taking into account the policy approach contained within: the relevant Catchment Flood Management Plan; the Northumberland Local Flood Risk Management Strategy; the Northumberland Outline Water Cycle Study; and the findings of Drainage Area Studies. Development proposals will be required to demonstrate how they will minimise flood risk to people, property and infrastructure from all potential sources by: a. Avoiding inappropriate development in areas at risk of flooding and directing the development away from areas at highest risk, applying the Sequential Test and if necessary the Exceptions Test, in accordance with national policy and the Northumberland Strategic Flood Risk Assessment. Site Specific Flood Risk Assessments will be required in accordance with national policy and guidance; b. Ensuring that the development will be safe over its lifetime, taking account of climate change, will not increase flood risk elsewhere and where possible, reduce flood risk overall; c. Assessing the impact of the development proposal on existing sewerage infrastructure and flood risk management infrastructure, including whether there is a need to reinforce such infrastructure or provide new infrastructure <u>in consultation with the relevant water authority</u>;	To give proper emphasis, clarify wording and to build in a blue-green infrastructure approach.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		d. Ensuring that development proposals in areas at risk from flooding are made resistant and resilient, in terms of their layout, mix and/or building design, in accordance with national policy and the findings and recommendations of the Northumberland Strategic Flood Risk Assessment; e. Pursuing the full separation of foul and surface water flows as follows: i. A requirement that all development provides such separation <u>within the development</u>; and ii. Where combined sewers remain, the Council will work with statutory sewerage providers to progress the separation of surface water from foul; f. Ensuring that development proposals separate, minimise and control surface water run-off, with Sustainable Drainage Systems being the preferred approach: i. Surface water should be managed at source wherever possible, ensuring that there is no net increase in surface water runoff for the lifetime of the development. Surface water should be disposed of in accordance with the following hierarchy for surface water run-off: - To a soak away system, unless it can be demonstrated that this is not feasible due to poor infiltration with the underlying ground conditions; - To a watercourse, unless there is no alternative or suitable receiving watercourse available; - To a surface water sewer; - Disposal to combined sewers should be the last resort once all other methods have been explored;	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		ii. Where greenfield sites are to be developed, the surface water run-off rates should not exceed, and where possible, should reduce the existing run-off rates; iii. Where previously developed sites are to be developed, the peak surface run-off rate from the development to any drain, sewer or surface water body for any given rainfall event should be as close as reasonably practicable to the greenfield runoff rate for the same event, so long as this does not exceed the previous rate of discharge on the site for that same event. If it is demonstrated that this cannot be achieved, then surface run-off rates should be reduced by a minimum of 50% of the existing site run-off rate; iv. Solutions within the wider catchment area should be considered, especially if these would provide ecosystem services and/or if local solutions could be harmful to biodiversity, landscape or built heritage; <u>g. Solutions within the wider catchment area should be considered, including blue-green infrastructure based solutions and those providing ecosystem services. Wider solutions should especially be applied if local solutions could be harmful to biodiversity, landscape or built heritage;</u> In relation to flood alleviation schemes: h. g. The early implementation of approved schemes will be supported through development decisions; i. h. Any proposal for additional schemes should demonstrate that they represent the most sustainable solution and that their social, economic and environmental benefits outweigh any adverse environmental impacts caused by new structure(s), including increasing the risk of flooding elsewhere.	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Any works relating to the above, which impact on natural water systems, should consider the wider ecological implications, applying the ecosystem approach, and link into green infrastructure initiatives wherever practicable.	
MAJ/08/16	Policy 39: Coastal erosion and coastal change management	Amend policy to read: Policy 39, Coastal erosion and coastal change management In plan-making and assessing development proposals, areas vulnerable to coastal change will be managed in accordance with the principles and approach set out in the Shoreline Management Plan, while giving full weight to the level of importance of the coast's ecological and heritage value. Development proposals in these areas in particular will be required to: - Demonstrate that the need for a coastal location overrides the risk of coastal change and provides wider benefits, such as substantial, sustainable environmental, economic and social benefits; - Provide a Coastal Change Vulnerability Assessment which demonstrates that the development is safe over its planned lifetime and will not have an unacceptable impact on coastal change processes elsewhere. The assessment should be appropriate to the degree of risk and the location, scale and nature of the development; - Demonstrate that there will not be <u>any harm or loss to the significance of ecological and/or heritage assets and/or designations a significant adverse impact to ecological</u>	For consistency with national planning policy, particularly paragraph 132 of the NPPF.

8. Conserving and enhancing Northumberland's distinctive and valued natural, historic, water and built environments

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		and heritage assets and designations, including the Northumberland coastal footpath; and d. Provide an assessment of the impact of the development on existing coastal defence infrastructure, including whether new infrastructure would be required as a result of the development proposal. Proposals for new or replacement coastal defence schemes will be permitted where it can be demonstrated that: • The works are consistent with the relevant management approach for the area, set out in the Shoreline Management Plan; and • There will be no significant adverse impacts on the coastal environment, including ecological landscape and heritage assets and designations; and • Where required, a programme of mitigation can be agreed. Coastal Change Management Areas will be defined in the Northumberland Delivery Document.	

9. Ensuring connectivity and infrastructure delivery

9. Ensuring connectivity and infrastructure delivery

The following table sets out the proposed major modifications to Chapter 9 (Ensuring connectivity and infrastructure delivery) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 9 Proposed major modifications to Chapter 9, ensuring connectivity and infrastructure delivery

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/09/01	Paragraph 9.11A	Add paragraph to read: <u>Well designed and safe access routes encourage walking. Streets and public spaces play an important part as areas for social interaction. Within the hierarchy of sustainable modes, pedestrians are a priority and developing links and facilities into the existing networks is a key consideration for all development through the plan period.</u>	To improve clarity and provide guidance.
MAJ/09/02	Paragraph 9.17A	Add paragraph to read: <u>Northumberland's cycle network comprises of a range of facilities and the Council will work with partners to create and develop the strategic cycling network across the County and enhance the regional and national routes through the County. Cycle hubs are currently operating at Haltwhistle and Wooler and development of further hubs to support tourism and leisure use will be positively supported. Cycle parking will be required at key destinations, rail stations and at developments to facilitate sustainable choices.</u>	To improve clarity and provide guidance.

9. Ensuring connectivity and infrastructure delivery

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/09/03	Paragraph 9.17B	Add paragraph to read: <u>Northumberland currently hosts car club facilities in Hexham and Morpeth delivered by Co-wheels. Electric vehicle charging is available at a variety of locations in the County. The Council will support the development of Co-wheels and Electric Vehicle charging facilities in the County in partnership with other organisations, service providers and developers.</u>	To improve clarity and provide guidance.
MAJ/09/04	Paragraph 9.17E	Add paragraph to read: <u>Behavioural change by enabling people to make smarter choices to walk, cycle or use public transport more for journeys to work, home, school and leisure destinations, especially in the towns within the County, is a priority that the Council will work towards.</u>	To improve clarity and provide guidance.
MAJ/09/05	Paragraph 9.17F	Add paragraph to read: <u>Travel information, road safety information and demand management measures also play a vital part alongside traditional infrastructure improvements to support sustainable modes.</u>	To improve clarity and provide guidance.
MAJ/09/06	Policy 41: Promoting sustainable connections	Amend policy to read: Policy 41, Promoting sustainable connections The Council will work collaboratively to: • Reduce the need to travel;	To improve clarity and guidance and remove duplication between

9. Ensuring connectivity and infrastructure delivery

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		- Support a range of transport modes with priority given to walking, cycling and public transport; and - Support a local transport system and ICT network that are resilient and responsive to changing needs. In plan-making and assessing development proposals the Council will: - Promote a spatial distribution of development <u>within delivery areas</u>, which <u>enhances the accessibility of creates accessible</u> development, reduces the need to travel <u>by car</u>, and <u>facilitates maximises</u> the use of sustainable modes of transport; - Promote good design principles in respect of the permeability, connectivity and legibility of <u>buildings and public spaces development</u>; and inclusive access; - Promote sustainable transport choices, including supporting <u>providing and connecting to</u> networks for walking, cycling and public transport; and infrastructure that supports the use of low and ultra low emission vehicles; <u>Ensure delivery of cycle parking and supporting infrastructure</u>; <u>Protect and enhance public rights of way</u>; <u>f. Support the delivery of reliable, safe and efficient transport networks, in partnership with other organisations, service providers and developers</u> <u>e- g. Support the roll out of modern digital communications; and</u> <u>f. h. Require development proposals which generate significant amounts of movements to be supported by transport assessments/transport statements, and travel plans, and where appropriate delivery/servicing plans.</u> <u>Where there is a justified need for the impacts of development to be mitigated, conditions, obligations and other contributions will be applied and sought.</u>	policies 41 and 42

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/09/07	Paragraph 9.19A	Add paragraph to read: <u>The wider transport network</u> <u>The comprehensive system of local highways is essential for connecting Northumberland's communities.</u>	Relocated paragraph 9.26 and amended to improve clarity.
MAJ/09/08	Paragraph 9.19G	Add paragraph to read: <u>The Council will work with our adjacent authorities on the promotion of sustainable transport measures and main travel corridors.</u>	To improve clarity and provide guidance.
MAJ/09/09	Policy 41A: The effects of the development on the transport network	Add policy to read: <u>Policy 41A, The effects of the development on the transport network</u> <u>In plan-making and assessing development proposals, all developments affecting the transport network will be required to:</u> a. <u>Provide effective and safe access and egress to the existing transport network;</u> b. <u>Include appropriate measures to mitigate its adverse impacts on the transport network including its contribution to cumulative impacts;</u> c. <u>Minimise conflict between different modes, including measures for network, traffic and parking management;</u> d. <u>Facilitate the safe use of the network, including suitable crossing points, footways and dedicated provision for cyclists;</u>	Relocated Policy 43 and amended to provide clarity and consistency with national

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		e. Suitably accommodate the delivery of goods and supplies; and f. Minimise any adverse impact on communities and the environment, including noise and air quality. Where there is a justified need for the impacts of development on the network to be mitigated, conditions, obligations and other contributions will be applied and sought.	planning policy.
MAJ/09/10	Paragraph 9.23	Amend paragraph to read: While these improvements will be transformational, there remain some key challenges for the core road network. These have been explored as part of the on-going Countywide Transport Assessment and also the Strategic Road Network evidence base prepared by Highways England. <u>Highways England has prepared an Infrastructure Study^(Footnote) which assesses the implications of the development aspirations of the Plan and identifies a number of interventions that are required over the Plan period to support these development aspirations. We will continue to work with Highways England on the further assessment, development and implementation of these schemes, and to determine the necessary phasing of the improvements and how these will coincide with the delivery and phasing of the Plan's developments. The work has assessed the likely impacts of the level of development planned in the Core Strategy over the Plan period. It has helped to identify appropriate means and mitigation to address the impacts of development including:</u> • <u>A19/A189 Moor Farm roundabout; and A19/Dudley Lane junctions;</u> • <u>A1/A19 Seaton Burn roundabout interchange and A19/Fisher Lane junction;</u> • <u>The A1 southbound merge at Seaton Burn;</u> • <u>The A1 south of the North Brunton junction.</u>	To improve clarity and to reflect updated evidence base.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		• Alnwick A1068 junction with the A1; and • A69 at Hexham; <u>Footnote: Northumberland Strategic Road Network Infrastructure Study (Highways England, May 2016)</u>	
MAJ/09/11	Paragraph 9.23A	Add paragraph to read: <u>The studies of the 'A1 in Northumberland' (Highways England) and the 'Northern Trans-Pennine routes' (Highways England / Department for Transport) will identify measures along those corridors of the strategic road network.</u>	To improve clarity and to reflect updated evidence base.
MAJ/09/12	Paragraph 9.24B	Add paragraph to read: <u>Strengthening links to neighbouring authorities beyond the North East region. Scotland and Cumbria, including access to freight facilities is important to support economic development in the north.</u>	To recognise links with neighbouring authorities.
MAJ/09/13	Policy 42: Improving Northumberland's core road network	Amend policy to read: Policy 42, Improving Northumberland's core road network In plan-making and assessing development proposals, support will be given to the maintenance and improvement of Northumberland's core road network by:	To improve clarity and to reflect updated evidence base.

9. Ensuring connectivity and infrastructure delivery

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		a. <u>The creation of additional capacity and improvement measures on the Strategic Road Network Supporting and safeguarding lines and areas of improvements, including for the:</u> i. <u>Full dualling of the A1 through Northumberland and improved local links/junctions to the A1;</u> ii. <u>Full dualling of the A69 west of Hexham and improved local links/junctions to the A69;</u> i. <u>Improvements to the A19/A189 Moor Farm and A19/Dudley Lane junction;</u> ii. <u>Improvements to the A1/A19 Seaton Burn interchange and A19/Fisher Lane junction;</u> iii. <u>Improvements to the A1 southbound merge at Seaton Burn;</u> iv. <u>The A1 south of the North Brunton junction;</u> and v. <u>Any improvement measures emanating from the strategic studies of the 'A1 in Northumberland' and 'Northern Trans-Pennine routes'.</u> b. <u>Supporting and identifying acceptable lines and areas of improvements through the plan period including for the:</u> i. <u>Full dualling of the A1 through Northumberland and improved local links/junctions to the A1;</u> and ii. <u>Full dualling of the A69 west of Hexham and improved local links/junctions to the A69.</u> b: <u>c.</u> <u>Working collaboratively with stakeholders, including Highways England, the North East Local Enterprise Partnership and North East Combined Authority to deliver continued improvements to the core road network;</u>	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		e. d. Influencing the management, movement and routing of road freight to best effect, while minimising adverse impacts on the environment and communities. Where there is a justified need for the impacts of development on the Core Road network to be mitigated, conditions, obligations and other contributions will be sought.	
MAJ/09/14	Paragraph 9.26	Delete paragraph: The wider road network In addition to the Core Road network, the comprehensive system of local highways is essential for connecting Northumberland's communities:	Replaced by new paragraph 9.19A.
MAJ/09/15	Policy 43: The effects of development on the road network	Delete policy: Policy 43: The effects of development on the road network In plan-making and assessing development proposals, all developments affecting the road network will be required to: Provide effective and safe access and egress to the existing road network; Include appropriate measures to mitigate its adverse impacts on the road network including its contribution to cumulative impacts; Minimise conflict between different types of road user, including measures for traffic management;	Policy relocated to Policy 41A and amended to provide clarity and consistency with national planning policy.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		d. Facilitate the safe use of the road network, including suitable crossing points, footways and dedicated provision for cyclists; e. Suitably accommodate the delivery of goods and supplies; f. Minimise any adverse impact on communities and the environment, including noise and air quality. Where there is a justified need for the impacts of development on the road network to be mitigated, conditions, obligations and other contributions will be sought:	
MAJ/09/16	Paragraph 9.34A	Add paragraph and footnote to read: <u>A further opportunity may be available in the long term, to link Ponteland to the Tyne and Wear Metro system. A dismantled railway alignment^(Footnote) suggests a possibility for extension of the existing Metro network beyond its existing terminus at Newcastle Airport. Such potential would need to be subject to further investigation.</u> <u>Footnote: As identified in the Nexus Metro Strategy 2030 Background Information.</u>	To recognise long term potential of future link to Tyne and Wear Metro system.
MAJ/09/17	Paragraph 9.35A	Add paragraph to read: <u>Rail lines can have major positive benefits for the local economy and the environment. As well as reducing transport-related emissions, railway lines can also provide wildlife corridors and valuable habitats for plants and wildlife. Existing rail services between Newcastle and Carlisle and Newcastle and Edinburgh serve a number of settlements in Northumberland.</u>	To reflect wording of Policy 44.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<u>The Council will work collaboratively with stakeholders along the Tyne Valley Line and the East Coast Main Line to deliver continued improvements to the network, stations and facilities.</u>	
MAJ/09/18	Policy 44: Rail transport and safeguarding facilities	Policy amended to read: Policy 44 Rail transport and safeguarding facilities A key priority of the Council is to secure the future reintroduction of passenger rail services on the Ashington, Blyth and Tyne railway line, provided that any significant adverse impact on the environment and communities can be mitigated. Development which would prevent the reintroduction of passenger rail services and continued rail freight use of the Ashington, Blyth and Tyne railway line, its associated branch lines (including the branch line from Bedlington to Morpeth via Choppington, and the Butterwell line north of Ashington) and supporting infrastructure will not be permitted. Development which would prevent the reintroduction of passenger rail services on the following lines will not be permitted: a. South Tynedale Railway linking the North Pennines AONB and South Tynedale with the Tyne Valley Line at Haltwhistle; and b. Aln Valley Railway linking Alnwick with Alnmouth. The route and alignment of disused railway lines, together with land identified for potential stations will be safeguarded. Development which would prejudice their future use for passenger and freight transport will not be permitted unless the benefits of the development	To provide consistency of references and reflect latest position (site rebranding).

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		outweigh the importance of the retention of the facilities for future use. The Council will support proposals for the use of such routes for walking and cycling, where it will safeguard them for future rail use. Existing rail freight facilities will be safeguarded, including: c. Battleship Wharf, Port of Blyth; d. <u>Former</u> Rio Tinto Alcan facilities: i. Aluminium Smelting Plant <u>Lynfield Park</u>; and ii. Lynemouth Power Station; e. Alumina handling facilities, Port of Blyth; and f. Tweedmouth Goods Yard. Infrastructure associated with the transport of minerals will also be safeguarded. The Council will work with rail and public transport operators and local communities to maintain existing rail connections including along the East Coast Main Line and promote the development of public transport interchanges at key locations along the main East Coast Main Line, including Berwick upon Tweed, and the Tyne Valley rail line. Support will be given to proposals to improve the flow of passengers and freight by rail, including: i. Improvements to car and cycle parking provision at stations;	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		ii. Improvements to the frequency and quality of passenger rail services stopping at Northumberland stations; iii. Improvements to station facilities provided that they would not result in an unacceptable impact on the environment and communities. Development which would prejudice the retention of these facilities will not be permitted unless the benefits of the development outweigh the importance of the retention of the facilities.	
MAJ/09/19	Paragraph 9.45	Amend paragraph to read: Much of Northumberland's coastline, estuaries and inshore waters carry international, national and local designations, acknowledging the importance of their landscapes, rivers and seas and the biodiversity which they support. There is the Northumberland Coast AONB, North Northumberland Heritage Coast, European Marine Sites, SPAs, SACs, Ramsar Sites, SSSIs, National Nature Reserves and local designations. <u>These areas including designated and non-designated heritage assets will be conserved and enhanced with development proposals.</u>	To improve clarity.

10. Community well-being

10. Community well-being

The following table sets out the proposed major modifications to Chapter 10 (community well-being) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 10 Proposed major modifications to Chapter 10, community well-being

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/10/01	Paragraph 10.3	Amend paragraph to read: Community facilities and services are an important part of creating, maintaining and enhancing sustainable communities and a sense of place. They play an important role in facilitating social interaction and inclusive communities and assisting the community to meet its day-to-day needs. Policy 49 seeks to ensure important and valued community facilities that provide for the health and well-being, social, educational, spiritual, recreational, leisure and cultural needs of the community are protected and not lost unless there is no longer community need for the facility. It also supports <u>the improvement of existing facilities and</u> the provision of new facilities, particularly where this would address deficiencies in provision. Given the important role of community facilities, Policy 49 also requires new development to provide or make contributions to community facilities as part of the development unless the developer can clearly demonstrate that this would not be financially viable.	For consistency with national planning policy (NPPF, paragraph 70) and to reflect the proposed modification to Policy 49.
MAJ/10/02	Policy 49: Community services and facilities	Amend policy to read: Policy 49, Community services and facilities	For consistency with national planning policy (NPPF, paragraph 70)

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		In plan making and assessing development proposals, community services and facilities that provide for the health and well-being, social, educational, spiritual, recreational, leisure and cultural needs of the community should be retained and wherever possible improvements facilitated to the quality, accessibility and levels of provision by: a. Strongly resisting the loss of community services and facilities, unless an appropriate alternative is provided or there is demonstrable evidence that there is no longer a community need for the facility and suitable alternative uses have been considered; b. Supporting the development of new community services and facilities where deficiencies in provision would be addressed and provided that unacceptable adverse effects on the environment and the local community can be avoided or mitigated; <u>c. Supporting the development and modernisation of established community services and facilities where this would ensure their retention for the benefit of the community;</u> <u>d. Supporting the shared use of facilities, including the wider use of educational facilities; and</u> <u>e. Ensuring that, where community facilities are listed as an asset of community value, this will be regarded as a material consideration in the determination of a planning application.</u> Taking into account viability, new development will be required to provide or contribute to community facilities as part of the development or, if appropriate, off-site where no facilities exist or where existing facilities are deficient.	

10. Community well-being

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/10/03	Policy 50: Open space and facilities for sport and recreation	Amend policy to read: Policy 50, Open space and facilities for sport and recreation In plan making and assessing development proposals, the provision of sports facilities, recreational open space for outdoor sport, children's play, and less formal recreational activity will be sought, as necessary for the development. The need and demand for the provision will be assessed in accordance with the relevant evidence, applying locally defined standards where necessary including local assessments of need. Consideration will be given to how development proposals: - Enhance the sustainability of communities and residential environments by protecting and enhancing existing recreational facilities and services and/or providing new ones; - Guard against the unnecessary loss of recreational facilities and services by considering up to date evidence, local need and the replacement of facilities and services when they reach the end of their useful life; - Ensure that new and established recreational facilities and services are able to develop and modernise in a way that is sustainable, and they are retained for the benefit of the community; and - Encourage and facilitate the increased use of facilities, including the shared use of playing space in educational establishments. Consideration will also be given to the following:	For consistency with national planning policy (NPPF, paragraph 73)

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		e. Where the development is large enough, that provision is on-site unless this is demonstrated by the applicant to be impracticable; f. That any off-site provision is on an agreed site or, if none has yet been identified, has a level of accessibility considered reasonable for the facility being provided; g. That the future use and maintenance arrangements have been secured, taking full account of the views of Town and Parish Councils or others who may be responsible for the facilities, once in place; and h. Where it is argued that the provision would compromise the viability of the development, that this can be satisfactorily demonstrated. Development proposals that would result in the loss of land or buildings used for recreational use will not be permitted unless: i. They would be replaced by an area of equivalent or better quantity and quality, in a suitable location; or j. An excess of provision in quantitative and qualitative terms is clearly demonstrated.	For clarity and for consistency with national planning policy (NPPF, paragraphs 94, 109 and 114).
MAJ/10/04	Policy 51: Green infrastructure	Amend policy to read: Policy 51, Green infrastructure In plan-making and assessing development proposals, the contribution of strategic and local green infrastructure to the health and well-being of Northumberland's communities and visitors, as well as its economy, will be recognised, promoted and enhanced.	

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Development proposals should seek to protect and, where <u>appropriate-practical and viable</u>, improve and extend Northumberland's green infrastructure. When determining planning applications, consideration will be given to how development proposals: a. Protect and enhance strategic and/or local green infrastructure assets, provide high quality links between existing assets including links with green infrastructure networks in adjacent authority areas and/or provide additional uses for multi-functionality; b. Secure improved access to green infrastructure, including rights of way, the network of cycle routes and high quality provision for the widest possible range of ages, abilities and interests where this would not have an unacceptable adverse effect on biodiversity and environmental and heritage assets; c. <u>Secure net-gains for biodiversity through the protection, creation and enhancement of coherent ecological networks;</u> - e: <u>d.</u> Improve the potential green infrastructure to support economic growth and sustainable tourism without unacceptable adverse effects on environmental and heritage assets; - d: <u>e.</u> Create a sense of place by fully integrating high quality, green infrastructure into the plan or proposal design to reflect locally distinctive character having regard to rural and urban character, open space, connective corridors and links with the wider countryside; - e: <u>f.</u> Integrate green infrastructure <u>and with</u> sustainable drainage <u>and the management of flood risk;</u> - f: <u>g.</u> Consider the management and maintenance of new and existing green infrastructure throughout and beyond the plan period; and	

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		g. <u>h.</u> Provide opportunities for communities to protect local environments that are important to them, for example through Local Green Space or Local Nature reserve designations.	

11. Managing natural resources

11. Managing natural resources

The following table sets out the proposed major modifications to Chapter 11 (managing natural resources) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 11 Proposed major modifications to Chapter 11, managing natural resources

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/11/01	Policy 52: Environmental criteria for assessing minerals proposals	Amend policy to read: Policy 52, Environmental criteria for assessing minerals proposals In plan-making and assessing development proposals, mineral extraction will be permitted supported where the applicant can demonstrate that the social, economic and environmental benefits which accrue from the workings, outweigh any adverse impacts effects on local communities and the environment are acceptable. In considering applications, appropriate weight will be given to potential effects on: - Local amenity – applicants will be required to demonstrate that there is appropriate separation between the site and dwellings and other sensitive uses, to prevent unacceptable levels of noise, dust, vibration, air pollution and harmful visual impact; - Landscape character and sensitivity – applicants will be required to demonstrate that the proposal can be effectively and appropriately integrated with its surroundings and the character of the landscape, particularly as a result of changes to landform and topography both during and after extraction; - The conservation and enhancement of nature conservation and geological sites, including internationally, nationally and locally designated sites, priority habitats and protected and priority species – applicants will be required to demonstrate that	For consistency with national planning policy - particularly paragraphs 143 (bullet point 6) and 144 (bullet point 3) of the NPPF.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		their proposal will deliver a net gain for biodiversity where possible through the creation of priority habitats and by contributing to the creation of a coherent and resilient ecological network and that there will be no unacceptable adverse effects on national or international nature conservation designations or irreplaceable habitats; d. The North Pennines Area of Outstanding Natural Beauty, the Northumberland Coast Area of Outstanding Natural Beauty, the adjoining Northumberland National Park and their settings – applicants will be required to demonstrate that the proposals do not have unacceptable adverse effects on the special qualities and the statutory purposes of these designations; e. Cultural heritage, including known and unknown archaeological features, designated and undesignated heritage assets and their settings – applicants should demonstrate that the proposals will not result in unacceptable harm to heritage assets; f. Soils and agricultural land quality – applicants should demonstrate that the soil resource is managed in a sustainable way and where proposals affect best and most versatile agricultural land applicants should demonstrate there is no suitable alternative of lower quality agricultural land that provides the same benefits in terms of other environmental considerations, the land could be restored to its previous agricultural land quality or there is an overriding need for the development; g. The capacity and suitability of the transport network, including numbers of movements, site access arrangements, and impacts on non-motorised users – The transport of minerals using rail and water is encouraged and where road transport is proposed applicants should demonstrate that transport by rail or water is not practicable or feasible; h. The use of public rights of way – where disruption to a public right of way is unavoidable applicants will be required to demonstrate how the proposals make	

11. Managing natural resources

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		provision for the diversion of routes or for the creation of an alternative route during both minerals extraction and restoration that are convenient and safe and, wherever possible, take opportunities to enhance public rights of way; i. Flood risk – applicants should demonstrate that the proposals do not have an unacceptable adverse impact on flood flows or storage capacity and do not increase the risk of flooding at other locations; j. Ground and surface water quality, flow and water abstraction – applicants should consider the potential for the proposal to affect the flow, quality and quantity of ground and surface water supplies and include measures to prevent water pollution; k. Light pollution – applicants should demonstrate the proposals incorporate measures to control light pollution; l. Land stability – applicants should demonstrate that the operation and restoration of the site does not create land instability and the quarry slopes and storage mounds are designed so as not to create instability, and; m. Aviation safety – where proposals are within aerodrome safeguarding zones, applicants should demonstrate that the proposals do not give rise to new or increased hazards to aviation. The criteria listed above should be considered both individually and cumulatively. In assessing cumulative impact, particular regard will be had to: n. The combination of effects from an individual site; o. The combination of effects from one or more sites in a locality; and p. The effects over an extended period of time either from an individual site or a number of sites in a locality, whilst recognising that mineral resources can only be extracted where they occur, the benefits from extending existing sites rather than	

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		opening up new areas to working and the desirability of comprehensively working resources in an area to avoid sterilisation.	
MAJ/11/02	Policy 54: Mineral and landfill site restoration and after-use	Amend policy to read: Policy 54, Mineral and landfill site restoration and after-use In plan-making and assessing development proposals the strategy for the restoration of mineral extraction and landfill sites in Northumberland is to ensure that: - High quality restoration and aftercare, <u>including for agriculture, geodiversity, biodiversity, native woodland, the historic environment and recreation</u>, takes place in accordance with current industry best practice at the earliest opportunity; and - The proposed restoration and after-use of the site delivers environmental and community benefits through environmental enhancements. Having regard to: opportunities and constraints; local community aspirations; the landscape character of the local area; the setting of the site and its characteristics prior to working; and opportunities to link to wider area enhancements or initiatives, proposals for mineral extraction and minerals site restoration should: - Make provision for the restoration of the site as soon as practicable and, where it is practical and feasible, include provision for the phased restoration and working of the site; - Deliver net-gains for biodiversity following restoration by contributing to priority habitat creation and local ecological networks, having particular regard to the biodiversity action plan and the biodiversity strategy for England;	For consistency with national planning policy - particularly paragraph 143 (bullet point 8) of the NPPF.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		e. Deliver, where appropriate, improved public access and/or public open space, including links to the surrounding green infrastructure and expansion of the public rights of way network, whilst taking great care to minimise disturbance to wildlife; f. Protect soil resources by ensuring that they are retained, conserved and handled in line with best practice during site extraction operations and during restoration and in the case of mineral development affecting best and most versatile agricultural land, the land is capable of being restored back to best and most versatile agricultural land; and g. When creating wetland habitats take account of the requirement to manage the risk of birds striking aircraft when within Aerodrome Safeguarding Zones and include elements to assist in flood alleviation. Planning permission will only be granted for mineral extraction or landfill where the applicant is able to demonstrate that: h. Appropriate provision has been made for the reclamation and after-use of the site, with proposals for minerals extraction accompanied by sufficient detail to demonstrate that the proposed restoration scheme is practically achievable and which show the final proposed landform, the proposed after-use and how the soil resource and overburden will be managed. i. The implementation and completion of the proposed restoration and after-use is feasible; j. Provision has been made for the aftercare and maintenance of the restored site for a period of not less than five years to ensure the land is capable of sustaining the approved after-use or after-uses. The aftercare period should be extended beyond the normal five year aftercare period where a period of more than five years	

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		is required for the after-use to become established or a particularly innovative restoration and after-use is proposed; and k. Sufficient safeguards are in place to ensure the adequate restoration and aftercare of the site from the commencement of development until completion of restoration and aftercare. In exceptional circumstances, such as long-term schemes where no progressive restoration is proposed, proposals where innovative techniques are to be used or where there is reliable evidence of financial failure, a financial bond or other financial guarantee shall be sought to underpin this.	
MAJ/11/03	Policy 56: Coal	Amend policy to read: Policy 56, Coal In plan-making and assessing development proposals, the strategy for coal extraction is only to permit proposals where it can be demonstrated by the applicant that it is environmentally acceptable, or can be made so by planning conditions or obligations; or if not, it provides national, local or community benefits which clearly outweigh the likely impacts. Within each of the following sub-areas, proposals will be required to address the following key matters: a. North of Morpeth and Ashington and south of Amble: i. The cumulative effects arising from the proposals in the context of an area that has experienced widespread, large-scale surface coal extraction over a number of decades;	For clarity and to ensure consistency with national planning policy.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		ii. The effects of the proposal on the enhancement or restoration of the character of the landscape in this area; iii. The effects on the conservation and enhancement of the nature conservation interest and landscape character along the Druridge Bay coastal strip; and iv. The impact on the openness of the Green Belt around Morpeth; b. Ashington, Blyth, Cramlington and Seaton Delaval: i. The extent to which the proposals contribute to the enhancement of the landscape in this area; ii. The effects on maintaining the openness of the countryside between the settlements, including the impact on the openness of the Green Belt to the south of Blyth, Cramlington and around Seaton Delaval; iii. The effects on efforts to attract inward investment to the area, including effects on the quality of the environment around key employment sites; and iv. The effects on the <u>significance of the</u> historic features and historic landscape to the east of Seaton Delaval around Seaton Delaval Hall. c. Ponteland, Stannington and south of Morpeth: i. The extent to which the proposals contribute to the enhancement of the landscape in this area; ii. The impact on the openness of the Green Belt to the south and east of Ponteland, around Stannington and around Morpeth; iii. The effects on the nature conservation interests at Stannington Vale and along the River Blyth and at Prestwick Carr;	

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		iv. The effects on the significance of the historic features and landscapes at Blagdon and St Mary's Hospital; and v. The cumulative effects from surface coal extraction in the adjoining Newcastle Metropolitan Borough area. d. Tyne/Derwent Watershed: i. The visibility of proposals from surrounding areas, particularly from the Tyne Valley, the North Pennines AONB and areas within and adjoining the Derwent Valley within County Durham; ii. The impact on the openness of the Green Belt between Whittonstall, Stocksfield, Prudhoe and around Hedley on the Hill; and iii. The effects on areas of ancient woodland and local wildlife sites in the north of the area and along the Derwent Valley. e. Midgeholme outlier: i. The effects on the setting of the adjacent North Pennines AONB; ii. The impact on the nature conservation areas that are found to the south and east of the resource area; and iii. The effects on the adjoining areas within Cumbria and any cumulative effects from surface coal extraction in the area of the Midgeholme coalfield within Cumbria. f. Plennmeller outlier and Stublick outlier:	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		i. The effects on the special qualities and the statutory purposes of the North Pennines AONB, with development for coal extraction subject to the policy tests for major development in a nationally important landscape; and ii. The effects on the nationally and international important nature conservation sites within the North Pennines.	
MAJ/11/04	Policy 58: Clays	Amend policy to read: Policy 58, Clays In plan-making and assessing development proposals, the strategy for the extraction of brick-making clays is to plan for a steady and adequate supply to meet demand by: a. Supporting the extraction of brick-making clays, particularly fireclays, concurrently with coal where the proposals meet the policy tests for coal extraction and site restoration can take place in a timely manner; b. Requiring the efficient use of the clay resource where it can be extracted concurrently with coal and ensuring resources are not unnecessarily sterilised; c. Safeguarding the clay reserves at the Swarland Brickworks Site, Thrunton; d. Permitting Supporting proposals for new clay extraction sites where: i. The proposals would enable a 25 year stock of reserves to be maintained; ii. The need for the clay cannot be met from existing reserves with planning permission, or a site closer to a brickworks;	For clarity and consistency with the wording of other policies.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		iii. It can be demonstrated that the proposal would not result in unacceptable adverse environmental, social and economic effects; and iv. Provision has been made for the timely restoration and subsequent aftercare of the site. e. Permitting Supporting proposals for the stockpiling of clay extracted as an ancillary mineral where it can be demonstrated that the proposal would not result in unacceptable adverse environmental, social and economic effects and does not delay site restoration.	
MAJ/11/05	Policy 59: Natural building and roofing stone	Amend policy to read: Policy 59, Natural building and roofing stone In plan-making and assessing development proposals, the strategy for natural building and roofing stone is to plan for its steady and adequate supply to meet demand primarily by: a. Supporting the continuation of the provision of building and roofing stone from existing quarries to contribute to supply requirements; and b. Permitting Supporting proposals for extensions to existing quarries, including historic quarries which do not have a current planning permission, and the development of new quarries where: i. Proposals demonstrate that it could help to maintain a steady, adequate and diverse supply of building stone;	For clarity and consistency with the wording of other policies.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		ii. It can be demonstrated that the proposal would not result in unacceptable environmental, social and economic effects; and iii. Provision has been made for the timely restoration and subsequent aftercare of the site.	
MAJ/11/06	Policy 60: Conventional and unconventional oil and gas	Amend policy to read: Policy 60, Conventional and unconventional oil and gas In plan-making and assessing development proposals, the strategy for the exploration, appraisal and production of conventional and unconventional oil and gas is to: a. Support proposals for exploration and/or appraisal where the applicant can demonstrate that: i. The site and the associated equipment and facilities are appropriately sited to ensure the least impact and there is no less sensitive location that could be reasonably utilised they do not have unacceptable adverse environmental, social and economic effects; ii. There would be no <u>unacceptable</u> adverse impact on the underlying integrity of the geological structure; iii. The proposal would not result in unacceptable environmental, social and economic effects; - iv: <u>iii.</u> Operations are for an agreed, temporary length of time; and - v: <u>iv.</u> Provision has been made for the timely restoration and subsequent aftercare of the site, whether or not oil or gas is found.	For consistency with national planning policy.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		b. Support proposals for production where the applicant can demonstrate that: i. The site and the associated equipment and facilities are appropriately sited to ensure the least impact and there is no less sensitive location that could be reasonably utilised they do not have unacceptable adverse environmental, social and economic effects; ii. There would be no unacceptable adverse impact on the underlying integrity of the geological structure; iii. The proposal is supported by a full appraisal programme; iv. The proposal would facilitate the full development of the resource; v. The proposal would not result in unacceptable environmental, social and economic effects; and vi. v. Provision has been made for the timely restoration and subsequent aftercare of the site.	
MAJ/11/07	Paragraph 11.45	Amend paragraph to read: In the Core Strategy Full Draft Plan it was proposed that no specific policy for peat extraction would be included given the strong and clear national planning policy context for peat extraction. It is now proposed to amend this approach to reflect further detail that has been provided through National Planning Practice Guidance and emerging best practice. In line with the NPPF the approach is not to allow new sites for peat extraction and extensions to existing sites. Time extensions to previously worked peat extractions sites would be allowed supported where the policy criteria are met with the merits of a proposal considered on a case-by-case basis having specific regard to the effects on nature conservation and climate change.	To reflect wording of Policy 60, which in turn it is recommended is modified for clarity and consistency with the wording of other policies.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change			
MAJ/11/08	Policy 61: Peat	Amend policy to read: Policy 61, Peat In plan making and assessing development proposals, the strategy for peat extraction is to not permit proposals for new sites or extensions to existing sites in order to protect peat habitats for their nature conservation value and their role as a carbon store. Time extensions to previously worked sites will be granted planning permission supported where the applicant can demonstrate that the proposal: a. Is necessary to enable appropriate restoration of the site and only peat physically required to implement that restoration is removed; b. Provides enhancements for biodiversity and local ecological networks; c. Would not result in unacceptable environmental, social and economic effects; and d. The proposal w-ill deliver clear benefits.	For clarity and consistency with the wording of other policies.			
MAJ/11/09	Policy 62: Safeguarding minerals related infrastructure	Amend policy to read: Policy 62, Safeguarding minerals related infrastructure In plan-making and assessing development proposals, the minerals related infrastructure identified below and in any subsequent Development Plan Document will be safeguarded from unnecessary loss to non-mineral related development on the site or within its vicinity. <table><tr><td>Wharfs</td><td>Railheads</td><td>Rail links to mineral sites</td></tr></table>	Wharfs	Railheads	Rail links to mineral sites	For clarity.
Wharfs	Railheads	Rail links to mineral sites				

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		• Battleship Wharf, Cambois • Tweed Dock, Berwick-upon-Tweed	• East Coast Main Line to the Butterwell Disposal Point to Ashington, Blyth and Tyne Railway Line at Ashington via Butterwell railhead • East Coast Main Line to Steadsburn railhead • Rail links to the Port of Blyth
		• Butterwell, Linton • Steadsburn, Widdrington • Belford (Easington) Quarry • Potential rail depot for Cragmill Quarry, Belford	
		Planning permission will not be granted for non-minerals related development which would result in the unnecessary loss of the infrastructure, unless it can be demonstrated that: - The proposal for non-mineral development will not prevent or prejudice the current or future use of the site; or - The site is no longer needed for mineral handling, processing, storage and transport; or - Alternative capacity for mineral storage, processing and transport can be provided and delivered sustainably at an alternative site.	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/11/10	Paragraph 11.72	Delete paragraph: Reflecting current national planning policy, the approach to renewable and low carbon energy in Northumberland is to provide a positive policy framework recognising that it can make a valuable contribution to slowing down climate change, meeting energy needs and improving energy security. Criteria-based policies are proposed which set out that renewable and low carbon energy proposals will be supported if applicants are able to demonstrate that the effects on the environment and local communities are acceptable. The NPPF advises Local Planning Authorities to consider identifying areas where this would help secure development of such resources. The Ministerial Statement issued by the Secretary of State for Communities and Local Government on 18 June 2015 and the subsequent updates to the National Planning Policy Guidance states that local planning authorities should only grant planning permission for wind energy developments if the development site is in an area identified as suitable for wind energy development in a local or neighbourhood plan:	Replaced by new paragraph 11.72A.
MAJ/11/11	Paragraph 11.72A	Add paragraph to read: <u>To assess new proposals for new renewable and low carbon energy development, Policy 65 sets out that renewable and low carbon energy proposals will be supported if applicants are able to demonstrate that the effects on the environment and local communities are acceptable or can be made acceptable. The policy includes a number of policy criteria to assess the acceptability of proposed developments and other policies in the plan, including those relating to landscape and the natural, built and historic environment, will be used to support the assessment of proposals against these criteria. The criteria within the policy seek to protect those environmental and cultural assets</u>	To reflect proposed modifications to Policy 62.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<u>that are important to Northumberland, its communities, economy and visitors. The matters in the policy will be applicable to all proposals but the level of information required in support of a planning application will be proportional to the scale of the proposal, its location and its potential effects.</u>	
MAJ/11/12	Paragraph 11.72B	Add paragraph to read: <u>Policy 65, and the criteria in the policy, is applicable to all renewable and low carbon energy development. However, further policies for onshore wind (Policy 66) and solar photovoltaic farms (Policy 67) are included in the plan to take account of development pressures, the scale of potential development and the specific issues that these types of development raise. The policy criteria in these policies are, therefore, additional to those in Policy 65.</u>	For clarity.
MAJ/11/13	Paragraph 11.73	Delete paragraph: Earlier versions of the Core Strategy proposed a criteria-based approach and did not identify any suitable areas for onshore wind energy development. It is proposed that suitable areas for wind energy development are not identified in the Core Strategy because the Core Strategy has now progressed to an advanced stage and identifying such areas would result in considerable delay to its submission for public examination owing to the detailed work that would be needed to support their identification. However, in light of the Ministerial Statement and the amendments to the National Planning Practice Guidance, work has commenced to consider the identification of suitable areas and any such areas would be progressed through the preparation of a specific Development Plan Document. It is considered that the proposed approach in the Core	Replaced by new paragraph 11.78A and amendments to policy and supporting text for onshore wind.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Strategy is in line with the requirements of the NPPF and also takes account of the feedback received through the Issues and Options, Preferred Options (stage 1) and Full Draft Plan consultations where the criteria-based approach was supported:	
MAJ/11/14	Paragraph 11.74	Delete paragraph: An overarching policy on renewable and low carbon energy development is proposed (Policy 65). Although specific policies have been included for assessing onshore wind energy and solar farms because of the scale of potential development, the overarching policy is applicable to the consideration of all proposals for renewable and low carbon energy development. Proposals for renewable and low carbon energy will also be assessed in the context of the other policies in the plan, including those relating to the landscape and the natural, built and historic environment:	Replaced by new paragraph 11.72B.
MAJ/11/15	Paragraph 11.75	Delete paragraph: The Council acknowledges that Northumberland has a range of energy resources and that the County has already made a significant contribution in the delivery of renewable energy, particularly through wind energy schemes. Given the scale of renewable energy development already constructed, or with planning consent, additional schemes have the potential to further impact on the special character of the County. The Council considers there is a limit to the scale of development that can be accommodated across Northumberland in general and in some local areas in particular, without significantly adversely affecting the special landscapes and cultural heritage of Northumberland, as well as the amenity of its residents:	Replaced by new paragraphs 11.72A and 11.72B

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/11/16	Paragraph 11.76	Delete paragraph: The criteria within the policy, therefore, seek to protect those environmental and cultural assets that are important to Northumberland, its communities, economy and visitors: The matters in the policy will be applicable to all proposals but the level of information required in support of a planning application will be proportional to the scale of the proposal, its location and its potential effects.	Replaced by new paragraph 11.72A.
MAJ/11/17	Paragraph 11.77	Delete paragraph: Feedback on the Full Draft Plan (2014) consultation was generally supportive of the approach set out in the overarching policy. In summary the feedback highlighted: Consideration about whether the policy provides a positive strategy for the development of renewable energy as required by the NPPF; The importance of recognising the economic benefits of renewable energy proposals; The importance of ensuring that the criteria for assessing cumulative impacts are robust; The need to ensure the balancing of impacts and benefits is reflected in the policy; Clarification on the approach to community-led schemes.	Paragraph no longer applicable.
MAJ/11/18	Paragraph 11.78A	Add paragraph to read: <u>The NPPF also advises Local Planning Authorities to consider identifying areas for renewable and low carbon energy development where this would help secure development of such resources. However, a criteria-based policy has been developed</u>	To reflect amendments to Policy 66 (onshore wind)

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		and is considered to be the most appropriate approach to help guide and assess proposals for renewable energy that may come forward over the plan period. A different approach is proposed for wind to reflect the Written Ministerial Statement issued by the Secretary of State for Communities and Local Government on 18 June 2015. Further detail on this is provided in the section for onshore wind.	energy)and supporting text.
MAJ/11/19	Policy 65: Renewable and low carbon energy	Amend policy to read: Policy 65, Renewable and low carbon energy In plan-making and assessing development proposals, the strategy for the development of renewable energy and low carbon energy development is to support and encourage proposals in appropriate locations in order to contribute to energy generation and a reduction in emissions of greenhouse gases. <u>This includes where decentralised, renewable or low carbon energy supply systems are to be used to supply energy to a development.</u> Support will <u>also</u> be given to renewable and low carbon energy developments where there is clear evidence that proposals are community-led and supported. Through the development management process, applications will be supported where it has been demonstrated that the environmental, social and economic <u>effects benefits</u> of the proposal clearly outweigh any adverse effects, individually or cumulatively, on local communities and the environment <u>are acceptable or can be made acceptable</u>. In considering applications, appropriate weight will be given to the following: a. Landscape character and sensitivity and the sensitivity of visual receptors;	For consistency with national planning policy - Particularly paragraphs 97 and 98 of the NPPF.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		b. The special qualities and the statutory purposes of the Northumberland National Park, North Pennines Area of Outstanding Natural Beauty and the Northumberland Coast Area of Outstanding Natural Beauty; c. Internationally, nationally and locally designated nature conservation and geological sites and features, and protected habitats and species; d. Hadrian's Wall World Heritage Site and other internationally, nationally and locally designated heritage assets and their settings and non-designated heritage assets; e. Air, and ground and surface water quality; f. Hydrology, water supply and any associated flood risk; g. Highways and traffic flow, transport networks, Public Rights of Way and non-motorised users, including the effects upon well-used recreational routes such as the National Trails, long distance routes and the national cycle network; h. Amenities due to noise, odour, dust, vibration or visual impact; i. The openness of the Green Belt and whether very special circumstances have been demonstrated to justify otherwise inappropriate development; j. The impact of any new grid connection lines and any ancillary infrastructure and buildings associated with the development; k. That appropriate provision has been provided for decommissioning and removal of temporary operations once they have ceased; l. The predicted output of the proposal; and m. The economic benefits of the proposal.	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		All proposals need to consider cumulative impact. When identifying cumulative landscape and visual impacts, considerations include: direct and indirect effects as well as temporary and permanent impacts. When assessing the significance scale of landscape and visual impacts a number of criteria should be considered, including: the sensitivity of the landscape and visual receptor and the magnitude or size of the predicted change.	
MAJ/11/20	Paragraph 11.80A	Add paragraph to read: <u>A Written Ministerial Statement relating to planning for wind turbine development was issued by the Secretary of State for Communities and Local Government on 18 June 2015. This statement sets out that when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:</u> <u>The development site is in an area identified as suitable for wind energy development in a local or neighbourhood plan; and</u> <u>Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore has their backing.</u>	For consistency with national planning policy and to reflect the written ministerial statement.
MAJ/11/21	Paragraph 11.80B	Add paragraph to read: <u>The Statement also sets out that such areas need to be clearly identified in a Local or Neighbourhood Plan. Whether a proposal has the backing of the affected local community is a planning judgement for the local planning authority. It is considered that the criteria</u>	For consistency with national planning policy and to reflect the written ministerial statement.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<u>in the policy will enable this judgement to be made. No changes have been made to the NPPF as a consequence of the Written Ministerial Statement being issued. Some amendments were, however, made to the guidance in the Planning Practice Guidance.</u>	
MAJ/11/22	Paragraph 11.80C	Add paragraph to read: <u>In order to reflect the Written Ministerial Statement, the policy for onshore wind energy has been amended to be consistent with the policy tests it sets out and the test regarding the acceptability of the planning impacts of renewable energy proposals in the NPPF. The identification and allocation of suitable areas for wind turbine development is to be addressed in a separate Development Plan Document and through neighbourhood plans. It is considered to be appropriate to seek to identify suitable areas for wind energy development in order to 'have a positive strategy to promote energy from renewable and low carbon sources' as required by the NPPF. If suitable areas are not identified it would, in the context of the Written Ministerial Statement, unnecessarily limit opportunities for community-led initiatives and proposals of a smaller-scale that would help individual homes or businesses to meet their energy needs.</u>	For consistency with national planning policy and to reflect the written ministerial statement.
MAJ/11/23	Paragraph 11.88	Delete paragraph: The nature of the landscapes in the AONBs makes them vulnerable to the impacts of larger scale turbine developments. It may be possible to accommodate small scale developments that meet the needs of properties or businesses without unacceptable impacts on the special qualities of the AONBs. Small-scale in this context means a single turbine with a hub height of 25 metres or less. Proposals of this scale will still be assessed against the relevant policy criteria.	Paragraph no longer applicable. The work to identify suitable areas in a separate Development Plan Document will

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
			deal with the suitability of the AONBs in Northumberland to wind turbine development.
MAJ/11/24	Policy 66: Onshore wind energy	Amend policy to read: Policy 66, Onshore wind energy In plan-making and assessing development proposals, the development of single wind turbines or groupings of turbines will be supported where: the applicant can demonstrate that the social, environmental and economic benefits of the proposal clearly outweigh any adverse impacts, both individually and cumulatively: <u>the applicant can demonstrate that the planning impacts of the proposal, both individually and cumulatively, are acceptable or can be made acceptable;</u> <u>the development site is in area identified as suitable for wind energy development, where these are set out in the Local Plan or a Neighbourhood Plan; and</u> <u>following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.</u>	For consistency with national planning policy and to reflect the written ministerial statement.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Through the development management process, <u>the planning impacts will be assessed against the following criteria and applicants will be required to demonstrate applications will be supported where it has been demonstrated that:</u> - There is sufficient separation from the proposed wind turbines to protect residential amenity as a result of noise, shadow flicker and visual intrusion. To protect visual amenity, there will be a presumption against development within a distance of six times the turbine blade tip height of residential properties unless it can be demonstrated that the presence of turbines would not have an unacceptable impact upon living conditions; - The proposals have addressed any potential adverse effects on the safety of aviation operations and navigational systems; - Potential interference to television and/or radio reception and information and telecommunications systems will be avoided and/or mitigated; - The proposed site access arrangements and access routes will be suitable for the construction phase, including the delivery of turbine components and construction materials, the operational phase, and the decommissioning of the proposed wind farm; - The proposed wind turbines are located appropriate distances from highways, and railway lines to provide a safe topple distance. A minimum topple distance of the turbine height plus 10% is recommended as a starting point; - Provision has been made for the satisfactory decommissioning of the turbines and associated infrastructure once the operations have ceased and the site can be restored to a quality of at least its original condition; - The proposal will not result in unacceptable harm to the character of the landscape and the landscape has capacity to accommodate the proposed development;	

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		h. There are no unacceptable adverse effects on long and medium range views to and from sensitive landscapes, such as the Cheviot Hills, Northumberland Sandstone Hills, Northumberland Coast AONB, North Pennines AONB, the Northumberland National Park and the Hadrian's Wall World Heritage Site, and lines of sight between iconic landscape and heritage sites and features, particularly where one or more feature is within the Northumberland Coast AONB, the North Pennines AONB or the adjoining Northumberland National Park; i. There are no unacceptable adverse effects on sensitive or well used viewpoints; and j. There are no unacceptable adverse effects on important recognised outlooks and views from or to heritage assets where these are predominantly unaffected by harmful visual intrusion-; <u>taking into account the significance of the heritage asset and its setting.</u> Within the Northumberland Coast AONB and the North Pennines AONB there will be a presumption against proposals involving more than one turbine or proposals involving turbines with a hub height of over 25 metres. All proposals need to consider cumulative impact. When identifying cumulative landscape and visual impacts, considerations include: direct and indirect effects as well as temporary and permanent impacts. When assessing the <u>significance scale</u> of impacts a number of criteria should be considered, including: the sensitivity of the landscape and visual receptor and the magnitude or size of the predicted change.	

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/11/25	Policy 67: Solar photovoltaic farms	Amend policy to read: Policy 67, Solar photovoltaic farms In plan-making and assessing development proposals, the development of solar photovoltaic farms will be supported where the applicant can demonstrate that the proposals is an effective use of land and that the social, environmental and economic effects benefits of the proposal clearly outweigh any adverse impacts, both individually and cumulatively; <u>are acceptable or can be made acceptable.</u> Through the development management process, <u>the planning impacts will be assessed against the following criteria and applicants will be required to demonstrate applicants will need to provide evidence to demonstrate that:</u> a. Where a proposal involves greenfield land, whether: i. The proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land; and ii. The proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around solar arrays; <u>b. Where a proposal is sited on the roof of an existing building, it will have no unacceptable adverse effects on the character and appearance of the host building and the character of the surrounding area;</u>	For consistency with national planning policy - Particularly paragraphs 97 and 98 of the NPPF. Additional criteria has been added with specific reference to solar photovoltaics mounted on buildings.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		b: c: The proposal, including the impact of security measures such as lights and fencing, will not result in harm to the character of the landscape and the landscape has capacity to accommodate the proposal; e: d: The extent to which there may be additional impacts if solar arrays follow the daily movement of the sun; d: e: The proposal includes measures to screen the site to mitigate any landscape and visual impacts; e: f: There are no unacceptable adverse effects on long and medium range views to and from sensitive landscapes, such as the Cheviot Hills, the Northumberland Sandstone Hills, Northumberland Coast AONB, North Pennines AONB, the Northumberland National Park and the Hadrian's Wall World Heritage Site, and lines of sight between iconic landscape and heritage sites and features, particularly where one or more feature is within the Northumberland Coast AONB, the North Pennines AONB or the adjoining Northumberland National Park; f: g: There are no unacceptable adverse effects on sensitive or well used viewpoints; g: h: There are no unacceptable adverse effects on important recognised outlooks and views to and from heritage assets where these are predominantly unaffected by harmful visual intrusion, <u>taking into account the significance of the heritage asset and its setting</u>; h: i: The proposed site access arrangements and access routes are suitable for both the construction, the operational phase and the decommissioning of the proposal; i: j: The proposals have addressed any potential adverse effects on the safety of aviation operations and navigational systems; and	

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		j. k. Provision has been made for the decommissioning of the solar farm once the operations have ceased and the site can be restored to a quality of at least its original condition. All proposals will need to consider cumulative impact. When identifying cumulative landscape and visual impacts, considerations include: direct and indirect effects as well as temporary and permanent impacts. When assessing the significance scale of impacts a number of criteria should be considered, including: the sensitivity of the landscape and visual receptor and the magnitude or size of the predicted change.	

12. Implementation

12. Implementation

The following table sets out the proposed major modifications to Chapter 12 (Implementation) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 12 Proposed major modifications to Chapter 12, implementation

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/12/01	Paragraph 12.9	Amend paragraph to read: In the case of delivering development on large scale sites, the Council will seek to work with developers to prevent piecemeal development and ensure sites are developed comprehensively and co-ordinated with infrastructure provision. Where appropriate master planning of sites will be encouraged and supported.	To improve clarity and supporting text moved to Policy 68.
MAJ/12/02	Policy 68: Implementation	Amend policy to read: Policy 68, Implementation Northumberland County Council will work proactively to bring about the delivery of the Core Strategy. It will seek to: a. Align its own plans, strategies, programmes and investment priorities to deliver the Core Strategy; b. Collaborate to influence the plans, strategies, programmes and investment priorities of other public bodies, infrastructure providers and other organisations to seek alignment with the Core Strategy;	To improve clarity and supporting text moved to policy.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		c. Develop and consolidate a positive planning policy framework, which provides detailed policies and proposals in support of the Core Strategy; <u>d. Support comprehensive and coordinated development of sites, including through masterplanning;</u> <u>e. e.</u> Support communities, via Town and Parish Councils, who wish to develop and implement Neighbourhood Plans or other planning tools, which are in general conformity with the strategic policies of the Northumberland Local Plan and help shape the development of a local area in a positive way; <u>e. f.</u> Make use of its powers including where <u>there is an identified need</u>, to bring about compulsory purchase powers <u>where there is an identified need</u>, to bring about development in line with the Core Strategy; <u>f. g.</u> Influence and use public and private funding opportunities to maximum effect to deliver the Core Strategy; and <u>g. h.</u> Monitor the achievement of the Core Strategy throughout its existence <u>including through maintaining an up-to-date evidence base and</u> implementing appropriate measures to address any policies or proposals that are underperforming or become obsolete.	
MAJ/12/03	Paragraph 12.13	Amend paragraph to read: There is no phasing of growth prescribed in the Core Strategy. However the timing of delivering new or improved infrastructure could indirectly dictate or at least influence the phasing of new development over the plan period. <u>It should be noted that the IDP principally identifies high level strategic infrastructure and does not include site specific infrastructure requirements.</u>	To improve clarity.

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Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/12/04	Paragraph 12.16	Amend paragraph to read: Communities can also benefit directly from a share of the CIL, which would be given to Town and Parish Councils in those locations where development occurs. The Infrastructure Delivery Plan identifies where known the funding required to deliver strategic infrastructure requirements of the Core Strategy. It identifies a range of funding opportunities. Notwithstanding the projects and investments for which costs and likely available funding sources are unknown, however, it is apparent that there is a funding gap.	To improve clarity.
MAJ/12/05	Policy 69: Planning for infrastructure	Amend policy to read: Policy 69, Planning for infrastructure The delivery of strategic infrastructure in a timely manner to support development, including necessary upgrading and repair, to facilitate implementation of the Core Strategy will be co-ordinated by the Council in partnership with infrastructure providers and regulators, grant funding agencies, the development industry and other delivery agencies. Where there are known infrastructure capacity constraints and these are identified as critical including those identified in the Infrastructure Delivery Plan (IDP) the Council will work with partners the find solutions to remove those constraints to ensure that development is delivered to meet the objectives and policies in the Core Strategy.	To improve clarity - relevant to infrastructure not identified as 'critical' and supporting text moved to policy.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		The timing and prioritisation of delivery of infrastructure will have regard to priority needs established through the IDP <u>and or by infrastructure providers and regulators</u>, with the intention of securing timely delivery of new development to meet the objectives and policies set out in the Core Strategy. Developer contributions received through planning obligations and, if adopted, the Community Infrastructure Levy, will be applied having regard to those priorities established in the IDP and having regard to the availability of alternative sources of funding to deliver that infrastructure. Where infrastructure is not available or requires improvement or compensation due to the impact of a new development, planning permission will only be granted where suitable measures are in place. This could include improvement, provision and phasing of infrastructure, services and facilities to make the scheme acceptable in planning terms.	
MAJ/12/06	Paragraph 12.18	Delete paragraph: Where infrastructure is not available or requires improvement or compensation due to the impact of new development, planning permission will only be granted where suitable measures are in place. This could include improvement, provision and phasing of infrastructure, services and facilities to make the scheme acceptable in planning terms.	To improve clarity - supporting text moved to Policy 69.
MAJ/12/07	Policy 70: Planning conditions and obligations	Amend policy to read: Policy 70, Planning conditions and obligations	To provide clarity - No current up to date protocol - Planning Obligations will be

12. Implementation

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Where planning obligations are necessary to make development acceptable, including through mitigation of unacceptable impacts, provision shall normally be secured through planning conditions. Where provision or improvement cannot be secured through conditions it will be secured as necessary by planning obligations in accordance with the Council's Protocol on S106 Planning Obligations. Planning obligations requirements will take account of the impact on viability of development and will only be used where their effects are: • Necessary to make the development acceptable in planning terms; • Directly related to the development; and • Fairly and reasonably related in scale and kind to the development Maintenance of infrastructure/facilities secured through development obligations will be ensured for a reasonable period following first use or occupation of the development. Where possible maintenance will be secured by planning condition; in other circumstances planning obligations will be used, particularly where this involves the payment of commuted sums. Where necessary, the timing of provision of infrastructure will be linked directly to the phasing of development, taking account of viability. This will be secured either through planning conditions, or where this is not appropriate, by planning obligation, to ensure that the planned and necessary infrastructure is available to serve the development when it is first required.	used in accordance with legislative requirements. For consistency with national planning policy and guidance.

Glossary

The following table sets out the proposed major modifications to the Glossary of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 13 Proposed major modifications to the Glossary

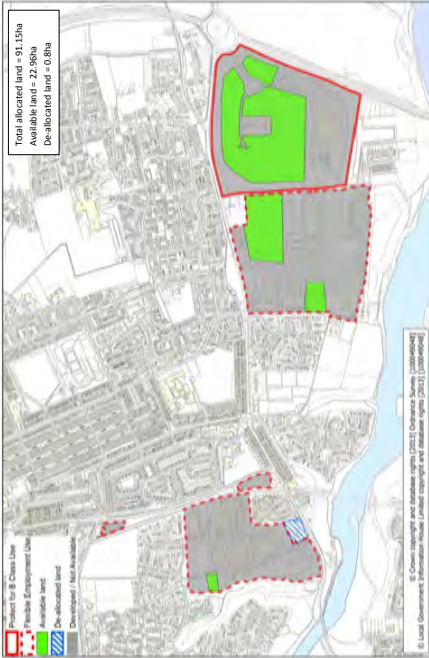
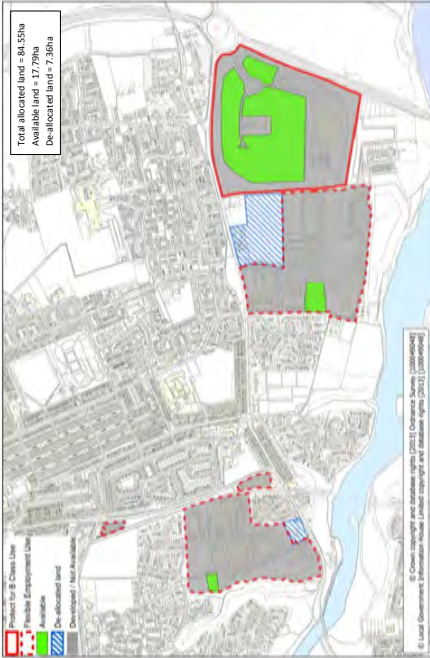
Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		No major modifications proposed.	

Appendix A: Employment land portfolio

The following table sets out the proposed major modifications to Appendix A (Employment Land Portfolio) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

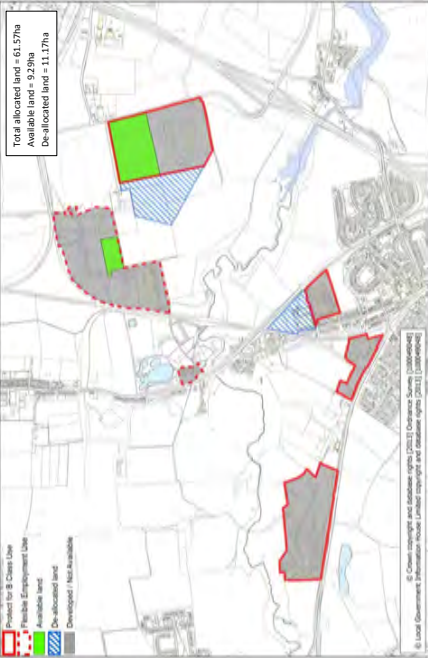
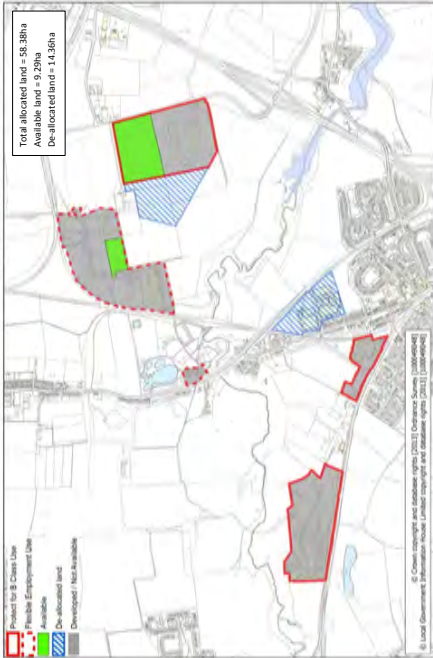
Table 14 Proposed major modifications to Appendix A (Employment land portfolio)

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/01	Appendix A - Amble	 Core Strategy Pre-submission Draft (2015)  Major Modification (2016)	De-allocation of the sewage works and land to the south of the site, accounting for the large amount of levelled and serviced land available on the site, and new land coming to market in the Delivery Area.

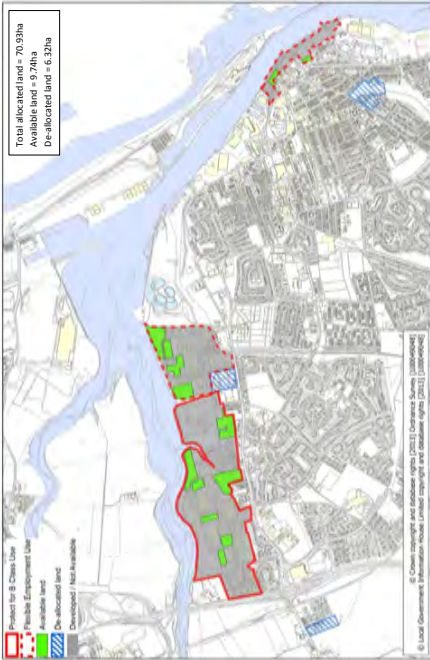
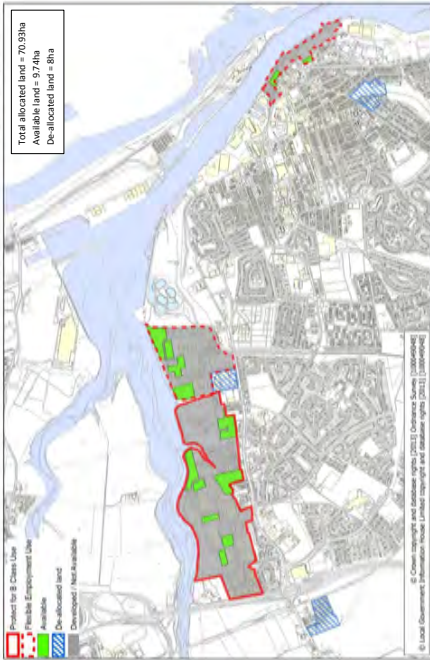
Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/02	Appendix A - Ashington South	Core Strategy Pre-submission Draft (2015)  Major Modification (2016)  Total allocated land = 227.36ha Available land = 38.52ha De-allocated land = 59.71ha	Area amended to reflect de-allocation of land to the north east of North Seaton Industrial Estate due to deliverability and availability issues.

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/03	Appendix A - Ashington Wansbeck Business Park and Lintonville Enterprise Park		Maps on page 264 and 265 merged. Amended to provide new site in-between Wansbeck and Lintonville Industrial Estates. 'Wansbeck Business Park East' is required to provide for specific investment opportunities.

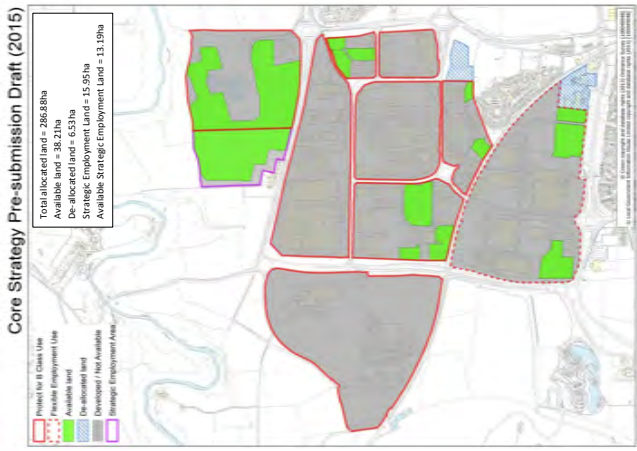
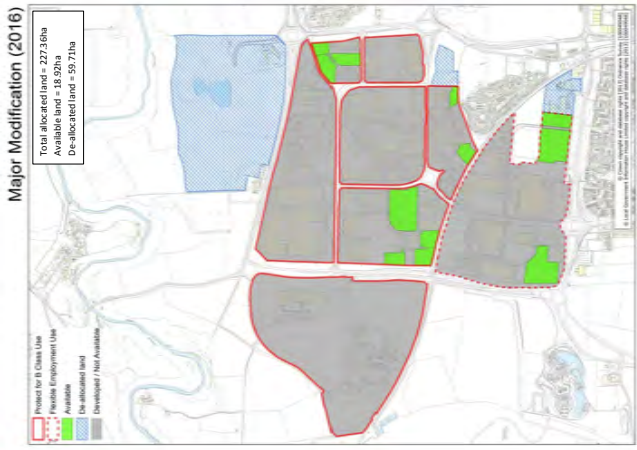
Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/04	Appendix A - Bedlington / Sleekburn	Core Strategy Pre-submission Draft (2015)  Major Modification (2016) 	Area of Bedlington station site amended to de-allocate the whole of the site to reflect possible local relocation of the business.

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/05	Appendix A - Blyth	Core Strategy Pre-submission Draft (2015)  Major Modification (2016)  Total allocated land = 227.36ha Available land = 18.92ha De-allocated land = 59.71ha	Bebside employment site (proposed for de-allocation) amended to reflect the area allocated in the Blyth Valley Local Plan (1999).

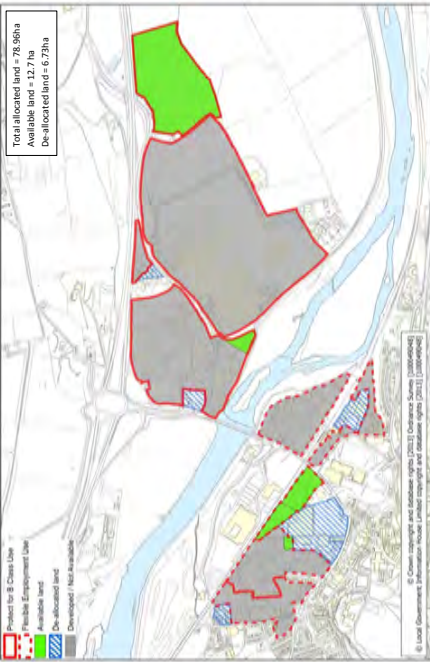
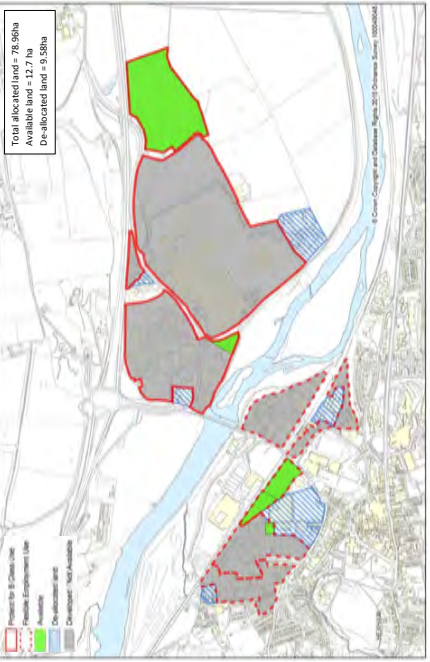
Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/06	Appendix A - New Delaval	Core Strategy Pre-submission Draft (2015)  Major Modification (2016) 	Area amended to reflect the area allocated in the Blyth Valley Local Plan (1999).

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/07	Appendix A - North West Cramlington	 Core Strategy Pre-submission Draft (2015) Total allocated land = 286.89ha Available land = 15.95ha Strategic Employment Land = 6.53ha Available Strategic Employment Land = 13.19ha  Major Modification (2016) Total allocated land = 273.5ha Available land = 2.71ha De-allocated land = 59.71ha	Amendment of the boundary to Bassington Industrial Estate to reflect area allocated in the Blyth Valley Local Plan (1999) and recognising it's unsuitability for employment use. The West Hartford employment site will be entirely de-allocated due to delivery issues.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/08	Appendix A - Lynemouth Former Alcan Site	 Core Strategy Pre-submission Draft (2015)  Major Modification (2016)	Amendments reflect the demolition of the majority of the former smelter resulting in land being available for development. Some of the greenfield buffer is to be retained to reflect the masterplan for the re-development of the site.

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/09	Appendix A - Hexham	Core Strategy Pre-submission Draft (2015)  Major Modification (2016)  Total allocated land = 227.36ha Available land = 18.92ha De-allocated land = 59.71ha	Sewage treatment works to the south of Bridge End Industrial Estate indicated as 'de-allocated' land. The land was allocated for employment use in the Tynedale Local Plan (2000).

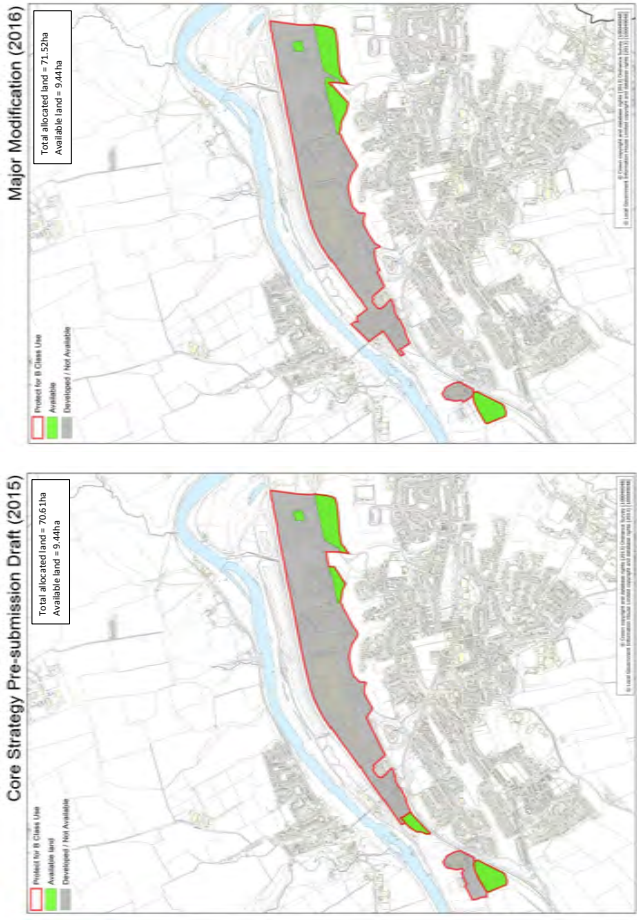
Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/10	Appendix A - Morpeth	Core Strategy Pre-Submission Draft (2015) Major Modification (2016)	Existing employment sites to be de-allocated as they are not available for development over the plan period. A new employment site totalling 14.5 hectares is to be allocated at to the west of Lancaster Park to be accessed from the Morpeth Northern by-pass. It is anticipated that some of the site will accommodate a new trunk road

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
			service area and a high quality office and research and development scheme with the potential to introduce new sectoral growth.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/11	Appendix A - Ponteland	 Core Strategy Pre-submission Draft (2015)  Major Modification (2016)	Proposed allocation not being taken forward as it is no longer an available option for employment development. This map will be removed from the Core Strategy.

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/12	Appendix A - Prudhoe		Developed area of the Low Prudhoe Estate amended to include land to the north of the site. Developed land deleted to the west of the Eltringham Works site to reflect the allocation in the Tynedale Local Plan (2000). Available land to the north east of Eltringham works removed due to deliverability issues. Area of available land to the east of the

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
			site extended to reflect current allocation in the Tynedale Local Plan (2000).
MAJ/AA/13	Appendix A - Blagdon New Kennels	 Core Strategy Pre-submission Draft (2015) Total allocated land = 0.27ha  Major Modification (2016) Total allocated land = 0.27ha	Designation of site changed to 'flexible employment use' to better reflect the current mix of uses on the site.

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/14	Appendix A - Alnwick South West	Core Strategy Pre-submission Draft (2015) Major Modification (2016)	Available plot to the south of Lionheart Phase 2 amended slightly to reflect construction of access road. Willowburn Industrial Estate indicated as de-allocated land.

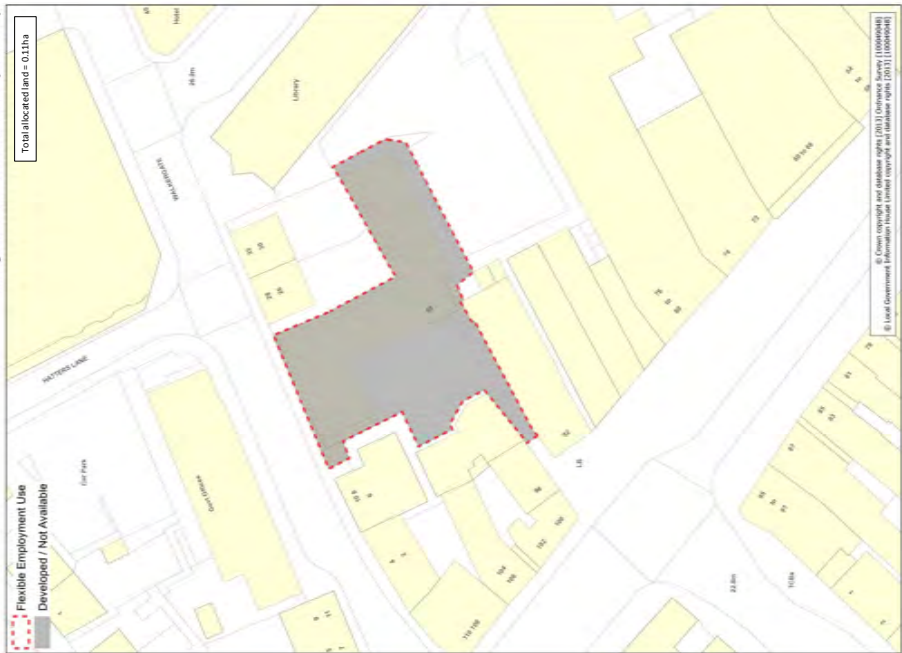
Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/15	Appendix A - Fourstones Papermill	Core Strategy Pre-submission Draft (2015) Major Modification (2016)	Site area amended to reflect operational area of the business.

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/16	Appendix A - Prestwick Park Phase 2 - New site map	Major Modification (2016) Total allocated land = 3.13ha Available land = 2ha De-dedicated land = 29ha	New site to serve the Ponteland market to allow for the development of a high quality office park.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/17	Appendix A - Bearl Farm - New site map	Major Modification (2016)  Total allocated land = 227.36ha Available land = 13.52ha De-allocated land = 35.71ha	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/18	Appendix A - Berwick Workspace - New site map	Major Modification (2016)  Total allocated land = 227.36ha Available land = 18.92ha De-allocated land = 59.71ha	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/19	Appendix A - Glendale Business Park - New site map	Major Modification (2016)  © Crown copyright and database rights (2013) Ordnance Survey (100049046) © Land Government Information House (under copyright and database rights (2013) (100049046))	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/20	Appendix A - Greymare Farm - New site map	Major Modification (2016)  Total allocated land = 227.36ha Available land = 185.27ha De-allocated land = 59.71ha	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/21	Appendix A - Hawkhill Business Park - New site map	Major Modification (2016)  Total allocated land = 227.36ha Available land = 18.52ha De-allocated land = 55.71ha	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/22	Appendix A - Horsley Business Centre - New site map	Major Modification (2016)  Total allocated land = 227.36ha Available land = 18.92ha De-allocated land = 59.71ha	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/23	Appendix A - Horton Office Park - New site map	Major Modification (2016)  Total allocated land = 227.36ha Available land = 18.52ha De-allocated land = 59.71ha	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/24	Appendix A - Howick Quarry - New site map	Major Modification (2016)  Total allocated land = 227.39ha Available land = 18.92ha Dedicated land = 59.71ha	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/25	Appendix A - Kielder Rivermead Business Units - New site map	Major Modification (2016)  Project for B Class Use Available De-allocated land Total allocated land = 0.16ha Total allocated land = 227.36ha Available land = 18.52ha De-allocated land = 59.71ha © Crown copyright and database rights (2015) Ordnance Survey [100049448] © Local Government Information House Limited copyright and database rights (2015) [100049448]	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/26	Appendix A - Kirkharle Business Park - New site map	Major Modification (2016) Total allocated land = 227.38ha Available land = 189.2ha De-allocated land = 59.71ha	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

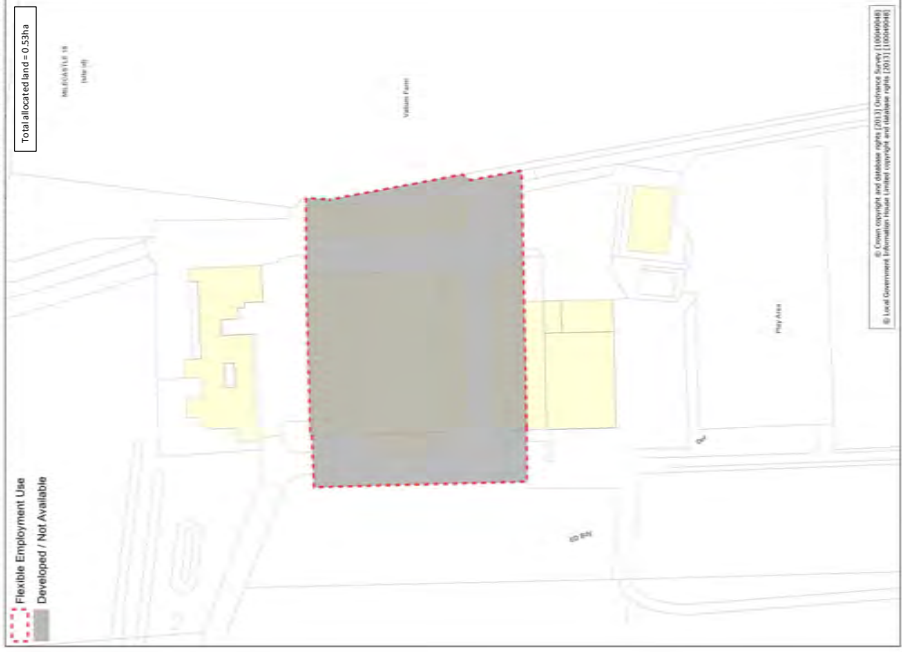
Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/27	Appendix A - Newbiggin Home Farm Storage - New site map	Major Modification (2016)  Flexible Employment Use Developed / Not Available Total allocated land = 227.36ha Available land = 18.52ha De-allocated land = 59.71ha Total allocated land = 0.35ha Newbiggin Home Farm © Crown copyright and database rights (2015) Ordnance Survey (100049646) © Local Government Information House (creation and database rights) (2015) (100049646)	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/28	Appendix A - Roe House Farm Business Park - New site map	Major Modification (2016)  Total allocated land = 0.16ha Total allocated land = 227.36ha Available land = 18.92ha De-allocated land = 59.71ha	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/29	Appendix A - Shawwell Business Centre	Major Modification (2016)  Total allocated land = 227.36ha Available land = 18.52ha De-allocated land = 59.71ha	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

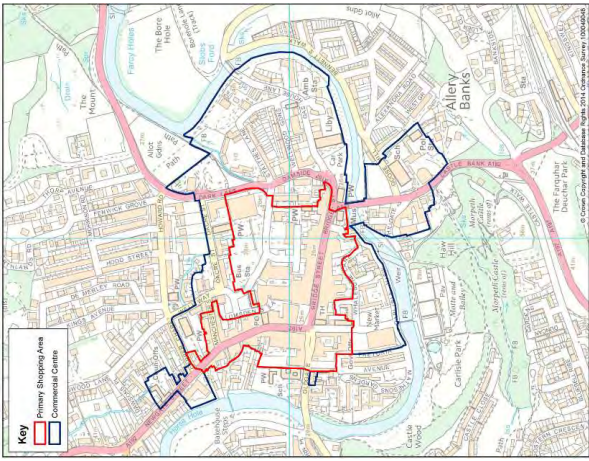
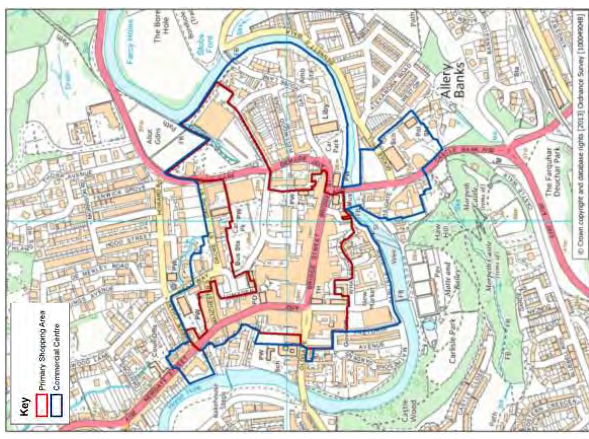
Appendix A: Employment land portfolio

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AA/30	Appendix A - Vallum Farm Business Park	Major Modification (2016)  Total allocated land = 0.35ha Total allocated land = 227.36ha Available land = 18.92ha De-allocated land = 59.71ha	Employment policy is to apply to the existing area with an established employment use. No additional land is available for development.

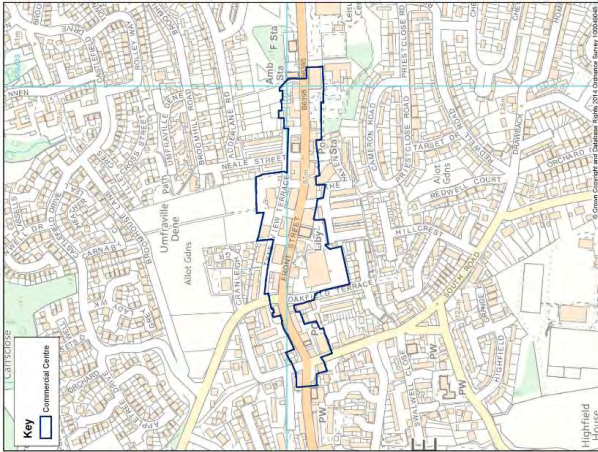
Appendix B: Primary Shopping Area and Commercial Centre boundaries

The following table sets out the proposed major modifications to Appendix B (Primary Shopping Area and Commercial Centre Boundaries) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 15 Proposed major modifications to Appendix B (Primary Shopping Area and Commercial Centre boundaries)

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AB/01	Appendix B - Morpeth	Core Strategy Pre-Submission Draft (2015)  Major Modifications (2016)  Morpeth Page 345, Core Strategy Pre-submission Draft (2015) Amendment of the Primary Shopping Area and Commercial Centre boundaries to reflect those defined in The Morpeth Neighbourhood Plan.	Amendment of the Primary Shopping Area and Commercial Centre boundaries to reflect those defined in The Morpeth Neighbourhood Plan.

Appendix B: Primary Shopping Area and Commercial Centre boundaries

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AB/02	Appendix B - Prudhoe	Core Strategy Pre-Submission Draft (2015)  Key Commercial Centre Highfield 100m © Crown Copyright and Database Rights 2015 Ordnance Survey (100000000) Major Modifications (2016)  Key Commercial Centre Highfield 100m © Crown Copyright and Database Rights 2015 Ordnance Survey (100000000) Prudhoe Page 347 Core Strategy Pre-submission Draft (2015) Amendment of the boundary to Prudhoe's commercial centre to reflect the suitability of the area for town centre uses and recognising specific investment opportunities.	Amendment of the boundary to Prudhoe's commercial centre to reflect the suitability of the area for town centre uses and recognising specific investment opportunities.

Appendix C: Northumberland housing trajectory 2011 to 2031

The following table sets out the proposed major modifications to Appendix C (Northumberland housing trajectory 2011 to 2031) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 16 Proposed major modifications to Appendix C (Northumberland housing trajectory 2011 to 2031)

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		No major modifications proposed.	

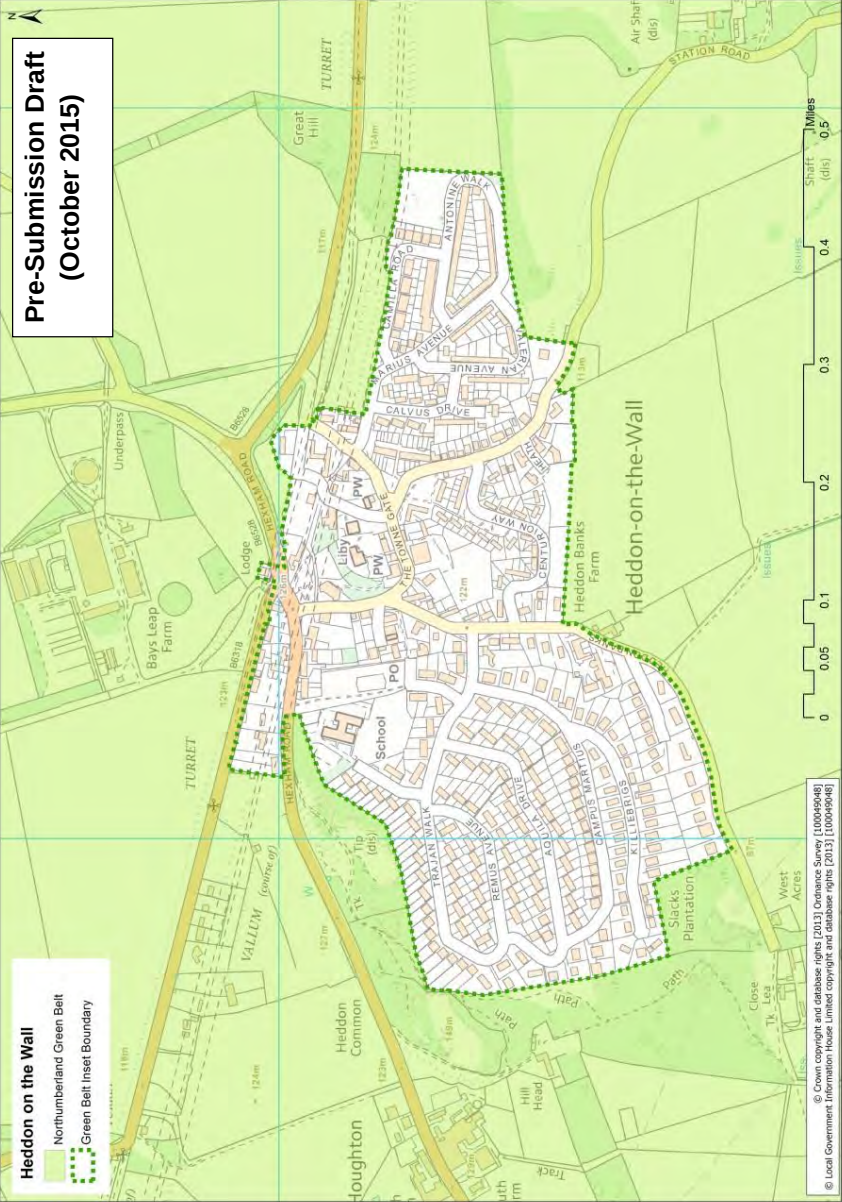
Appendix D: Green Belt Inset Boundaries for small settlements

The following table sets out the proposed major modifications to Appendix D (Green Belt Inset Boundaries for small settlements) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 17 Proposed major modifications to Appendix D, Green Belt Inset Boundaries for small settlements

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AD/01	Appendix D - Heddon on the Wall	Amend figure as illustrated below. Version from Pre-Submission Draft (October 2015):	To amend a mapping typo

Appendix D: Green Belt Inset Boundaries for small settlements

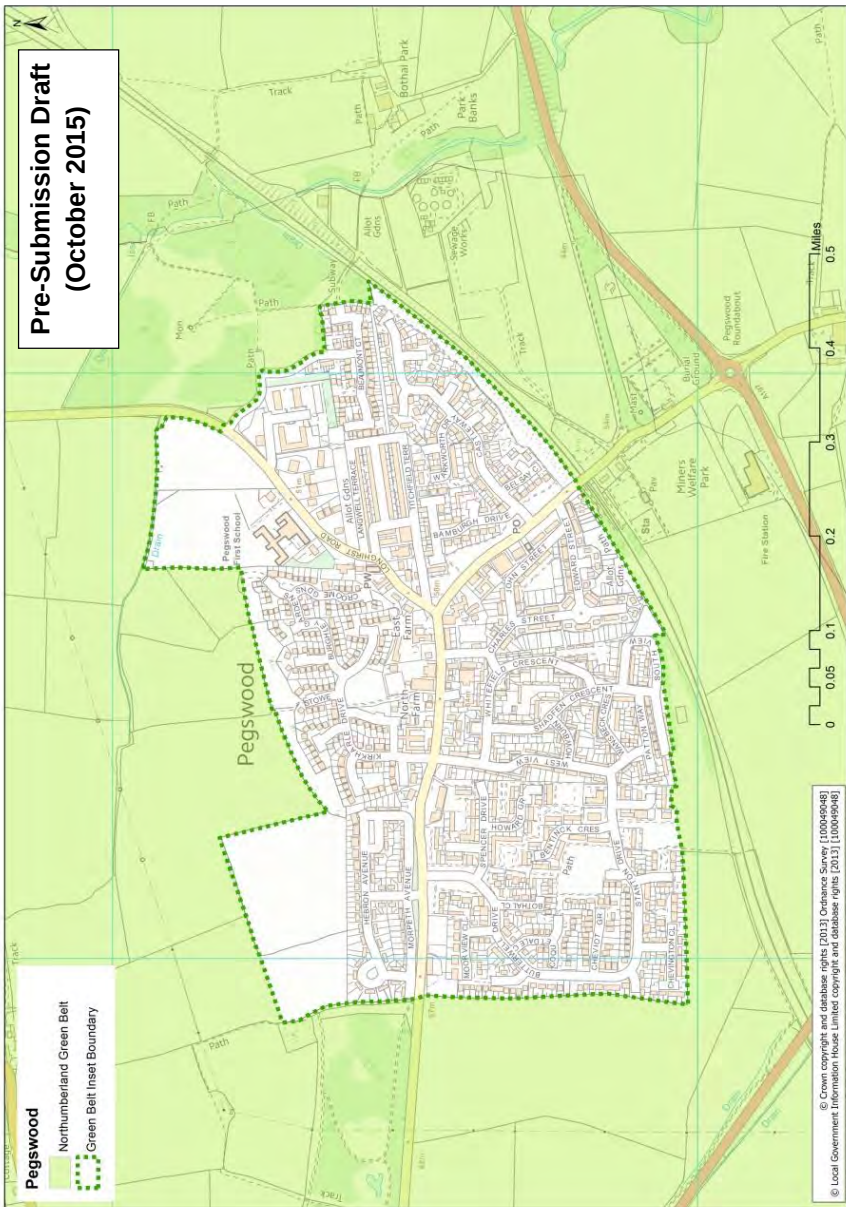
Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		 Heddon on the Wall - Northumberland Green Belt - Green Belt Inset Boundary Pre-Submission Draft (October 2015) Scale: 0 to 0.5 Miles © Crown copyright and database rights [2013] Ordnance Survey [100049548] © Local Government Information Unit Limited copyright and database rights [2013] [100079594]	

Amend figure to read:

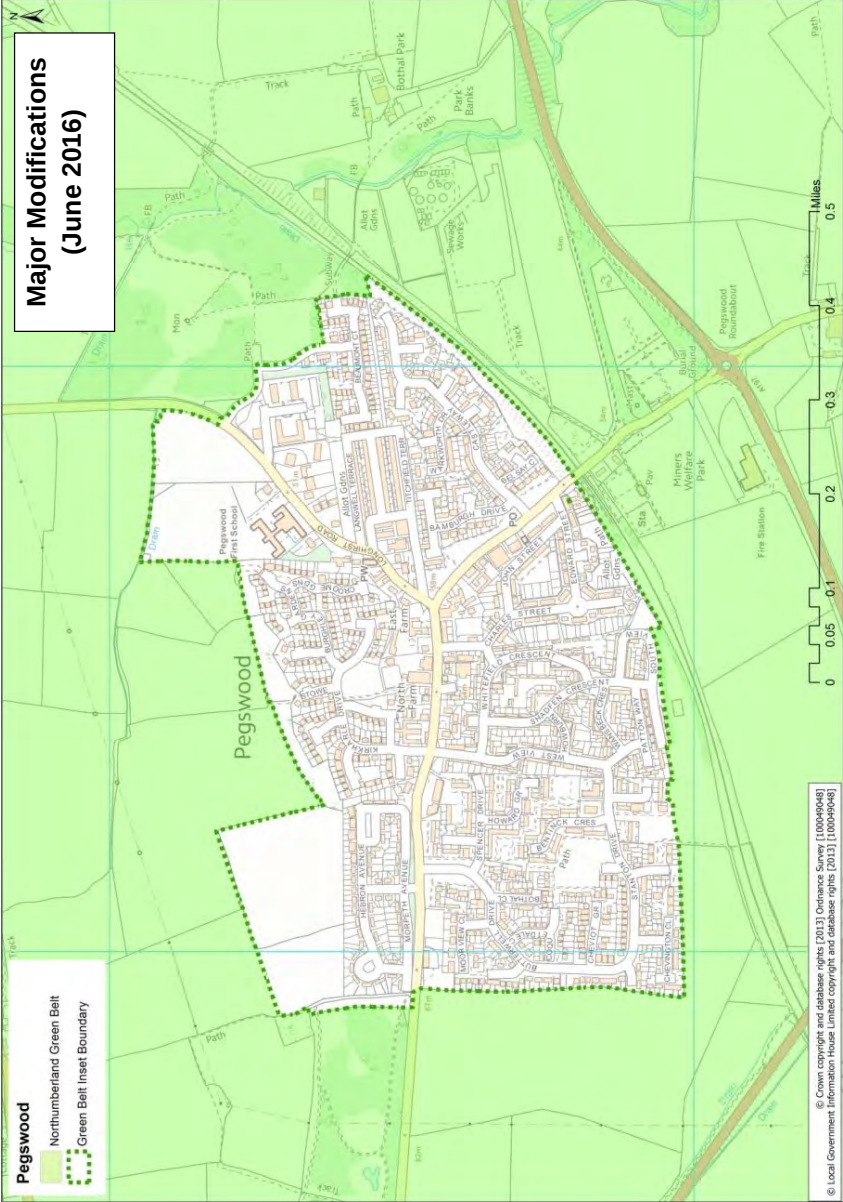
Appendix D: Green Belt Inset Boundaries for small settlements

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Heddon on the Wall - Northumberland Green Belt - Green Belt Inset Boundary Major Modifications (June 2016) © Crown copyright and database rights [2013] Ordnance Survey [100009048] © Local Government Information House Limited copyright and database rights [2013] [100009048]	

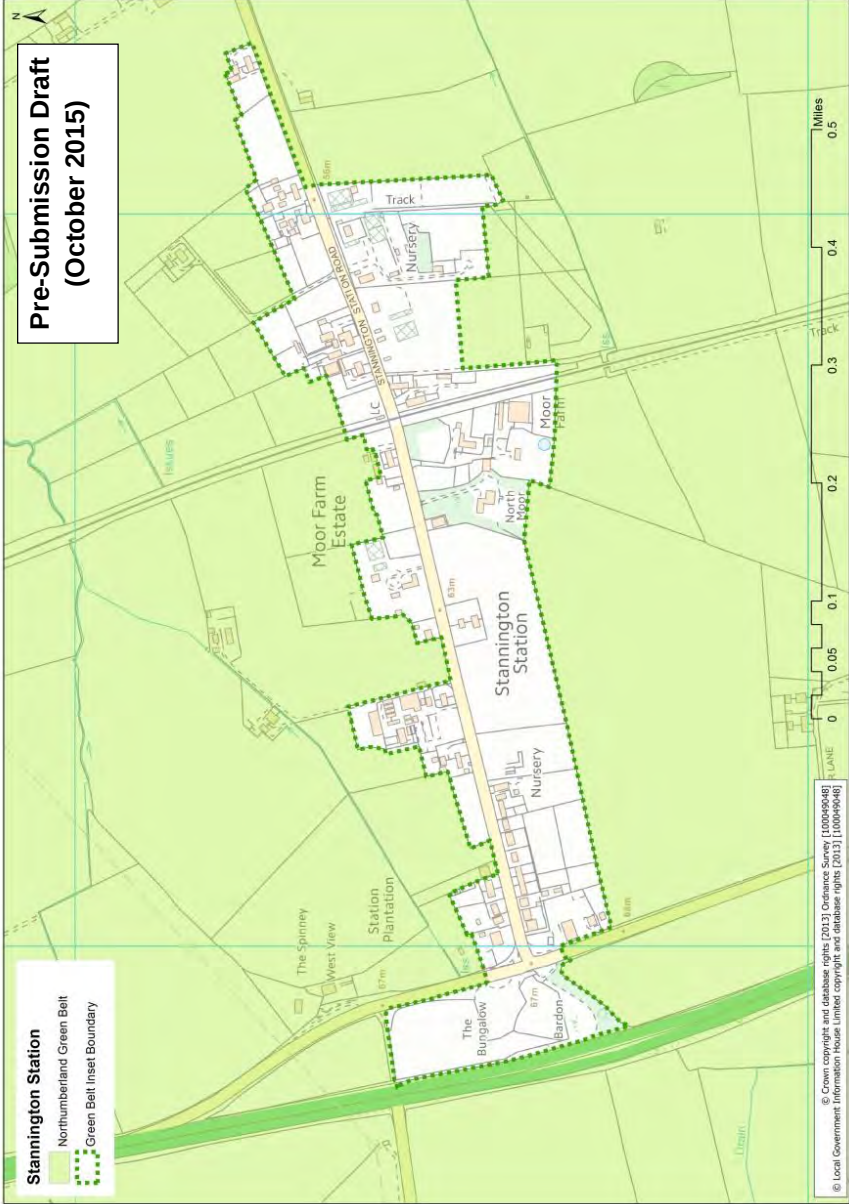
Appendix D: Green Belt Inset Boundaries for small settlements

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AD/02	Appendix D - Pegswood	Amend figure as illustrated below. Version from Pre-Submission Draft (October 2015): 	Amended inset boundary to north west to ensure consistency with the Neighbourhood Plan.

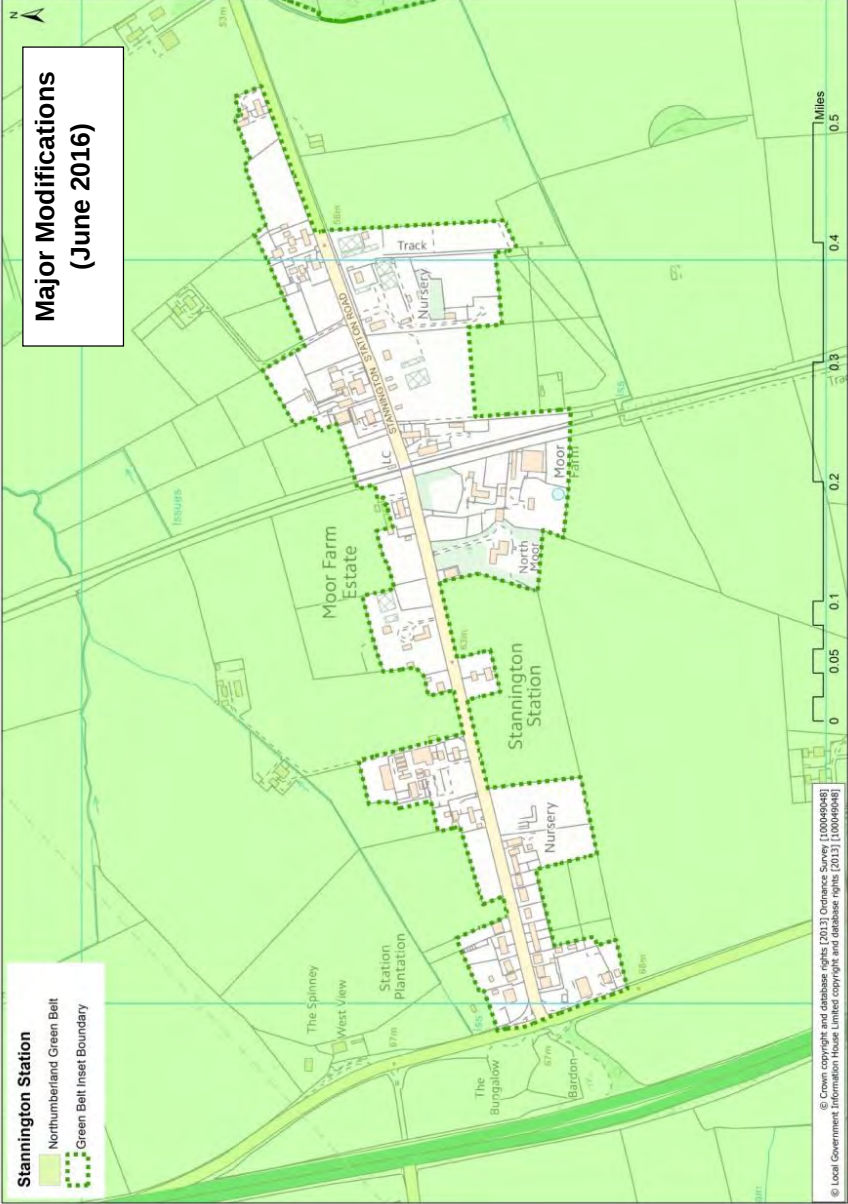
Appendix D: Green Belt Inset Boundaries for small settlements

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Amend figure to read:  Major Modifications (June 2016)	

Appendix D: Green Belt Inset Boundaries for small settlements

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AD/03	Appendix D - Stannington Station	Amend figure as illustrated below. Version from Pre-Submission Draft (October 2015): 	Amendment to inset boundary to reflect feedback received.

Appendix D: Green Belt Inset Boundaries for small settlements

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Amend figure to read: 	

Appendix E: Mineral Safeguarding Areas

The following table sets out the proposed major modifications to Appendix G (mineral safeguarding areas) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 18 Proposed major modifications to Appendix G (mineral safeguarding areas)

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		No major modifications proposed.	

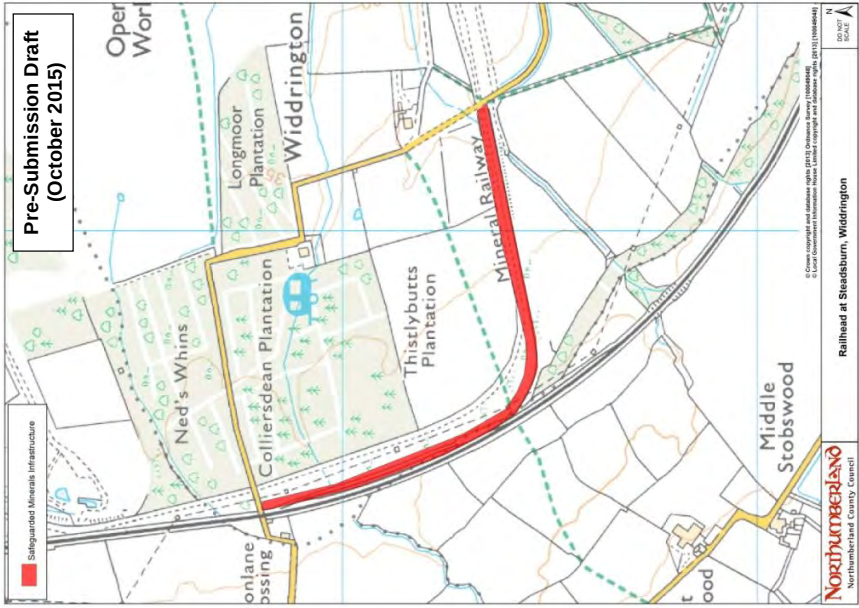
Appendix F: Safeguarded minerals infrastructure

The following table sets out the proposed major modifications to Appendix F (safeguarded minerals infrastructure) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan.

Table 19 Proposed major modifications to Appendix F, safeguarded minerals infrastructure

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
MAJ/AF/01	Appendix F - Railhead at Steadsburn	Amend figure as follows: • Extent of the safeguarded area amended to include an area adjacent to the rail link; and • Title amended to read: 'Railhead and rail link at Steadsburn'. The amended figure incorporating these changes is shown below:	For clarity.

Appendix F: Safeguarded minerals infrastructure

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		Pre-Submission Draft (October 2015)  This map shows the Mineral Railway highlighted in red, running through a landscape with several plantations: Ned's Whins, Colliersdean, Longmoor, and Thistlyburts. The railway is shown as a solid red line, with a dashed red line indicating a proposed extension or modification. The map includes a legend, a scale bar, and a north arrow. The title 'Pre-Submission Draft (October 2015)' is in a box at the top left. The bottom right corner features the Northumberland County Council logo and the text 'Railhead at Stoodwood, Widdington'. Major Modifications (June 2016)  This map shows the Mineral Railway highlighted in red, with a significant modification: a large section of the railway is now shown as a solid red area, indicating a change in its status or route. The map includes a legend, a scale bar, and a north arrow. The title 'Major Modifications (June 2016)' is in a box at the top left. The bottom right corner features the Northumberland County Council logo and the text 'Railhead and rail link at Stoodwood, Widdington'.	

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