

Northumberland Local Plan

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

November 2016

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Consultation on further major modifications

The need for a 'Further Major Modifications' additional consultation stage

- 1 The consultation on the Northumberland Local Plan Core Strategy Pre-Submission Draft Plan - Schedule of Proposed Major Modifications (June 2016) took place between 15 June 2016 and 27 July 2016. During the consultation period, the Council received almost 810 comments from almost 290 respondents, including group responses representing interest groups as well as resident and action groups.
- 2 Since the close of the consultation on the Core Strategy Pre-Submission Draft Plan - Schedule of Proposed Major Modifications, all of the representations received have been reviewed. The Council consider it is necessary to propose further major modifications to the policies and supporting text to the Northumberland Local Plan Core Strategy Pre-Submission Draft Plan - Schedule of Proposed Major Modifications (June 2016) to address a range of issues raised during the Core Strategy Pre-Submission Draft Plan - Schedule of Proposed Major Modifications (June 2016) consultation and to also take account of the Dissington Garden Village proposal. 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.

Schedule of Further Major Modifications

- 3 The enclosed schedule identifies the further major modifications that the Council is proposing to make to the Core Strategy Pre-Submission Draft Plan - Schedule of Proposed Major Modifications (June 2016). The further 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.
- 4 Whilst there are a number of chapters where there are no proposed further major modifications at this stage, there could possibly be other modifications which will be presented to the Inspector for consideration at the independent examination.
- 5 Within the schedule of further major modifications, the modifications are shown in black, proposed additions to the text being underlined thus: Addition; and proposed deletions being scored through thus: ~~Deletion~~. They are numbered in the format FMAJ/XX/XX.

The nature of responses that the Council is seeking

- 6 Like the Pre-Submission stage (October and November 2015), and the Major Modifications stage (June and July 2016) this is a **formal, statutory** stage in the production of the Core Strategy, as set out in Regulations. Responses must refer only to the further major modifications, as set out in this schedule of further 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:

Consultation on further major modifications

- 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.

7 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.

8 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?

9 We are also making other documents available on line. These documents will help set the context for the proposed Further Major Modifications and include the full range of associated evidence base and background documents, updated as necessary.

How to respond

10 Consultation on the Further Major Modifications to the Core Strategy Pre-submission Draft is taking place over a 6 week period between 11 November 2016 and 23 December 2016.

11 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).

12 Separate response forms must be submitted for each of the Further Major Modifications on which comments are being made, quoting the reference number of the Further Major Modification (i.e. "FMAJ/chapter number/modification number"). They must be received by 4pm on **23 December 2016**.

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

14 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?

15 Following the end of the consultation period on the Pre-Submission Draft: Schedule of Proposed Further 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.

16 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.

17 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
November - December 2016	Consultation on Pre-Submission Core Strategy: Schedule of Proposed Further Major Modifications
December 2016 - January 2017	Consideration of responses and preparation of Submission document
February 2017	Full Council considers Submission Core Strategy document
March 2017	Submission of Core Strategy
Mid to late Summer 2017	Examination
December 2017	Adoption

Further information

18 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 Schedule of Minor Modifications (June 2016) (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 further major modifications to Chapter 1, Introduction - This is deliberately left blank - see above

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 further major modifications to Chapter 2 (A spatial portrait of Northumberland - opportunities and challenges) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan: Schedule of proposed major modifications.

Table 2 Proposed further 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 further major modifications proposed.	

3. Spatial vision, objectives and outcomes

3. Spatial vision, objectives and outcomes

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

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

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
FMAJ/03/01	Figure 3.2 (Key diagram)	Amend Figure 3.2 to add a symbol for Dissington Garden Village proposal and amend the Green Belt boundary designation to reflect changes in relation to the Dissington Garden Village proposal as shown below.	To reflect changes proposed to Green Belt deletions to take account of the Dissington Garden Village proposal.

3. Spatial vision, objectives and outcomes

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<p>Version from major modifications (June 2016) to be superseded:</p> <p>Key</p> <ul style="list-style-type: none"> Northumberland County Boundary Delivery Areas <ul style="list-style-type: none"> Central North South East West Main Towns and Service Centres <ul style="list-style-type: none"> Main Town Service Centre Strategic Sites Housing Employment Designations <ul style="list-style-type: none"> Green Belt Area of Outstanding Natural Beauty (AONB) World Heritage Site Hadrian's Wall Northumberland National Park Waste Management <ul style="list-style-type: none"> Strategic Waste Management Facility Strategic Waste Disposal Facility Core Road Network <ul style="list-style-type: none"> Strategic Road Network Strategic Road Network Quelling National Primary Routes Core Railway Network <ul style="list-style-type: none"> Main Line Strategic Rail Freight Facilities <p>© Crown copyright and database rights [2013]. Ordnance Survey [100040040]. © Local Government Information House Limited copyright [2013] [100040040]</p>	

3. Spatial vision, objectives and outcomes

[illegible]

4. Delivering the vision for Northumberland

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

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

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

5. Delivering a thriving and competitive economy

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

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

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change						
FMAJ/05/01	Table 5.2	<p>Amend text for Morpeth within Table 5.2 to read:</p> <p>Table 5.2 Employment land evidence recommendations and Core Strategy allocations</p> <table><tr><th>Settlement</th><th>Evidence base recommendation</th><th>Allocation</th></tr><tr><td>Morpeth</td><td>5 hectares of land for office and industrial development assuming the delivery of sites at Fairmoor. There may be demand for additional office accommodation, with the high quality environment of the town centre being the best location.</td><td>Existing employment land at Fairmoor, both north and south of the A192, is identified for employment in the plan period is to be safeguarded for development beyond 2031 accounting for deliverability issues, removing it from the existing land portfolio for the plan period. <u>When added to the land to be developed for an innovation centre and new trunk road service area (planning consent still pending) west of Lancaster Park, this will represent a total of almost 15 hectares of new employment land at Morpeth during the Plan period. A new employment allocation of 14.5 hectares will be provided west of Lancaster Park, to be accessed directly from the Morpeth Northern Bypass. The land at Fairmoor will provide for specific opportunities for new economic growth. It is anticipated that some of the site will accommodate a new trunk road service area to support</u></td></tr></table>	Settlement	Evidence base recommendation	Allocation	Morpeth	5 hectares of land for office and industrial development assuming the delivery of sites at Fairmoor. There may be demand for additional office accommodation, with the high quality environment of the town centre being the best location.	Existing employment land at Fairmoor, both north and south of the A192, is identified for employment in the plan period is to be safeguarded for development beyond 2031 accounting for deliverability issues, removing it from the existing land portfolio for the plan period. <u>When added to the land to be developed for an innovation centre and new trunk road service area (planning consent still pending) west of Lancaster Park, this will represent a total of almost 15 hectares of new employment land at Morpeth during the Plan period. A new employment allocation of 14.5 hectares will be provided west of Lancaster Park, to be accessed directly from the Morpeth Northern Bypass. The land at Fairmoor will provide for specific opportunities for new economic growth. It is anticipated that some of the site will accommodate a new trunk road service area to support</u>	To reflect changes proposed to the employment site allocations and safeguarded land to the north of Lancaster Park and south of Coopies Lane, Morpeth and also to take account of the current planning status of the land adjacent to the A1/Morpeth Northern Bypass.
Settlement	Evidence base recommendation	Allocation							
Morpeth	5 hectares of land for office and industrial development assuming the delivery of sites at Fairmoor. There may be demand for additional office accommodation, with the high quality environment of the town centre being the best location.	Existing employment land at Fairmoor, both north and south of the A192, is identified for employment in the plan period is to be safeguarded for development beyond 2031 accounting for deliverability issues, removing it from the existing land portfolio for the plan period. <u>When added to the land to be developed for an innovation centre and new trunk road service area (planning consent still pending) west of Lancaster Park, this will represent a total of almost 15 hectares of new employment land at Morpeth during the Plan period. A new employment allocation of 14.5 hectares will be provided west of Lancaster Park, to be accessed directly from the Morpeth Northern Bypass. The land at Fairmoor will provide for specific opportunities for new economic growth. It is anticipated that some of the site will accommodate a new trunk road service area to support</u>							

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change						
		<table><tr><th>Settlement</th><th>Evidence base recommendation</th><th>Allocation</th></tr><tr><td></td><td></td><td>the key tourism industry, and a high quality office and research and development scheme with the potential to introduce new sectoral growth. The remainder of the site will be protected for further employment development to support the planned growth of the town to 2031. <u>Land south of Coopies Lane will now be included within the Morpeth Green Belt inset but safeguarded for employment use beyond the Plan period. The plan also supports the development of further office accommodation within and close to the town centre.</u></td></tr></table>	Settlement	Evidence base recommendation	Allocation			the key tourism industry, and a high quality office and research and development scheme with the potential to introduce new sectoral growth. The remainder of the site will be protected for further employment development to support the planned growth of the town to 2031. <u>Land south of Coopies Lane will now be included within the Morpeth Green Belt inset but safeguarded for employment use beyond the Plan period. The plan also supports the development of further office accommodation within and close to the town centre.</u>	
Settlement	Evidence base recommendation	Allocation							
		the key tourism industry, and a high quality office and research and development scheme with the potential to introduce new sectoral growth. The remainder of the site will be protected for further employment development to support the planned growth of the town to 2031. <u>Land south of Coopies Lane will now be included within the Morpeth Green Belt inset but safeguarded for employment use beyond the Plan period. The plan also supports the development of further office accommodation within and close to the town centre.</u>							
FMAJ/05/02	Paragraph 5.44	<p>Amend paragraph to read:</p> <p>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 <u>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 at Fairmoor has frontage onto the A1 and will have excellent strategic road access and will therefore be</u></p>	<p>To reflect changes proposed to the employment site allocations and safeguarded land to the north of Lancaster Park and south of Coopies Lane, Morpeth and also to take account of the current planning status of the land adjacent to the A1/Morpeth Northern Bypass.</p>						

5. Delivering a thriving and competitive economy

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<p>protected for B-class uses. In addition, the Council has resolved to grant <u>planning permission for a 2000 square metre innovation centre and to provide for the development of a trunk road service area on adjacent land west of Lancaster Park</u>. Allocated employment sites at Fairmoor with planning permission for housing will be de-allocated and the remainder will be safeguarded for beyond the plan period. Additional land will be allocated in Ponteland adjacent to Prestwick Business Park to support additional high quality office development.</p>	

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

The following table sets out the proposed further 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: Schedule of proposed major modifications.

Table 6 Proposed further 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
		No further major modifications proposed.	

7. Green Belt

7. Green Belt

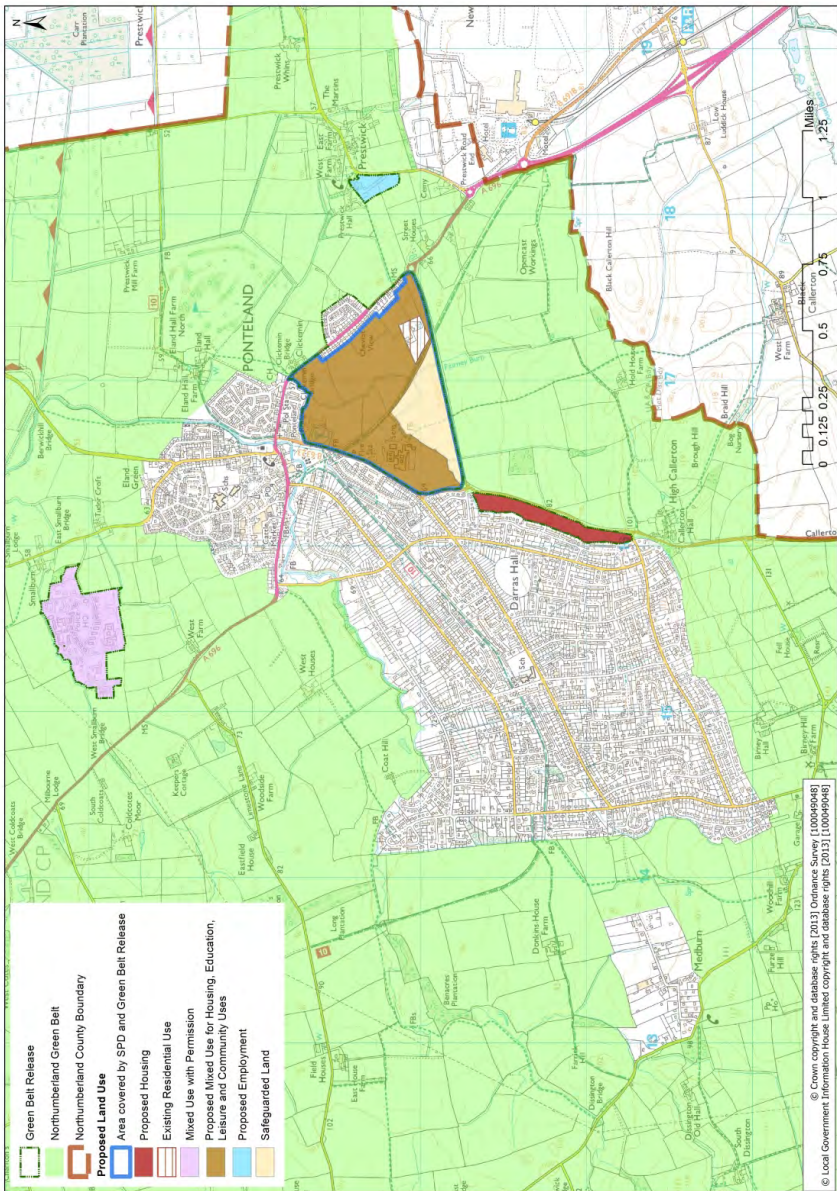
The following table sets out the proposed further major modifications to Chapter 7 (Green Belt) of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan: Schedule of proposed major modifications.

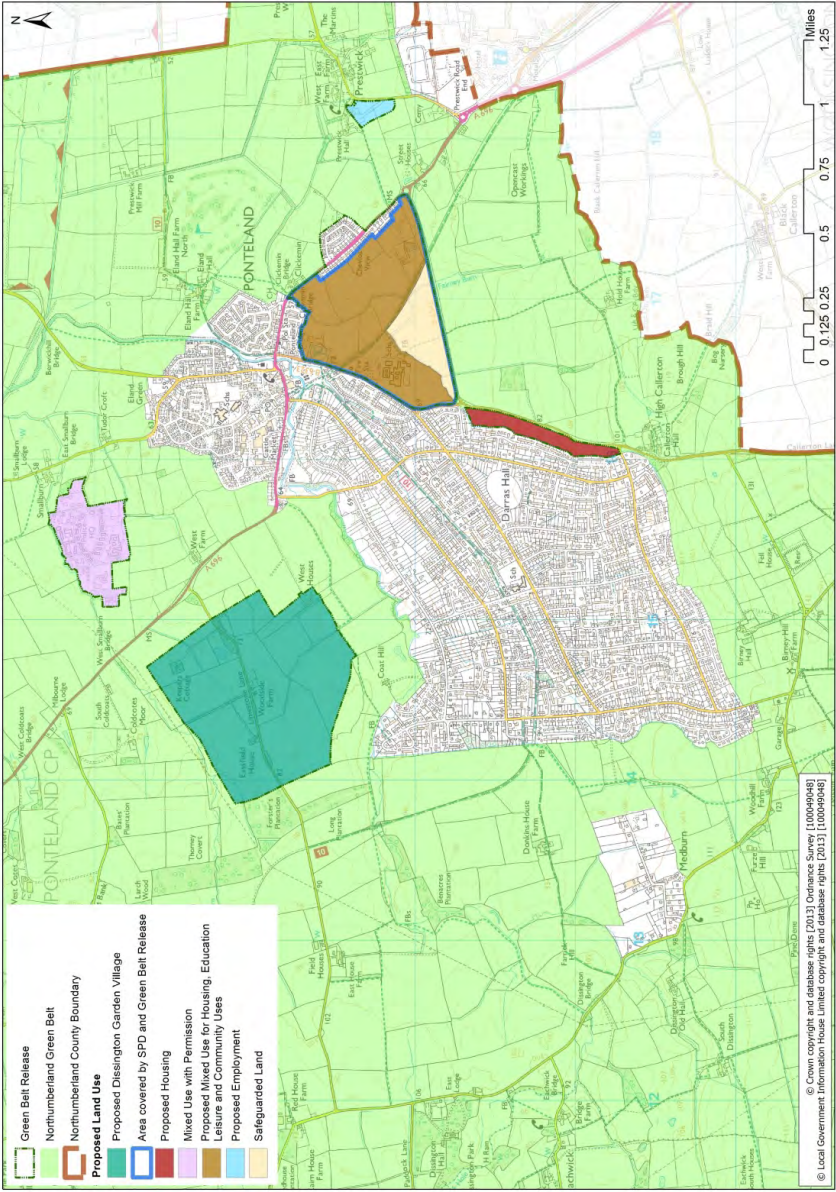
Table 7 Proposed further major modifications to Chapter 7, Green Belt

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
FMAJ/07/01	Paragraph 7.7	<p>Amend paragraph to read:</p> <p>Since the original designation was made, areas have been added to as well removed from the Green Belt. Across Northumberland, the current Green Belt covers 71,416 hectares (714.16 square kilometres) which amounts to 17.6% of Northumberland's Local Plan area, see Figure 7.1. Main Towns and Service Centres that are inset Inset in the Green Belt are Corbridge, Hexham, Prudhoe, Ponteland and Seaton Delaval/Seghill/New Hartley/Holywell. <u>A number of Green Belt releases are proposed through the Core Strategy. These proposed releases amount to 411 hectares (0.58%) of the total Green Belt in Northumberland.</u></p>	To clarify the scale of the proposed Green Belt releases.
FMAJ/07/02	Paragraph 7.27	<p>Amend paragraph to read:</p> <p>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 Council proposes to:</p> <ul style="list-style-type: none"> 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 4516). This will facilitate 	To reflect the changes proposed to Green Belt deletions to take account of the Dissington Garden Village proposal and to correct a cross reference.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<p>improvements to the education and leisure facilities as well as meeting the needs for housing;</p> <ul style="list-style-type: none"> 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 4516); Identify land to the west of Callerton Lane for housing development within the plan period (see Policy 4516); Remove existing housing on Cheviot View and Ridgley Drive from the Green Belt; Remove an area of land to the west of Prestwick for employment uses <u>Remove an area of land to the north of Darras Hall to allow for the development of a Garden Village (see Chapter 13).</u> 	

7. Green Belt

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
FMAJ/07/03	Figure 7.3: Ponteland Green Belt boundary	<p>Amend figure as shown below.</p> <p>Version from major modifications (June 2016) to be superseded:</p>  <p>© Crown copyright and database rights (2013) Ordnance Survey [100049048] © Local Government Information House Limited copyright and database rights [2013] [100049048]</p>	To reflect the changes proposed to Green Belt deletions to take account of the Dissington Garden Village proposal.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<p>Amend figure to read:</p>  <p>© Crown copyright and database right (2013) Ordnance Survey [100049498] © Local Government Information Unit (2013) [100049498]</p>	

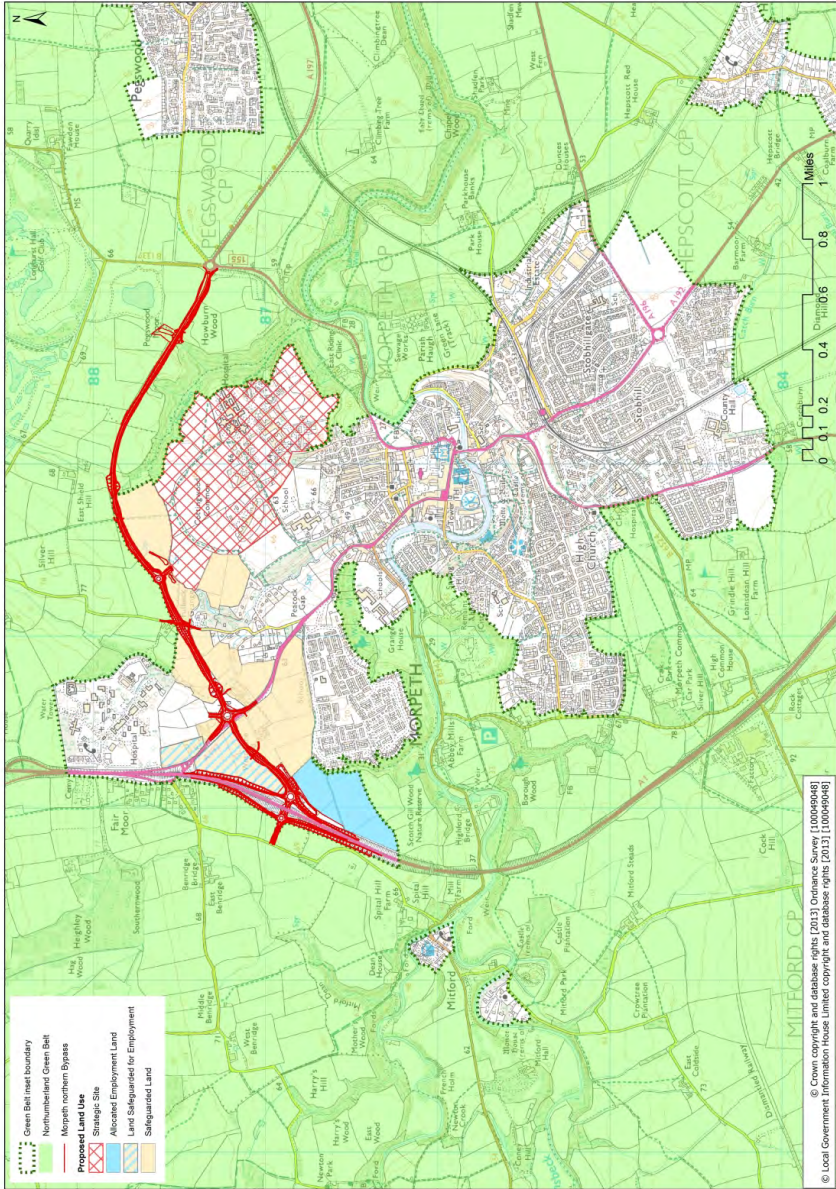
7. Green Belt

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
FMAJ/07/04	Paragraph 7.29A	<p>Insert new paragraph:</p> <p><u>The area identified to the north of Darras Hall is proposed to be developed for a Garden Village. More detail on the Garden Village, including the background to the proposal and the master planning work and specific policies relating to the Garden Village, are set out in Chapter 13.</u></p>	To reflect the changes proposed to Green Belt deletions to take account of the Dissington Garden Village proposal.
FMAJ/07/05	Paragraph 7.30	<p>Amend paragraph to read:</p> <p>The Ponteland Town Council and Neighbourhood Plan Group will be involved in the development of the Supplementary Planning Documents and 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 and Neighbourhood Plan Group and will be guided by the key principles set out in Policy 16 and Chapter 13. The Neighbourhood Plan will define the Ponteland settlement boundary.</p>	To reflect changes made elsewhere in the plan regarding the Dissington Garden Village and to take account of the fact that the Neighbourhood Plan will not be defining settlement boundaries.
FMAJ/07/06	Paragraph 7.39	<p>Amend paragraph to read:</p> <p>As part of the Green Belt review an assessment was undertaken of land parcel areas around the town in terms of their contribution to Green Belt purposes to inform the Core Strategy. This assessment work confirmed that the areas proposed for exclusion from the Green Belt through the earlier Green Belt Review work were appropriate. The Inner Green Belt boundary identified in the Core Strategy is based on the following principles:</p>	To reflect the changes proposed to the site allocations and safeguarded land and to take account of the current

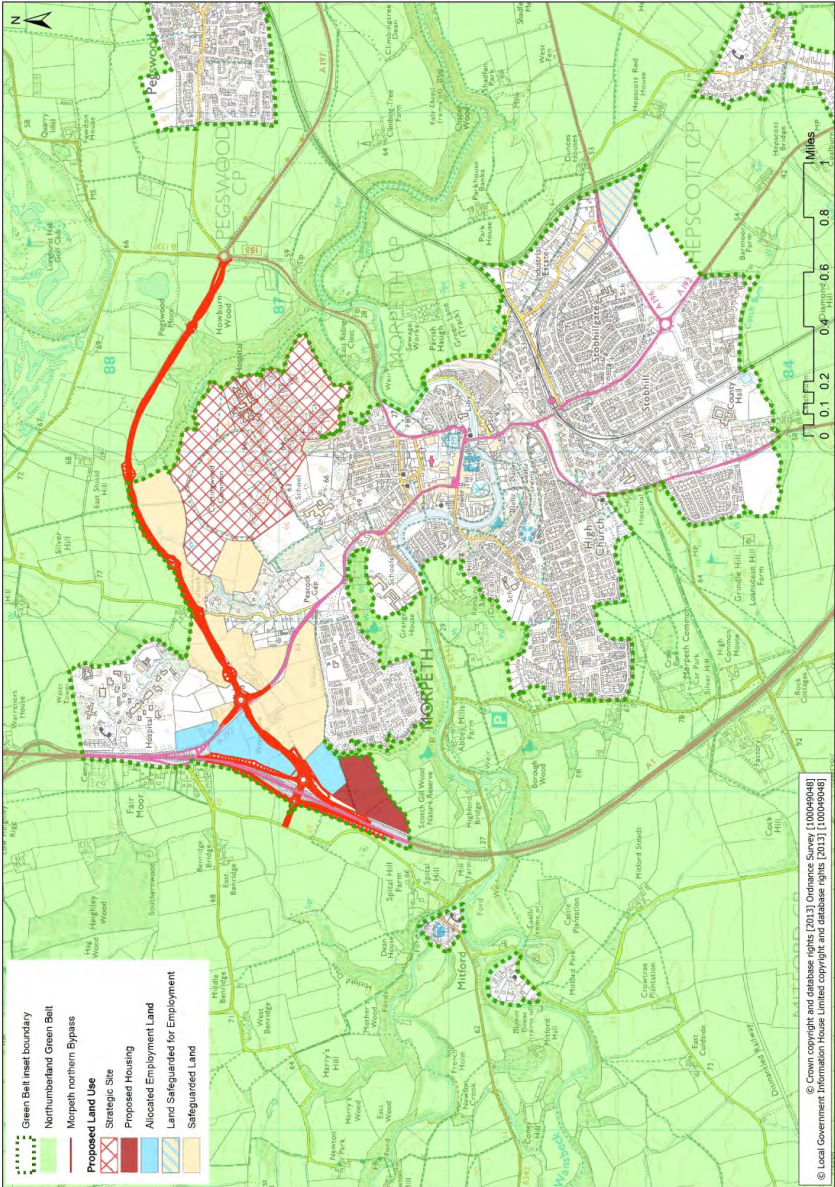
Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<ul style="list-style-type: none"> The eastern boundary should be drawn tightly to the existing settlement edges to maintain and protect the strong River Wansbeck green infrastructure corridor and setting of Morpeth. In particular, the railway line and River Wansbeck act as strong boundaries, with the Blue Mountains, Parish Haugh area, Wansbeck river valley, Bluebell Woods and the A197 provide strong boundaries in relation to the preservation of the setting of Morpeth; Due to the historic setting of the town, the nature conservation, environmental and landscape designations running east west along the River Wansbeck, the western boundary should be tightly drawn to the existing settlement edges. This will protect the strong green infrastructure boundary of Morpeth Common, Athey's Dean, the Borough Woods, the Wansbeck river valley and Scotch Gill Woods as well as the setting of Morpeth; The northern boundary should allow for most development to take place to the north of Morpeth, including the previously developed St George's Hospital and Northgate Hospital sites and adjacent to the recently Government and County Council funded Morpeth Northern Bypass, which will provide better access to promote economic regeneration, access to housing and improve social inclusion across South East Northumberland. It therefore contributes positively to the Green Belt purpose of assisting urban regeneration by encouraging the recycling of land. The provision of infrastructure is key to the delivery of the strategic site to the north of Morpeth and the overall level of development proposed over the plan period; and In relation to the southern boundary, it would allow for approved development at South Loansdean within the plan period, and limited long term development potential; south of the A196 and safeguarded employment land for beyond the Plan period. 	planning status of the land adjacent to the A1/Morpeth Northern Bypass.

7. Green Belt

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		The preferred southern boundary would retain the rural character of the rising ground to the south and ensuring separation from Clifton and Hepscott.	
FMAJ/07/07	Paragraph 7.41	<p>Amend paragraph to read:</p> <p>The proposed Morpeth Inner Green Belt boundary is shown in Figure 7.5. <u>The land uses identified are not all consistent with the Morpeth Neighbourhood Plan but reflect the current planning status of the land.</u> The Morpeth Inner Green Belt boundary gives scope for the planned sustainable expansion of the town during the Plan period and also for safeguarded land to meet long term development needs beyond the Plan period.</p>	To clarify the relationship with the Morpeth Neighbourhood Plan.

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
FMAJ/07/08	Figure 7.5: Morpeth Green Belt boundary	<p>Amend figure as illustrated below.</p> <p>Version from Major Modifications (June 2016) to be superseded:</p> 	To reflect the changes proposed to the site allocations and safeguarded land and to take account of the current planning status of the land adjacent to the A1/Morpeth Northern Bypass.

7. Green Belt

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<p>Amend figure to read:</p>  <p>© Crown copyright and database rights [2013] Ordnance Survey [100090948] © Local Government Information House Limited copyright and database rights [2013] [100090948]</p>	

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

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The following table sets out the proposed further 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: Schedule of proposed major modifications.

Table 8 - Proposed further 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
		No further major modifications proposed.	

9. Ensuring connectivity and infrastructure delivery

9. Ensuring connectivity and infrastructure delivery

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

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

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
FMAJ/09/01	Policy 41: Promoting sustainable connections	<p>Amend policy to read:</p> <p>Policy 41, Promoting sustainable connections</p> <p>The Council will work collaboratively to:</p> <ul style="list-style-type: none"> • Reduce the need to travel; • 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. <p>In plan-making and assessing development proposals the Council will:</p> <ol style="list-style-type: none"> Promote a spatial distribution of development within delivery areas, which creates accessible development, reduces the need to travel by car, and maximises the use of sustainable modes of transport; Promote good design principles in respect of the permeability, connectivity and legibility of buildings and public spaces ; and inclusive access; 	To provide clarity.

9. Ensuring connectivity and infrastructure delivery

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<p>c. Promote sustainable transport choices, including supporting, providing and connecting to networks for walking, cycling and public transport; and infrastructure that supports the use of low and ultra low emission vehicles;</p> <p>d. Ensure delivery of cycle parking and supporting infrastructure;</p> <p>e. Protect, and enhance <u>and support</u> public rights of way;</p> <p>f. Support the delivery of reliable, safe and efficient networks, in partnership with other organisations, service providers and developers</p> <p>g. Support the roll out of modern digital communications; and</p> <p>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.</p> <p>Where there is a justified need for the impacts of development to be mitigated, conditions, obligations and other contributions will be applied and sought.</p>	
FMAJ/09/02	Paragraph 9.19A	<p>Amend paragraph to read:</p> <p>The wider transport network</p> <p>The <u>A</u> comprehensive system of local highways is essential for connecting Northumberland's communities and to ensure a network suitable for the plan period and beyond is evolved.</p>	To provide clarity.

9. Ensuring connectivity and infrastructure delivery

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
FMAJ/09/03	Paragraph 9.19H	<p>Amend paragraph to read:</p> <p>The Northumberland Delivery Document will also consider the need for a review of local parking standards. As highlighted through Core Strategy consultations, the planning system can only determine parking standards associated with new development. Town Centre on- and off-street parking and general street parking is dealt with by the Council's Parking Strategy. <u>The Council recognise the importance of making best use of space within town centres and will work to improve and enhance areas through development opportunities.</u></p>	To provide clarity.
FMAJ/09/04	Policy 41A: The effects of the development on the transport network	<p>Amend policy to read:</p> <p>Policy 41A, The effects of the development on the transport network</p> <p>In plan-making and assessing development proposals, all developments affecting the transport network will be required to:</p> <ul style="list-style-type: none"> a. Provide effective and safe access and egress to the existing transport network; b. Include appropriate measures to mitigate itsany adverse impacts on the transport network including itsany contribution to cumulative impacts; c. Minimise conflict between different modes, including measures for network, traffic and parking management; d. Facilitate the safe use of the network, including suitable crossing points, footways and dedicated provision for cyclists <u>where necessary</u>; 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. 	To provide clarity.

9. Ensuring connectivity and infrastructure delivery

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		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.	
FMAJ/09/05	Policy 42: Improving Northumberland's core road network	<p>Amend policy to read:</p> <p>Policy 42, Improving Northumberland's core road network</p> <p>In plan-making and assessing development proposals, support will be given to the maintenance and improvement of Northumberland's core road network by:</p> <p>a. The creation of additional capacity and improvement measures on the Strategic Road Network, including for:</p> <ul style="list-style-type: none"> i. Improvements to the A19/A189 Moor Farm and A19/Dudley Lane junction; ii. Improvements to the A1/A19 Seaton Burn interchange and A19/Fisher Lane junction; iii. Improvements to the A1 southbound merge at Seaton Burn; iv. The A1 south of the North Brunton junction; and v. <u>Junction improvement to be provided at the point where the B6531 meets the A69; and</u> v. <u>Any</u> improvement measures emanating from the strategic studies of the 'A1 in Northumberland' and 'Northern Trans-Pennine routes'. <p>b. Supporting and identifying acceptable lines and areas of improvements through the plan period including for the:</p>	To provide clarity.

9. Ensuring connectivity and infrastructure delivery

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<p>i. Full dualling of the A1 through Northumberland and improved local links/junctions to the A1; and</p> <p>ii. Full dualling of the A69 west of Hexham and improved local links/junctions to the A69.</p> <p>c. 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;</p> <p>d. Influencing the management, movement and routing of road freight to best effect, while minimising adverse impacts on the environment and communities.</p> <p>Where there is a justified need for the impacts of development to be mitigated, conditions, obligations and other contributions will be sought.</p>	
FMAJ/09/06	Paragraph 9.34A	<p>Add to footnote in paragraph to read:</p> <p>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.</p> <p>Footnote: As identified in the Nexus Metro Strategy 2030 Background Information and the North East Combined Authority document "The combined future of Metro and Local Rail in the North East" Background Information.</p>	To recognise long term potential of future link to Tyne and Wear Metro system.

9. Ensuring connectivity and infrastructure delivery

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
FMAJ/09/07	Paragraph 9.35A	<p>Amend paragraph to read:</p> <p>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. 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>The Council recognise the benefit of rail services to the most remote communities.</u></p>	To provide clarity.
FMAJ/09/08	Policy 44: Rail transport and safeguarding facilities	<p>Policy amended to read:</p> <p>Policy 44 Rail transport and safeguarding facilities</p> <p>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 <u>along with associated stations, facilities and access to them from adjacent highways, 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.</u></p> <p>Development which would prevent the reintroduction of passenger rail services on the following lines will not be permitted:</p>	To provide clarity.

9. Ensuring connectivity and infrastructure delivery

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<p>a. South Tynedale Railway linking the North Pennines AONB and South Tynedale with the Tyne Valley Line at Haltwhistle; and</p> <p>b. Aln Valley Railway linking Alnwick with Alnmouth; <u>and</u></p> <p>c. <u>Former railway track bed between Newcastle Airport Metro Station and Ponteland.</u></p> <p>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 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.</p> <p>Existing rail freight facilities will be safeguarded, including:</p> <ul style="list-style-type: none"> e-d. Battleship Wharf, Port of Blyth; d-e. Former Rio Tinto Alcan facilities: <ul style="list-style-type: none"> i. Lynefield Park; and ii. Lynemouth Power Station; e-f. Alumina handling facilities, Port of Blyth; and f-g. Tweedmouth Goods Yard. <p>Infrastructure associated with the transport of minerals will also be safeguarded.</p>	

9. Ensuring connectivity and infrastructure delivery

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<p>The Council will work with rail and public transport operators and local communities to maintain and <u>develop existing rail services and connections</u> 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.</p> <p>Support will be given to proposals to improve the flow of passengers and freight by rail, including:</p> <ul style="list-style-type: none"> i. Improvements to car and cycle parking provision at stations; 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. <p>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.</p>	

10. Community well-being

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

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

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

11. Managing natural resources

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

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

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

12. Implementation

12. Implementation

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

Table 12 Proposed further major modifications to Chapter 12, implementation

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

13. Dissington Garden Village

A further major modification to the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan Proposed Modifications is proposed to add a chapter dealing specifically with the Dissington Garden Village proposal. Details of the proposed change is set out in Table 13 below and Annex 1. All policies, supporting text and figures in Annex 1 are proposed further major modifications.

Table 13 Proposed further major modifications to Chapter 13, Dissington Garden Village

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
FMAJ/13/01	Chapter 13: Dissington Garden Village	Add a new chapter regarding the Dissington Garden Village proposal. The proposed policies, supporting text and figures are show in Annex 1.	To take account of the Dissington Garden Village proposal.

Glossary

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

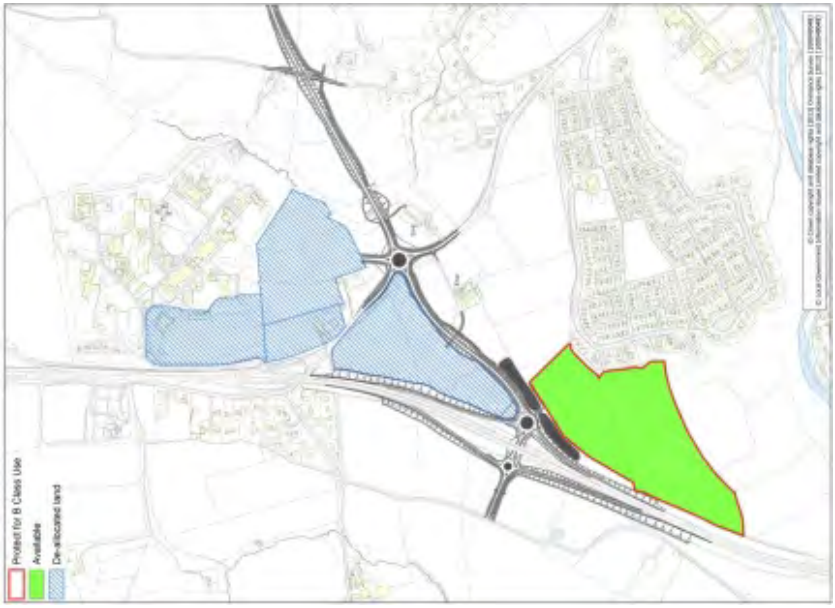
Table 14 Proposed further major modifications to the Glossary


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

Appendix A: Employment land portfolio

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

Table 15 Proposed further major modifications to Appendix A (Employment land portfolio)

Reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
FMAJ/AA/01	Appendix A - Morpeth	<p>Version from major modifications (June 2016) to be superseded:</p> 	Employment sites at Fairmoor to be re-allocated for employment development as will be available for development during the latter part of the plan period. The employment site to the west of Lancaster Park (allocated in the Core Strategy Major Modifications Schedule) is amended to take account of the current planning status of the land adjacent to the A1/Morpeth Northern Bypass.

Reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		<p>Amend figure to read:</p>  <p>The map displays the employment land portfolio with the following legend:</p> <ul style="list-style-type: none"> Protect for B-Class Use (Red dashed line) Flexible Employment Use (Blue hatched area) Available (Green solid area) De-allocated land (Blue solid area) Developed / Not Available (Grey solid area) <p>Summary statistics from the map:</p> <ul style="list-style-type: none"> Total allocated land = 14,28ha Available land = 14,52ha De-allocated land = 13,65ha 	

Appendix B: Primary Shopping Area and Commercial Centre boundaries

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

Table 16 Proposed further major modifications to Appendix B (Primary Shopping Area and Commercial Centre boundaries)

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

Appendix C: Northumberland housing trajectory 2011 to 2031

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

Table 17 Proposed further major modifications to Appendix C (Northumberland housing trajectory 2011 to 2031)

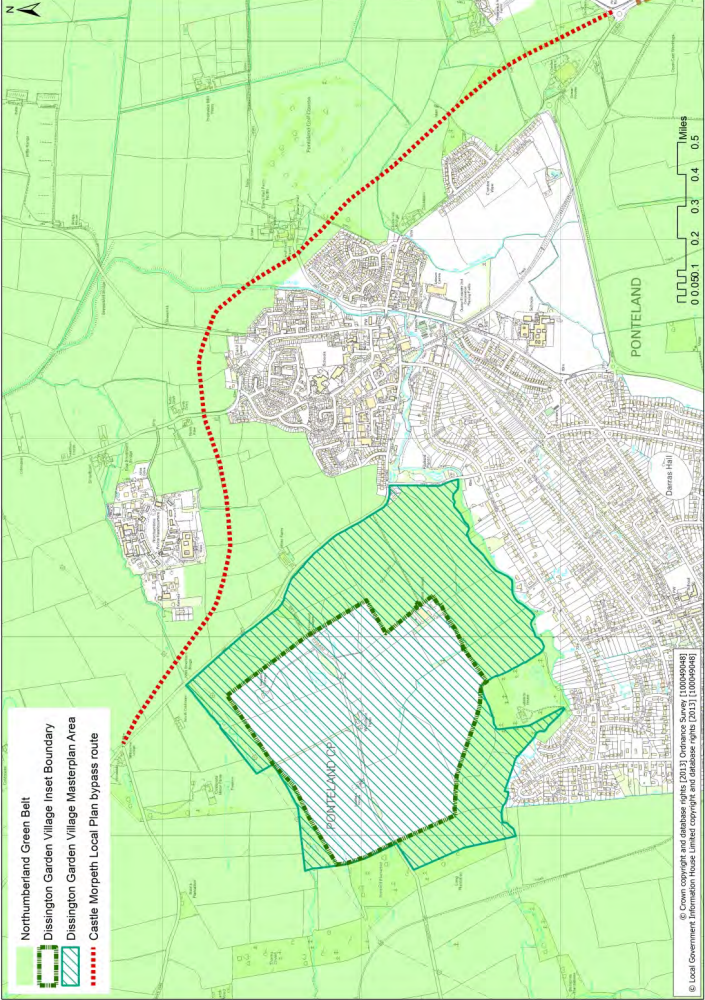
Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
		No further major modifications proposed.	

Appendix D: Green Belt Inset Boundaries for small settlements

Appendix D: Green Belt Inset Boundaries for small settlements

The following table sets out the proposed further major modifications to Appendix D: Green Belt Inset Boundaries for Small Settlements of the Northumberland Local Plan Core Strategy - Pre-Submission Draft Plan: Schedule of proposed further major modifications.

Table 18 Proposed further major modifications to Appendix D: Green Belt Inset Boundaries for Small Settlements

Change reference	Policy / Paragraph / Figure reference	Proposed change	Reason for change
FMAJ/AD/01	Appendix D - Dissington Garden Village	<p>Insert new inset boundary for Dissington Garden Village:</p> 	To include an inset boundary for Dissington Garden Village.

Appendix E: Mineral Safeguarding Areas

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

Table 19 Proposed further major modifications to Appendix E (mineral safeguarding areas)

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

Appendix F: Safeguarded minerals infrastructure

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

Table 20 Proposed further major modifications to Appendix F (safeguarded minerals infrastructure)

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

Annex 1: Proposed 'Chapter 13: Dissington Garden Village'

The proposed chapter for Dissington Garden Village as detailed in proposed further major modification reference FMAJ/13/01 is set out below. The entirety of this chapter, including all policies, figures and supporting text, are a proposed further modification.

13. Dissington Garden Village

Garden villages

13.1 The Government's ambition is to deliver 1 million new homes across the UK by 2020. In order to achieve this, it is pursuing a variety of initiatives aimed at accelerating the supply of housing, whilst also improving its quality and affordability; as well as its ability to support sustainable economic growth.

13.2 Garden Villages are a key component of this agenda, and in March 2016 the Department for Communities and Local Government published a Prospectus inviting expressions of interest from local authorities interested in delivering new and discrete locally-led garden settlements. Alongside its continued support for larger scale garden towns and cities, the Prospectus extends the Government's backing to the creation of new settlements on a smaller scale: Garden Villages.

13.3 Northumberland County Council recognises the potential for a new Garden Village to align with its Corporate objectives of delivering economic growth, new housing provision, and of creating vibrant and sustainable communities. Such objectives are also mirrored in the North East Strategic Economic Plan and the Council's own five year Economic Strategy.

13.4 Indeed, Northumberland's Economic Strategy sets out a vision "to deliver a prosperous Northumberland founded on quality local jobs and connected communities". To achieve this vision, 6 priority areas for intervention are highlighted; all of which are supported by the development of a Garden Village in Northumberland:

- i. Growing strong business sectors such as energy, advanced manufacturing, knowledge based services, tourism and culture, and forestry;
- ii. Strengthening the business base by targeting business growth through startup and existing business development, securing inward investment, buying local, and being a business friendly place;
- iii. Enabling a more inclusive economy by delivering targeted employability programmes for those residents disconnected from opportunities, and facilitating regional collaboration;
- iv. Developing a competitive labour force that supports the development of skills, providing opportunities for young people and ensuring the future workforce matches businesses requirements;
- v. Delivering infrastructure and connectivity providing a countywide network of excellent employment sites, strategic infrastructure, and excellent countywide connectivity through road, rail, mobile and broadband coverage; and
- vi. Supporting successful towns and communities by enabling the development of economic hubs across the county, and facilitating countywide housing development.

Annex 1: Proposed 'Chapter 13: Dissington Garden Village'

13.5 Since publication of the DCLG Prospectus, the Council has developed a dialogue with Lugano Dissington Estate Limited, who are interested in developing a Garden Village on land within Dissington Estate, near Ponteland / Darras Hall. Following approval by Cabinet on 12 July 2016, the County Council has submitted an Expression of Interest to DCLG for a locally-led Garden Village on the Estate, to be delivered within this Plan period.

13.6 The DCLG Prospectus is clear that the Government is committed to working only with local authorities who are prepared to "commit to delivery of housing over and above their objectively assessed housing need". In light of this, Dissington Garden Village is not proposed as a means of meeting the County's objectively assessed needs. Rather, it is a means of complementing the wider strategic objectives of the Core Strategy to deliver sustainable development and boost the regional economy.

13.7 Inspired by the original garden cities movement of the 19th century, what distinguishes today's Garden Villages from typical housing estates is the inherent commitment to achieving the following key objectives as advanced by the Town and Country Planning Association:

- Creating genuine communities through the capture and fair redistribution of rising land values;
- Creating a strong vision, with clear leadership and a real commitment to community engagement;
- Maintaining the long-term stewardship and management of community assets in perpetuity;
- Delivering mixed-tenure homes and housing types that are genuinely affordable;
- Providing a robust range of employment opportunities within easy walking distances;
- Producing beautiful and imaginatively designed buildings that respond to and respect the local vernacular;
- Enhancing the natural environment and meeting the challenges of climate change;
- Bestowing strong community facilities within walkable neighbourhoods; and
- Creating an integrated and accessible transport system that prioritises sustainable modes of travel.

13.8 Dissington Garden Village will be planned to embody all of these objectives in order to create a genuinely sustainable and exemplar new community within the heart of Northumberland. Within the context of Northumberland, 'exemplar community' will not only incorporate the place-making aspects set out in the above bullet points but will also need to encompass those aspects of the Core Strategy vision that relate to the composition of the population, fully reflective of the requirements of Core Strategy Policies 1 and 2. This means a more even balance between the younger and older population, with the Garden Village accommodating proportion of working age similar to the region as a whole and representing the full spectrum of skills and abilities. This will require a mix of housing that is generally affordable and accessible to the full range of the population who may wish to live in and contribute to such a community.

How the Garden Village will help meet Core Strategy objectives

13.9 There are certain important aspects of the garden village proposal that lend strong support to its inclusion within this Core Strategy but as additional to the housing, employment and service requirements set out in the main part of the document.

13.10 The garden village proposal put forward is towards the lower end of the possible size range for this new type of settlement, offering around 2000 new dwellings, all of which should be built within the Plan period. Given the scale, quality and location, there is a good degree of confidence that this will be a genuine addition to housing delivery and will not detract from planned development across the plan area and plan period as a whole.

13.11 While meeting the stipulation that such villages must be discrete from existing settlements, the proposal is close enough to an existing settlement (Ponteland), to be able to take advantage of existing services and facilities offered, in addition to those provided within the new village itself. The principle of settlements clustering and sharing services has, as mentioned above, been accepted as part of the overall strategy. It would not be possible to achieve the benefits of building on existing services and facilities if the Garden Village was a completely isolated/discrete settlement. Within a Northumberland context the sustainability benefits are clear so it is therefore the case of ensuring that any Garden Village within close proximity does not appear as an urban extension. This can be done, through the careful selection of a location and then through the careful siting of development within that location. In addition to this the treatment of boundaries and gateways and also the high level consideration of design, layout and character of the Garden Village would also ensure that it does not have the feel of an urban extension.

13.12 It will be eminently possible for the garden village to demonstrate good, high quality design - another of the requirements - insofar as its location will be in pleasant countryside, within easy reach of the regional workplaces and facilities and will thus be highly attractive in the context of the sub-regional housing market, so accelerating delivery to sustainable levels.

13.13 The existence of a single, committed landowner removes the possibility of ownership-related obstacles to development. The Council and the landowner will be working closely with the local community to ensure the necessary support and the secure desirable level of integration, service and access links etc.

13.14 The proximity to Ponteland not only means that the new settlement can benefit from its services but that significant benefits can be delivered for Ponteland itself. In particular, the town should benefit greatly from the ability of the proposal to deliver 30% affordable homes, a Ponteland Relief Road, Ponteland flood alleviation scheme funded; new education provision, significant additional employment and R&D opportunities and enhanced sport/recreation facilities, as well as some additional infrastructure and environment-related benefits.

13.15 The locational proposal for the Garden Village was put forward to Northumberland County Council by Lugano Dissington Estate for the Council to consider. As part of this process the Council carried out a high level consideration of the proposal. This considered the fit of this proposal with the existing and developing strategic vision and objectives and spatial strategy within the Core Strategy with thought also given to the consideration of strategic alternative locations for such a proposal. Following this process the Council's Cabinet agreed on the 12 July 2016 to amend the Core Strategy accordingly and also submit an expression of interest supported by Lugano Dissington Estate Limited.

13.16 Following the submission the the expression of interest further work streams have continued. This has included the updating of the Council's evidence base to support the Core Strategy.

Annex 1: Proposed 'Chapter 13: Dissington Garden Village'

13.17 In addition to this an Enquiry by Design programme carried out by the Prince's Foundation with the concluding report providing further justification of the approach being taken and also progression the place shaping and place making of the Garden Village. This work was important to inform the Green Belt Inset Boundary and also the Masterplan Area Boundary, as shown on the Strategic Policy Map.

13.18 The Council carried out the wide-ranging consultation on Issues and Options in 2012 which considered spatial development strategy options for the Core Strategy. As part of this the Council tested four options on the overall distribution of development. Option C, the existing distribution plus targeted growth option received the most support from consultees and also emerged strongly in the sustainability appraisal. Therefore this approach was central to the spatial distribution policy at subsequent stages.

13.19 Importantly a strong case can be made that Dissington Garden Village fully accords with and contributes to Option C: The existing distribution plus targeted growth. This is due to the fact that the site in close proximity to the main town of Ponteland is actually quite centrally located when compared to a large extent of its existing residential area (Darras Hall). It is also clear that the proposal is an example of targeted growth. Therefore, although not originally included as part of the original spatial strategy, the Dissington Garden Village does accord with the spatial development strategy of the plan. Therefore it should be seen as an addition to the plan rather than a complete change of strategy.

Dissington Estate

13.20 Dissington Estate provides an ideal location for a new Garden Village. With direct access to the A696, the Estate benefits from strategic road connections to Newcastle International Airport and Newcastle upon Tyne, whilst also retaining a distinct and desired location within the Northumberland countryside. Following an Enquiry by Design led by the Prince's Foundation, it has been determined that the Garden Village will be located to the north-west of Ponteland / Darras Hall, on approximately 120 hectares of land within the Estate.

13.21 Located close to Ponteland / Darras Hall, the Garden Village also helps to support the spatial distribution of development sought through Core Strategy Policy 3 which identifies Ponteland as a Main Town and a key hub for housing, employment, education, healthcare, retail, transport and tourism. Whilst a discrete new settlement, the Garden Village will nevertheless retain sustainable connections to Ponteland / Darras Hall in order to access higher order services and support the wider and more traditional settlement hierarchy.

13.22 Ponteland / Darras Hall have already established themselves as places where people aspire to live. This is reflected in market signals such as average house price sales of circa £500,000 compared to an average in the North East of just £150,000. Dissington Garden Village can therefore benefit from this demand by capturing rising land values and reinvesting them in the provision of community facilities and infrastructure; as well as in enhancing quality and affordability.

13.23 Dissington Estate therefore provides an ideal location in which to provide an exemplar Garden Village that can maximise the potential for the early delivery of much needed housing and services, creating significant benefits to the region as a whole.

13.24 The Vision and Objectives of Dissington Garden Village and the positive contribution that it would make to the achievement of the wider vision and objectives of the Core Strategy will be secured and delivered in accordance with the Strategic Policies as set out below.

Support sustainable economic growth

13.25 A positive and interventionist approach is being taken by the Council to increase job creation and support sustainable economic growth in the County over the Plan period. In line with the Northumberland Economic Strategy, the Core Strategy seeks to deliver 10,000 new jobs by 2031 in order to reduce unemployment as well as attract and retain the key working age demographic.

13.26 Located within the Central Delivery Area and in close proximity to Newcastle upon Tyne and key infrastructure connections such as Newcastle International Airport, the A1 and A696, and the Metro service, Dissington Garden Village can help to support additional growth through the provision of new employment opportunities and a quality living environment that can attract and retain skilled workers and professionals.

13.27 Dissington Garden Village will thus help to supplement the 305 hectares of employment land already planned for through Core Strategy Policy 4 in a demonstrably accessible location; and, through a modest Green Belt revision, address some of the imbalance in employment distribution caused by the restricted land supply currently experienced in the Central Delivery Area.

13.28 Furthermore, and in line with Core Strategy Policies 6 and 8, Dissington Garden Village will provide both affordable and flexible employment space to help grow and strengthen Northumberland's rural economy, utilising improved telecommunications to enable home working; growth in key sectors such as creative and knowledge based industries; and the enhancement of skills and training through the provision of an Innovation Hub designed to stimulate the development of technology, services and products that can enhance the built environment and people's lives within it.

13.29 The accessible location of the Garden Village also provides a significant opportunity to support the growth of tourism in Northumberland in line with Core Strategy Policy 9. This could be achieved through the provision of high quality hotel / serviced accommodation; improvements to the existing footpath and cycle networks in and around Dissington Estate; and by enabling greater public access to the 270 acres of parkland and woodland at Dissington Estate for outdoor recreation. In particular, there are opportunities to explore eco-tourism and the production, manufacturing and sale of local foods to visitors and the local community utilising the 'field to fork' concept.

13.30 Dissington Garden Village also offers opportunities for the delivery of wider infrastructure benefits. As well as the provision of enhanced flood alleviation measures for Ponteland / Darras Hall, the Garden Village will also facilitate the delivery of a relief road to assist in alleviating some of the traffic pressure currently experienced in Ponteland, whilst also supporting the growth of Newcastle International Airport, including the proposed Airport Business Park, through alleviating pressure on important commuting routes.

13.31 In line with Core Strategy Policies 10 and 11, the community uses within the Garden Village will be there to serve the locational specific needs of the new residents and workforce, and thus will have no detriment impact on the vitality and viability of existing centres. Rather, the new village centre will align with and support the existing settlement hierarchy, both by increasing the population that will utilise the higher order services found in Ponteland and further afield; and through the potential for financial contributions to be used to improve existing centres where necessary.

13.32 Through the above measures, Dissington Garden Village will support the strategic objective to deliver a thriving and competitive economy.

Boost significantly the supply of housing

13.33 As per the NPPF, Local Plans are required to "respond positively to wider opportunities for growth", such as that presented by DCLG's garden settlements initiative. A strategic objective of the Core Strategy is to provide both existing and future communities with a choice of decent and affordable homes; and whilst the Garden Village is not required to meet Northumberland's OAN, it nevertheless aligns fully with this strategic housing objective, and that of the NPPF to boost significantly the supply of housing.

13.34 The Core Strategy seeks to deliver a minimum of 5,940 new homes within the Central Delivery Area. This is to be achieved through a mix of strategic delivery sites and additional housing allocations as identified in Chapter 6. Whilst Policy 15 seeks to focus the majority of new housing within Northumberland's Main Towns and Service Centres, it also recognises the need for some Green Belt release, and greenfield use, in order to meet OAN.

13.35 The DCLG Prospectus requires new garden settlements to be "discrete" from existing settlements. On this basis, it is not possible to locate the Garden Village within an existing town or service centre. However, Dissington Garden Village will be accessible to Ponteland / Darras Hall – one of the most popular and desirable locations to live within the North East – and thus will complement the housing offer proposed for the Central Delivery Area identified in Core Strategy Policy 16 without prejudicing the overall spatial strategy or the Council's support for maximising development on Previously Developed Land.

13.36 A key ability of Garden Villages, and in this case of Dissington Estate, which is in single ownership, is to uniquely redeploy profits from rising land values back into the community, including improving the quality and affordability of housing, as well as enabling the delivery of important infrastructure improvements such as enhanced flood alleviation measures and the relief road, to the benefit of the local community. Such innovation is designed to make a step change in the delivery of development and to lead by example, setting a new standard to be emulated elsewhere.

13.37 To further support the achievement of an exemplar development, an Enquiry by Design has undertaken by the Prince's Foundation, the outcomes of which will be used to inform the fundamental design principles of the Garden Village, and secure an exemplar scheme throughout the development process in line with Core Strategy Policy 18.

13.38 It is proposed that a range of different housebuilders – including SME, bespoke and custom builders, as well as more conventional housebuilders – will all operate from the site through multiple development streams capable of accelerating housing delivery in line with Government priorities. This range of developers will ensure the provision of a varied mix of properties, thus helping to increase choice and competition in the market, as well as restrain house prices to affordable levels. Whilst the relief road will be required to facilitate the full extent of the Garden Village, some development may be achievable in advance of its completion, subject to an appropriate trigger being determined.

13.39 The discrete location of the Garden Village away from Ponteland and Darras Hall means that the land is held at a relatively low book value; and thus can be made available more cheaply than would otherwise be the case. There is the potential therefore for the Garden Village to viably deliver affordable housing above the 15% target in Core Strategy Policy 19, and potentially up to an equivalent of 30%, whilst also including for a range of tenures and sizes appropriate to the needs of the community. This includes the ability to achieve Lifetime Neighbourhoods and housing for older people and more vulnerable groups in line with Core Strategy Policy 21, particularly given the accessibility of the Garden Village to local services and community facilities.

13.40 Through the above measures, Dissington Garden Village will support the strategic objective to provide existing and future communities with a choice of decent, affordable homes.

Support strategic Green Belt objectives

13.41 The NPPF advises that Green Belt boundaries should only be altered in exceptional circumstances. Specifically, paragraphs 80, 83 and 84 of the NPPF set out the following:

80. Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;*
- to prevent neighbouring towns merging into one another;*
- to assist in safeguarding the countryside from encroachment;*
- to preserve the setting and special character of historic towns; and*
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

83. Local planning authorities with Green Belts in their area should establish Green Belt boundaries in their Local Plans which set the framework for Green Belt and settlement policy. Once established, Green Belt boundaries should only be altered in exceptional circumstances, through the preparation or review of the Local Plan. At that time, authorities should consider the Green Belt boundaries having regard to their intended permanence in the long term, so that they should be capable of enduring beyond the plan period.

84. When drawing up or reviewing Green Belt boundaries local planning authorities should take account of the need to promote sustainable patterns of development. They should consider the consequences for sustainable development of channelling development towards urban areas inside the Green Belt boundary, towards towns and villages inset within the Green Belt or towards locations beyond the outer Green Belt boundary.

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13.42 The Dissington Garden Village proposal would not necessarily conflict with four of the five purposes of Green belt relating to sprawl, merging, preserving setting and character, and assisting urban regeneration. The exception to this is that built development within the proposed Inset Allocation, by its very nature, cannot assist in safeguarding the countryside from encroachment. The careful siting of the Garden Village and further landscape enhancement and management within the wider Masterplan Area will however limit impacts beyond the Inset Allocation and result in the enhancement and management of what are already clearly defined boundaries.

13.43 The Core Strategy and especially the background papers will set out in detail the exceptional circumstances for the alteration of the Green Belt boundary through the preparation of the Core Strategy Local Plan.

13.44 In the present case, exceptional circumstances which necessitate a revision of the existing Green Belt boundaries exist. Those exceptional circumstances include the following.

13.45 The publication by the Department for Communities and Local Government, in March 2016, of the Locally-led Garden Villages, Towns and Cities prospectus offered the Council the opportunity of supporting the provision of a Garden Village. The Garden Villages Prospectus emphasises the importance of meeting housing needs locally, rapid delivery, combined with high quality and the ability to cater for developers other than conventional housebuilders.

13.46 The Strategic Economic Plan for the North East identifies the connection between the requirement for a more highly skilled workforce and demand for higher quality housing. Ensuring that Northumberland provides an appropriate mix of high quality housing including affordable housing to support economic growth is one of the Place Theme Priorities identified in the Northumberland Economic Strategy 2015 - 2020. The area in the vicinity of Ponteland/Darras Hall is particularly well located in relation to regional infrastructure, and is uniquely well suited to meet the aims of the Strategic Economic Plan and the Economic Strategy in providing high quality housing for a more highly skilled workforce in an area where market demand will support such housing.

13.47 A comprehensive infrastructure package for the Garden Village that will also benefit the wider area will be delivered. The land is close to the safeguarded route of, and will benefit from the A696 Relief road that will be delivered as part of the Garden Village. Funding as is necessary to enable the delivery of a flood alleviation scheme, required as part of the development and also for the benefit of the wider area will also be provided.

13.48 The land identified is in single ownership and is able to be developed together with the necessary infrastructure without delay in a way which will promote sustainable patterns of development. The promotion of sustainable patterns of development in particular is a key objective relevant to the Garden Village, Ponteland and the surrounding area, Northumberland, and the North East region as a whole.

13.49 The Core Strategy recognises the need for some Green Belt release in order to meet OAN, including the release of land to the south-east of Ponteland. The Garden Village is to be located to the north-west of Ponteland and thus outside of the sensitive Green Belt corridors that separate Ponteland from Newcastle International Airport and Newcastle upon Tyne.

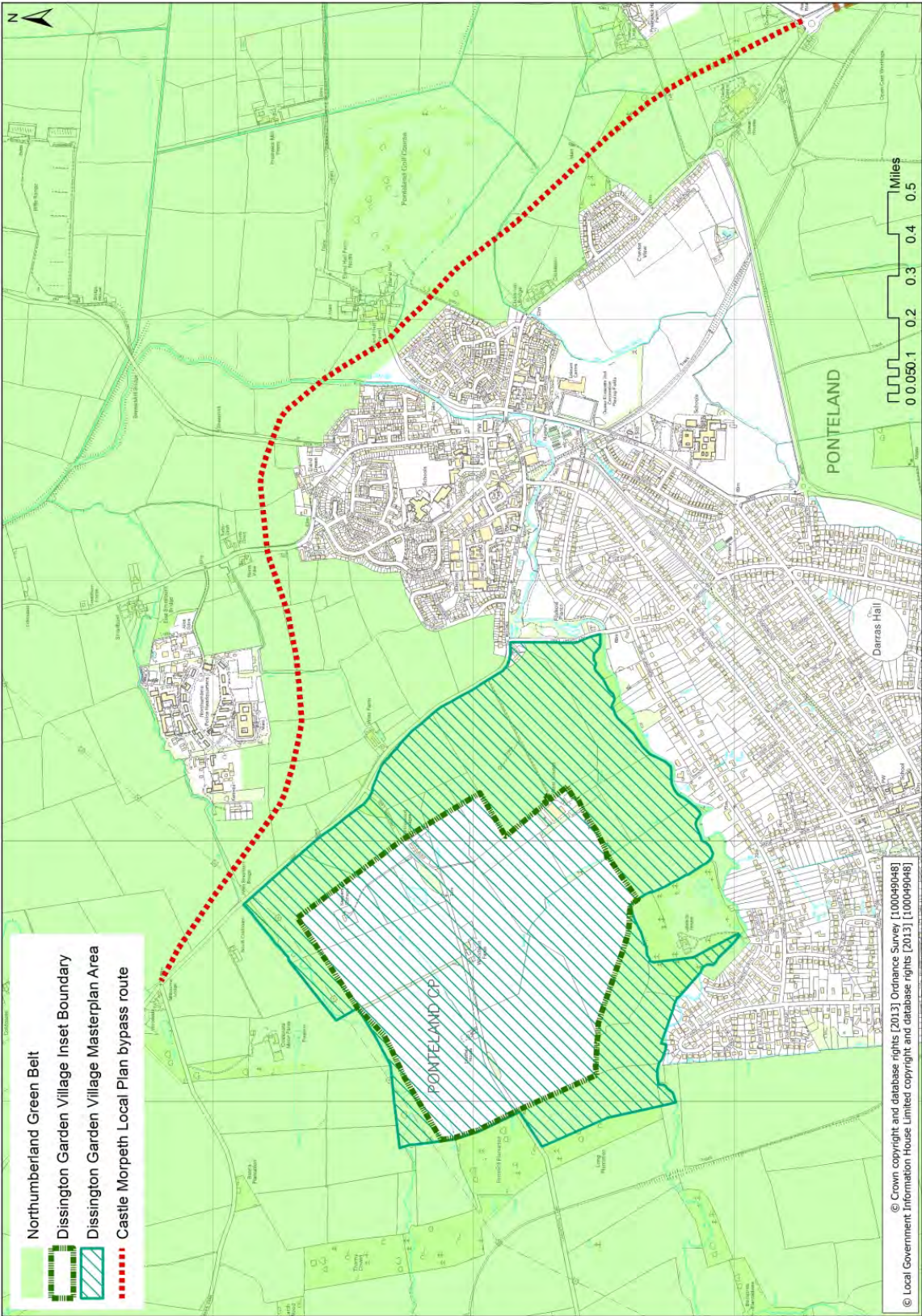
13.50 A broad band of Green Belt is to be retained between the Garden Village and Ponteland / Darras Hall to prevent the new settlement from merging with the existing settlements. It can also play a very positive role by providing opportunities for access to facilities for outdoor sport and recreation (thus addressing an existing deficiency relative to the rest of the County); and by helping retain and enhance the landscape, visual amenity and biodiversity of the area.

13.51 The release of Green Belt land to support the delivery of Dissington Garden Village therefore supports the strategic approach to the Green Belt outlined in Core Strategy Policy 24. The appropriateness of this strategic location against other strategic alternatives, some of which would also involve Green Belt deletions, has been considered and assessed as part of the updated SEA process that includes specific assessment related to the Dissington Garden Village.

13.52 The specific location of the Garden Village Inset Allocation has been informed by the Prince's Foundation Enquiry by Design process which considered four alternative locations within the Dissington Estate area before determining the most appropriate broad location. Detailed masterplanning work then followed to determine the more precise boundaries. This ties in with the Council's updated additional, detailed evidence base work on landscape, (as well as the Green Belt Assessment), linked specifically to the Garden Village.

13.53 Policy DGV1 and the below Strategic Policy Map (Figure 13.1) sets out the location of the Garden Village Inset Allocation and also the area covered by the Masterplan Area.

Figure 13.1 Dissington Garden Village strategic policy map



Conserve and enhance the environment

13.54 Dissington Garden Village enables a number of opportunities to conserve and enhance Northumberland's distinctive and valued natural, historic, water and built environments in line with Core Strategy Policy 28.

13.55 The land within Dissington Estate comprises predominantly agricultural land with little ecological value. Consequently, and in line with Core Strategy Policy 29, there is the potential for the Garden Village application to secure considerable improvements in habitats and biodiversity across the site and within the wider Estate.

13.56 Whilst the development of a Garden Village will inevitably have an impact upon the character of the existing landscape, its siting has been chosen partly to minimise visual impact from key viewpoints compared to alternative locations within the Estate. In addition, there are a number of opportunities for the enhancement and management of the landscape in accordance with Core Strategy Policy 30.

13.57 There are a number of heritage assets in or in close proximity to the site. Notably, there exists the opportunity to enhance and bring into viable use the Grade II Listed West House Farmhouse present on-site in accordance with Core Strategy Policy 33. This can be further supported by the provision of improved public access to the Farmhouse via sustainable connections, thereby enabling its greater enjoyment by the community and visitors alike. Regard will need to be given to any potential adverse impacts upon the setting of the Farmhouse, with a sufficient level of detail being provided at the application stage to enable an adequate assessment of any potential impacts.

13.58 Given the extent of Dissington Estate, which stretches west towards Dissington Hall and Dalton, there exists a unique opportunity to provide off-site and enhanced upstream flood mitigation measures that will help to reduce the risk of flooding within Ponteland. Depending upon the final means by which these measures are delivered, there could also be the opportunity for ecological enhancements along the River Pont. These are significant benefits associated with the delivery of the Garden Village.

13.59 The Garden Village proposal also offers the potential to secure innovative and holistic water management solutions. In particular, there may be the potential for a partnership with the Water Hub to develop one of the first water sensitive urban development schemes in the UK, adopting an integrated approach to water cycle management and the built environment, including high standard homes to improve water efficiency; water harvesting and recycling; and natural flood management solutions. This innovative and exemplar approach to water management and quality would align firmly with Core Strategy Policies 35 and 37, as well as Policy 38 through the use of SuDS to reduce flood risk and manage drainage from the Garden Village in a sustainable manner.

13.60 Through the above measures, Dissington Garden Village will support the strategic objective to conserve and enhance Northumberland's distinctive and valued natural, water, historic and built environments.

Improve connectivity

13.61 The ability of Dissington Garden Village to be relatively self-contained and to provide for a mix of uses reduces the need to travel. This includes the provision of enhanced broadband and ICT connections to support home working and new business growth in line with Core Strategy Policy 48.

13.62 Furthermore, the Garden Village will promote safe and sustainable physical connections to key services and facilities, both within the Garden Village and in nearby Ponteland / Darras Hall via enhanced pedestrian and cycle routes; as well as seek to maximise the use of sustainable modes of transport where possible in line with Core Strategy Policy 41. Such measures will seek to support behavioural change at Dissington Garden Village by enabling people to make smarter choices about how they travel.

13.63 Dissington Garden Village will also facilitate the funding and delivery of the A696 Ponteland Relief Road. The Relief Road is a saved policy of the Castle Morpeth Council Borough Plan. It is not the intention of this Plan to supersede the saved policy in this respect. The principle of the A696 Relief Road is therefore established and the exact delineation of the route will be determined by detailed design. The delivery of the relief road would represent a significant improvement to Northumberland's core road network, and one which can help to support wider strategic initiatives such as the expansion of Newcastle International Airport as detailed under Core Strategy Policy 45.

13.64 Consent for the relief road will need to be sought via the Town and Country Planning Acts, with any necessary land acquisitions being secured by negotiation or, if necessary, via Compulsory Purchase Order. Alternatively, the relief road may be capable of being classified as a Nationally Significant Infrastructure Project and as such permission via a Development Consent Order should be explored with the Department for Transport.

13.65 In accordance with Core Strategy Policy 44, the delivery of Dissington Garden Village will generate further demand for public transport facilities. As well as exploring opportunities for enhanced or new bus services to and from the Garden Village, innovative and sustainable means of travel along the dismantled railway line towards the Airport and Metro Services could be achieved subject to further investigation in line with Core Strategy Policy 44.

13.66 Through the above measures, Dissington Garden Village will support the strategic objective of ensuring connectivity and infrastructure delivery.

Build a healthy community

13.67 In line with Core Strategy Policy 49, Dissington Garden Village will support the strategic objective of building resilient communities and supporting health, social and cultural well-being for all through the provision of new community facilities, as well as the potential for commuted sums to address deficiencies in community infrastructure elsewhere.

13.68 In accordance with Core Strategy Policies 50 and 51, Dissington Garden Village will provide a significant level of open space and integrated Green Infrastructure which inter alia will help address some of the shortfalls in existing provision around Ponteland as identified in the Open Space, Sports and Recreation Assessment. This includes creating a variety of new recreational facilities within the band of Green Belt between the Garden

Village and Ponteland/Darras Hall, as well as expanding the network of footpaths to open up more of the 270 acres of parkland and woodland on the wider Estate that, until now, has remained largely private

13.69 It is proposed that a Community Development Trust will also be created to take ownership of the community assets in perpetuity, as well as the responsibility for their ongoing management.

13.70 Through the above measures, Dissington Garden Village will support the strategic objective of improving community well-being.

Manage natural resources prudently

13.71 In line with Core Strategy Policies 63 and 64, the Garden Village will seek to provide sustainable means by which to reuse, recycle and dispose of waste through both the construction and operational phases of development. Furthermore, the use of renewable and low carbon energy technologies will be explored to help make the Garden Village more resilient to climate change, as well as contribute to mitigating its effects, in accordance with Core Strategy Policy 65.

Implement the Garden Village

13.72 Northumberland County Council will work proactively and in collaboration with key stakeholders to bring about the delivery of the Garden Village and any associated infrastructure in accordance with Core Strategy Policies 68 and 69. This may be achieved through the creation of a Strategic Development Board made from representatives of key stakeholders and delivery partners.

13.73 The board would agree a delivery programme and appoint development partners to assist in delivering its components. It would be responsible for assuring the quality of design; managing the evolution of the masterplan; managing design and bid competitions for individual parcels of land and design competitions for the development's feature buildings and landscape architecture; and manage the delivery of the concept vision.

13.74 Planning conditions will be also imposed and financial contributions sought as required and in line with Core Strategy Policy 70 to ensure the acceptability of the scheme in planning terms.

Strategic context and principles to inform the policy framework

13.75 This provides the suite of documents specific to the Dissington Garden Village, however they too need to be considered against all of the policies of the plan. The sections above provide the background which has shaped and upon which the policies are based.

13.76 The concept of a Garden Village at Dissington is founded on two key factors:

- a. Alignment with the Government's ambition to deliver one million new homes across the UK by 2020 including the use of garden villages as a mechanism to help achieve that goal; and
- b. Contributing to the County Council's corporate objectives of delivering economic growth, new housing provision, and creating vibrant and sustainable communities.

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13.77 The Garden Village is seen as a distinct additional element to the housing and economic development needs identified in the Core Strategy. Notwithstanding this, it provides additional flexibility for the plan to complement the strategy of housing delivery. Moreover, it adds a complementary offer to the proposed allocations at Ponteland.

13.78 Dissington Garden Village provides an ideal location for a new Garden Village. With direct access to the A696, the Estate benefits from strategic road connections to Newcastle International Airport and Newcastle upon Tyne, whilst also retaining a distinct and desired location within the Northumberland countryside.

13.79 Through the SEA process and following assessment against all other reasonable alternatives Dissington Garden Village has been confirmed as the only location that can deliver the objectives of a Garden Village. Assessment was carried out against sustainability appraisal objectives, the Core Strategy Vision and Objectives, site selection criteria and also the DCLG Garden Villages prospectus.

13.80 Having confirmed Dissington as the strategic location for growth, work was then required to determine the exact location of the Garden Village within Dissington Estate. This work has been carried out on behalf of the Council by Amec through a Landscape/Green Belt Assessment. This work has assessed the wider area surrounding the Garden Village location in order to assess and determine the most appropriate location and also to determine the level of impact or the extent of harm.

13.81 In addition to this an Enquiry by Design led by the Prince's Foundation also sought to determine the detailed location of the Garden Village. Having considered four alternative broad locations it was determined that the Garden Village will be located to the north-west of Ponteland / Darras Hall, on approximately 120 hectares of land within the Estate. The more detailed master planning of a Garden Village in this preferred location was carried out.

13.82 Located close to Ponteland / Darras Hall, the Garden Village also helps to support the spatial distribution of development sought through Core Strategy Policy 3 which identifies Ponteland as a Main Town and a key hub for housing, employment, education, healthcare, retail, transport and tourism. Although it will be a discrete new settlement, the Garden Village will nevertheless retain sustainable connections to Ponteland / Darras Hall in order to access higher order services and support the wider and more traditional settlement hierarchy.

13.83 Dissington Estate therefore provides an ideal location in which to provide an exemplar Garden Village that can maximise the potential for the early delivery of much needed housing and services, creating significant benefits to the region as a whole.

13.84 This chapter sets out a policy framework for the proposed Garden Village at Dissington. Its primary purpose is to establish the strategic principles and policies that will guide the production of a masterplan for the Garden Village. The policy framework is therefore relatively brief, focussing on the key elements that can provide guidance for a masterplan at this stage.

13.85 The Garden Village requires a further change to the Green Belt and the proposals for that change, including the reasons that demonstrate the exceptional circumstances to support the removal of land from the Green Belt, are set out in Chapter 7 of the Core Strategy.

13.86 A masterplan is required by the policy to ensure a comprehensively planned approach to the Garden Village. It is envisaged that the site will form an additional element of housing supply that can be delivered over a 12 year time scale with a potential start on site as early as 2018.

13.87 The mix of housing to be delivered on the site will include a range of market housing delivered by both large scale housebuilders and small to medium sized building companies. There will also be opportunities for self and custom build projects on the site. The delivery of affordable housing on the site will exceed the Core Strategy's policy requirement with an expected 30 per cent of the dwellings being either affordable or starter homes.

13.88 A key requirement of the masterplan will be detailed proposals with respect to the relationship of the Garden Village and the landscape that it will sit within. There are opportunities to manage and enhance existing elements of the landscape. There will also be a requirement to carefully plan for additional landscaping to deliver the transition from countryside to the built environment of the Garden Village.

13.89 The Garden Village will be planned in a way to maximise the connectivity both within the new development and to neighbouring areas including Ponteland and Darras Hall, and beyond. There are opportunities to utilise existing connecting routes including (list key routes between the proposed site and Ponteland/Darras Hall plus other routes – e.g. Sustrans National Network route). Moreover, the delivery of a relief road for Ponteland presents a significant solution to current traffic congestion problems experienced on the A696.

13.90 It is expected that the scheme will cost in the region of £524 million which is based on a £100 million land cost and £331 million housing construction cost. The remaining £93 million is set aside to deliver all external and on site infrastructure requirements.

13.91 The delivery of the Garden Village will bring significant strategic benefits to the wider neighbouring area including a relief road and flood alleviation schemes. Currently these are estimated to require £24 million to deliver the relief road and around £18 million for flood relief works. The phasing and delivery mechanism for these elements is considered below in Policy DGV3.

13.92 There are a number of specific on-site elements identified in the policy represent the principal elements of infrastructure that will be required to ensure the Garden Village delivers the strategic principles noted above. The delivery of these elements will be ensured by way of a legal agreement. It is expected that a draft heads of terms document will be produced to sit alongside the masterplan.

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13.93 It is expected that the Garden Village will require a governance framework based on establishing a Strategic Development Board and a Community Development Trust. These two bodies will include representation from the landowner/ developer, local planning authority, local community and other relevant statutory agencies (e.g. Homes and Communities Agency).

13.94 The Strategic Development Board will agree a delivery programme and appoint development partners to deliver the various residential and commercial elements; strategic and on-site infrastructure; and landscaping, ecological and heritage enhancement identified in the masterplan.

13.95 The Strategic Development Board will play a pivotal role in the delivery of strategic infrastructure, utilising the funding noted above (estimated £93 million available for strategic and on-site infrastructure). It will also consider the opportunity to bid for funding from other sources for strategic projects where appropriate to enable a greater share of the £93 million to be retained for on-site requirements and future investment potentially into the Community Development Trust

13.96 The Community Development Trust is expected to be established as a community interest company. The precise legal format of the approach will be determined in due course but it is envisaged that the Trust will receive a number of built assets of the development for it to manage and secure income from. This will enable funds to be available to establish potential grant funds for community projects and to manage specific elements of the Garden Village.

Strategic policies

13.97 The Strategic Principles provide the link from the strategic vision and objectives of the Core Strategy to the Dissington Garden Village policy. This is important to show how these objectives are being delivered through the Dissington Garden Village.

13.98 The strategic policies set out the key deliverables and their quantum. The link is made to confirm the compliance with the wider policies of the Core Strategy. The strategic elements as shown on the Strategic Policies Map which relate to the Green Belt Inset allocation and the Masterplan area are set out with their roles explained. The strategic policies DGV1 are just that, they provide the spatial, thematic and procedural framework to guide and control development.

13.99 The Masterplan policy DGV2 is the main policy document setting out the requirements for a comprehensive approach to the development of a Garden Village. This document must be agreed by the Local Planning Authority and will need to be reflected in corresponding planning applications for the development of the site. The Masterplan will reference the Strategic Policy Map in order to show the spatial element of the policies.

13.100 Policy DGV3 follows on from the Masterplan in order to set the policy to ensure infrastructure provision. This includes the strategic infrastructure of the A696 Relief Road and also the Flood Alleviation scheme and also the provision of infrastructure within the Masterplanning Area.

13.101 It is important to note that the principles and policies below are supported by evidence. A number of the evidence base documents that lie behind the Core Strategy have been updated to take account of the proposal and will be presented in more detail in the background supporting documents.

- In particular, these updates have assessed the effects of the additional population on the economy, community and environment - to ensure that the Core Strategy remains a sustainable strategy as a result of this significant addition.
- The other main purpose of the updates is to look more closely at certain issues in relation to the impacts of the Garden Village on its immediate area: As well as the Green Belt assessment, these include detailed landscape impact, flooding and water cycle studies.
- Chapter specific updates have been carried out in the fields of Transport, Retail and Employment.
- A viability assessment and housing market impact assessment on the delivery of the Garden Village and also the impacts of this additional housing on the delivery of the remainder of the Core Strategy. The potential impact of the Garden Village on adjoining Authorities has also been considered.

Strategic principles

1. Deliver a Garden Village providing an exemplar development of exceptional design, incorporating the highest environmental standards, located discreetly within the landscape to minimise impact and harm.
2. Provide a housing mix that achieves a balanced community within the Garden Village through the provision of a full range of housing including affordable and for the elderly and more vulnerable groups (Use Classes C2 and C3), in order to meet both need and demand.
3. Provide a strong offer of flexible employment floorspace to create opportunities and meet the needs of business; while also supporting entrepreneurial and creative home working.
4. Provide community facilities including local shopping (including a post office if viable); services and amenities, education facilities (primary school or equivalent), community facilities and civic spaces, household recycling facilities and other facilities falling within Use Classes A1, A2, A3, A4, A5, C1, D1 and D2, where they would be likely to help achieve a sustainable and cohesive community.
5. Deliver enhanced blue and green infrastructure within the Masterplan Area (MA), including formal and community based recreational provision and a new country park; and additional improvements that will provide appropriate connectivity between the Garden Village and the wider area.
6. Ensure excellent connectivity within the Garden Village and linkages to services within Ponteland/Darras Hall and the wider area, with priority given to sustainable modes of travel in order to create safe and accessible routes for pedestrians and cyclists; and enhanced bus services.
7. Deliver a comprehensive infrastructure package for the Garden Village; whilst providing such funding as is necessary to enable the delivery of strategic measures including the A696 relief road, other highways improvements that may be necessary to mitigate the impact of the development, and a flood relief and alleviation scheme, required as part of the development, and also for the benefit of the wider area.
8. Prevent incremental development, not considered to be in conformity with the approved Masterplan, where it is likely to prejudice the comprehensive development of the garden village.

Policy DGV1: Strategic policies

1. An exemplar Garden Village will provide:
 - a. Up to 2,000 dwellings (C3);
 - b. Up to 8000 sq metres of flexible employment space;
 - c. Small scale retail (A1) up to 2500 sq metres; and other village centre uses, services and amenities, education facilities and community facilities within Use Classes A2, A3, A4, A5, C1, C2, D1 and D2.
2. In addition to this the development of the Garden Village will reflect the wider principles of sustainable development and other relevant policies in this plan.
3. The Garden Village Area will be identified as two primary elements on the adopted policies map:
 - a. An Inset Allocation (IA) that will encompass the built development area. This area, which will be tightly drawn, will be removed from the Green Belt.
 - b. A Masterplan Area (MA) consisting of the Inset Allocation (IA) and a defined surrounding area which is to be used for outdoor sport and recreation, blue-green infrastructure, connectivity corridors, or other open land purposes that are compatible with land remaining in the Green Belt. These areas will add to the character and functionality of the Garden Village whilst providing a gentle transition from countryside to the built form and vice versa.

Policy DGV2: Masterplan

The Council will require a Masterplan to be produced setting out how a comprehensive approach to development of the Garden Village will be achieved in order to meet the exemplar requirements.

It will be accompanied by a phasing and infrastructure plan that will have regard to the provision and timing of the infrastructure and services necessary to support the Masterplan. The Masterplan will be prepared in consultation with the Local Planning Authority (LPA), essential service providers and statutory consultees.

The Masterplan will be required to be submitted to and approved by the LPA as part of an outline or hybrid planning application for the Garden Village and it (and accompanying material) will need to demonstrate:

1. A clear approach that sets out how the Garden Village will be designed and planned in order to achieve the Strategic Principles set out above. It will need to take account of the characteristics of the local environment, landscape and locality, all of which should influence the layout of the built form of the Garden Village and inform the wider masterplan and landscape strategy.
2. An interconnected network of green infrastructure and landscape will be provided throughout and beyond the village, to be developed as part of a sustainable water management strategy and a transport, movement and connectivity strategy. Consideration must be given to:
 - a. The retention, incorporation and enhancement of existing trees and hedgerows, wherever possible, as an integral part of the Garden Village;
 - b. How, functionally, it will provide an adequate supply of different types of open space to address the needs of the residents of the Garden Village; and
 - c. How a net gain in biodiversity will be sought and achieved, as well as suitable mitigation to address any adverse impacts of the Garden Village upon the natural environment.
3. The boundaries of the Masterplan Area are already strong; however in order to enhance them and the landscape beyond the Inset Allocation the following approaches are required:
 - a. Incorporation of flood alleviation proposals as part of a substantial landscape strategy for the River Pont corridor;
 - b. Management and enhancement of key landscape features including the mature Long Plantation woodland belt;
 - c. Strengthening of the northern Smallburn boundary; and
 - d. Enhancement to the eastern A696 edge to provide substantial additional landscaping in order to deliver the transition from countryside into the built environment of the Garden Village.
4. A clear framework that has regard to sustainable water management principles, and measures to minimise flood risk. In particular, holistic water management solutions should be explored, including the potential to provide enhanced flood alleviation measures on land within the Dissington Estate.

5. A transport, movement and connectivity strategy that identifies the transport improvements that are necessary as a result of the Garden Village and sets out how these improvements, including the A696 Relief Road, will be delivered in terms of timescales with respect to development phases⁽¹⁾. To further boost sustainability and connectivity, there is the need to:
 - a. Set out a comprehensive movement framework that delivers a network of safe pedestrian and cycle routes that connect the Garden Village into the neighbouring countryside and provide linkages to Ponteland/Darras Hall and the wider area;
 - b. Provide clear guidance on how good access to public transport will be achieved, providing for a high level of amenity, information and safety for passengers; and
 - c. Secure enhanced broadband / ICT connections to support business development and connectivity.
6. That the Garden Village will achieve high quality sustainable design, with due regard to layout, height, scale and density.
 - a. It will consider the relationship and operation of existing buildings and businesses within the Master Planning area.
 - b. The design should be locally distinctive and could draw inspiration from the character of existing settlements, and/or as part of a discrete exemplar scheme could reflect a more contemporary functionality and style.
 - c. Opportunities to provide sustainable waste management and the use of renewable and low carbon energy technologies should be incorporated.
7. That Dissington Garden Village will deliver a mix of dwellings to reflect local housing need and market considerations, including the provision for families, the elderly, the young and the more vulnerable. It is proposed that the equivalent of 30% of all housing across the scheme will be affordable with an appropriate tenure mix including rented accommodation.
8. Suitable delivery mechanisms: a Strategic Development Board and a Community Development Trust should be created to facilitate the delivery of the Garden Village and associated infrastructure; and mechanisms for securing the ongoing management and maintenance of community assets should also be set out.

1 Saved Policy PT1 of the Castle Morpeth Borough Council Local Plan states "In accordance with with Policy T1, the Council supports the provision of the Ponteland Bypass. The line of the Bypass will be protected from development". Policy PT1 will not be superseded on adoption of the Core Strategy. The principle of the A696 Relief Road is therefore established and the exact delineation of the route will be determined by detailed design.

Policy DGV3: Infrastructure provision

The Masterplan should be accompanied by a phasing and delivery strategy which will be required to be submitted with a reserved matters application and agreed with the Local Planning Authority prior to determination of the reserved matters.

Any applicant will be required to make provision for, whether by inclusion in an application and/or by way of appropriate agreement, the following key infrastructure requirements:

- The A696 Relief Road; and
- The Flood Alleviation Scheme.

The Garden Village will be programmed using a phasing and delivery strategy setting out key milestones, thresholds and triggers to ensure the delivery of the scheme, together with the infrastructure and services necessary to support it.

The Masterplan will need to secure the early provision or commencement of all strategic blue/green infrastructure and landscaping due to the time it takes for these elements to mature and the important role this will play in creating the setting of a discrete and exemplar Garden Village.

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