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Northumberland County Council

Northumberland Draft Local Plan

Draft Plan for Regulation 18 Consultation

Sustainability Appraisal Report



Report For

Kevin Tipple
Senior Planning Officer
Northumberland County Council
County Hall
Morpeth
Northumberland
NE61 2EF

Main Contributors

Ryan Llewellyn
Adam Mealing
Frances Wilkinson
Pete Davis

Issued By



Frances Wilkinson

Approved By



Pete Davis

Wood

Partnership House
Regent Farm Road
Gosforth
Newcastle upon Tyne NE3 3AF
United Kingdom
Tel +44 (0) 191 272 6100

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Document revisions

No.	Details	Date
1	Draft report	18.06.18
2	Final Report	21.06.18

Non-Technical Summary

Introduction

This Non-Technical Summary (NTS) provides an overview of the Sustainability Appraisal (SA) Report produced as part of the SA of the new Local Plan for Northumberland (the Local Plan) that is currently being prepared by Northumberland County Council (the Council). The SA is being carried out on behalf of the Council by Wood¹ to help integrate sustainable development into the emerging Local Plan.

The following sections of this NTS:

- Provide an overview of the Draft Local Plan for Northumberland;
- Describe the approach to undertaking the SA of the Draft Local Plan;
- Summarise the findings of the SA of the Draft Local Plan; and
- Set out the next steps in the SA of the Draft Local Plan including how to respond to the consultation on this SA Report.

What is the Draft Local Plan for Northumberland?

The Local Plan for Northumberland will be a single planning policy document. It will set out the vision and objectives for the County to 2036 as well as the spatial strategy in terms of how much new development will be accommodated in the County over the plan period and where in the County this growth will be located. The vision, objectives and spatial strategy will be delivered through the Local Plan's key planning policies and land allocations.

Development of the Local Plan will be informed by ongoing consultation, evidence gathering and assessment (including SA) before it is submitted for Examination in Public. The Council expects to adopt the Local Plan in 2020.

The Council's current timetable for preparation of the Local Plan is contained in **Table NTS 1**.

Table NTS 1 Local Plan Preparation Milestones

Stage of Plan Preparation	Indicative Timescales
Consult on draft SA Scoping Report with appropriate consultation bodies	March 2018
Consult on Initial Local Plan along with SA Report Interim SA Report (Reg 18)	July-August 2018
Consult on Draft Local Plan along with Interim SA Report (Reg 19)	January 2019
Submit Local Plan to the Secretary of State along with final SA Report	May 2019
Examination of Local Plan	September 2019
Adoption of Local Plan	March 2020

Further information about the Draft Local Plan is set out in Section 1.3 of the SA Report and is available via the Council's website: www.northumberland.gov.uk/localplan.

¹ Formerly Amec Foster Wheeler, which was acquired in October 2017 by Wood Group.

What is Sustainability Appraisal?

National planning policy² states that local plans are key to delivering sustainable development. Sustainable development is that which seeks to strike a balance between economic, environmental and social factors to meet the needs of the present without compromising the ability of future generations to meet their own needs.

The Northumberland Local Plan should contribute to a sustainable future for the plan area. To support this objective, the Council is required to carry out a SA of the Local Plan³. SA is a means of ensuring that the likely social, economic and environmental effects of the Local Plan are identified, described and appraised and also incorporates a process set out under a European Directive⁴ and related UK regulations⁵ called Strategic Environmental Assessment (SEA). Where negative effects are identified, measures are proposed to avoid, minimise or mitigate such effects. Where any positive effects are identified, measures are considered that could enhance such effects. SA is therefore an integral part of the preparation of the Local Plan.

What does Sustainability Appraisal Require?

There are five key stages in the SA process which are shown in **Figure NTS.1**.

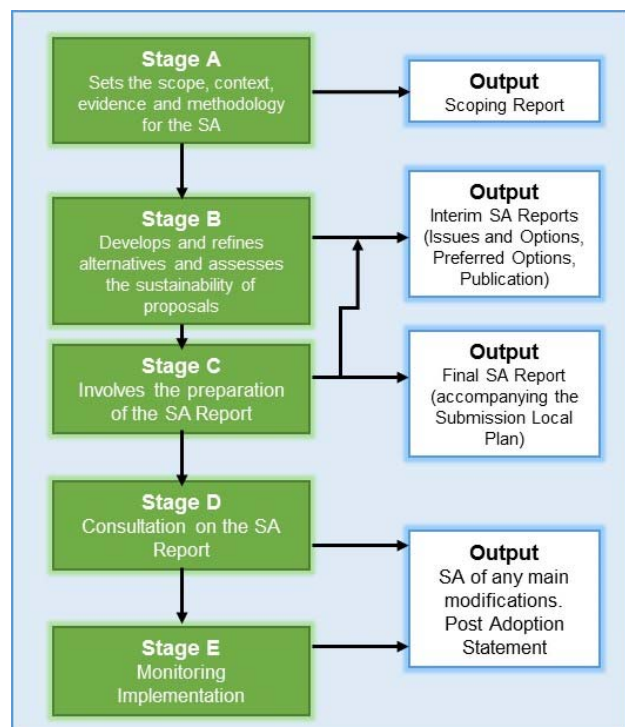
The first stage (**Stage A**) of the SA process involved consultation on a SA Scoping Report. The Scoping Report⁶ set out the proposed approach to the appraisal of the Local Plan including a SA Framework and was subject to consultation that ran from 28th March to 2nd of May 2018.

This report has been prepared as part of **Stage B** of the process. This stage is iterative and involves the development and refinement of the Local Plan by testing the sustainability strengths and weaknesses of the emerging Plan options, spatial strategy, policies and allocations. In this respect, SA will be undertaken throughout the preparation of the Local Plan with the findings presented in a series of interim SA Reports, including this report.

At **Stage C**, a final SA Report will be prepared to accompany the submission draft Local Plan. This will be available for consultation alongside the draft Local Plan itself prior to consideration by an independent planning inspector (**Stage D**).

Following Examination in Public, and subject to any significant changes to the draft Local Plan that may require appraisal, the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. This will set out the results of the consultation and SA processes and the extent to which the findings of the SA have been accommodated in the adopted Local Plan. During the period of the Local Plan, the Council will monitor its implementation and any significant social, economic and environmental effects (**Stage E**).

Figure NTS 1 The SA Process



² See paragraph 150-151 of the National Planning Policy Framework (Department for Communities and Local Government, 2012).

³ The requirement for SA of local plans is set out under section 19(5) of the Planning and Compulsory Purchase Act 2004.

⁴ Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment.

⁵ Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633).

⁶ Amec Foster Wheeler (2018) *Northumberland Local Plan Sustainability Appraisal: Scoping Report*.

How Has the Draft Local Plan Been Appraised?

To support the appraisal of the Local Plan, a SA Framework has been developed. This contains a series of sustainability objectives and guide questions that reflect both the current socio-economic and environmental issues which may affect (or be affected by) the Local Plan and the objectives contained within other plans and programmes reviewed for their relevance to the SA and Local Plan. The SA objectives and guide questions which comprise the SA framework are shown in **Table NTS 2**.

Table NTS 2 SA Objectives and Guide Questions Used to Appraise the Draft Local Plan

SA Objective	Guide Questions
1. To improve health and well-being and reduce health inequalities.	<ul style="list-style-type: none"> ● Will it encourage healthy lifestyles and reduce health inequalities? ● Will residents' quality of life be adversely affected? ● Will it help in tackling rising obesity levels? ● Will it increase regular participation in sports/exercise? ● Will it maintain and enhance healthcare facilities and services? ● Will it provide for or improve access to high quality, accessible healthcare facilities? ● Will it help to provide for and support the ageing population of Northumberland? ● Will it maintain / improve access to open space, recreational and leisure facilities? ● Will it help to reduce pollution (noise, emissions, light)?
2. To improve the quality, range and accessibility of community services and facilities.	<ul style="list-style-type: none"> ● Will it improve the availability and accessibility of key local facilities, including healthcare, education, retail and leisure? ● Will it promote the development of a range of high quality, accessible community, cultural and leisure facilities? ● Will it promote the vitality and viability of town centres? ● Will it encourage active involvement of local people in community activities? ● Will it maintain and enhance rural facilities? ● Will it decrease the amount of traffic using the road system? ● Will it reduce adverse impacts of transportation on communities and the environment?
3. To deliver safer communities.	<ul style="list-style-type: none"> ● Will it promote design of buildings and spaces to reduce crime and the fear of crime? ● Will it help reduce incidence of anti-social behaviour and substance misuse? ● Will it encourage social inclusion? ● Will it contribute towards road safety for all users?
4. To ensure everyone has the opportunity to live in a decent and affordable home.	<ul style="list-style-type: none"> ● Will it provide an adequate supply of affordable housing? ● Will it support the provision of a range of house types and sizes to meet the needs of all part of the community? ● Will it ensure a flexible supply of land for residential development, especially in the rural parts of Northumberland? ● Will it ensure that appropriate use is made of the existing housing stock? ● Will it promote of sustainable building techniques including innovative building materials and construction methods? ● Will it provide housing in sustainable locations that allow easy access to a range of local services and facilities? ● Will it promote improvements to the existing housing stock? ● Will it help to ensure the provision of good quality, well designed homes?

SA Objective	Guide Questions
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	<ul style="list-style-type: none"> ● Will it help provide good quality, well paid employment opportunities that meet the needs of local people? ● Will it maximise opportunities for all members of society? ● Will it tackle the causes of poverty and deprivation? ● Will it protect and enhance the vitality and viability of existing employment areas? ● Will it provide employment land in areas that are easily accessible by public transport? ● Will it direct appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration? ● Will it support the rural economy and farm diversification? ● Will it recognise the importance of the environment to the local economy? ● Will it encourage or promote tourism? ● Will it encourage development of a low-carbon economy in Northumberland? ● Will it redress the lack of working age population in the County?
6. To deliver accessible education and training opportunities.	<ul style="list-style-type: none"> ● Will it provide, support and improve access to high quality educational facilities? ● Will it improve the skills and qualifications throughout the working age population? ● Will it help to provide a supply of skilled labour to match the needs of local businesses? ● Will it reduce inequalities in skills across Northumberland? ● Will it support community enterprises and the voluntary sector? ● Will it support the creation of flexible jobs to meet the changing needs of the population?
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<ul style="list-style-type: none"> ● Will it reduce the need to travel and reliance on the private car? ● Will it increase the range, availability and use of sustainable travel choices i.e. public transport, walking, cycling? ● Will it promote car-share schemes and/or working from home? ● Will it reduce traffic volumes? ● Will it help to reduce out-commuting? ● Will it support investment in transport infrastructure?
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	<ul style="list-style-type: none"> ● Will it conserve and enhance internationally, nationally and locally nature conservation designated sites and areas of ancient woodland and protected species? ● Will it help to improve the quality of SSSI to help ensure more are in favourable condition? ● Will it maintain and enhance woodland cover and management? ● Will it avoid habitat fragmentation and strengthen ecological framework? ● Will it ensure all new developments protect and enhance local biodiversity? ● Will it contribute to the achievement of objectives and targets within the Northumberland Biodiversity Action Plan? ● Will it incorporate a network of multifunctional Green Infrastructure within new developments, where appropriate? ● Will it result in a net gain for the natural environment with each new development? ● Will it provide opportunities for people to access the natural environment?
9. To ensure the prudent use and supply of natural resources.	<ul style="list-style-type: none"> ● Will it minimise the loss of soils to development? ● Will it maintain and enhance soil quality and functioning? ● Will it ensure that mineral resources are not sterilised unnecessarily? ● Will it provide an adequate supply of minerals to meet society's needs?
10. To encourage the efficient use of land.	<ul style="list-style-type: none"> ● Will it promote the use of previously developed land (PDL) and minimise the loss of greenfield land? ● Will it avoid the loss of agricultural land including best and most versatile land? ● Will it reduce the amount of derelict, degraded and underused land? ● Will it encourage the reuse of existing buildings and infrastructure? ● Will it prevent land contamination and facilitate remediation of contaminated sites?

SA Objective	Guide Questions
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	<ul style="list-style-type: none"> ● Will it maintain and where possible enhance the flow, quality and quantity of rivers, ground and surface water bodies, bathing and coastal waters? ● Will it encourage sustainable and efficient management of water resources? ● Will it ensure that essential water infrastructure is co-ordinated with all new development? ● Will it contribute positively to achieving objectives set for the Northumbria and Tweed/Solway River Basin Management Plans as part of delivery of the Water Framework Directive? ● Will it encourage sustainable practices in aquatic farming, fishing and other businesses? ● Will it contribute positively to achieving the aims of the integrated Northumberland Coast AONB Management Plan and use an ecosystem approach to coastal and marine management?
12. To improve air quality.	<ul style="list-style-type: none"> ● Will it maintain and improve air quality? ● Will it mitigate the impacts on air quality from road transport? ● Will it discourage or mitigate against uses that generate NO2 or other particulates?
13. To reduce and or avoid flood risk to people and property.	<ul style="list-style-type: none"> ● Will it help to minimise the risk of flooding to people and property in new and existing developments? ● Will it help to minimise the risk of minewater flooding? ● Will it protect and enhance the natural function of floodplains? ● Will it promote the use of Sustainable Drainage Systems (SUDS) in appropriate circumstances? ● Will it take into account predicted future impacts of climate change, including water scarcity and flooding events? ● Will it discourage development in areas at risk from flooding? ● Will it ensure that new development does not give rise to flood risk elsewhere?
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	<ul style="list-style-type: none"> ● Will it reduce vulnerability to the effects of climate change e.g. flooding, disruption during extreme weather etc.? ● Will it reduce vulnerability of the economy to climate change and harness any opportunities that may arise? ● Will it support low carbon and renewable energy and sustainable design? ● Will it ensure that impacts and opportunities of climate change on natural habitats and species are full considered and incorporated in spatial planning decisions? ● Will it reduce emissions of greenhouse gases by reducing energy consumption or providing energy from waste? ● Will it lead to an increased proportion of energy needs being met from renewable sources? ● Will it promote energy efficiency in buildings and new development? ● Will it reduce contributions to climate change through sustainable building practices? ● Will it contribute to reducing Northumberland's carbon footprint?
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	<ul style="list-style-type: none"> ● Will it lead to reduced consumption of materials and resources? ● Will it reduce waste arisings and increase waste reuse, recycling and recovery? ● Will it reduce hazardous waste? ● Will it reduce waste in the construction industry? ● Will it provide a framework in which businesses, communities and individuals take more responsibility for their own waste? ● Will it ensure the design and layout of new development supports sustainable waste management? ● Will it provide a suitable range of facilities throughout the County to assist in increasing rates of recycling and composting?

SA Objective	Guide Questions
16. To conserve and enhance Northumberland's cultural heritage and diversity.	<ul style="list-style-type: none"> Will it conserve and where appropriate enhance sites, features and areas of historical, archaeological or cultural value in both urban and rural areas including Listed Buildings, Conservation Areas, and Historic Parks and Gardens? Will it recognise the significance of heritage assets and their settings and the contribution of the setting to the significance? Will it ensure appropriate archaeological or building assessments are undertaken prior to development? Will it promote sensitive re-use of historical assets and buildings of local historic interest, where the opportunity arises? Will it improve and broaden access to, and understanding of, local heritage and historic sites? Will it maintain and enhance the character and distinctiveness of settlements?
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	<ul style="list-style-type: none"> Will it reduce the amount of derelict, degraded and underused land? Will it conserve and enhance the County's townscapes, seascapes and landscape character? Will it protect and enhance natural landscapes within the urban area, including recreational open space and strategic green corridors? Will it help to deliver a comprehensive network of multifunctional Green Infrastructure, addressing deficiencies and gaps and providing Green Infrastructure with new development where appropriate? Will it conserve and enhance areas with landscape designations and take account of their management objectives? Will it protect the strategic function of the Green Belt? Will it maintain and enhance the character and distinctiveness of settlements? Will it improve access to the countryside for recreation? Will it promote high quality design in context with its urban and rural landscape?

The Local Plan vision and spatial principles have been assessed for their compatibility with the SA objectives above. The development requirements, spatial strategy and plan policies have been appraised using matrices to identify likely significant effects on the SA objectives. A qualitative scoring system has been adopted which is set out in **Table NTS 3**.

Table NTS 3 Scoring System Used in the Appraisal of the Draft Local Plan

Score	Description	Symbol
Significant Positive Effect	The proposed option/policy contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The proposed option/policy contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed option/policy does not have any effect on the achievement of the objective	0
Minor Negative Effect	The proposed option/policy detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The proposed option/policy detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the proposed option/policy and the achievement of the objective or the relationship is negligible.	~
Uncertain	The proposed option/policy has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

The proposed housing site allocations and reasonable alternatives have been appraised against the SA objectives that comprise the SA Framework using tailored appraisal criteria and associated thresholds of significance and also wider work which the Council has undertaken as part of the Strategic Housing Land Availability Assessment (SHLAA). The proposed employment site allocations have been appraised using specific criteria which relates back to a wider assessment process undertaken as part of the Council's Employment Land Review (ELR). The minerals sites have also been appraised against separate criteria.

Section 4 of this SA Report provides further information concerning the approach to the appraisal of the Draft Local Plan.

What are the Findings of the Appraisal of the Draft Local Plan?

Local Plan Spatial Vision and Objectives

The Vision for Northumberland to 2036 contained in the Draft Local Plan is reproduced in **Box NTS 1** below.

Box NTS 1: Local Plan Spatial Vision

'Northumberland's physical and cultural identity will be conserved and nurtured; its resources will be utilised in a sustainable way. The breadth, scale and quality of its special, varied landscapes and biodiversity will be conserved, enhanced and increased. The quality of its buildings and spaces will be conserved and improved. New development will be well designed, minimise environmental harm and reduce the effects of climate change.'

'The economy will be thriving and competitive, and deliver more and better jobs. Supported by investment and infrastructure, building on existing strengths whilst diversifying and realising the potential of the rural and visitor economy.'

'The health and wellbeing of the county's people and communities will be safeguarded by continually improving education and skills, and ensuring access to decent, affordable homes, services and facilities is secured.'

The spatial vision is supported by 8 objectives covering the following topics:

- Economy and Jobs;
- Homes;
- Environment;
- Connections;
- Community Health and Wellbeing;
- Climate Change;
- Resources; and
- Quality of Place.

The Draft Local Plan vision and objectives above have been tested for their compatibility with the SA objectives.

The vision for the County seeks to deliver economic and social transformation whilst protecting and enhancing the environment. Reflecting its emphasis on these three strands of sustainability, the vision has been assessed as being compatible with the majority of the SA objectives, although the appraisal has found that it does leave room for uncertainties as potential conflicts could arise between growth, resource use and environmental factors.

The appraisal has found the Draft Local Plan objectives to be broadly supportive of the SA objectives. Where possible incompatibilities have been identified, tensions between the objectives can be resolved if development takes place in accordance with all of the Draft Local Plan objectives and policies. As such, an incompatibility is not necessarily an insurmountable issue.

A summary of the completed compatibility assessment is presented in Section 5.2 of this SA Report.

Development Requirements and Spatial Strategy

Policy HOU2 (Provision of New Residential Development) sets out the net additional dwelling target for Northumberland over the plan period 2016-36 which is for at least 17,700 dwellings and 885 dwellings per annum.

203 hectares of employment land is carried forward from former District and Borough Local Plans on the strategic employment sites at Blyth Estuary and West Hartford. Policy ECN6 sets out the general employment land requirements and this is 206 hectares which is in addition to the specialised allocations at Blyth Estuary and West Hartford. In total 17ha of new employment land is allocated in the plan for new employment sites and 392ha of strategic and other employment land has been carried forward in the Draft Local Plan from previous allocations in the former District and Borough Local Plans.

The development requirements and spatial strategy together form the overarching strategy for the Local Plan and have been appraised against the SA objectives. Their selection reflects consideration of a range of growth and distribution options (see sections and Tables NTS 4 and NTS 5 below). These preferred options for development and the spatial strategy have been selected as they will provide sufficient housing to exceed the Local Housing Need, support wider growth ambitions related to the North East Strategic Economic Plan, the Council's economic strategy, North of Tyne devolution deal and the Borderland's initiative with Cumbria and neighbouring authorities in Scotland. The spatial strategy seeks to allocate development to the most sustainable locations in the County (main towns, service centres and service villages) which can accommodate additional development to meet local needs and grow in a sustainable manner.

Table NTS 4 summarises the findings of the appraisal and identifies the cumulative likely significant effects of the Local Plan strategy.

Table NTS 4 Summary of the Appraisal of the Development Requirements and Spatial Strategy

SA Objective	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17
Housing provision (17,700 dwellings)	+/-	+	+/?	++	+	+/-	+/-	-	-	+/-	-	-	0/?	-	--	+/-	+/-
Employment provision (409 ha)	+/	+	+/?	0/+/?	++	+	+/	-	-	+/	-	+/	0/?	-	-	+/	+/
Spatial strategy	+/	+	0	++	++	+/	+/	-	-	+/	-	+/	0/?	+/	-	+/	+/
Cumulative Effect of the Development Requirements	+/	+	+/?	++	++	+/	+/	-	-	+/	-	+/	0/?	+/	-	+/	+/

The delivery of 17,700 dwellings, and creation of 17 ha of new employment land and carrying forward 392ha of land for employment uses is expected to have significant positive effects on housing (SA Objective 4) and the economy (SA Objective 5). Focusing this growth in the main towns, service centres and service villages should ensure that prospective residents and workers have good access to key services and facilities by virtue of the wide range of services and facilities these settlements provide and their good transport links. It is also anticipated that growth will promote investment in additional facilities, services and infrastructure. This is expected to help promote the regeneration of PDL sites and urban renaissance and address deprivation whilst minimising the need to travel by car and promoting walking and cycling. Positive effects have therefore also been identified in respect of community services and facilities (SA objective 2) and in part on education and training (SA objection 6), transport (SA objective 7), encouraging the efficient use of land (SA objective 10). The environmental protection provided by the plan will help to have minor positive effects in part on cultural heritage (SA objective 16) and landscape (SA objective 17).

Growth across the County is likely to have a range of adverse environmental and social effects during both the construction and operation of new development arising from, for example, land take, disturbance (e.g. noise), increased vehicle movements and associated emissions to air, the use of energy and resources, the generation of waste and impacts on landscape and townscape character. These adverse effects are likely to be minimised through the implementation of Local Plan policies and mitigation at the site level and are not considered likely to be significant.

Negative effects have been identified for objectives 8 and 9, 11 and 15, with significant negative effects on objective 15 from the housing provision which is reflective of the associated waste provision from the scale of this housing provision.

There are also positive and negative effects across a number of the SA objectives. For example this reflects that PDL will be used for part of the development requirements but there will also be some loss of greenfield land and some limited Green Belt releases for employment.

Detailed matrices containing the appraisals of the development requirements and Spatial Strategy are presented in Appendix E to the SA Report. The findings of these appraisals are summarised in Section 5.3 of the SA Report.

Growth Options

Four housing and growth options have been considered by the Council:

- **Option 1:** Baseline business as usual;
- **Option 2:** Local housing need standard method;
- **Option 3:** Intermediate jobs-led growth; and
- **Option 4:** Ambitious jobs-led growth.

These options have been appraised against the SA objectives. **Table NTS 5** summarises the findings of the appraisal of these growth options.

Table NTS 5 Summary of the Appraisal of the Housing and Employment Growth Options

SA Objective	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17
Option 1: Baseline 'business as usual'	+	+	+	+/-	?/-	?	+/-	+/- /?	-	+/-	-	-	0/?	-	-	+/-	+/-
Option 2: Local housing need standard method.	++	++	++	+/?	+/?	?	++/ --	++/ --/?	--	+/-	--	--	0/?	--	--	+/-	+/- -
Option 3: Intermediate jobs-led growth.	++	++	++	++	++	?	++/ --	++/ --/?	--	++/ --	--	--	0/?	--	--	+/-	+/- -
Option 4: Ambitious jobs-led growth.	++	++	++	++	++	?	++/ --	++/ --/?	--	++/ --	--	--	0/?	--	--	+/-	+/- -

The 'business as usual' growth option (Option 1) provides a level of growth that is below the minimum housing need figure for Northumberland and is therefore included for reference and comparison purposes only.

The Council commissioned independent analyses to ascertain how economic growth may further impact on the County's future population and the housing requirement. The alternative growth scenario options are listed above (Options 2, 3 and 4). The minimum local housing need figure (Option 2) only considers the projected household growth and affordability, and so does not in itself take account of wider economic growth options.

In recognition of the Council's economic ambitions which are linked to Northumberland contributing to delivering the objectives of the North East Strategic Economic Plan (SEP), the North of Tyne devolution deal and the Borderlands initiative, together with completed, committed and proposed infrastructure improvements, the Council has considered that there is sufficient justification to have a total housing figure in excess of the standard methodology figure that delivers on an ambitious level of growth.

In consequence, the Council has taken forward the ambitious jobs-led growth scenario (Option 4) as the preferred scenario which is 17,700 dwellings over the plan period at an average of 885 per annum as the preferred housing requirement.

The full appraisal of these four options is contained in Appendix F. The findings of the appraisal of these options are summarised in Section 5.3 of the SA Report along with the reasons for the selection of the preferred option and for not selecting the other options.

Spatial Development Options

Five spatial development options have been considered by the Council for the dispersal of growth throughout the County:

- **Distribution Option 1:** Proportionate Distribution;
- **Distribution Option 2:** Proportionate Distribution within the Constraints of the Green Belt (this is the preferred approach in the Draft Local Plan);

- **Distribution Option 3:** Proportionate Distribution with Additional Targeted Growth;
- **Distribution Option 4:** Dispersed distribution; and
- **Distribution Option 5:** New Settlements.

These options have been appraised against the SA objectives. **Table NTS 6** summarises the findings of the appraisal of these growth options.

Table NTS 6 Summary of the Appraisal of the Preferred Spatial Development Option and Reasonable Alternatives

SA Objective	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17
Option 1 - Proportionate Distribution	+ /- /?	+ +	~	+ +	+ +	+ +	+ /-	+ -	+ --	+ /-	+ /?	+ /-	+ /-	+ /-	+ /-	+ /-	+ -
Option 2 - Proportionate Distribution within the constraints of the Green Belt	+ /- /?	+ +	~	+ +	+ +	+ +	+ /-	+ /?	+ /-	+ /-	+ /?	+ -	+ /-	+ /-	+ -	+ /-	+ -
Option 3 - Proportionate Distribution with Additional Targeted Growth	+ /- /?	+ +	~	+ +	+ +	+ +	+ /-	+ -	+ --	+ /-	+ /?	+ --	+ /-	+ -	+ -	+ /-	+ -
Option 4 - Dispersed Distribution	+ /- /?	+ +	~	+ +	+ +	+ +	+ /-	+ -	+ --	+ /-	+ /?	+ --	+ /-	+ -	+ -	+ /-	+ -
Option 5: New Settlements	+ /- /?	+ +	~	+ +	+ +	+ +	+ /-	+ -	+ --	+ --	+ /?	+ --	+ /-	+ -	+ -	+ /-	+ -

Option 2 is the Council’s preferred option for the distribution of development in the County in the Draft Local Plan. This option has been selected as it will facilitate the distribution of development to the most sustainable locations in the County, whilst also respecting the constraints of the Green Belt which covers large areas of the south of the County.



The distribution options identified are all expected to have significant positive effects on housing (SA Objective 4) by providing new housing across Northumberland, except for Option 5, as the option would only provide development in new settlements to the detriment of meeting need elsewhere in the County (and that the amount of housing that would be provided could be affected by Green Belt constraints). All of the options will have positive effects on the range and accessibility of community services and facilities (SA Objective 2), economy (SA Objective 5) and the delivery and accessibility of educational facilities (SA Objective 6) by encouraging the creation of new development across the County. However, Option 4 is expected to have a minor positive effect rather than a significant positive effect, due to it mainly concentrating new development in rural areas. Options 1, 2 and 3 would result in considerable positive effects with regard to reducing the need to travel within the County (SA Objective 7) as new developments are located near to key settlements and where they are needed. Option 4 and 5 would only have minor positive effects due to the focusing of developments in rural areas (and countryside in the case of the new settlement) that are less accessible and often require greater use of the car. However, each of the five options are likely to result in more traffic upon Northumberland's road network.

Minor negative effects have also been identified for objectives 1, 11, 13, 16 with significant negative effects anticipated on objectives 8, 9, 10, 12, 14, 15 and 17. These are negative effects in part as there are also positive effects on these objectives except for objectives 9 and 12. The creation of new developments will have an effect on the natural environment and its associated assets, though this will be mitigated to an extent by locating developments in sustainable locations. Option 2 has overall less negative effects than the other options due to it resulting in the loss of the smallest amount of Green Belt land, whilst the other options are expected to have more of an adverse effect on the Green Belt and in turn land use (SA Objective 10). This is particularly likely with Option 5 where under this option, a new settlement could be located in to the South East of the County and could result in the greatest loss of Green Belt land which could also have a significant negative effect on landscape (SA objective 17). Options 3, 4 and 5 would increase the amount of traffic on Northumberland's local road network more than Options 1 and 2 due to either requiring more development than the other options (Option 3) or by locating development in rural areas where there would be less access to sustainable modes of transport (Option 4) or being the source of new traffic (Option 5). This will result in Options 3, 4 and 5 having a significant negative effect on air quality whilst Options 1 and 2 do have positive effects in part on air quality.

The full appraisal of these five options is contained in Appendix G. The findings of the appraisal these options are summarised in Section 5.3 of the SA Report, along with the reasons for the selection of the preferred option and for not selecting the other options.

Site Allocations

The Draft Local Plan has allocated 39 housing sites, 4 employment sites and 8 minerals sites. These sites have been selected through wider work on the SHLAA process, the Employment Land Review, and a recent call for sites exercise undertaken. No waste sites have been allocated in the plan and there are no Gypsy and Traveller sites allocated either. Existing waste management facilities and services have capacity to cater for additional waste produced over the plan period. There is a need for new Gypsy and Traveller pitches and Travelling Showpeople plots over the plan period, although the Council's updated Gypsy and Traveller Accommodation Assessment suggests that these will be needed over the medium term with existing sites likely to have potential to accommodate some additional pitches and plots, such that the location of any additional provision for these communities will be considered at the first review of the Local Plan after adoption.

Overall, the scale of housing and employment land (both new sites and land carried forward from the former District and Borough Local Plans) to be delivered through the proposed site allocations within the Draft Local Plan is considered to be significant and will help to meet the future needs of the County, its communities and businesses over the plan period whilst minimising the potential for significant adverse environmental effects. This reflects both the characteristics of individual sites and also the fact that the majority of dwellings and employment land will be delivered in/adjacent to urban areas for the main towns and sustainable settlements,

which have greater capacity in terms of their sustainability to receive growth. Overall, significant positive effects have therefore been identified in respect of health, community services and facilities, housing, and the economy although cumulatively development could place pressure on key services and facilities (if unmitigated).

The minerals sites will ensure there is a supply of natural resources to meet needs and will help to provide for example a supply of local building materials for construction needs. This will have sustainability benefits as it will help to reduce the need for importing such materials and in turn reduce associated HGV movements, which will also have positive benefits from reduced vehicle emissions. Development of new minerals sites in accordance with plan requirements for environmental safeguards will help to ensure that the minerals sites do not have any adverse effects on the County's environment. Additional minerals sites will also help to strengthen and sustain the economy of Northumberland.

There is the potential for new development to result in adverse environmental effects (and in some cases, significant negative effects). However, in many cases (such as in respect of biodiversity, water, flood risk, cultural heritage and landscape) it is anticipated that the potential adverse effects could be mitigated or reduced at the project level. In this context, the Local Plan policies and overall requirement to deliver sustainable development will help minimise adverse effects and enhance positive effects associated with the delivery of the proposed site allocations.

Whilst the Draft Local Plan allocates a number of previously developed (PDL) sites, cumulatively development will result in the loss of a substantial area of greenfield land and some limited Green Belt releases for employment. In consequence, there is the potential for significant positive and negative effects on land use.

In addition to those sites allocated in the plan for housing, employment and minerals, there are a number of sites with existing planning permission (or minded to approve) which are expected to deliver part of the overall development requirements. As these sites already have consent and are therefore already deemed to be suitable for development they have not been assessed as part of this SA report.

The assessment of the housing land allocations and reasonable alternatives is available online on the Council's website at:

<http://www.northumberland.gov.uk/Planning/Reports.aspx>

The assessment of the proposed employment and minerals land allocations including reasonable alternatives is contained in Appendices I, and J. The findings of the appraisal of the proposed housing, employment and minerals land allocations are summarised in Section 5.5 of the SA Report.

Plan Policies

To support the overall strategy for development, the Draft Local Plan includes 96 policies across the following chapters:

- Delivering the Vision for Northumberland (10 policies);
- Economy (22 policies);
- Housing (9 policies);
- Connectivity and Movement (10 policies);
- Environment (11 policies);
- Water Environment (5 policies);
- Contaminated Land and Unstable Land, Pollution and Soil Quality (4 policies);

- Managing Natural Resources (18 policies); and
- Infrastructure, Implementation and Delivery (7 policies).

The performance of these policies has been tested against the 17 SA objectives (note that **Table NTS 7** shows the anticipated cumulative effects of each plan chapter against the SA objectives. The cumulative effects on the SA objectives resulting from all chapters has also been assessed.

Table NTS 7 Summary of the Cumulative Effects of the Local Plan Policies

SA Objective	Draft Local Plan Policy Chapter									
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies
1. Health and Wellbeing: To improve health and well-being and reduce health inequalities.	++/- -	+/- /?	++/- -	++/ -	+	+	++/ +	+	++/ +	++/ -
2. Community Services and Facilities: To improve the quality, range and accessibility of community services and facilities.	++/ +	++/ +/0	++/ +	+	~	~	~	+/0	++	++/ +
3. Community safety: To deliver safer communities.	++/ +	+	++/ +/?	+/-	+	+	+	+	~	+
4. Housing: To ensure everyone has the opportunity to live in a decent and affordable home.	++	++	++	+	+	+/0	+	+	+/~	++
5. Economy: To strengthen and sustain a resilient local economy which offers local employment opportunities.	++	++	+	+	+	~	~	++/ +	+	++



SA Objective	Draft Local Plan Policy Chapter									
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies
6. Education: To deliver accessible education and training opportunities.	+	++/ +/0	+/-	+	+/?/ ~	~	~	+/0	+	++/ +
7. Travel: To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	+/- /?	+/0 /-	++	~	~	~	+/-	+/~	++/ -
8. Biodiversity: To conserve and enhance Northumberland's biodiversity and geodiversity.	++	+/- /?	+/-	+/- /?	++	++/ +	++/ +	+/-	+	++/ -
9. Natural Resources: To ensure the prudent use and supply of natural resources.	++/ -	+/- /?	+/-	+/- /?	+	~	++	+/-	+/~	++/ -
10. Land Use: To encourage the efficient use of land.	++/ -	+/-	+/-	+/- /?	~	~	++	+	+/~	+/-
11. Water Quality: To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	+/-	+/0 /?	+/0	+/-	++	++	++	+/0 /-	+/~	+
12. Air Quality: To improve air quality.	++/ -	+/- /?	+/-	++/ -/?	+	~	++	+	+/~	+/-



SA Objective	Draft Local Plan Policy Chapter									
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies
<p>13. Flood Risk: To reduce and or avoid flood risk to people and property.</p>	++/?	+/0/?	+/0	0/-	+	++	~	+	+/~	+
<p>14. Climate Change: To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation.</p>	++/-	+/-/?	+/0/-	+/--	~	++	++	++/-	+/~	++/-
<p>15. Waste: To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.</p>	++/--	+/-/?	+/--	-	~	~	+	++/?	+/~	++/-
<p>16. Cultural Heritage: To conserve and enhance Northumberland's cultural heritage and diversity.</p>	++/-	+/0/?	+/-	+/-/?	++	+	++	+/-	+/~	++/-
<p>17. Landscape: To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.</p>	++/--	+/-/?	+/-	+/-/?	++	+	++	+/-	+/~	++/-



The implementation of the proposed policies contained in the Draft Local Plan is anticipated to have positive effects across all of the SA objectives. These effects are expected to be significant in respect of: health and wellbeing, community services and facilities, housing, economy, education, and partly for travel, natural resources, climate change, cultural heritage, and landscape.

This broadly reflects the likely social and economic benefits associated with the delivery of housing and employment in the County over the plan period and the strong framework provided by the plan policies that will help to conserve the County's natural and built environments and resources, and the promotion of sustainable modes of transport.

Despite the overall positive cumulative effects associated with the implementation of the Draft Local Plan policies, cumulative negative effects on the SA objectives have also been identified against some SA objectives including: travel, biodiversity, natural resources, land use, air quality, climate change, cultural heritage, and landscape. This principally reflects impacts associated with the construction and operation of new housing and employment uses including land take, and emissions. However, where negative effects have been identified, it is expected that those policies of the Draft Local Plan which seek to conserve and enhance the County's natural and built environment and protect its resources will help to minimise adverse effects.

Significant cumulative negative effects have been identified in part 4 for waste and landscape. This relates to waste generation and land take associated with the new development proposed through the Draft Local Plan, and associated loss of landscape character as there will be loss of greenfield land and some limited Green Belt releases for employment land.

Detailed matrices containing the appraisal of the Local Plan policies are presented in Appendix K to the SA Report. The findings of these appraisals are summarised in Section 5.5 of the SA Report.

Mitigation and Enhancement

The SA is being undertaken iteratively alongside and informing the development of the Local Plan. In this context, a number of mitigation measures have been identified (policies STP1, STP3, STP7 and SDC1) in this SA Report for the Council's consideration for the next stage of the Draft Local Plan development. These mitigation measures (including suggested changes to policy wording) are set out in detail in **Section 5.6** of this report.

Next Steps

This NTS and the SA Report are being issued for consultation alongside the Draft Local Plan. The consultation will run for six weeks from **4th July to 15th of August 2018**. The SA Report, together with the consultation responses received, will then be used to inform the development of the next stage of the Local Plan which will be the Publication Draft.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of this SA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

Please provide your comments by 5pm on 15th of August 2018. Comments should be sent to the Planning Policy Team:

By email: planningstrategy@northumberland.gov.uk

By post: Planning Policy Team, Northumberland County Council, County Hall, Morpeth, NE61 2EF



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1. Introduction

1.1 Overview

- 1.1.1 Northumberland County Council (the Council) is currently preparing a new Local Plan for Northumberland. The Local Plan will set out the vision, objectives, planning policies and site allocations that will guide development in the County to 2036. Wood has been commissioned by the Council to undertake a Sustainability Appraisal (SA) of the Local Plan. The SA will appraise the environmental, social and economic performance of the Local Plan and any reasonable alternatives. In doing so, it will help to inform the selection of Plan options concerning (in particular) the quantum, distribution and location of future development in the County and identify measures to avoid, minimise or mitigate any potential negative effects that may arise from the Plan's implementation as well as opportunities to improve the contribution of the Local Plan towards sustainability.

1.2 Purpose of this SA Report

- 1.2.1 Under Section 19(5) of the Planning and Compulsory Purchase Act 2004, the Council is required to carry out a SA of the Local Plan to help guide the selection and development of policies and proposals in terms of their potential social, environmental and economic effects. In undertaking this requirement, local planning authorities must also incorporate the requirements of European Union Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment, referred to as the Strategic Environmental Assessment (SEA) Directive, and its transposing regulations the Environmental Assessment of Plans and Programmes Regulations 2004 (statutory instrument 2004 No. 1633) (the SEA Regulations).
- 1.2.2 The SEA Directive and transposing regulations seek to provide a high level of protection of the environment by integrating environmental considerations into the process of preparing certain plans and programmes. The aim of the SEA Directive is *"to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans and programmes which are likely to have significant effects on the environment."*
- 1.2.3 At paragraphs 150-151, the National Planning Policy Framework (NPPF) (2012)⁷ sets out that local plans are key to delivering sustainable development and that they must be prepared with the objective of contributing to the achievement of sustainable development. In this context, paragraph 165 reiterates the requirement for SA/SEA as it relates to local plan preparation:
- "A sustainability appraisal which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider all the likely significant effects on the environment, economic and social factors."*
- 1.2.4 The Ministry for Housing, Communities and Local Government (MHCLG) has published its draft text for consultation on changes to the NPPF⁸. Consultation closed in May, with the revised NPPF likely to be published later in 2018. Whilst the final form of wording is uncertain, it seems reasonable that

⁷ Department for Communities and Local Government (2012) *National Planning Policy Framework*. Available from https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

⁸ Ministry for Housing, Communities and Local Government (2018) *National Planning Policy Framework: Draft text for consultation*. Available from https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/685289/Draft_revised_National_Planning_Policy_Framework.pdf

reference to the requirements for SA/SEA will be similar to that made in the following proposed text (paragraph 35):

"Strategic and local plans should be informed throughout their preparation by a sustainability appraisal that meets the relevant legal requirements. This should demonstrate how the plan has addressed relevant economic, social and environmental objectives (including opportunities for net gains). Significant adverse impacts on these objectives should be avoided and, wherever possible, alternative options which reduce or eliminate such impacts should be pursued."

1.2.5 The Planning Practice Guidance (2014) also makes clear that SA plays an important role in demonstrating that a local plan reflects sustainability objectives and has considered reasonable alternatives. In this regard, SA helps to ensure that a local plan is "justified", a key test of soundness that concerns the extent to which the plan is the most appropriate strategy, when considered against the reasonable alternatives and available and proportionate evidence.

1.2.6 Through an ongoing and iterative appraisal process, the SA of the Northumberland Local Plan is supporting the development and refinement of the Plan by appraising the sustainability strengths and weaknesses of emerging policy and proposals. The SA process is seeking to promote the integration of sustainability considerations into the preparation of the Local Plan and the selection and refinement of preferred options. Specifically, this SA Report sets out:

- An overview of the Draft Northumberland Local Plan;
- A review of relevant international, national, regional, sub-regional and local plans, policies and programmes;
- Baseline information for the Local Plan area across key sustainability topics;
- Key economic, social and environmental issues relevant to the appraisal of the Local Plan;
- The approach to undertaking the appraisal of the Draft Local Plan;
- The findings of the appraisal of the Draft Local Plan; and
- Conclusions and an overview of the next steps in the SA process.

1.3 The Northumberland Local Plan – An Overview

Requirement to Prepare a Local Plan

1.3.1 The NPPF sets out (at paragraphs 150-157) that each local planning authority should prepare a local plan for its area. Local plans should set out the strategic priorities and policies to deliver:

- The homes and jobs needed in the area;
- The provision of retail, leisure and other commercial development;
- The provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- The provision of health, security, community and cultural infrastructure and other local facilities; and
- Climate change mitigation and adaptation and conservation and enhancement of the natural and historic environment, including landscape.

- 1.3.2 The Planning Practice Guidance clarifies (at paragraph 002 'Local Plans') that local plans *"should make clear what is intended to happen in the area over the life of the plan, where and when this will occur and how it will be delivered"*.

Scope and Content of the Northumberland Local Plan

- 1.3.3 The current Development Plan for Northumberland consists of saved policies from various Development Plan Documents, alongside Supplementary Planning Documents (SPD) and adopted Neighbourhood Plans. This is shown in **Box 1**.

Box 1: Development Plan Documents and SPD

Development Plan Documents:

- Alnwick District Council (1997) Alnwick District Local Plan (as amended by Secretary of State's Direction, 2007).
- Alnwick District Council (2007) Alnwick District Core Strategy.
- Blyth Valley Borough Council (1999) Blyth Valley District Local Plan (as amended by Secretary of State's Direction, 2007).
- Blyth Valley Borough Council (2007) Blyth Valley Core Strategy.
- Blyth Valley Borough Council (2007) Blyth Valley Development Control Policies DPD.
- Castle Morpeth Borough Council (2003) Castle Morpeth District Local Plan (as amended by Secretary of State's Direction, 2007).
- Northumberland County and National Park Joint Structure Plan (2005) – Saved policy S5.
- Northumberland Minerals Local Plan (2000).
- Northumberland Waste Local Plan (December 2001).
- Tynedale District Council (2000) Tynedale District Local Plan (as amended by Secretary of State's Direction, 2007).
- Tynedale District Council (2007) Tynedale Core Strategy.
- Wansbeck District Council (2007) Wansbeck District Local Plan (as amended by Secretary of State's Direction, 2010).

Supplementary Planning Documents:

- Alnwick Landscape Character Assessment SPD (2010).
- Alnwick Planning for Renewable Energy SPD (2009).
- Ashington Town Centre SPD (2010).
- Bedlington Conservation Area Management Strategy SPD (2011).
- Blyth Valley Urban Design Guide and Public Realm Strategy.
- Blyth Commissioners Quay Development Brief (2008).
- Blyth Dun Cow Quay Development Brief (2008).
- Blyth Bus Depot Development Brief (2008).
- Blyth Supermarket Site Development Brief (2008).
- Blyth Bates Colliery Strategic Development Guide (August 2008).
- Newbiggin-by-the-Sea Conservation Area Management Strategy SPD (2009).
- Wansbeck Provision for Sport and Play SPD.
- Wansbeck Design Guide (February 2009).
- Wansbeck Residential Development Design Guidance (February 2009).
- Wansbeck Residential Extension Design Guidance (February 2009).

Neighbourhood Plans:

- Allendale Neighbourhood Plan (July 2015).
- Alnwick and Denwick Neighbourhood Plan (July 2017).
- Morpeth Neighbourhood Plan (May 2016).
- North Northumberland Coast Neighbourhood Plan (passed referendum May 2018, anticipate adoption in July 2018).
- Ponteland Neighbourhood Plan (November 2017).

- 1.3.4 The Council is currently preparing a new Local Plan for Northumberland that will, once adopted, replace the saved policies from the former District and County Local Plans and the Core Strategies and other Development Documents that were adopted by the former District's in Northumberland prior to amalgamation into one combined authority.

Preparation of the Local Plan

- 1.3.5 The Council's approved Local Development Scheme (LDS) sets out the timetable for production of the Local Plan in accordance with the requirements for plan production set out in The Town and Country Planning (Local Planning) (England) Regulations 2012). The updated plan preparation milestones are detailed in **Table 1.1** below.

Table 1.1 Local Plan Preparation Milestones⁹

Stage of Plan Preparation	Indicative Timescales
Consult on draft SA Scoping Report with appropriate consultation bodies	March 2018
Consult on Initial Local Plan along with SA Report Interim SA Report (Reg 18)	July-August 2018
Consult on Draft Local Plan along with Interim SA Report (Reg 19)	January 2019
Submit Local Plan to the Secretary of State along with final SA Report	May 2019
Examination of Local Plan	September 2019
Adoption of Local Plan	March 2020

- 1.3.6 Adoption of the Local Plan is due to take place in 2020. This will be preceded by two principal periods of consultation during which the Local Plan will be developed and refined taking into account (inter-alia) national planning policy and guidance, the Council's evidence base, the outcomes of consultation and the findings of socio-economic and environmental assessments and appraisal including SA, prior to submission to the Secretary of State and subsequent examination in public.

The Draft Local Plan

- 1.3.7 A Draft Local Plan (Northumberland Local Plan: Draft Plan for Regulation 18 Consultation) has been drafted for consultation. The Draft Local Plan comprises of the following core components:
- The Local Plan vision and objectives;
 - The overarching Local Plan strategy in terms of the amount of new development to be accommodated in the County (development requirements) and how it will be accommodated (the Spatial Strategy);
 - Proposed site allocations to deliver the development requirements across the County; and
 - Plan policies including development requirements for the proposed site allocations.

Local Plan Vision and Objectives

- 1.3.8 The vision for Northumberland out to 2036 contained in the Draft Local Plan is reproduced in **Box 2** below.

⁹ Local Development Scheme 2018-2021 (April 2018).

Box 2: Local Plan Vision

'Northumberland's physical and cultural identity will be conserved and nurtured; its resources will be utilised in a sustainable way. The breadth, scale and quality of its special, varied landscapes and biodiversity will be conserved, enhanced and increased. The quality of its buildings and spaces will be conserved and improved. New development will be well designed, minimise environmental harm and reduce the effects of climate change.

The economy will be thriving and competitive, and deliver more and better jobs. Supported by investment and infrastructure, building on existing strengths whilst diversifying and realising the potential of the rural and visitor economy.

The health and wellbeing of the county's people and communities will be safeguarded by continually improving education and skills, and ensuring access to decent, affordable homes, services and facilities is secured.'

The spatial vision is supported by 8 objectives covering the following topics:

- Economy and Jobs;
- Homes;
- Environment;
- Connections;
- Community Health and Wellbeing;
- Climate Change;
- Resources; and
- Quality of Place.

Development Requirements and Spatial Strategy

- 1.3.9 The draft local plan makes provision for 17,700 new dwellings and 409 hectares of employment land. The spatial strategy seeks to allocate development to the County's most sustainable settlements in accordance with the settlement hierarchy.

Proposed Site Allocations

- 1.3.10 A total of 51 proposed site allocations are identified in the Draft Local Plan. The site allocations include: 39 new housing sites, 4 employment sites and 8 minerals sites and also existing housing and employment commitments with planning permission or with lapsed permissions that have been carried forward and form part of the total amount of development allocated in the plan.
- 1.3.11 No waste sites have been allocated in the plan and there are no Gypsy and Traveller sites. Existing waste management facilities and services have capacity to cater for additional waste produced over the plan period, with policy criteria to allow for new and enhanced facilities. There is a need for new Gypsy and Traveller pitches and Travelling Showpeople plots over the plan period but the Council's latest Gypsy and Traveller needs assessment shows that these will be needed over the medium term and so the location of any additional provision for these communities will be considered at the first review of the Local Plan after adoption.

Local Plan Policies

- 1.3.12 To support the overall strategy for development, the Draft Local Plan includes 96 policies across the following chapters:

- Delivering the Vision for Northumberland (10 policies);
- Economy (22 policies);
- Housing (9 policies);
- Connectivity and Movement (10 policies);
- Environment (11 policies);
- Water Environment (5 policies);
- Contaminated Land and Unstable Land, Pollution and Soil Quality (4 policies);
- Managing Natural Resources (18 policies); and
- Infrastructure, Implementation and Delivery (7 policies).

1.3.13 Further information in respect of the preparation of the Local Plan is available via the Council's website: www.northumberland.gov.uk/localplan

1.4 Stages in the Sustainability Appraisal Process

1.4.1 There are five key stages in the SA process and these are highlighted in **Figure 1.1** below together with links to the development of the Local Plan.

1.4.2 The first stage (**Stage A**) led to the production of a SA Scoping Report¹⁰. Informed by a review of other relevant policies, plans and programmes as well as baseline information and the identification of key sustainability issues affecting the County, the Scoping Report set out the proposed framework for the appraisal of the Local Plan (the SA Framework).

1.4.3 The Scoping Report was subject to consultation that ran from 28th March to 2nd May 2018. A total of 5 responses were received to the consultation from the statutory SEA consultation bodies (Natural England, the Environment Agency and Historic England) as well as a range of other stakeholders. Responses related to all aspects of the Scoping Report and resulted in amendments to the SA Framework. **Appendix B** contains a schedule of the consultation responses received to the Scoping Report, the Council's response and the subsequent action taken.

1.4.4 **Stage B** is an iterative process involving the ongoing appraisal and refinement of the Local Plan. In this context the Draft Local Plan has been subject to SA.

1.4.5 This report has been prepared as a part of **Stage B** of the SA and considers the effects of the Draft Local Plan. It is being published for consultation alongside the Draft Local Plan itself. A further report on the Draft Local Plan would also be prepared as part of Stage B.

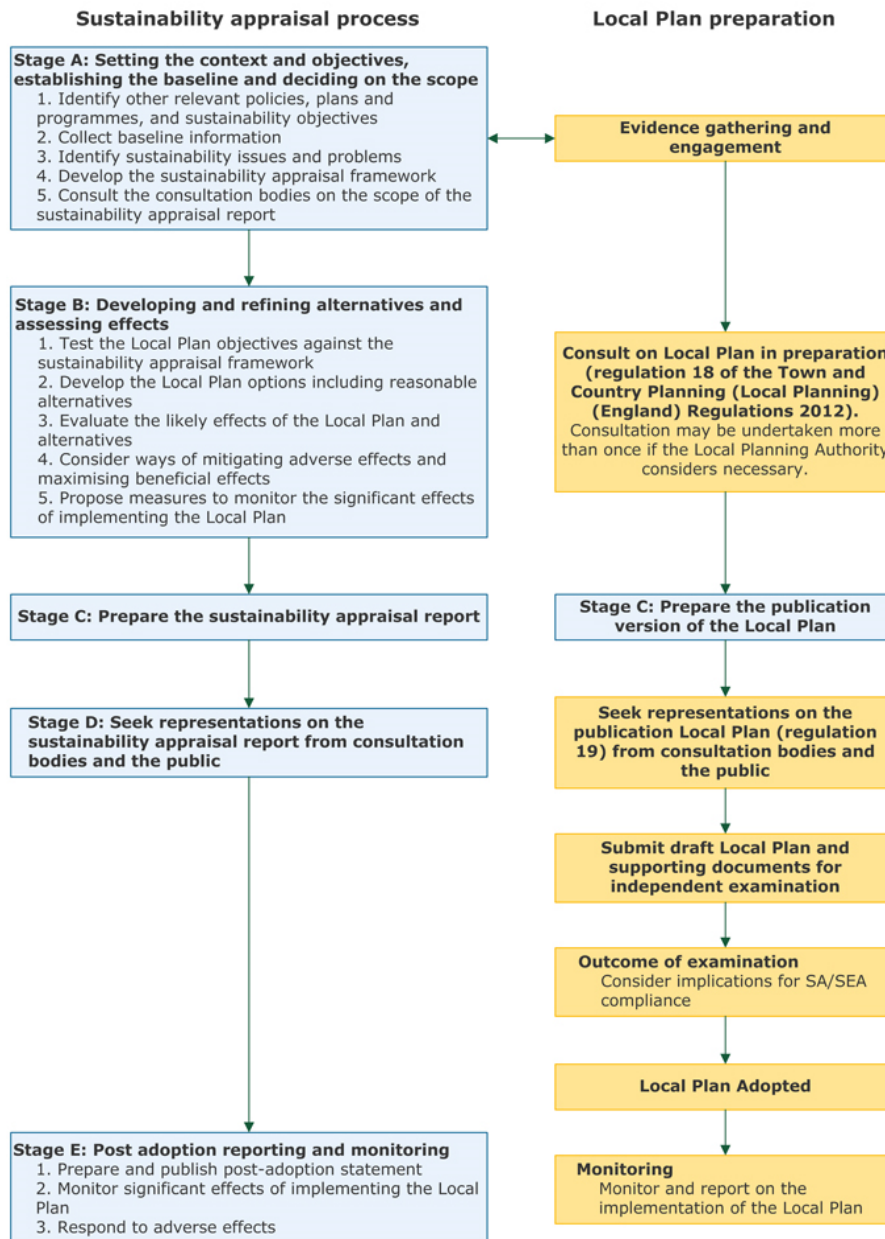
1.4.6 A final SA report will be prepared as a part of **Stage C** of the SA and will consider the effects of the Submission Draft Local Plan stages. The Submission SA Report will be published for consultation alongside the Submission Draft Local Plan itself prior to consideration by an independent planning inspector (**Stage D**).

1.4.7 Following Examination in Public (EiP), and subject to any significant changes to the Pre-Submission Local Plan that may require appraisal as a result of the EiP, the Council will issue a Post Adoption Statement as soon as reasonably practicable after the adoption of the Local Plan. This will set out the results of the consultation and SA process and the extent to which the findings of the SA have been accommodated in the adopted Local Plan. During the period of the Local Plan, the Council will

¹⁰ Wood (2018) *Northumberland County Council Local Plan Sustainability Appraisal: Scoping Report*.

monitor its implementation and any significant social, economic and environmental effects (**Stage E**).

Figure 1.1 Stages in the Sustainability Appraisal Process



Source: Department for Communities and Local Government (DCLG) (2014) *Planning Practice Guidance*.

1.5 Habitats Regulations Assessment

1.5.1 Regulation 105 of the Conservation of Habitats and Species Regulations 2017 (the 'Habitats Regulations') requires that competent authorities assess the potential impacts of land use plans on the Natura 2000 network of European protected sites¹¹ to determine whether there will be any 'likely

¹¹ Strictly, 'European sites' are any Special Area of Conservation (SAC) from the point at which the European Commission and the UK Government agree the site as a 'Site of Community Importance' (SCI); any classified Special Protection Area (SPA); any candidate SAC (cSAC); and (exceptionally) any other site or area that the Commission believes should be considered as an SAC but which has not been identified by the Government. However, the term is also commonly used when referring to potential SPAs (pSPAs), to which the provisions

significant effects' (LSE) on any European site as a result of the plan's implementation (either alone or 'in combination' with other plans or projects); and, if so, whether these effects will result in any adverse effects on that site's integrity with reference to the site's conservation objectives. The process by which the effects of a plan or programme on European sites are assessed is known as 'Habitats Regulations Assessment' (HRA)¹².

- 1.5.2 In accordance with the Habitats Regulations, what is commonly referred to as a HRA screening exercise has been undertaken to identify the likely impacts of the emerging Local Plan upon European sites, either alone or 'in combination' with other projects or plans, and to consider whether these effects are likely to be significant. Where the possibility of significant effects could not be excluded, a more detailed Appropriate Assessment (AA) has been carried out to determine whether these effects would adversely affect the integrity of European sites.
- 1.5.3 The AA is reported separately from the SA of the Local Plan (although a summary of the findings is included in **Section 5.8** of this report) but importantly has helped to inform the appraisal process, particularly in respect of the potential effects of proposals on biodiversity.

1.6 Structure of this SA Report

- 1.6.1 This SA Report is structured as follows:
- **Non-Technical Summary** - Provides a summary of the SA Report including the findings of the appraisal of the Pre-Submission Local Plan;
 - **Section 1: Introduction** - Includes a summary of the Pre-Submission Local Plan, an overview of SA, report contents and an outline of how to respond to the consultation;
 - **Section 2: Review of Plans and Programmes** - Provides an overview of the review of those plans and programmes relevant to the Local Plan and SA. The full review is contained at **Appendix C**;
 - **Section 3: Baseline Analysis** - Presents the baseline analysis of the County's social, economic and environmental characteristics and identifies the key sustainability issues that have informed the SA Framework and appraisal;
 - **Section 4: SA Approach** - Outlines the approach to the SA of the Pre-Submission Local Plan including the SA Framework;
 - **Section 5: Appraisal of the Pre-Submission Local Plan** - Presents a summary of the findings of the appraisal of the Draft Local Plan (with the full appraisal contained in **Appendices E, F, G, I, J, and K**) and sets out the reasons for the selection of preferred options and for the rejection of reasonable alternatives;
 - **Section 6: Conclusions, Monitoring and Next Steps** - Presents the conclusions of the SA of the Draft Local Plan, an initial monitoring framework and details of the next steps in the appraisal process.

of Article 4(4) of Directive 2009/147/EC (the 'new wild birds directive') are applied; and to possible SACs (pSACs) and listed Ramsar Sites, to which the provisions of the Conservation of Habitats and Species Regulations 2017 are applied a matter of Government policy when considering development proposals that may affect them (NPPF para 118). 'European site' is therefore used in this report in its broadest sense, as an umbrella term for all of the above designated sites.

¹² 'Appropriate Assessment' has been historically used as an umbrella term to describe the process of assessment as a whole. The whole process is now more usually termed 'Habitats Regulations Assessment' (HRA), and 'Appropriate Assessment' is used to indicate a specific stage within the HRA.

- 1.6.2 This SA Report has been prepared in accordance with the reporting requirements of the SEA Directive and associated Regulations. A Quality Assurance Checklist is presented at **Appendix A**.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of this SA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

Please provide your comments by 5pm on 15th of August 2018. Comments should be sent to the Planning Policy Team:

By email: planningstrategy@northumberland.gov.uk

By post: Planning Policy Team, Northumberland County Council, County Hall, Morpeth, NE61 2EF



2. Review of Plans and Programmes

2.1 Introduction

2.1.1 One of the first steps in undertaking SA is to identify and review other relevant plans and programmes that could influence the Local Plan. The requirement to undertake a plan and programme review and identify the environmental and wider sustainability objectives relevant to the plan being assessed is set out in the SEA Directive. An 'Environmental Report' required under the SEA Directive should include:

"An outline of the contents, main objectives of the plan or programme and relationship with other relevant plans and programmes" to determine "the environmental protection objectives, established at international (European) community or national level, which are relevant to the plan or programme...and the way those objectives and any environmental considerations have been taken into account during its preparation" (Annex 1 (a), (e)).

2.1.2 Plans and programmes relevant to the Local Plan may be those at an international/ European, UK, national, regional, sub-regional or local level, as relevant to the scope of the document. The review of relevant plans and programmes aims to identify the relationships between the Local Plan and these other documents i.e. how the Local Plan could be affected by the other plans' and programmes' aims, objectives and/or targets, or how it could contribute to the achievement of their sustainability objectives. The review also ensures that the relevant environmental protection and sustainability objectives are integrated into the SA. Additionally, reviewing plans and programmes can provide appropriate information on the baseline for the plan area and help identify the key sustainability issues.

2.1.3 The SA Scoping Report included a review of plans and programmes, consistent with the requirements of the SEA Directive, and which was used to inform the development of the SA Framework. This review has been updated as part of the preparation of this SA Report in order to reflect any additional, relevant plans and programmes published since consultation on the Scoping Report took place.

2.2 Review of Plans and Programmes

2.2.1 A total of 166 international, national, regional/sub-regional and local level plans and programmes have been reviewed in preparing this Scoping Report. These are listed in **Table 2.1**, with the results of the review provided in **Appendix C**.

Table 2.1 Plans and Programmes Reviewed for the SA of the Local Plan

Plan/Programme
International/European Plans and Programmes
<ul style="list-style-type: none"> European Commission (EC) (2011) A Resource- Efficient Europe- Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, the European Economic and Social Committee and the Committee of the Regions (COM 2011/21). EC (2013) Strategy on Adaptation to Climate Change. European Commission Communication (2013) Towards Social Investment for Growth and Cohesion – including implementing the European Social Fund 2014-2020. European Landscape Convention 2000 (became binding March 2007). European Union (EU) Nitrates Directive (91/676/EEC).

Plan/Programme

- EU Urban Waste-water Treatment (91/271/EEC).
- EU Packaging and Packaging Waste Directive (94/62/EC).
- EU Drinking Water Directive (98/83/EC).
- EU Directive on the Landfill of Waste (99/31/EC).
- EU Water Framework Directive (2000/60/EC).
- EU 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive).
- EU Directive 2002/91/EC (2002) Directive 2002/91/EC on the Energy Performance of Buildings.
- EU Environmental Noise Directive (Directive 2002/49/EC).
- EU Bathing Waters Directive 2006/7/EC.
- EU (2006) Renewed EU Sustainable Development Strategy.
- EU Floods Directive 2007/60/EC.
- EU Air Quality Directive (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC).
- EU Directive on the Conservation of Wild Birds (79/409/EEC).
- EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments.
- EU Directive on Waste (Directive 75/442/EEC, 2006/12/EC 2008/98/EC as amended).
- EU Renewable Energy Directive (2009/28/EC).
- EU (2006) European Employment Strategy.
- EU (2011) EU Biodiversity Strategy to 2020 – towards implementation.
- EU (2013) Seventh Environmental Action Programme to 2020 'Living well, within the limits of our planet'.
- EU (2015) Invasive Alien Species Regulation (1143/2014/EU).
- The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention).
- The European Convention on the Protection of Archaeological Heritage (Valetta Convention).
- United Nations Climate Change Conference (UNCCC) (2011) The Cancun Agreement.
- UNESCO World Heritage Convention (1972).
- United Nations Framework Convention on Climate Change (UNFCCC) (1997) The Kyoto Protocol to the UNFCCC.
- UNFCCC (2016) The Paris Agreement.
- World Commission on Environment and Development (1987) Our Common Future (The Brundtland Report).
- The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002 - Commitments arising from Johannesburg Summit (2002).

National Plans and Programmes

- Committee on Climate Change (2017) UK Climate Change Risk Assessment.
- Department of Business, Energy and Industrial Strategy (BEIS) (2017) Clean Growth Strategy.
- Department for Culture, Media and Sport (DCMS) (2001) The Historic Environment: A Force for our Future.
- DCMS (2013) Scheduled Monuments & Nationally Important but Non-Scheduled Monuments.
- DCMS (2015) Sporting Future: A New Strategy for an Active Nation.
- DCMS (2016) The Culture White Paper.
- DCMS (2017) Heritage Statement.
- Department of Communities and Local Government (DCLG) (2008) Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing.
- DCLG (2012) National Planning Policy Framework.
- DCLG (2012) Planning Policy for Traveller Sites.
- DCLG (2014) Planning Practice Guidance.
- DCLG (2014) National Planning Policy for Waste.
- DCLG (2014) Written Statement on Sustainable Drainage Systems.
- DCLG (2017) Fixing Our Broken Housing Market.
- Department of Energy and Climate Change (DECC) (2009) The UK Low Carbon Transition Plan: National Strategy for Climate and Energy.
- Department for Food and Rural Affairs (Defra) (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland.
- Defra (2007) Strategy for England's Trees, Woods and Forests.
- Defra (2008) England Biodiversity Strategy Climate Change Adaptation Principles Conserving Biodiversity in a Changing Climate.
- Defra (2009) Safeguarding Our Soils: A Strategy for England.

Plan/Programme

- Defra (2011) Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services.
- Defra (2011) Natural Environment White Paper: The Natural Choice: Securing the Value of Nature.
- Defra (2012) UK post 2010 Biodiversity Framework.
- Defra (2013) The National Adaptation Programme – Making the Country Resilient to a Changing Climate.
- Defra (2013) Waste Management Plan for England.
- Defra (2013) A Simple Guide to Biodiversity 2020 and Progress Update.
- Defra (2013) Government Forestry and Woodlands Policy Statement.
- Defra (2017) Air Quality Plan for Nitrogen Dioxide (NO₂) in UK.
- Department for Education (DFE) (2014) Home to School Travel and Transport Guidance.
- DFE (2016) Strategy 2015 – 2020: World Class Education and Care.
- Environment Agency (2011) National Flood and Coastal Erosion Risk Management Strategy for England.
- Environment Agency (2013) Managing Water Extraction (updated 2016).
- Forestry Commission (2005) Trees and Woodlands Nature's Health Service.
- Forestry Commission (2016) Corporate Plan 2016-2017.
- HM Government (1979) Ancient Monuments and Archaeological Areas Act.
- HM Government (1981) Wildlife and Countryside Act.
- HM Government (1990) Planning (Listed Building and Conservation Areas) Act.
- HM Government (2000) Countryside and Rights of Way Act 2000.
- HM Government (2003) Sustainable Energy Act.
- HM Government (2004 and revised 2006) Housing Act.
- HM Government (2005) Securing the future - delivering UK sustainable development strategy.
- HM Government (2006) The Natural Environment and Rural Communities (NERC) Act 2006.
- HM Government (2008) The Climate Change Act 2008.
- HM Government (2008) The Planning Act.
- HM Government (2009) The UK Renewable Energy Strategy.
- HM Government (2009) The Conservation of Habitats and Species Regulations 2010.
- HM Government (2009) Marine and Coastal Access Act 2009.
- HM Government (2010) The Government's Statement on the Historic Environment for England.
- HM Government (2010) Flood and Water Management Act 2010.
- HM Government (2010) White Paper: Healthy Lives, Healthy People: Strategy for Public Health in England.
- HM Government (2011) The Localism Act.
- HM Government (2011) Water for Life: White Paper.
- HM Government (2011) UK Marine Policy Statement.
- HM Government (2011) Carbon Plan: Delivering our Low Carbon Future.
- HM Government (2011) Water for Life, White Paper.
- HM Government (2013) The Community Infrastructure Levy (Amendment) Regulations 2013.
- HM Government (2014) Water Act.
- HM Government (2015) Water Framework Directive (Standards and Classification) Directions (England and Wales) 2015.
- HM Government (2015) Government Response to the Committee on Climate Change.
- HM Government (2016) Environmental Permitting (England and Wales) Regulations 2016.
- HM Government (2017) The Conservation of Habitats and Species Regulations 2017.
- HM Government (2018) A Green Future: Our 25 Year Plan to Improve the Environment.
- Historic England (2015) Historic Environment Good Practice Advice in Planning Notes 1 to 3.
- Historic England (Various) Advice Notes.
- Historic England (Various) Conservation Areas Site Specific Assessment and Guidance.
- NHS (2014) Five Year Forward View.
- NHS (2017) Next Steps on the Five Year Forward View.

Regional Plans and Programmes

- Ekos Consultants (2016) The Borderlands Inclusive Growth Initiative: 'A Framework for Unlocking our Potential'.
- Environment Agency (2015) Northumbria Region River Basin and Flood Management Plans (2009-2015) (updated in 2015).
- Natural England (2009) State of the Natural Environment in the North East.
- Newcastle International Airport (2013) Masterplan 2013-2030.
- Newcastle International Airport (2013) Noise Action Plan.

Plan/Programme

- NHS (2008) Better Health, Fairer Health - A Strategy for 21st Century Health and Well-being in the North East of England.
- North East Climate Change Partnership (2008), North East Climate Change Adaptation Study (study completed by Royal HaskoningDHV on behalf of the partnership).
- North East Local Enterprise Partnership (2017) More and Better Jobs – The North East Strategic Economic Plan.
- Northumbrian Water (2014) Water Resource Management Plan 2015 – 2040.
- Transport for the North (2018) Long Term Rail Strategy Key Messages.
- Transport for the North (2018) Updated Major Roads Report Key Messages.

Sub-Regional (County) Plans and Programmes

- Northumberland County Council (2008) Northumberland County and National Park Joint Structure Plan, Policy S5 (Green Belt extension).

Local Plans and Programmes (including neighbouring authority local plans). All published by Northumberland County Council, unless stated otherwise.

- Alnwick District Council (1997) Alnwick District Local Plan (as amended by Secretary of State's Direction, 2007).
- Alnwick District Council (2007) Alnwick District Core Strategy.
- Berwick upon Tweed Council (1999) Berwick-upon-Tweed Borough Local Plan (as amended by Secretary of state's Direction, 2007).
- Blyth Valley Borough Council (1999) Blyth Valley District Local Plan (as amended by Secretary of State's Direction, 2007).
- Blyth Valley Borough Council (2007) Blyth Valley Core Strategy.
- Blyth Valley Borough Council (2007) Blyth Valley Development Control Policies DPD.
- Carlisle District Council (2015) Carlisle District Local Plan 2015-2030.
- Castle Morpeth Borough Council (2003) Castle Morpeth District Local Plan (as amended by Secretary of State's Direction, 2007).
- Cumbria County Council (2017) Cumbria Mineral and Waste Local 2015-2030 Plan
- Derwentside District Council (1997) Derwentside Local Plan (as amended by Secretary of state's Direction, 2007).
- Durham County Council (2000) Durham Minerals Local Plan (as amended by Secretary of state's Direction, 2007).
- Durham County Council (2005) Durham Waste Local Plan (as amended by Secretary of state's Direction, 2007).
- Eden District Council (2010) Core Strategy: Development Plan Document.
- Gateshead Council & Newcastle City Council (2010) Planning for the Future: Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030.
- Hadrian's Wall Country (2015) Hadrian's Wall World Heritage Site Management Plan 2015-2019.
- Joint Local Aggregates Assessment for County Durham, Northumberland and Tyne and Wear (2017).
- Newcastle International Airport (2017) Newcastle International Airport Master Plan 2035 Consultation Draft.
- Neighbourhood Plans (Adopted).
- Neighbourhood Plans (In Progress).
- Northumberland County Council (2000) Northumberland Minerals Local Plan, Written Statement and Proposals Map (as amended by Secretary of State's Direction 2007).
- Northumberland County Council (2001) Northumberland Waste Local Plan, Written Statement and Proposals Map (as amended by Secretary of State's Direction 2007).
- Northumberland County Council (2008) Northumberland Biodiversity Action Plan.
- Northumberland County Council (2009) Northumberland and North Tyneside Shoreline Management Plan 2 - Scottish Border to River Tyne.
- Northumberland County Council (2010) Level 1 Strategic Flood Risk Assessment.
- Northumberland County Council (2010) North Pennines AONB and European Geopark Geodiversity Action Plan 2010-2015.
- Northumberland County Council (2011) Northumberland Local Transport Plan 2011-2026.
- Northumberland County Council (2011) Northumberland Preliminary Flood Risk Assessment Final Report.
- Northumberland County Council (2011) Northumberland County Council Renewable, Low-Carbon Energy Generation and Energy Efficiency Study.
- Northumberland County Council (2012) Northumberland Joint Strategic Needs Assessment.
- Northumberland County Council (2012) Northumberland Tenancy Strategy.
- Northumberland County Council (2013) Northumberland Housing Strategy, 2013-2018.
- Northumberland County Council (2013) Strategy for Gypsies and Travellers in Northumberland 2013 to 2016.

Plan/Programme

- Northumberland County Council (2014) Northumberland Coast AONB Management Plan 2014-2019.
- Northumberland County Council (2014) Berwickshire & North Northumberland Coast European Marine Site Management Scheme.
- Northumberland County Council (2014) Northumberland Final Water Resources Management Plan.
- Northumberland County Council (2014) Northumberland Common Allocations Policy – Homefinder.
- Northumberland County Council (2014) Achieving Health and Wellbeing in Northumberland.
- Northumberland County Council (2015) Northumberland Economic Strategy 2015-2020.
- Northumberland County Council (2015) Northumberland Destination Management Plan 2015-2020.
- Northumberland County Council (2018) Northumberland Gypsy and Traveller Accommodation Assessment - updated.
- Northumberland County Council (2015) Private Sector Housing Strategy 2015-2020.
- Northumberland County Council (2016) Northumberland: Creative Landscape: A Cultural Strategy for Northumberland 2016-2021.
- Northumberland County Council (2016) Northumberland Homelessness Strategy and Action Plan 2016-2021.
- Northumberland County Council (2017) Northumberland Emergency Community Assistance Plan.
- Northumberland Joint Municipal Waste Strategy (2003).
- Northumberland National Park Authority (2009) Northumberland National Park Local Development Framework – Core Strategy & Development Policies.
- Northumberland National Park Authority (2016) Northumberland National Park Management Plan 2016 – 2021 – Distinctive Places, Open Spaces.
- North Pennines AONB Partnership (2014) North Pennines AONB Management Plan 2014-2019.
- Northumberland Strategic Partnership (2007) The Heat is on – Strategic Framework for Climate Change Planning.
- North Tyneside Council (2017) North Tyneside Local Plan.
- Scottish Borders Council (2016) Scottish Borders Council Local Development Plan.
- Tynedale District Council (2000) Tynedale District Local Plan (as amended by Secretary of State's Direction, 2007).
- Tynedale District Council (2007) Tynedale Core Strategy.
- Wansbeck District Council (2007) Wansbeck District Local Plan (as amended by Secretary of State's Direction, 2010).
- Wear Valley District Council (1997) Wear Valley District Local Plan (as amended by Secretary of state's Direction, 2007).

2.3 Objectives and Policies Relevant to the Local Plan and SA

2.3.1 The review of plans and programmes presented in **Appendix C** has identified a number of objectives and policy messages relevant to the Local Plan and scope of the SA across the following topic areas:

- Community, Health, Wellbeing and Cohesion;
- Housing;
- Economy and Employment;
- Transport and Accessibility;
- Biodiversity and Green Infrastructure;
- Geology, Soils and Land Use;
- Water;
- Air Quality;
- Flood Risk and Change;
- Climate Change;
- Natural Resources and Waste;

- Built and Natural Heritage; and
- Landscape Character.

2.3.2 These messages are summarised in **Table 2.2** together with the key sources and implications for the SA Framework. Only the key sources are identified; however, it is acknowledged that many other plans and programmes could also be included.

Table 2.2 Key Messages Arising from the Review of Plans and Programmes

Key Objectives and Policy Messages	Key Source(s)	Implications for the SA Framework
Community, Health, Wellbeing and Cohesion		
<ul style="list-style-type: none"> ● Address deprivation and reduce inequality through regeneration. ● Ensure social equality and prosperity for all. ● Provide high quality services, community facility and social infrastructure that are accessible to all. ● Promote improvements to health and wellbeing. ● Promote healthier lifestyles. ● Minimise noise pollution. ● Reduce crime including the fear of crime. ● Reduce anti-social behaviour. ● Ensure that there are appropriate facilities for the disabled and elderly. ● Deliver safe and secure networks of green infrastructure and open space. 	<p>NPPF, Northumberland Joint Strategic Needs Assessment 2012, Achieving Health and Wellbeing in Northumberland 2014, Northumberland Emergency Community Assistance Plan (2017).</p>	<p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> ● Addressing deprivation and promoting equality and inclusion; ● The provision of high quality community facilities and services; ● The promotion of health and wellbeing; ● The delivery of health facilities and services; ● The provision of open space and recreational facilities; ● Reducing crime, the fear of crime and anti-social behaviour.
Housing		
<ul style="list-style-type: none"> ● Enable housing growth and deliver a mix of high quality housing to meet local needs. ● Increase the provision of affordable housing. ● Make appropriate provision for Gypsies, Travellers and travelling showpeople. 	<p>NPPF; Planning Policy for Traveller Sites; Northumberland Housing Strategy 2013-18, Private Sector Housing Strategy 2015, Northumberland Homelessness Strategy and Action Plan 2016-2021, Northumberland Common Allocations Policy - Homefinder (2014), Northumberland Tenancy Strategy 2012, Northumberland Gypsy and Traveller Accommodation Assessment (2015), Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing (2008).</p>	<p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> ● The provision of high quality housing; ● The provision of a mix of housing types to meet local needs; ● Increase the provision of affordable housing; ● The provision of new plots for Gypsies, Travellers and travelling showpeople.
Economy and Employment		
<ul style="list-style-type: none"> ● Ensure that there is an adequate supply of employment land to meet local needs and to attract inward investment. ● Encourage economic diversification including growth in high value, high growth, and high knowledge economic sectors. 	<p>NPPF, Northumberland Economic Strategy 2015-2020, Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing (2008). More and Better Jobs – The North East Strategic Economic Plan 2017, Northumberland Economic Strategy 2015-2020, Northumberland Destination Management Plan 2015-2020,</p>	<p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> ● The enhancement of education and skills; ● Delivery of employment land that supports economic diversification and the creation of high quality, local jobs;

Key Objectives and Policy Messages	Key Source(s)	Implications for the SA Framework
<ul style="list-style-type: none"> Strengthen the visitor economy. Encourage rural diversification and support rural economic growth. Create local employment opportunities. Enhance skills in the workforce to reduce unemployment and deprivation. Improve educational attainment and ensure the appropriate supply of high quality educational facilities. Promote the vitality of town centres and support retail and leisure sectors. 	the various district and core strategies identified in Table 2.1	<ul style="list-style-type: none"> Support for rural diversification; The promotion of tourism and the visitor economy; Enhancing town centres.
Biodiversity and Green Infrastructure		
<ul style="list-style-type: none"> Protect and enhance biodiversity, including designated sites, priority species, habitats and ecological networks. Identify opportunities for green infrastructure provision. 	Natural Environment White Paper: The Natural Choice: Securing the Value of Nature; Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services; UK post 2010 Biodiversity Framework; NPPF, Northumberland Biodiversity Action Plan, the various district and core strategies identified in Table 2.1	The SA Framework should include a specific objective relating to the protection and enhancement of biodiversity including green infrastructure provision.
Transport and Accessibility		
<ul style="list-style-type: none"> Encourage sustainable transport and reduce the need to travel. Reduce traffic and congestion. Improve public transport provision. Encourage walking and cycling. Enhance accessibility to key community facilities, services and jobs for all. Ensure timely investment in transportation infrastructure to accommodate new development. Reduce road freight movements. Reduce the degree by which transport contributes towards climate change. 	NPPF; Air Quality Plan for Nitrogen Dioxide 2017; Home to School Travel and Transport Guidance 2014, Blyth Valley Local Development Framework 2007, Northumberland Local Transport Plan 2011-2026.	<p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> Reducing the need to travel, particularly by car; The promotion of sustainable forms of transport; Encouraging walking and cycling; Maintaining and enhancing accessibility to key facilities, services and jobs; Reducing congestion and enhancing road safety; and Investment in transportation infrastructure to meet future needs.
Geology, Soils and Land Use		
<ul style="list-style-type: none"> Encourage the use of previously developed (PDL) land. Promote the re-use of derelict land and buildings. Reduce land contamination. Protect soil quality and minimise the loss of Best and Most Versatile agricultural land. Promote high quality design. Avoid damage to, and protect, geologically important sites. Encourage mixed use development. 	Safeguarding Our Soils: A Strategy for England; EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments; Northumberland Minerals Local Plan, Written Statement and Proposals Map (amended 2007); Northumberland National Park Management Plan 2016-2021 – Distinctive Places and Open Spaces.	<p>The SA Framework should include objectives and/or guide questions relating to:</p> <ul style="list-style-type: none"> Encouraging the use of previously developed land and buildings; Reducing land contamination; Avoiding the loss of Best and Most Versatile agricultural land; Promoting high quality design including mixed use development; Protecting and avoiding damage to geologically important sites.

Key Objectives and Policy Messages	Key Source(s)	Implications for the SA Framework
Water		
<ul style="list-style-type: none"> ● Protect and enhance surface and groundwater quality. ● Improve water efficiency. ● Avoid development in areas of flood risk. ● Reduce the risk of flooding arising from new development. ● Ensure timely investment in water management infrastructure to accommodate new development. ● Promote the use of Sustainable Urban Drainage Systems. 	Water Framework Directive; Drinking Water Directive; Floods Directive; Flood and Water Management Act 2010; Water for Life, White Paper; NPPF; Northumbrian River Basin District River Basin Management Plan; Northumbrian Water Resources Management Plan 2015-2020.	The SA Framework should include specific objectives relating to the protection and enhancement of water quality and quantity and minimising flood risk.
Air Quality		
<ul style="list-style-type: none"> ● Ensure that air quality is maintained or enhanced and that emissions of air pollutants are kept to a minimum. 	Air Quality Directive; Air Quality Strategy for England, Scotland, Wales and Northern Ireland; NPPF.	The SA Framework should include a specific objective and/or guide question relating to air quality.
Flood Risk and Coastal Change		
<ul style="list-style-type: none"> ● Avoid development in areas of flood risk. ● Reduce the risk of flooding arising from new development. ● Ensure timely investment in water management infrastructure to accommodate new development. ● Promote the use of Sustainable Urban Drainage Systems. ● Continue to monitor coastal erosion and ways to mitigate it and protect the coast. 	NPPF, National Flood and Coastal Erosion Risk Management Strategy for England 2011, Northumberland Region River Basin and Flood Management Plan 2015, Northumberland Preliminary Flood Risk Assessment Final Report 2011, Level 1 Strategic Flood Risk Assessment 2010, Northumberland Coast AONB Management Plan 2014-2019, Berwickshire & North Northumberland Coast European Marine Site Management Scheme 2014, Northumberland and North Tyneside Shoreline Management Plan 2 (2009).	The SA Framework should include a specific objective and/or guide questions relating to flooding and coastal erosion.
Climate Change		
<ul style="list-style-type: none"> ● Minimise the effects of climate change. ● Reduce emissions of greenhouse gases that may cause climate change. ● Encourage the provision of renewable energy. ● Move towards a low carbon economy. 	Climate Change Act 2008; Carbon Plan: Delivering our Low Carbon Future; UK Renewable Energy Strategy; and NPPF.	The SA Framework should include a specific objective relating to climate change mitigation and adaptation.
Natural Resources and Waste		
<ul style="list-style-type: none"> ● Promote the waste hierarchy (reduce, reuse, recycle, recover). ● Ensure the adequate provision of local waste management facilities. ● Promote the efficient and sustainable use of mineral resources. ● Promote the use of local resources. 	Waste Framework Directive; Landfill Directive; Waste Management Plan for England; NPPF; National Planning Policy for Waste; The Heat is on – Northumberland Strategic Partnership (2007).	The SA Framework should include objectives and/or guide questions relating to: <ul style="list-style-type: none"> ● Promotion of the waste hierarchy; ● The sustainable use of minerals; ● Investment in infrastructure to meet future needs.

Key Objectives and Policy Messages	Key Source(s)	Implications for the SA Framework
<ul style="list-style-type: none"> ● Avoid the sterilisation of mineral reserves. ● Promote the use of substitute or secondary and recycled materials and minerals waste. ● Ensure the timely provision of infrastructure to support new development. ● Support the delivery of high quality communications infrastructure. 		
Built and Cultural Heritage		
<ul style="list-style-type: none"> ● Conserve and enhance cultural heritage assets and their settings. ● Support the significance of heritage assets and their settings and the contribution the setting makes to their significance. ● Maintain and enhance access to cultural heritage assets. ● Respect, maintain and strengthen local character and distinctiveness. ● Improve the quality of the built environment. 	<p>NPPF; North Pennines AONB and European Geopark Geodiversity Action Plan 2010-2015. Northumberland Coast AONB Management Plan 2014-2019, Hadrian's Wall World Heritage Site Management Plan 2015-2019, the various district Local Plans and Core Strategies identified in Table 2.1</p>	<p>The SA Framework should include a specific objective relating to the conservation and enhancement of the County's cultural heritage.</p>
Landscape		
<ul style="list-style-type: none"> ● Protect and enhance the quality and distinctiveness of natural landscapes and townscapes. ● Promote access to the countryside. ● Promote high quality design that respects and enhances local character. ● Avoid inappropriate development in the Green Belt. ● Ensure that the Green Belt endures beyond the plan period. 	<p>NPPF; Alnwick District Local Plan (1997), Blyth Valley Core Strategy (2007), Castle Morpeth District Local Plan (2003), Tynedale District Local Plan (2000), Wansbeck District Local Plan (2007), Northumberland National Park Management Plan 2016-2021, North Pennines AONB Management Plan 2014-2019, Northumberland Coast AONB Management Plan 2014-2019, Northumberland Creative Landscape A Cultural Strategy for Northumberland 2016-2021.</p>	<p>The SA Framework should include a specific objective relating to the protection and enhancement of landscape and townscapes.</p>



3. Baseline Analysis

3.1 Introduction

- 3.1.1 An essential part of the SA scoping process is the identification of the current baseline conditions and their likely evolution. It is only with a knowledge of existing conditions, and a consideration of their likely evolution, can the effects of the Local Plan be identified and appraised and its subsequent success or otherwise be monitored. The SEA Directive also requires that the evolution of the baseline conditions of the plan area (that would take place without the plan or programme) is identified, described and taken into account. This is also useful in determining the key issues for each topic that should be taken forward in the SA, through the SA objectives and guide questions.
- 3.1.2 This section of the SA Report identifies and characterises current socio-economic and environmental baseline conditions for Northumberland, along with how these are likely to change in the future. The analysis is presented for the following topic areas:
- Community, Health Wellbeing and Cohesion;
 - Housing;
 - Economy and Employment;
 - Transport and Accessibility;
 - Biodiversity and green infrastructure;
 - Geology, Soils and Land Use;
 - Water;
 - Air Quality;
 - Flood Risk and Coastal Change;
 - Climate Change;
 - Natural Resources and Waste;
 - Built and Cultural Heritage; and
 - Landscape Character.
- 3.1.3 Additionally, this section also presents a high level overview of Northumberland.
- 3.1.4 To inform the analysis, data has been drawn from a variety of sources, including: the Office of National Statistics; Nomis; the emerging Local Plan evidence base, including the Northumberland Demographic Analysis and Forecasts 2017¹³; Environment Agency; Historic England; Department for Environment, Food and Rural Affairs (Defra) and the Department for Business, Energy and Industrial Strategy (BEIS).
- 3.1.5 The key sustainability issues arising from the review of baseline conditions are summarised at the end of each topic.

¹³ Northumberland Demographic Analysis and Forecasts 2017 (Edge Analytics) available online at:

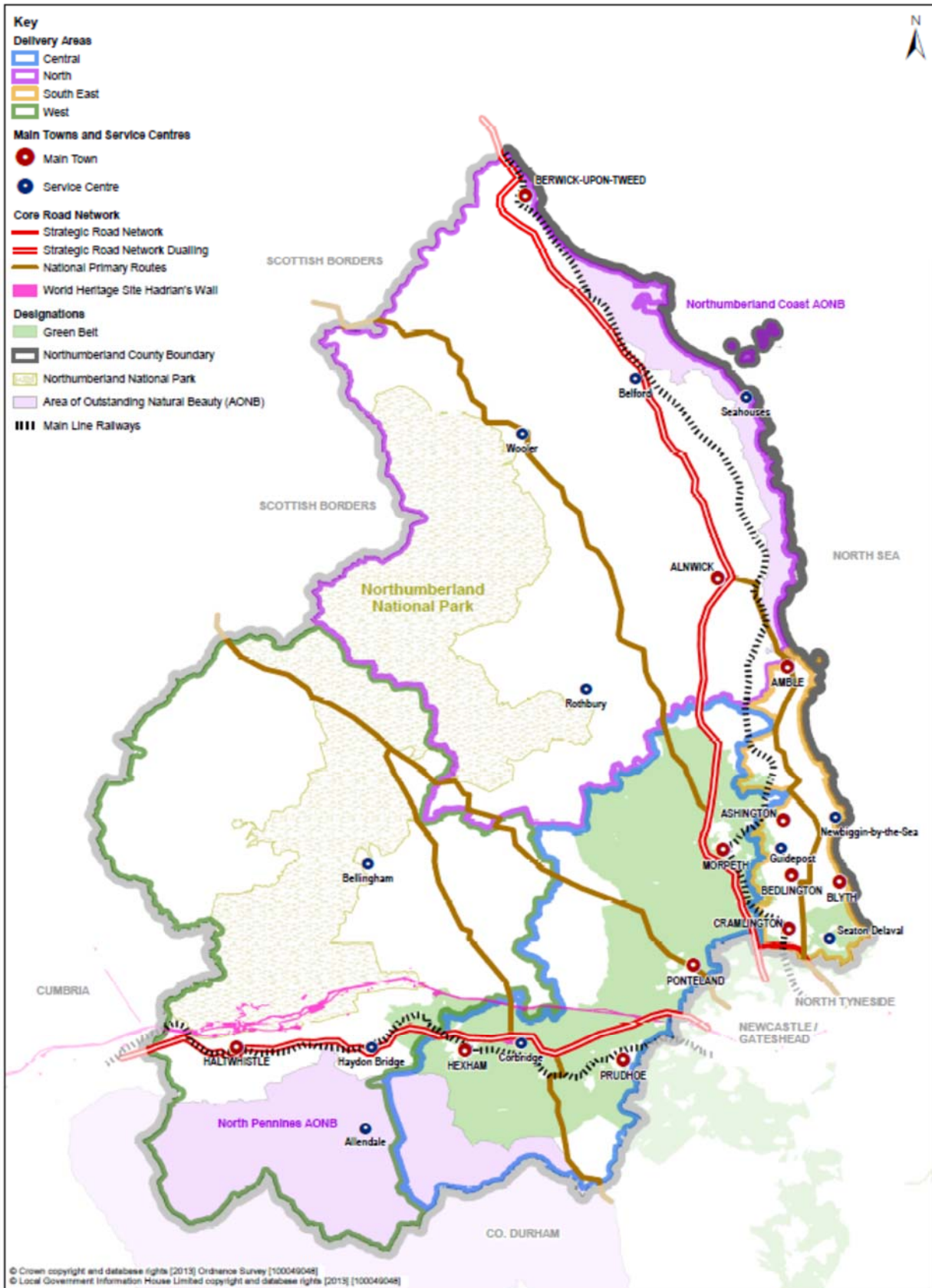
<http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Demographic%20Studies/Demographic-Analysis-and-Forecasts-March-2017.pdf>

3.2 Northumberland County: An Overview

- 3.2.1 Northumberland is the northern most English County and is the sixth largest County in England with a land area of 5,013 sq. km. However it has a population of approximately 315,263 making it one of the least densely populated Counties (63 people per sq. km). There is an uneven distribution of population with over half living in the urbanised south east, (within the towns of Ashington, Blyth and Cramlington), which covers only 5% of the County's area. These towns act as main employment centres as well as providing a significant range of services for south east Northumberland and beyond. Beyond the south east, the County's main settlements are located along the Tyne Valley, and the lowland coastal strip. Morpeth, Hexham, Prudhoe, Berwick-upon-Tweed and Alnwick are the main towns, all of which have large rural hinterlands. The predominantly rural areas of the County are interspersed with smaller towns, some with their own hinterlands, as well as numerous villages, hamlets and isolated farmsteads.
- 3.2.2 Areas in the south of the County have a strong relationship with the Tyne and Wear conurbation. To a lesser extent areas in the north and west of the County have relationships with the Scottish Borders, Edinburgh and the Lothians and Carlisle.
- 3.2.3 The Green Belt extends along the south of the County from the coast at Blyth to the west of Hexham. There are numerous designated areas and sites including two Areas of Outstanding Natural Beauty, Hadrian's Wall World Heritage Site, numerous historic assets, internationally and nationally important ecological sites and the Northumberland Dark Sky Park.
- 3.2.4 The Northumberland economy has grown in recent years and there are healthy levels of economic activity and employment (although this varies significantly across the County), but GVA¹⁴ remains lower than both the North East Local Enterprise Partnership (NELEP) area and the national rate of growth. Small businesses dominate the economy, with 89% of enterprises employing fewer than 10 people in 2014. Although the number of new business ventures established is proportionately lower than elsewhere in the UK, new business start-ups are generally resilient, with failure rates below the regional and national average. However, the number of large firms is comparatively low, with only 0.2% of the total number of businesses employing over 250 people, compared to an average of 0.6% across the NELEP area. Northumberland's economy is linked to Tyneside and there is a net outflow from Northumberland to adjoining areas for employment. Information from the 2011 Census showed that over 45,000 residents travel to adjoining areas for employment, the majority to Tyneside; over 22,000 people commute into the County for employment, the majority from Tyneside.
- 3.2.5 The 2014 based sub-national population projections (released in 2016) show that, whilst Northumberland's population is projected to grow between 2014 and 2039, the rate of population growth is lower than that estimated for the North East and England (1.8% compared to 6.8% and 16.5%). Northumberland's population is ageing. It has an older age profile than the North East and England - 23% of the population in the 65+ age range, compared to 19% and 18% respectively. Projections show that the over 65 age group is projected to significantly increase whilst the core working age population is projected to decrease.

¹⁴ Gross Value Added is the measure of the value of goods and services produced in an area, industry or sector of an economy.

Figure 3.1 Overview of Northumberland County



3.3 Community, Health, Wellbeing and Cohesion

Population

- 3.3.1 Northumberland is the sixth largest county in England with a land area of 5,013 sq. km. In 2016, it had a total population of 316,000¹⁵ making it one of the least densely populated counties (63 people per sq. km). There is an uneven distribution of population with over half living in the urbanised south east which covers only 5% of the county's area. (within the towns of Ashington, Blyth and Cramlington). There is a very low population density in the rural north and west, which creates particular challenges for the delivery of services.
- 3.3.2 Between mid-2002 and mid-2011. Northumberland had an overall rising population with 9 out of the 9 years seeing a population increase. This changed in 2012 and 2013 however, with the figure decreasing slightly¹⁶ and while the population of Northumberland increased between mid-2013 and mid-2014, it decreased again between mid-2014 and mid-2015.
- 3.3.3 In mid-2015 Northumberland, 60.4% of the population was aged 16 to 64 compared with 63.3% in the North East region and also 63.3% in England. Northumberland had a bigger proportion of persons aged 65 and over in the population than the North East region and a smaller proportion of persons aged 0 to 15 than the region.
- 3.3.4 Based on ONS population projections for mid-2014 to mid-2039¹⁷, there will be an estimated 1.8% increase in the total population in Northumberland to reach 320,000. ONS 2014 population projections estimate that from 2014 to 2039 the population for England will increase by 16.5%.
- 3.3.5 The rate of population change in Northumberland is relatively low; however, it is not estimated to be evenly spread across all age groups. **Figure 3.2** below shows that between 2014 and 2039 there will be an estimated decrease in population in all age groups under 65 years old. In contrast, there will be an estimated increase in age group groups aged 70 years old and over¹⁸. This has implications on a series of factors that affect the economy and social wellbeing of the County. The growth in the ageing population including significant growth in those aged 80 years old and over, will place increased demand on health and social support services in the future.

¹⁵ ONS (2018) *Labour Market Profile – Northumberland*

<https://www.nomisweb.co.uk/reports/lmp/la/1946157061/report.aspx?town=northumberland>

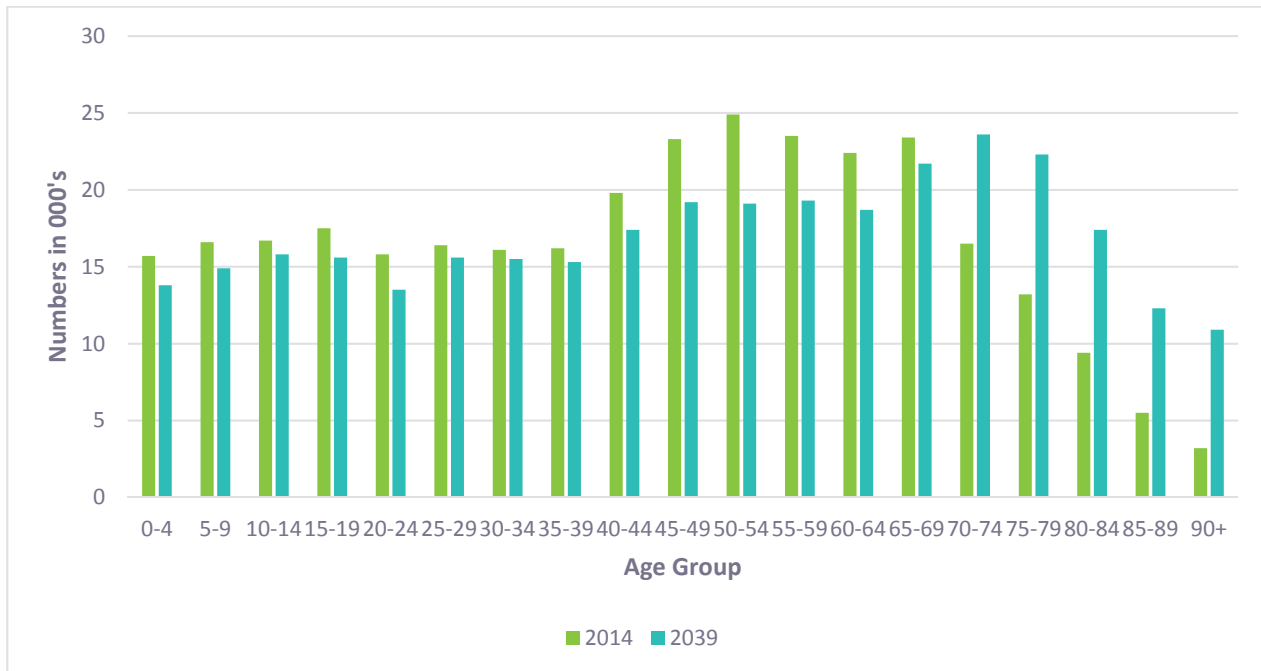
¹⁶ Relevant Office for National Statistics (ONS) (2015) Local Profile [online] available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/populationestimatesforukenglandandwalescotlandandnorthernireland>

¹⁷ ONS (2016) Subnational Population Projections for Local Authorities in England: Table 2

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationprojections/datasets/localauthoritiesinenglandtable2>

¹⁸ <http://www.ons.gov.uk/ons/rel/snpp/sub-national-population-projections/2012-based-projections/rft-population-las.xls>

Figure 3.2 Northumberland Total Population Estimates 2014 and 2039



Deprivation (including Fuel Poverty)

- 3.3.6 The Index of Multiple Deprivation 2015 (IMD 2015) produced by the Department for Communities and Local Government (DCLG) highlights the variation across the County in terms of the incidence of deprivation and social disadvantage. The IMD brings together 38 different indicators covering seven specific aspects or domains of deprivation including income, employment, health and disability, education, skills and training, barriers to housing and services, living environment and crime.
- 3.3.7 Northumberland has an average rank of 120 of the 326¹⁹ local authorities in England. In comparison with other local authorities in the North East, Northumberland has the second lowest proportion of Lower Super Output Areas (LSOAs) in the most deprived 10% and the third highest proportion in the 10% least deprived. Northumberland has 14 LSOAs in the most deprived 10% (two less than in 2010). **Table 3.1** identifies the most deprived LSOAs in Northumberland whilst **Table 3.2** identifies the least deprived.

Table 3.1 Northumberland's Most Deprived Lower Super Output Areas 2015

LSOA	Name	Electoral Division LSOA falls within	Score
E01027416	Northumberland 022C	Croft	64.07
E01027533	Northumberland 013A	College	57.75
E01027415	Northumberland 023B	Croft	56.41
E01027426	Northumberland 025B	Newsham	56.04
E01027545	Northumberland 010D	Ashington Central/College/Hirst	54.70

¹⁹ Northumberland Facts and Figures (2017). Available online at: <http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Northumberland-Knowledge/NK%20place/Other%20area%20profiles/NorthumberlandFactsFigsFeb17.pdf>

LSOA	Name	Electoral Division LSOA falls within	Score
E01027540	Northumberland 013B	Hirst	53.74
E01027542	Northumberland 009B	Newbiggin Central and East	53.14
E01027412	Northumberland 029D	Cramlington West	52.24
E01027527	Northumberland 012D	Ashington Central	51.42
E01027539	Northumberland 010C	Hirst	51.40
E01027392	Northumberland 022A	Cowpen/Kitty Brewster	51.00
E01027424	Northumberland 022D	Kitty Brewster	50.12
E01027518	Northumberland 020C	Bedlington Central	47.33
E01027451	Northumberland 008E	Lynemouth	49.04

Source: English Indices of Deprivation 2015: Northumberland Knowledge, Research Report, November 2015

3.3.8 **Table 3.1** shows that while the most deprived LSOAs are concentrated in the South East, not all LSOAs in the area are amongst the least deprived. However, the area contains several LSOAs that fall into the 11% to 20% and 21% to 30% most deprived.

3.3.9 The most deprived LSOA in Northumberland is E01027416, ranked 605th most deprived in England (falling within the most deprived 2%); it is located in the Croft electoral division in Blyth. The least deprived LSOA is E01027513 which is ranked 32,356 of 32,482 (within the 6% least deprived) as shown in **Table 3.2** below. The LSOA, Bywell, is located in the Wylam area of Northumberland.

Table 3.2 Northumberland's Least Deprived Lower Super Output Areas 2015

LSOA	Name	Electoral Division LSOA falls within	Score
E01027513	Northumberland 036D	Bywell	2.59
E01027456	Northumberland 018B	Morpeth North	2.80
E01027403	Northumberland 027D	Cramlington North	3.00
E01027455	Northumberland 018A	Morpeth Kirkehill	3.21
E01027401	Northumberland 027B	Cramlington North	3.33
E01027492	Northumberland 035E	Hexham West	3.51
E01027402	Northumberland 027C	Cramlington North	3.60
E01027469	Northumberland 034C	Ponteland South with Heddon	3.76
E01027400	Northumberland 027A	Cramlington North	4.10
E01027468	Northumberland 034B	Ponteland South with Heddon	4.59
E01027520	Northumberland 021C	Bedlington West	4.59
E01027507	Northumberland 039E	Stocksfield and Broomhaugh	4.83
E01027460	Northumberland 018D	Morpeth Stobhill	5.13

LSOA	Name	Electoral Division LSOA falls within	Score
E01027357	Northumberland 004B	Alnwick	5.16
E01027369	Northumberland 007C	Rothbury	5.17
E01027458	Northumberland 018C	Morpeth Kirkhill	5.37
E01027538	Northumberland 014C	Haydon	5.45
E01027509	Northumberland 039F	Stocksfield and Broomhaugh	5.50
E01027464	Northumberland 033A	Ponteland East	5.56
E01027494	Northumberland 035G	Cramlington East/Cramlington South East	5.57
E01027471	Northumberland 034D	Ponteland West	5.61

Source: English Indices of Deprivation 2015: Northumberland Knowledge, Research Report, November 2015

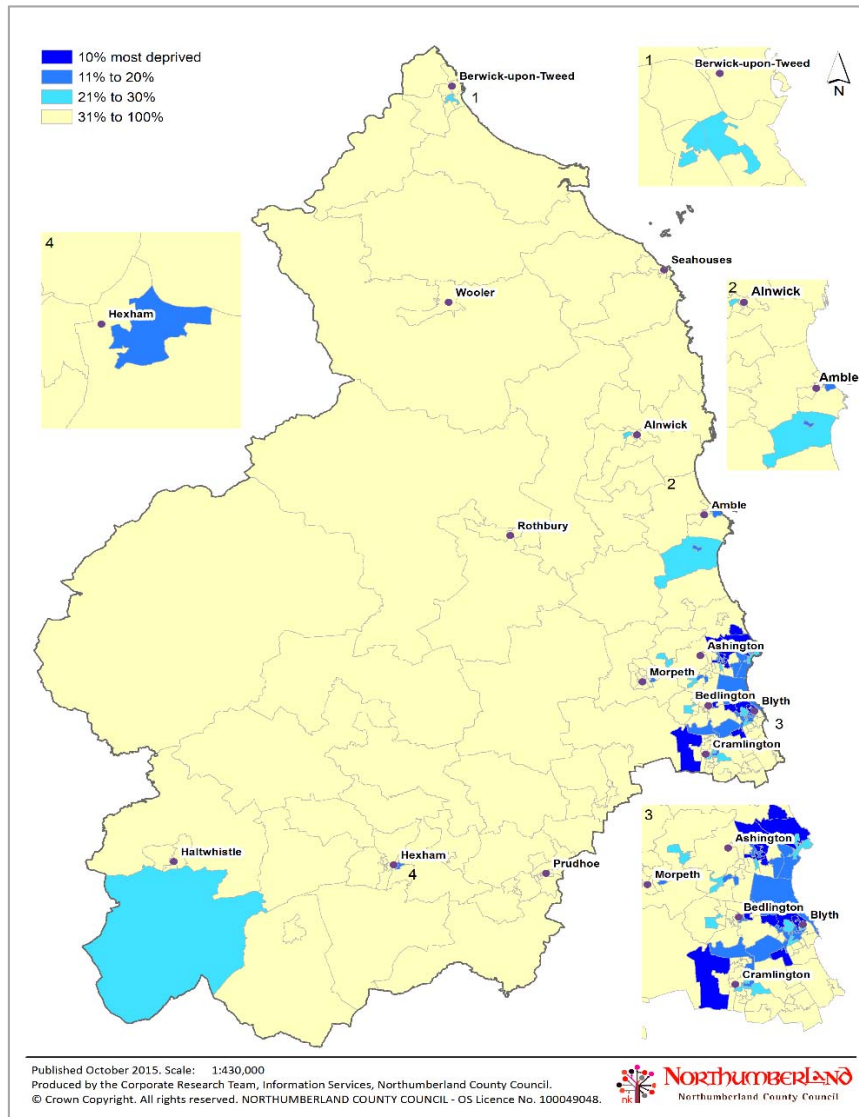
- 3.3.10 The northern and western areas of Northumberland have low population densities exacerbated by seasonal trends in holiday and second home occupation. Reduced accessibility to services and higher living costs are assessed in the Barriers to Housing & Services domain which measures the physical and financial accessibility of housing and key local services. Due to the way in which the different domains are weighted to create the overall Index of Multiple Deprivation, problems caused by rural isolation are underestimated as a factor in deprivation. Northumberland has 32 LSOAs in the most deprived decile of the Barriers to Housing & Services domain, the majority of which fall within the rural areas of the County away from major settlements. However in a change from the ID 2010 there are now some LSOAs in the more urban south east of the county which are falling into the worst 10% indicating that for this domain higher levels of deprivation have become more widespread throughout the County.
- 3.3.11 Examining the IMD domains for income; employment; health deprivation and disability; education, skills and training and crime, these are most severe in South East Northumberland, whereas within the domains of barriers to housing and services and living environment deprivation is more apparent in the rural areas of Northumberland²⁰.
- 3.3.12 The Government recently took the decision to change the definition for fuel poverty, which states that a household will be defined as “fuel poor” if occupants have a total income that is “below the poverty line taking into account energy costs” and its “energy costs are higher than typical”. This new definition is called the low income high costs indicator (LICH).
- 3.3.13 Using the new LICH indicator, the number of households in Northumberland calculated as being in fuel poverty in 2013 is 15,942 or 11.4%²¹. This is lower than the percentage of households calculated as being in fuel poverty in the North East (11.8%) but higher than the national figure (10.4%). It is important to consider that any increase in energy prices could lead to a higher proportion of people living in fuel poverty. However, in 2013, 41% of private housing in Northumberland was classed as ‘non-decent’ primarily due to being hard to keep warm due to their solid wall construction²².
- 3.3.14 **Figure 3.3** below shows the distribution of the most deprived IMD in Northumberland.

²⁰ Northumberland Knowledge (2015), Research Report - English Indices of Deprivation, November 2015.

²¹ Annual Fuel Poverty Statistics Report 2017 (2015 Data).

²² A Housing Strategy for Northumberland 2013-18. Available online at: https://www.yhne.org.uk/wp-content/uploads/northumberland_housing_strategy2013-2018.pdf

Figure 3.3 Map of the IMD 2015 Distribution of the Most Deprived Areas



Health

3.3.15

There is a slight difference in life expectancy at birth for males in Northumberland (79.2 years) and in England (79.5 years). The life expectancy at birth for females in Northumberland (82.6 years) is similarly slightly less than for England (83.1 years). **Table 3.3** below shows the average life expectancy data for Northumberland compared to adjacent local authorities in the north east, the north east as a region and England as a whole from 2013 to 2015.

Table 3.3 Life Expectancy at Birth (2013-2015)²³

	Males	Females
Northumberland	79.2	82.6
Gateshead	77.7	81.4
Newcastle	77.8	81.5
North Tyneside	77.7	82.4
County Durham	78.1	81.2
North East	77.9	81.6
England	79.5	83.1

- 3.3.16 In 2001 the life expectancy in Northumberland for males was 75.9 years; therefore there has been a significant increase over the last 15 years. Similarly with females, a significant increase has been shown when compared to the 2001 life expectancy of 80.6 years.²⁴ Despite these improvements, both male and female life expectancy remains lower than the average for England.
- 3.3.17 Northumberland had an infant mortality rate of 3.2 deaths per 1,000 live births over the period 2013-15. This compares with the rate for England which has 3.9 deaths per 1,000 live births²⁵. Infant mortality rates in Northumberland have fluctuated since 2001, but have been declining steadily since 2009, and has been equal or lower than the mortality rates for England since 2001.²⁶
- 3.3.18 The Health Profile 2017²⁷ (which compares the health of Northumberland with the rest of England) shows that the health of people in Northumberland is varied compared with the England averages. Deprivation is lower than average, but about 19% (9,800) children live in poverty.
- 3.3.19 In the period of 2015/16 the number of children in Year 6 education 19.6%% (575) were classified as obese, which is better than the average for England (19.8%)²⁸. The level of obesity in Northumberland's Year 6 population has increased since then, with 21.1% of the Year 6 population being considered obese in 2016/17, which is higher than the average for England (20%) but lower than the North East average (22.5%)²⁹. The rate of alcohol specific hospital stays among those under 18 was 50.4 (rate per 100,000 population). This represents 30 stays per year. Levels of GCSE attainment, breastfeeding and smoking at time of delivery are worse than the England average.
- 3.3.20 Compared to England, Northumberland has significantly better levels of deprivation, children in poverty, statutory homelessness and violent crime. Northumberland had significantly lower rates of GCSE achievement and long-term unemployment, both compared to national rates and the average

²³ Public Health England (2017) Northumberland Unitary Authority Public Health Profile 2017, July 2017

<http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000057.pdf>

²⁴ <https://fingertips.phe.org.uk/profile/health-profiles/data#page/4/gid/1938132696/pat/6/par/E12000001/ati/102/are/E06000057/iid/90366/age/1/sex/2>

²⁵ <https://fingertips.phe.org.uk/profile/health-profiles/data#page/4/gid/1938132696/pat/6/par/E12000001/ati/102/are/E06000057/iid/92196/age/2/sex/4>

²⁶ <http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000057.pdf>

²⁷ Public Health England (2017) Northumberland Unitary Authority Public Health Profile 2017, July 2017

<http://fingertipsreports.phe.org.uk/health-profiles/2017/e06000057.pdf>

²⁸ Northumberland Facts and Figures, February 2017. Available at:

<http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Northumberland-Knowledge/NK%20place/Other%20area%20profiles/NorthumberlandFactsFigsFeb17.pdf>

²⁹ NHS Health Profiles Available at: <https://fingertips.phe.org.uk/profile/health-profiles/data#page/0/gid/8000073/pat/6/par/E12000001/ati/102/are/E06000057>

of its cluster group. In contrast to England, Northumberland has significantly poorer outcomes for smoking status at time of delivery, alcohol-specific hospital stays for under 18s, excess weight in adults, hospital stays for alcohol related harm, recorded diabetes, life expectancy for females (as identified above), smoking related deaths, levels of self-harming and people seriously injured or killed on roads.

- 3.3.21 Demands on healthcare in the County are likely to increase due to a growing population and an increasing elderly population. The types of services required may also alter in relation to the change in population profile as associated illnesses may differ.
- 3.3.22 The number of excess winter deaths³⁰ has been largely similar to the trends in the region and England as a whole since 2001; however, for the most recent period (2013 – 2016) the ratio has increased ahead of the regional and national comparisons (a total of 707 deaths giving a ratio of 21.6 compared to 17.4 and 17.9 in England).³¹.

Crime

- 3.3.23 In Northumberland, the overall crime rate went up slightly from March 2014 to March 2015. **Table 3.4** below shows the number of crime incidences and the percentage change from March 2013-14 to March 2014-2015. There were significant reductions in drug crime and violent robbery, however the number of violent crime incidents increased, particularly sexual offences, along with the number of crime incidents categorised as vehicle interference.³²

Table 3.4 Crimes Recorded in Northumberland 2013/14 – 2014/15

Northumberland	2013/14	2014/15	% Change
Total Crime	10345	10938	6
Violent Crime	1848	2338	27
a) Violence against the person	1520	1894	25
b) Robbery	40	30	-25
c) Sexual offences	185	327	77
Vehicle Crime	916	977	7
a) Theft of motor vehicle	147	183	24
b) Theft from motor vehicle	739	688	-7
c) Vehicle interference	30	106	253
Burglary	1527	1481	-3
a) Burglary dwelling	428	468	9
b) Burglary other than dwelling	1099	1013	-8

³⁰ Ratio of excess winter deaths (observed winter deaths minus expected deaths based on non-winter deaths) to average non-winter deaths (three years).

³¹ <https://fingertips.phe.org.uk/profile/health-profiles/data#page/4/gid/1938132696/pat/6/par/E12000001/ati/102/are/E06000057/iid/90641/age/1/sex/4>

Northumberland	2013/14	2014/15	% Change
Criminal Damage	2201	2425	10
Drug Crime	529	407	-23
Other Crime	3324	3310	0

3.3.24 From 2015 to 2016, 14,646 key notifiable offences occurred within Northumberland which was 34% higher than the previous year (10,896). It is also estimated that violent crime increased by 72% within this period.

3.3.25 It is difficult to predict future crime levels, but it is likely that the concentration of crime will continue to be most prevalent in the urban areas and town centres. Urbanised areas are likely to continue to have higher rates of crime as is the current trend.

Community Facilities and Services

3.3.26 The Main Towns of: Alnwick, Amble, Ashington, Bedlington, Berwick-upon-Tweed, Blyth, Cramlington, Haltwhistle, Hexham, Morpeth, Ponteland and Prudhoe are the key hubs for community facilities and services such as education, healthcare, retail and transport. These towns provide a range of services for their own communities and a wider area of the County and include, as an example, Ashington which provides large scale facilities and services such as a hospital and Cramlington which also contains a specialist emergency care hospital and cinema alongside both towns providing other large scale facilities and services such as primary and secondary schools. The market towns of Alnwick, Morpeth and Hexham provide services for a wide rural hinterland. This includes schools (first/middle/primary/secondary schools), shops and in Hexham's case, a hospital and a regionally and nationally significant auction mart.

3.3.27 The Service Centre Towns of Allendale, Belford, Bellingham, Corbridge, Guidepost, Haydon Bridge, Newbiggin-by-the-Sea, Rothbury, Seahouses, Seaton Delaval and Wooler provide a range of shopping, education (first/middle/primary) and health care facilities to meet more local needs which also serves the surrounding rural areas. Bellingham, Rothbury and Wooler act as gateways to the National Park and provide local services for residents of the Park.

Open Space

3.3.28 Public open space within the County helps meet the recreational needs of local people. In the majority of cases, this space is well integrated with public rights of way or permissive routes. Country Parks provide a managed environment to make users feel secure and comfortable with clearly way marked paths in good condition, many of which provide "access for all". The majority of country parks have visitor facilities including cafes, toilets and information. The Country Parks include:

- Bedlington Country Park;
- Bolam Lake Country Park;
- Druridge Bay Country Park;
- Plessy Woods Country Park;
- Queen Elizabeth II Park, Ashington;
- Tyne Green at Hexham;

- Tyne Riverside Country Park; and
- Wansbeck Riverside.

3.3.29 A considerable quantity of Northumberland's parks and green spaces have been awarded Green Flag Awards by the environmental charity Keep Britain Tidy. Green Flag Awards are only rewarded to the best parks and green spaces in the UK and signal that they are excellent open spaces, are well maintained and have excellent facilities. The following green spaces and Country Parks were awarded green flags:

- Ridley Park;
- Hirst Park;
- Doctor Pit Park;
- Alexandra Park;
- Hexham Parks;
- Carlisle Park;
- Astley Park;
- Castle Vale and Coronation Parks;
- Plessey Woods Country Park; and
- Bolam Lake Country Park.

3.3.30 In addition to the Country Parks, Northumberland has a number of large houses with surrounding grounds that offer a countryside experience. These include:

- Belsay Hall: English Heritage;
- Wallington: National Trust; and
- Cragside: National Trust.

3.3.31 Other sites with public access include areas owned by the County Council and conservation groups including Northumberland Wildlife Trust and the Woodland Trust. There are also a number of woodlands within Northumberland, which are used for recreation purposes.

Likely Evolution of Baseline Without the Local Plan

3.3.32 Northumberland has a higher proportion of residents aged 65 and over (23.1%) than the North East and England and is predicted to rise to 33.6% by 2039³³. Over the same period, the number of people aged 0-15 is projected to fall to 14.8%. It is therefore clear that Northumberland faces increased strain on its health facilities to cope with its aging population and could potentially not have a sufficient number of younger people entering into the area to sustain these services. In the absence of policy intervention (of which the Local Plan is one important element), the overall population of Northumberland is projected to increase by 1.8% from 2014 to 2039 (compared to 6.8% for the region and 16.5% for England as whole). It will contain a growing proportion over 65 years of age and decreasing working age population. An aging population and a reduced working age population have implications for the ability of Northumberland to provide a labour force for existing or potential employers who want to locate in the County in addition to placing strains on healthcare services.

³³ Northumberland Facts and Figures (2017). Available online at: <http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Northumberland-Knowledge/NK%20place/Other%20area%20profiles/NorthumberlandFactsFigsFeb17.pdf>

Without policy intervention, these factors have the potential to impact on the future sustainability and resilience of Northumberland's communities and could affect the achievement of the aims of the Council's Economic Strategy which is to ensure population growth, demographic balance and retention rather than loss of working age population.

- 3.3.33 Deprivation in Northumberland is continuing to increase. The south east of Northumberland is the most deprived and has the most common causes of deprivation with income, employment, health deprivation and disability, education, skills, training and crime all being an issue in this area. Northumberland is below the North East average but higher than the national average with regard to fuel poverty. The poorer quality of Northumberland's private housing stock could push more people into fuel poverty alongside potential increases in energy prices.
- 3.3.34 Deprivation can be found in the rural populations of Northumberland. The remote nature of the rural communities often means they are considered to be deprived through a lack of housing and services. Northumberland County Council should therefore consider new housing options within or close to established rural communities and the creation of new services and facilities in this area³⁴. Without local policy relating to the quantum, type and location of new housing, the extent to which new development would meet such needs would be more uncertain as, to a large extent, the key decisions over where development is located would be left solely to the market.
- 3.3.35 Life expectancy for males, females and infants has been growing year on year in Northumberland. However, life expectancy across Northumberland could be affected by growing levels of obesity in children and adults, smoking and alcohol related issues and self-harm. Working in conjunction with the health sector, the Council could encourage a healthy lifestyle in its residents by pursuing policies in the Local Plan that include safeguarding and enhancing existing open space and recreational facilities. Local planning policy could also help to ensure the future provision of health facilities and services to meet local needs and that new development does not give rise to adverse impacts on human health.
- 3.3.36 The open spaces of Northumberland are, generally, in good condition with many being managed by national bodies such as Northumberland Wildlife Trust and the Woodland Trust. The majority of Northumberland's 501,301ha is rural countryside and provides excellent opportunities for residents to undertake physical activities. Continuing to protect such areas would have further benefits by maintaining and potentially increasing the attractiveness of Northumberland to tourists. Tourism is seen as a growth area for Northumberland and there are a number of strategies that aim to increase visitor numbers and the tourism offer. Maintaining and enhancing open spaces is likely to continue irrespective of the Local Plan. However, planning policy can safeguard existing open space and recreational facilities and address deficiencies.
- 3.3.37 Crime is steadily rising within Northumberland, with a considerable rise in violent crime from 2014 to 2015 (72% increase). There has also been a considerable increase in notable offences during the same time period (34%). It is therefore clear that both low level and high level crime is rising across Northumberland and the Council needs to consider how it can tackle crime. This is likely to be pursued regardless of the Local Plan. However, local planning policy could support crime reduction through, for example, the promotion of high quality design that seeks to create safe and secure communities.
- 3.3.38 Larger scale community facilities and services are predominantly located within the densely populated south east of Northumberland at Cramlington, Ashington and Blyth, with smaller more rural Main Towns and Service Centre Towns providing services to their communities and a wide rural hinterland. As previously discussed, the rural population of Northumberland currently find it more difficult to access needed facilities and services.

³⁴ Northumberland Knowledge (2015), Research Report - English Indices of Deprivation, November 2015.

3.3.39 The absence of a Local Plan would not halt the delivery of community facilities and services. However, without local policy relating to (in particular) the quantum, type and location of new development and requirements with respect to community facilities and services provision, the extent to which new development meets the needs of Northumberland's communities and businesses would be more uncertain as (to a large extent) the key decisions over where development is located would be left solely to the market. This could undermine the potential for new development to help tackle deprivation and poor health and deliver community facilities and services, including in the rural areas.

Key Sustainability Issues

- The need to protect and improve the health and wellbeing of Northumberland's population;
- The need to promote a healthy lifestyle and increase physical activity to address obesity levels in adults and children;
- The need to address health inequalities between the rural and urban populations of Northumberland;
- The need to tackle deprivation, particularly in those areas that are most deprived;
- The need to protect, conserve and enhance the open spaces of Northumberland and create the provision for new open spaces;
- The need to support high quality design that creates safe and secure communities;
- The need to safeguard existing health care facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development and an aging population;
- The need to maintain and enhance the vitality of the County's town centres and larger villages;
- The need to address relative isolation/remoteness of some communities; and
- The need to reflect the aims and objectives of Achieving Health and Wellbeing in Northumberland 2014.

3.4 Housing

3.4.1 The total number of dwellings recorded in the 2011 Census is 138,534, broken down by type as follows:

Table 3.5 Housing Types in Northumberland

	Count	%
All Households	138,534	100%
Detached	35,120	25.4%
Semi-Detached	50,127	36.2%
Terraced (Including End-Terrace)	38,345	27.7%
Purpose-Built Block of Flats or Tenement	11,602	8.4%
Part of a Converted or Shared House (Including Bed-Sits)	2,142	1.5%

	Count	%
In a Commercial Building	932	0.7%
Caravan or Other Mobile or Temporary Structure	232	0.2%
Shared Dwelling	34	0.02%

Source: 2011 Census

- 3.4.2 Net additional dwelling completions in 2016/2017 were 1,531 units, an increase from 991 dwellings in 2015/16. Roughly half of the new homes in Northumberland (47%) in 2016/17 were developed on previously developed land (PDL). This proportion equates to 715 units³⁵. A net total of 417 affordable units were delivered in 2016/2017, which represents 27% of completions.
- 3.4.3 In November 2017, the Council published an updated position statement to clarify the general approach to be taken to planning applications following the withdrawal of the Core Strategy, with particular regard to housing development³⁶. This position statement was accompanied by an updated Five-Year Housing Land Supply assessment report³⁷ which confirmed the approach that the Council took for establishing an Objectively Assessed Need (OAN) for housing for the purposes of calculating the Council's five year housing land supply position while an updated evidence base for the new Local Plan is prepared. An OAN of 18,880 dwellings over the period 2011-31 was identified, equating to 944 dwellings per annum.
- 3.4.4 The Northumberland Strategic Housing Market Assessment (SHMA) (October 2015) included evidence of affordable housing need in Northumberland. The 2017 position statement considered that its calculation of affordable housing need remained valid. An update SHMA (June 2018) was nevertheless prepared to inform the new draft Local Plan. It identified an annual net shortfall in affordable housing across Northumberland of 151 dwellings per annum over the period 2017/18 to 2021/22. In the context of the high number of outstanding commitments and the amount of affordable housing in the pipeline, the draft Local Plan considers a target of 20% affordable housing would be appropriate for sites coming forward for development.

Table 3.6 Tenure in Northumberland 2011

	Northumberland Number	Percentage	North East Number	Percentage	England Number	Percentage
Owned Outright	46,086	33.3	323,084	28.6	6,745,584	30.6
Owned with a mortgage of loan	45,121	32.6	375,511	33.2	7,229,440	32.8
Part owned and part rented	510	0.4	4,098	0.4	173,760	0.8
Rented from Council (Local Authority)	14,820	10.7	167,593	14.8	2,079,778	9.4

³⁵ Northumberland County Council Net Additional Homes Provided 2016/17.

³⁶ Position Statement Following Withdrawal of the Core Strategy, NCC, November 2017.

³⁷ Northumberland Five-Year Supply of Deliverable Sites 2017/18 to 2021/22, NCC, November 2017.

	Northumberland Number	Percentage	North East Number	Percentage	England Number	Percentage
Other social rented	11,021	8.0	91,913	8.1	1,823,772	8.3
Rented from Private landlord or letting agency	16,225	11.7	139,624	12.4	3,401,675	15.4
Other private rented	2,192	1.6	14,802	1.3	314,249	1.4
Living rent free	2,559	1.8	13,310	1.2	295,110	1.3

ONS (2011) *Census 2011*.

- 3.4.5 Northumberland has a higher level of homes that are owned outright (33.3%) when compared to the North East (28.6%) and England as a whole (30.6%) as shown in **Table 3.6** above.
- 3.4.6 The average house price in Northumberland was £158,000 in 2017, which was less than the average for England (£230,000) but more than the average for the North East (£135,000)³⁸. The average house prices in Northumberland rose by close to 5% through 2017, bringing the average house price to just under £158,000 by November 2017³⁹.
- 3.4.7 Northumberland has a relatively good level of affordable houses being built with 417 completions in 2016/2017, much of which was within the South East of the County. Affordability in Northumberland is a considerable issue as it is across England. The overall house price to earnings ratio for Northumberland is 6.38:1 and is 5.55:1 when looking at lower house prices to lower incomes⁴⁰. This is further exacerbated by rural housing often suffering from price inflation due to their potential as secondary or holiday homes and making it less likely for Northumberland's residents to be able to afford them.
- 3.4.8 The private housing stock of Northumberland is of poorer quality. This can be seen through 41% of the private housing stock in Northumberland being considered to be 'non decent', whilst 0% of the Council's housing stock was classified as this⁴¹. Northumberland therefore has the difficult task in needing to improve the quality of the existing housing stock whilst also continuing to encourage the building of new homes.
- 3.4.9 Finally, Northumberland has a growing issue of an aging population which is discussed above in **Section 3.3**. Northumberland Council needs to consider what type of new housing would best serve the County and ensure there is housing for young and old people alike. Providing new housing for older people could have the potential benefit of freeing up homes better suited to families with children still living at home and help to ease the need for housing amongst these demographics⁴².

³⁸ ONS House price to residence-based earnings ratio dataset, April 2018. Available online at: <https://www.ons.gov.uk/releases/housingaffordabilityinenglandandwales1997to2017>.

ONS House price to residence-based earnings ratio dataset, April 2018. Available online at: <https://www.ons.gov.uk/releases/housingaffordabilityinenglandandwales1997to2017>.

⁴⁰ ONS House price to residence-based earnings ratio dataset, April 2018. Available online at: <https://www.ons.gov.uk/releases/housingaffordabilityinenglandandwales1997to2017>.

⁴¹ A Housing Strategy for Northumberland 2013-18. Available online at: https://www.yhne.org.uk/wp-content/uploads/northumberland_housing_strategy2013-2018.pdf

⁴² A Housing Strategy for Northumberland 2013-18. Available online at: https://www.yhne.org.uk/wp-content/uploads/northumberland_housing_strategy2013-2018.pdf

Likely Evolution of Baseline Without the Local Plan

3.4.10 The absence of a Local Plan would not halt the delivery of housing. However, without local policy relating to the quantum, type and location of new development, the extent to which new development meets the needs of the County would be more uncertain as, to a large extent, the key decisions over where development is located would be left solely to the market. This could result in housing pressures in inappropriate areas as well as undermining the potential for new development to help address shortfalls in affordable housing, tackle deprivation, deliver community facilities and protect the countryside.

Key Sustainability Issues

- The need to create sustainable places where people want to live and relax;
- The need to enable housing growth, meeting objectively assessed housing needs and planning for a mix of accommodation to suit all household types, especially housing for the older residents of Northumberland;
- The need to improve the quality of Northumberland's existing and future housing stock;
- The need to ensure a flexible supply of land for residential development, especially in the rural parts of Northumberland;
- The need to increase the level of affordable housing being built;
- The need to reflect the aims and objectives of the Northumberland Housing Strategy 2013-2018 and Northumberland Homelessness Strategy and Action Plan 2016-2021.

3.5 Economy and Employment

Employment

3.5.1 For many years, the economy of Northumberland has experienced fundamental economic restructuring. Jobs have been lost in the traditional industries, particularly deep coal mining and agriculture. Whilst job losses have been partially offset by the creation of new jobs in manufacturing and the service sector, unemployment rates in some of areas of the North East are significantly higher than the national average. This includes towns, such as Blyth within Northumberland, which has areas of high multiple deprivation.

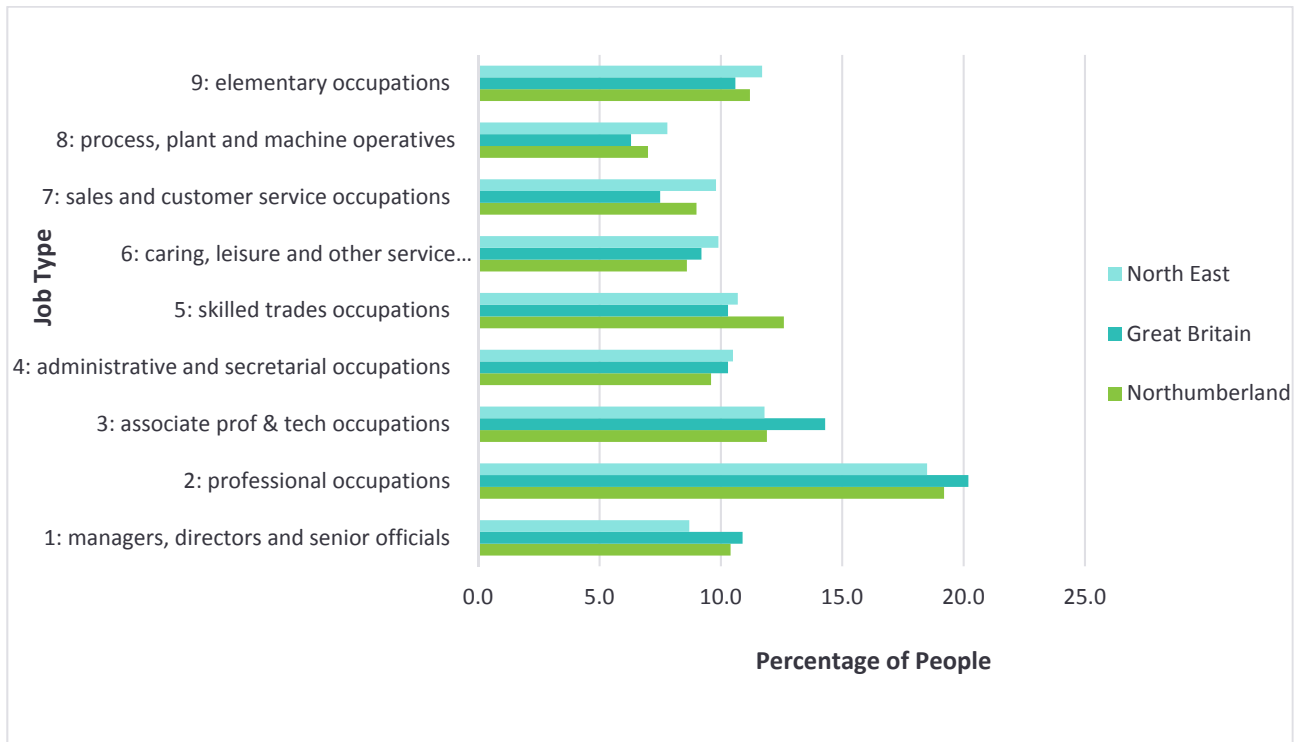
3.5.2 Between October 2016 and September 2017, 72.5% of economically active people were in employment. This compares better to the North East as a whole (70.4%) but not when compared to Great Britain (74.5%). Similarly, unemployment was lower in Northumberland (5.3%) than the North East as a whole (6.5%) but was higher than Great Britain's as a whole (4.5%)⁴³.

3.5.3 The number of potentially economically active people between October 2014 and September 2015 was 152,300. However, this has decreased by 2,500 potentially economically active people by October 2016 and then further to 148,800 in September 2017.

3.5.4 The types of occupation in Northumberland are shown in **Figure 3.4** below. The job types are divided up into Standard Occupational Classification (SOC) groups. Northumberland has a greater number of higher classification jobs, such as managers, directors and senior officials than the North East. It also has a larger percentage of skilled trades than both the North East and Britain.

⁴³ ONS annual population survey (2018) via nomis.

Figure 3.4 Percentage of People in Employment By Type in September 2017

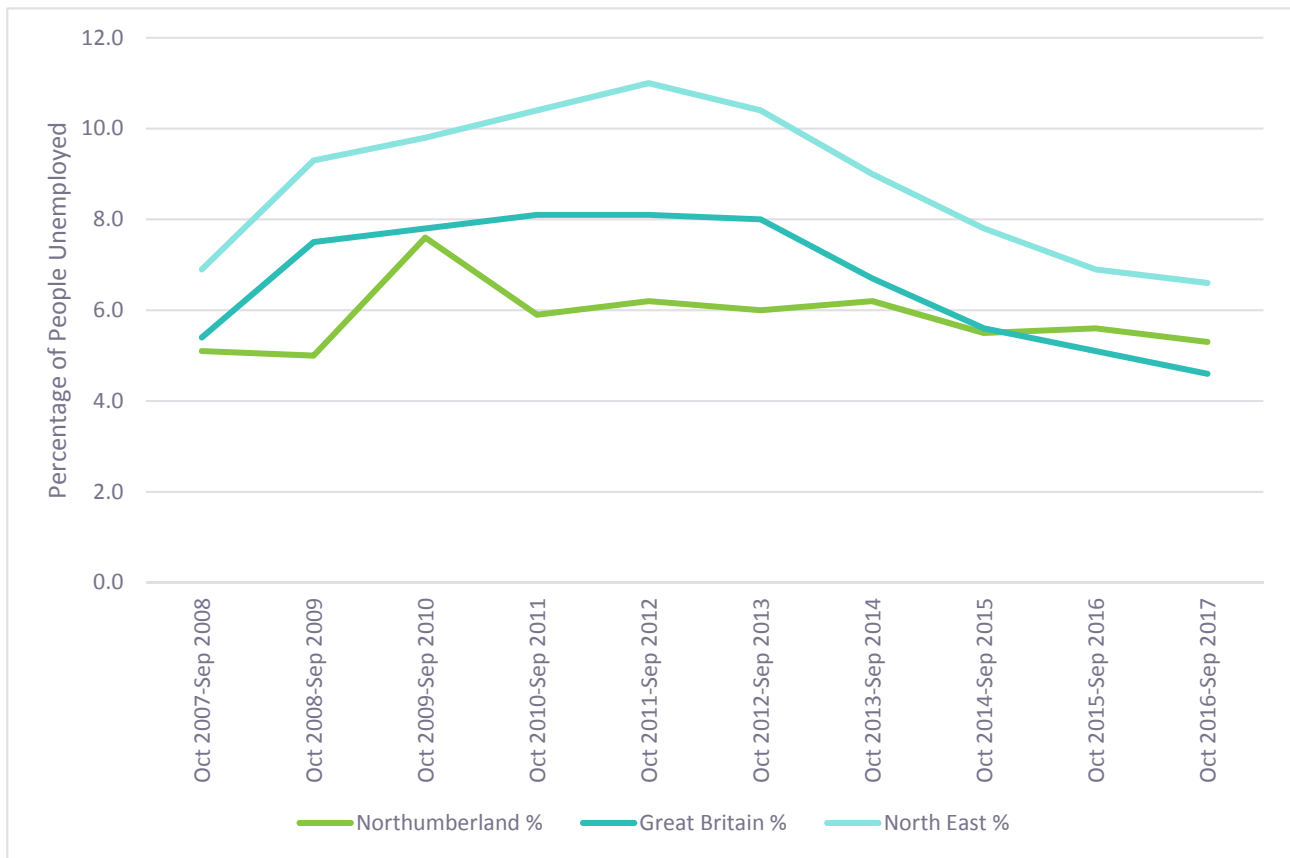


Source: ONS (2018) via Nomis

3.5.5

As illustrated in **Figure 3.5** below, unemployment in Northumberland has continued to decline at a fairly steady rate, although this has been slower than the rate of decline in the North East and Great Britain.

Figure 3.5 Unemployment Levels 2007-17



Source: ONS (2018) via Nomis

3.5.6 **Table 3.7** below shows the earnings by residence. The average weekly pay for Northumberland is above that of the North East but below that of Great Britain as a whole.

Table 3.7 Gross Weekly Pay (2017)

Gross Weekly Pay	Northumberland (pounds)	North East (pounds)	Great Britain (pounds)
Full-time workers	521.7	504.1	552.7
Male full-time workers	569.2	543.2	594.2
Female full-time workers	468.3	452.3	494.4

Source: ONS (2018) via Nomis

Employment Within the County

3.5.7 In terms of employment, service sectors and in particular public services dominate:

- Service activities account for 80% of the County's jobs;
- Public Services is the largest sector at over 30% of all jobs;
- Tourism and Retail are large service sectors accounting for 13% and 11% of jobs respectively; and

- Manufacturing accounts for around 11% of jobs⁴⁴.

- 3.5.8 The County's economy has core strengths and opportunities in key sectors such as energy, low carbon industries, certain manufacturing and process industries such as pharmaceuticals and engineering, ports, and tourism.
- 3.5.9 The agriculture sector has suffered decline in terms of its share of the employment structure but when compared to the England average remains significant as a proportion of economic activity overall and particularly in the rural economy of the County.
- 3.5.10 The distribution of full-time and part-time posts has altered significantly over the last 5 years with the number of full-time employees increasing by 5% but the number of part-time posts decreasing by 17%. Part-time employment in key local sectors like retail, healthcare and tourism contributes to a low-paid local economy and has a significant impact on productivity measures including GVA performance.
- 3.5.11 There is out commuting from Northumberland for employment, mainly to Tyneside – amounting to 23,000 people in 2011. A report prepared by Peter Brett Associates⁴⁵ has looked at the successful sectors of the economy in Northumberland.

Economic Performance

- 3.5.12 The Gross Value Added is a measure in economics of the value of goods and services produced in an area, industry or sector of an economy. The Northumberland economy has grown by an average rate of 3.4% per annum between 1997 (9,723) and 2015 (15,950) with only 1999 (9,446) and 2009 (13,733) experiencing a decline in Total Gross Value Added (GVA). However, Northumberland's economy remains smaller than the economies of nearby areas.
- 3.5.13 The Gross Disposable Household Income (GDHI) per head in Northumberland increased by % between 1997 (£10,586) and 2015 (£19,385), an average increase of 5% per annum.⁴⁶ In 2015 the GDHI for the North East was less than that of Northumberland's at £16,197 and the average for England was slightly higher than Northumberland's at £19,447⁴⁷.

Skills and Education

- 3.5.14 Northumberland performs above the average for the country and North East in terms of the numbers of people holding a qualification. As show in **Table 3.8** below only 9.1% of the working age population do not hold a qualification of any type. Within Northumberland, the former Blyth Valley district has the highest percentage of working age people with no qualifications. The percentage of people with the highest level of qualification (NVQ4 or above) is 32.7% in Northumberland compared to 38.2% for Britain while the North East attained 31.4%⁴⁸.

⁴⁴ Northumberland Economic Strategy 2015-2020.

⁴⁵ Peter Brett Associates Housing and Economic Growth Options: Findings Report (June 2018).

⁴⁶ ONS (2018) Regional Disposable Household Income.

⁴⁷ ONS (2018) Regional GVA.

⁴⁸ ONS annual population survey via Nomis (2016) <https://www.nomisweb.co.uk/reports>

Table 3.8 Qualifications in Northumberland January – December 2016

	Northumberland (numbers)	Northumberland (%)	North East (%)	Great Britain (%)
NVQ4 and above	61,100	32.7	31.4	38.2
NVQ3 and above	95,700	51.2	52.3	56.9
NVQ2 and above	135,300	72.5	73.7	74.3
NVQ1 and above	160,700	86.1	85.3	85.3
Other qualifications	9,100	4.9	5.4	6.6
No qualifications	16,900	9.1	9.4	8.0

Source: ONS annual population survey via Nomis (2018): <https://www.nomisweb.co.uk/reports/lmp/la/1946157061/report.asp>

- 3.5.15 There has been a continual improvement in qualifications over the last ten years in Northumberland. In December 2004, 80.7% of working age people had any qualifications which compared to the comparable figure in 2016 of 90.9%⁴⁹. With continual improvement in facilities and improved teaching methods this trend is anticipated to continue.
- 3.5.16 These figures conceal a more complex picture, with differences between different areas of Northumberland. The Northumberland Economic Strategy establishes that people living in the central area of the County are much more likely to have higher qualifications and to work in high-level occupations than residents of much of South East and rural Northumberland. A significant proportion of the County's highest earners work in the Tyneside conurbation rather than in Northumberland.

Likely Evolution of Baseline Without the Local Plan

- 3.5.17 Northumberland has an unemployment rate of 5.3% which compares favourably with the North East of England (6.5%) but unfavourably to the average unemployment of Great Britain (4.5%). Northumberland is a supplier of highly skilled labour to the North East, however a significant minority of people do not have the skills and qualifications they need to take advantage of opportunities locally or externally and there are pockets of deprivation featuring hidden poverty, especially in the South-East of the County. This can be seen in unemployment hotspots such as Blyth, which has never quite recovered from the loss of the UK's coal mining or heavy manufacturing industries and has a high proportion of residents with no or few official qualifications. However, only 9.1% of the working age population has no official qualifications. Northumberland also exceeds the North East's level of people with the highest tier of education (NVQ Level 4 or above) at 32.7%.
- 3.5.18 Northumberland is therefore in the difficult situation of having to increase its employment opportunities across all skill levels across the County. If this is not done, there is a risk of unemployment growing within Northumberland across all working age demographics, which would be a reverse of the decline in unemployment that can be seen since 2013. There is also the risk of Northumberland's overall economic growth, which has continued to grow each year since 1997 (besides 1999 and 2009) stalling if further and diverse employment opportunities are not made available. The creation of new jobs (particularly higher skilled) within Northumberland could also potentially aid in reducing the difference between Northumberland's average gross weekly pay (£521.70) to that of the North East (£504.10) or Great Britain's as a whole (£552.70).

⁴⁹ Source: ONS annual population survey via Nomis (2018)
<https://www.nomisweb.co.uk/reports/lmp/la/1946157061/report.aspx#tabquals>

3.5.19 If the employment opportunities are not increased, with jobs of varying skill requirements spread across the County, it is likely that that Northumberland will increasingly be a source of significant commuting outflows, with consequential effects on the economy. Ensuring that new development needs can grow the economy could be more difficult to achieve without a Local Plan that would have economic growth as an integral part of its strategy. Furthermore, without local planning policy relating to the quantum, type and location of new employment related development, the extent to which new development meets the needs of Northumberland's communities and businesses would be more uncertain as, to a large extent, the key decisions over where development is located would be left solely to the market. This could undermine the potential for new development to help boost local economic and skills development. The lack of local planning policy could also result in the objectives of other plans and programmes, including the Council's 2015 Economic Strategy and the North East Strategic Economic Plan being unfulfilled.

Key Sustainability Issues

- Overall, the need to create sustainable places where people want to work;
- The need to deliver a range of employment sites to support economic growth and diversify the local economy in a sustainable manner that protects the environment whilst allowing social and economic progress;
- The need to ensure a flexible supply of land for employment development;
- The need to tackle pockets of high unemployment and low education attainment;
- The need to increase wage growth and disposable income across the County;
- The need to reflect the aims and objectives of the Northumberland Economic Strategy 2015-2020.

3.6 Transport and Accessibility

Transport Infrastructure

- 3.6.1 The principal roads in Northumberland are the A1, A69, and A19 trunk roads and the A68, A696, A697 and A189 county roads. The East Coast Main Line and Tyne Valley railway lines pass through Northumberland and provide limited local services and access to the inter-city routes serving the rest of the country.
- 3.6.2 The East Coast Main Line also provides travel links between London and Scotland. More locally, the Tyne Valley Railway line connects the west of the County with Gateshead and Newcastle City Centre and a local service runs between Newcastle and Morpeth/Chathill. These main lines are well travelled.
- 3.6.3 Local bus services form a network throughout south east Northumberland linking the main towns of Blyth, Cramlington, Ashington, Bedlington and Morpeth to each other and Newcastle upon Tyne. In addition there are express bus services to Northumberland towns, including Alnwick, Berwick upon Tweed and Hexham to Newcastle upon Tyne. Some areas of rural Northumberland are considered unviable for the supply of commercial bus services.
- 3.6.4 There are also a number of freight lines that are still in use and part of Newcastle Airport lies within Northumberland.
- 3.6.5 Car ownership in Northumberland is slightly higher than the national average and much greater than in the North East as a whole. Car ownership is particularly high in the former Alnwick, Castle Morpeth and Tynedale areas. The number of cars and vans available to households in Northumberland

increased by 26,600 (19%) to 169,000 between 2001 and 2011. The North East saw a larger percentage increase of 20% (194,800) but the percentage increase in England was lower at 14% (3,089,200).⁵⁰

Movement

3.6.6 According to the 2011 Census, the average distance travelled to work by Northumberland residents was 21.4km in 2011. **Table 3.9** compares the distance travelled to work by residents in 2001 and 2011 and highlights how a larger proportion of the residents of Northumberland are having to travel further for work. This can be seen with a reduction in the number of residents traveling less than 2km to work whilst there has been growth in the number of residents falling into categories of travel distance larger than 10km.

Table 3.9 Distance Travelled to Work 2001 and 2011

Distance Travelled to Work	Number of People (2001)	% of People in Employment (2001)	Number of People (2011)	% of People in Employment (2011)
Less than 2 km	29,037	21.33	25,944	17.6
2 km to less than 5 km	14,614	10.7	14,491	9.9
5 km to less than 10 km	19,546	14.36	19,568	13.3
10 km to less than 20 km	29,345	21.6	30,255	20.6
20 km to less than 30 km	11,539	8.5	12,969	8.8
30 km to less than 40 km	4,515	3.31	5,666	3.8
40 km to less than 60 km	3,134	2.3	4,162	2.8
60 km and over	4,208	3.09	5,593	3.8
Working from home	14,687	10.8	17,894	12.18
Other	5,458	4.01	10,359	7.05

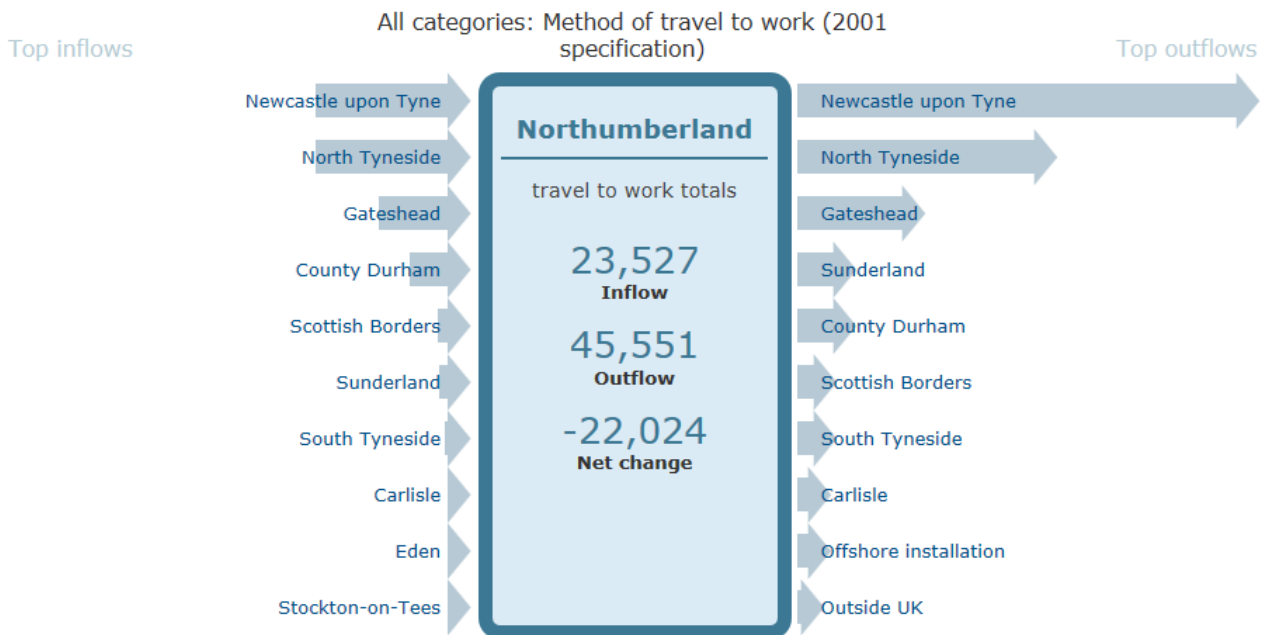
Source: Census 2011

3.6.7 Commuting flows indicate that there is a significant outflow of commuters from the Northumberland Area alongside considerably smaller inflow. In 2011, a total of 23,527 workers commuted into Northumberland from other local authorities whilst 45,551 residents commuted out of Northumberland. This represents a net outflow of 22,024 workers.

3.6.8 **Figure 3.6 below** shows the workplace destinations of the Northumberland Areas workforce for 2011. It demonstrates that the majority of residents commuted to the authority of Newcastle-upon-Tyne (19,289 people) followed by the neighbouring authorities of North Tyneside (10,506) and Gateshead (4,691). Similarly, the areas of Newcastle-upon-Tyne (6,275), North Tyneside (6,256) and Gateshead (3,592) are the origin of the most in-commuters to Northumberland.

⁵⁰ Census (2011) ONS.

Figure 3.6 Workplace Destinations



Source: NOMIS (2014) Location of usual residence and place of work by method of travel to work. Available online: <http://www.nomisweb.co.uk/census/2011/WU03UK/chart/1132462182>

Likely Evolution of Baseline Without the Local Plan

- 3.6.9 Northumberland has good rail connections to the rest of the UK through the East Coast Main Line which provides access to London and Scotland and the Tyne Valley Railway which connects the west of the UK with Northumberland and the North East. However, outside of the main lines there is little rail travel available though this is not uncommon given the size and expense of railway systems. It is important that new employment and housing developments consider how connected they are to the local rail network to improve the number of journeys undertaken using sustainable transport methods.
- 3.6.10 The issues of sustainable transport can be seen across Northumberland. Whilst the Main Town and Service Centre Towns have local bus services, some areas of rural Northumberland do not have a bus service as it would be unprofitable. Furthermore, car ownership in Northumberland is slightly higher than the national average and this continues to increase each year. Northumberland is therefore facing the issue of having limited public transport options and high car ownership which only increases as more people in the rural parts of Northumberland can't access bus or train services.
- 3.6.11 Comparatively, the main roads of Northumberland are in good condition and the A1, A69 and A19 trunk roads and A68, A696, A697 and A189 county roads provide good coverage of Northumberland and generally do not suffer too much from congestion.
- 3.6.12 Northumberland has a considerable net commuting outflow of workers, something which increased between 2001 and 2011.
- 3.6.13 Northumberland therefore faces the complicated issue of a dispersed population, with bus and rail services predominantly focused in the more urban areas of the County, workers having to commute increasingly larger distances and commuting outside of the County. Some of these journeys will be by sustainable transport modes but there will also be a degree of commuting by car. This will make the chances of Northumberland achieving the national transport goals of reducing carbon emissions,

promote equality of opportunity, contribute to better, safety, security and health and improve quality of life and healthy natural environment more difficult⁵¹.

3.6.14

Without the Local Plan there would be a significant planning policy gap with regard to the location of future growth. This gap could result in development being located in areas that are not well served by community facilities and services and jobs thereby leading to an increase in transport movements. It could also result in development being located in areas not well served by sustainable transport modes. Currently, the County experiences high levels of out-commuting which could be reduced through the allocation, in the Local Plan, of accessible employment sites that deliver local employment opportunities. Without Local Plan policy coverage, opportunities may be missed to adopt a strategic approach to investment in transport infrastructure that reflects the priorities of the Local Transport Plan and plans that may come from the North East or North of Tyne Combined Authority initiatives as well as plans that may and responds appropriately to the County's wider objectives in respect of growth and environmental protection and enhancement.

Key Sustainability Issues

- Continue to maintain a congestion free road system;
- The need to ensure timely investment in transport infrastructure and services;
- The need to enhance the connectivity of the more rural settlements to an efficient and sustainable transport system which provides access to jobs and services;
- The need to encourage a modal shift away from car usage to more sustainable forms of transportation;
- The need to ensure new developments are accessible to community facilities and jobs and can be accessed by a number of different transport methods; and
- The need to reduce out commuting.

3.7 Biodiversity and Green Infrastructure

Designated Nature Conservations Sites

- 3.7.1 Biodiversity is defined as the variety of plants (flora) and animals (fauna) in an area, and their associated habitats. The importance of preserving biodiversity is recognised from an international to a local level. Biodiversity is important in its own right and has value in terms of quality of life and amenity.
- 3.7.2 Northumberland has a rich and varied natural environment including a range of sites designated for their habitat and conservation value.
- 3.7.3 Sites of European importance (Special Protection Areas (SPAs) and Special Areas of Conservation (SACs)) are designated to conserve natural habitats and species of wildlife which are rare, endangered or vulnerable in the European Community (EC). In the UK, these form part of the 'Natura 2000' network of sites protected under the EC Habitats Directive (1992). **Table 3.10** and **Table 3.11** lists the seven SPAs and thirteen SACs located within or partially within Northumberland.

⁵¹ Northumberland Local Transport Plan for 2011 to 2026. Available online at:

<http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Roads-streets-and-transport/transport%20policy/Local%20transport%20Plan/Local-Transport-Plan-2011-2026.pdf>

Table 3.10 Special Protection Areas in Northumberland

Special Protection Areas (SPAs)	
Coquet Island	North Pennine Moors
Lindisfarne	Holburn Lake and Moss
Farne Island	Northumbria Coast
Northumberland Marine	

Table 3.11 Special Areas of Conservation

Special Areas of Conservation (SACs)	
Berwickshire and North Northumberland Coast	Border Mires, Kielder – Butterburn
Ford Moss	Harbottle Moors
Newham Fen	North Northumberland Dunes
North Pennine Dales Meadows	North Pennine Moors
River Tweed	Roman Wall Loughs
Simonside Hills	Tyne and Allen River Gravels
Tweed Estuary	

Source: <http://jncc.defra.gov.uk/>

3.7.4 The conservation objectives for all of the sites have been revised by Natural England in recent years to increase consistency of assessment and reporting. As a result, the high-level conservation objectives for all sites are broadly comparable.

3.7.5 For SPAs the objectives are:

“With regard to the SPA and the individual species and/or assemblage of species for which the site has been classified (the ‘Qualifying Features’...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring:

- *The extent and distribution of the habitats of the qualifying features;*
- *The structure and function of the habitats of the qualifying features;*
- *The supporting processes on which the habitats of the qualifying features rely;*
- *The population of each of the qualifying features; and*
- *The distribution of the qualifying features within the site.”*

3.7.6 The objectives for SACs are:

“With regard to the SAC and the natural habitats and/or species for which the site has been designated (the ‘Qualifying Features’...), and subject to natural change; ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring [as applicable to each site];

- *The extent and distribution of the qualifying natural habitats;*
- *The extent and distribution of the habitats of qualifying species;*
- *The structure and function (including typical species) of the qualifying natural habitats;*
- *The structure and function of the habitats of qualifying species;*
- *The supporting processes on which the qualifying natural habitats rely;*
- *The supporting processes on which the habitats of qualifying species rely;*
- *The populations of qualifying species; and*
- *The distribution of qualifying species within the site.”*

- 3.7.7 Ramsar sites are wetlands of international importance designated under the Ramsar Convention. Within Northumberland there are four Ramsar sites. The heath bog areas of the Irthinghead Mires, Holburn Lake and Moss and the coastal edge and tidal areas around Lindisfarne and the Northumbria Coast have been designated as wetlands of international importance.
- 3.7.8 Marine conservation zones (MCZs) are designated under the UK Marine and Coastal Access Act 2009. Unlike SACs, SPAs and Ramsar sites, which are designed to protect rare, threatened or vulnerable habitats and species, MCZs are designed to protect marine habitats and species typical of UK marine features. There are six MCZ's designated off the Northumberland coast. These are; Aln Estuary, North East of Farnes Deep, Swallow Sands, Coquet to St Mary's, Farnes East and Fulmar; however it is the Aln Estuary MCZ and Coquet to St Mary's MCZ that are adjacent to the coastline. The Aln Estuary MCZ was designated in 2013 because of its intertidal mud deposits, saltmarshes and unusual estuarine rocky habitats, which combined creates an environment capable of supporting a diverse range of species. The Coquet to St Mary's MCZ was designated in 2016 because of the complex habitat the zones, rock, sand, mud and sediments support. This MCZ also protects a considerable range of intertidal habitats.
- 3.7.9 A 'Site of Special Scientific Interest' (SSSI) gives legal protection to the best sites for wildlife and geology in England. SSSIs are managed to conserve the special features and geology which in turn protects rare and endangered species, habitats and natural features that may be supported within that area.
- 3.7.10 In Northumberland there are 113 sites designated as SSSI. Natural England reports on the condition of SSSIs, grading them into six categories. Northumberland, along with the North East and England is meeting the Government's target of 95% of SSSI land being classed as in 'favourable' or 'recovering' condition, with the figure sitting at 99.11%.

Local Wildlife Sites and Nature Reserves

- 3.7.11 There are a number of sites within Northumberland that have local biodiversity importance, such as Local Wildlife and Geological Sites (LWGSs) and Local Nature Reserves (LNRs). Locally designated sites, although not of the same status as international or national sites, have an important role to play in contributing to overall biodiversity targets and to the quality of life and well-being of communities. LNRs are for both people and wildlife. They are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it recreationally. There are 25 LNRs in Northumberland.⁵²

⁵² Natural England (2013) http://www.lnr.naturalengland.org.uk/Special/lnr/lnr_results.asp?N=&C=31&Submit=Search [Accessed 16.9.13].

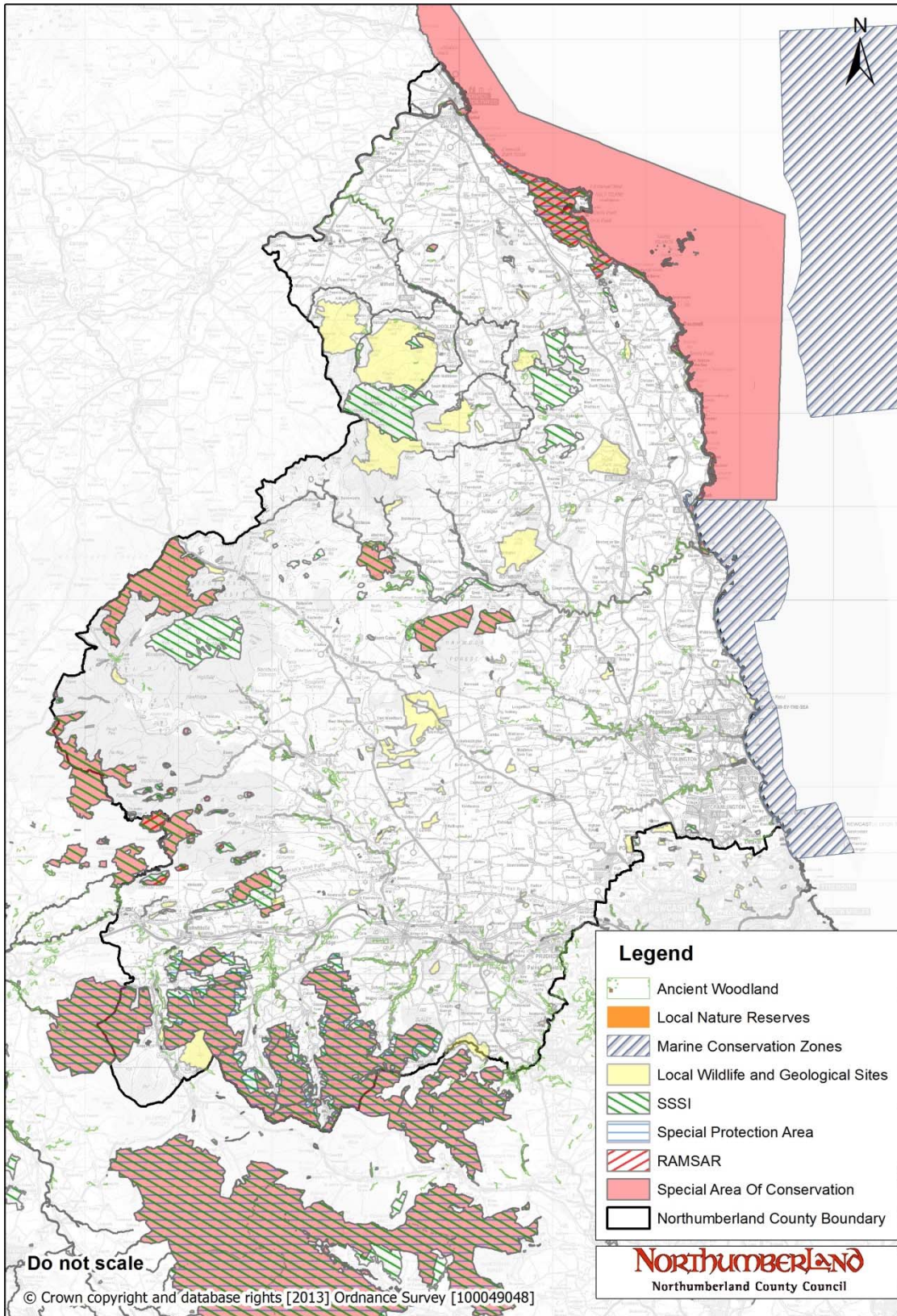
- 3.7.12 Ancient woodland is land that has had a continuous woodland cover since at least 1600 AD, and may be ancient semi-natural woodland (ASNW), which retains a native tree and shrub cover that has not been planted, although it may have been managed by coppicing or felling and allowed to regenerate naturally; or plantation on ancient woodland sites (PAWS), where the original tree cover has been felled and replaced by planting, often with conifers, and usually over the last century.
- 3.7.13 Ancient woodlands are particularly important because they are exceptionally rich in wildlife, including many rare species and habitats; are an integral part of England's historic landscapes; and act as reservoirs from which wildlife can spread into new woodlands. The location of ancient woodlands over 2 ha in area is recorded in the National Inventory of Ancient Woodlands, which is maintained by Natural England. **Table 3.12** identifies the area of ancient woodland in Northumberland separated into the various woodland types and the split between Ancient Semi-Natural Woodland (ASNW) and Plantations on Ancient Woodland Sites (PAWS).

Table 3.12 Ancient Semi-Natural Woodland and Plantations on Ancient Woodland Sites

Woodland type	ASNW (HA)	PAWS (HA)	Total Ancient (HA)
Upland Oak	1444	1646	3090
Upland Ash	1,205	505	1710
Lowland Mixed Broadleaf	399	270	669
Wet	163	11	174
Juniper	11	0	11
Total	3,222	2,432	5,654

- 3.7.14 It is estimated that there are 5,654 hectares of Ancient Woodland in Northumberland, this amounts to approximately 0.5% of the County area. Key results from the Northumberland Native Woodland Project - A survey of the extent and condition of Ancient Woodlands in Northumberland (July 2006) indicate that 61% of Ancient Woodland (ASNW and PAWS) is in an unfavourable declining or partially destroyed condition and that is likely to continue to decline without the introduction of sustainable woodland management.
- 3.7.15 **Figure 3.7** below shows the designated sites, wildlife sites and nature reserves that are present in or partially within Northumberland.

Figure 3.7 Designated Wildlife Sites within Northumberland



Green Infrastructure

- 3.7.16 Green infrastructure encompasses all “green” assets in an authority area, including parks, river corridors and street trees, managed and unmanaged sites and designed and planted open spaces. A Green Infrastructure Study for Northumberland was published in 2011 to provide a strategic framework to ensure the provision of good quality, well-managed, readily accessible and multifunctional green infrastructure across Northumberland and beyond. It identifies the green infrastructure network on a regional and sub regional basis. **Figure 3.8** below shows the strategic green infrastructure sites and corridors in Northumberland.

Figure 3.8 Strategic Green Infrastructure Sites and Corridors



Likely Evolution of Baseline Without the Local Plan

- 3.7.17 Northumberland is home to a wide variety of biodiversity rich sites from international to local designation.
- 3.7.18 It is assumed that the number of designated sites would be unlikely to alter substantially in the foreseeable future. The development of further species action plans would provide an improved



foundation for the protection of the various species and increase awareness of their locations so measures may be put in place for enhanced protection.

- 3.7.19 Northumberland managed to achieve 31.76% of its SSSIs receiving 'favourable' status, which was below the Government established target of 50% by 2010. However, the number of Northumberland's SSSI in a 'favourable' condition should increase with time as 71.61% of Northumberland's SSSI are currently considered to be 'recovering'.
- 3.7.20 Northumberland's ancient woodlands are unfortunately in a much weaker state with 61% Ancient Woodland and PAWS in unfavourable declining or partially destroyed condition. This level of decline has continued meaning important incredibly important wildlife rich areas are being steadily lost or compromised across the County.
- 3.7.21 Northumberland has a high number of green spaces and parks that are considered to be of high quality and these are scattered across the County.
- 3.7.22 The Northumberland Biodiversity Action Plan (BAP) identifies a number of factors that have the potential to adversely affect biodiversity:
- Recreational pressure;
 - Development;
 - Habitat fragmentation;
 - Nutrient enrichment;
 - Unsuitable management;
 - Sterilisation of the 'wild' through over tidiness;
 - Invasive species;
 - Climate change; and
 - Vandalism.
- 3.7.23 The BAP also identifies habitats and species of importance to Northumberland. These include:

Habitats

- Blanket bog;
- Coastal heathland;
- Reedbed;
- Rocky shore, reefs and islands;
- Upland hay meadows;
- Heather moorland; and
- Whin grassland.

Species

- Barn owl;
- Black Grouse;

- Common Seal;
- Otter;
- River Jelly Lichen;
- Water Vole;
- Dingy Skipper;
- Freshwater Pearl Mussell;
- Great Crested Newt; and
- White Clawed Crayfish.

3.7.24 There are a number of ongoing initiatives and projects in the County that will help to conserve and enhance biodiversity and green infrastructure and which would be expected to continue without the Local Plan. These include, for example, ongoing mining site restoration schemes.

3.7.25 It is reasonable to assume that without the Local Plan, existing trends would continue. However, whilst national planning policy contained in the NPPF would help to ensure that new development protects and enhances biodiversity, a lack of specific local planning policy support may result in the inappropriate location and design of development which could have a negative effect on overall biodiversity in the County. Further, opportunities may be lost to plan at the strategic level green infrastructure provision which could provide biodiversity enhancements through, for example, habitat creation schemes and also to ensure that new developments incorporate green infrastructure and green spaces into their design.

Key Sustainability Issues

- The need to conserve and enhance biodiversity including sites designated for their nature conservation value;
- The need to protect the conservation objectives of all designated sites;
- The need to safeguard existing green infrastructure assets;
- The need to enhance the green infrastructure network, addressing deficiencies and gaps, improving accessibility for all users and encouraging multiple uses where appropriate;
- The need to reverse the decline in Ancient Woodland and planted ancient woodland sites (PAWS) quality and stop their continued destruction; and
- The need to continue to improve the condition of nationally and internationally designated nature conservation sites to ensure more are assessed as being in a 'favourable' condition.

3.8 Geology, Soils and Land Use

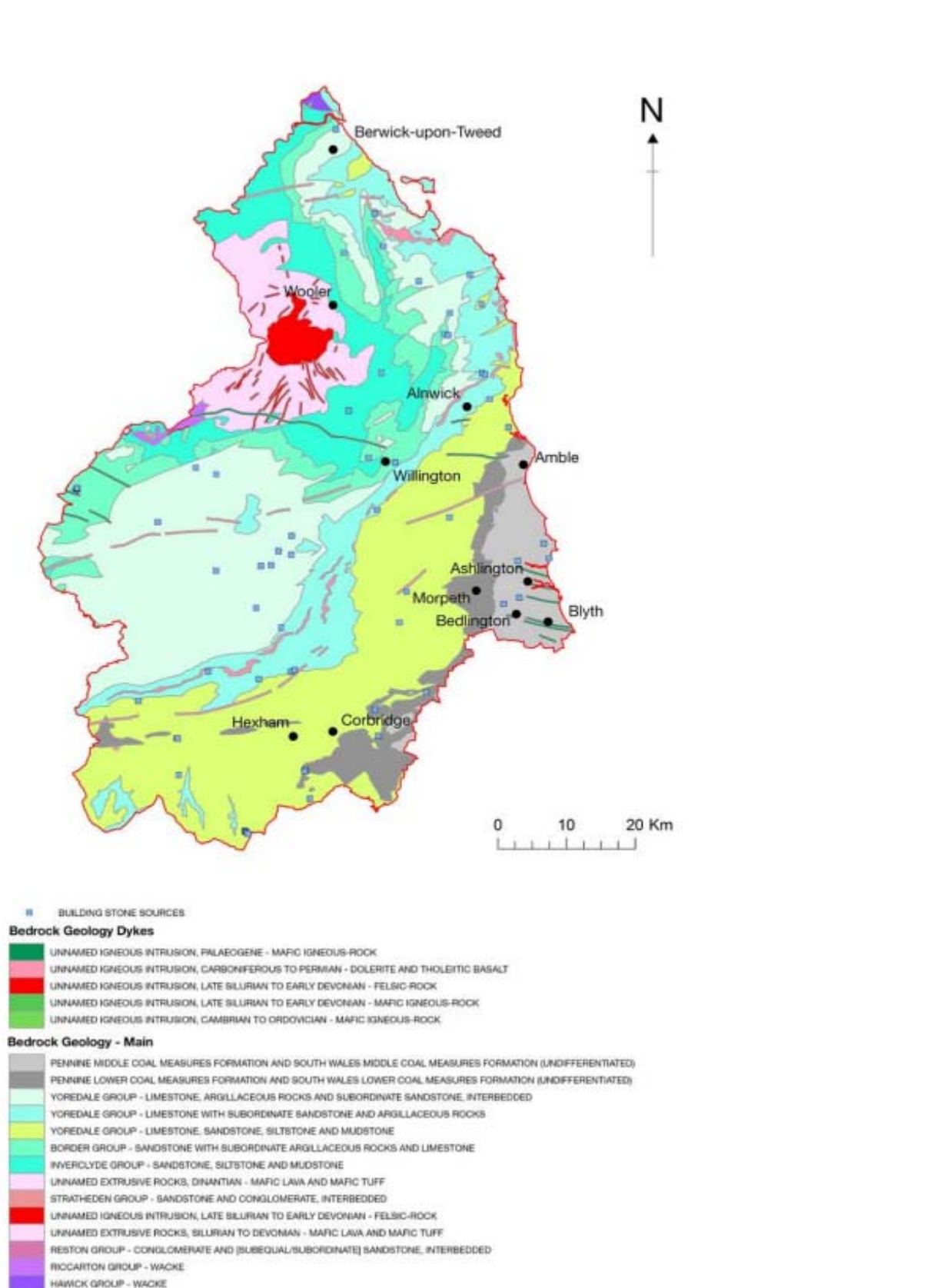
Geology

3.8.1 The bedrock geology of Northumberland is outlined in **Figure 3.9** below. The solid geology of Northumberland is primarily comprised of Carboniferous sediments which stretch across the majority of the County. The south east of Northumberland is primarily comprised of Pennine Middle and Pennine Lower Coal formations alongside Yoredale Group (limestone, sandstone, siltstone and mudstone). The centre of Northumberland is comprised of Yoredale Groups comprised of limestone with subordinate sandstone, argillaceous rocks and subordinate sandstone. The north of

Northumberland is primarily comprised of a mixture of unnamed igneous intrusions, unnamed extrusive rocks and border group (sandstone with subordinate sandstone and argillaceous rocks).

- 3.8.2 The drift geology of Northumberland is primarily comprised of a mixture of alluvium clay, silt and sand; peat; glacial sand and gravel; river terrace deposits and brown sand.
- 3.8.3 The Whin Sill or Great Whin Sill is a 70m thick tabular layer of dolerite that stretches from Teesdale northwards towards Berwick. It slopes (dips) gently to the south beneath the overlying sedimentary rocks. It is a major outcrop and forms a number of key natural features in the North Pennines. Bamburgh Castle, Dunstanburgh Castle, Lindisfarne Castle and stretches of Hadrian's Wall all strategically take advantage of high, rocky cliff lines formed by the Sill.
- 3.8.4 The former working of the Northumberland Coalfield influenced the development of the County's economy.

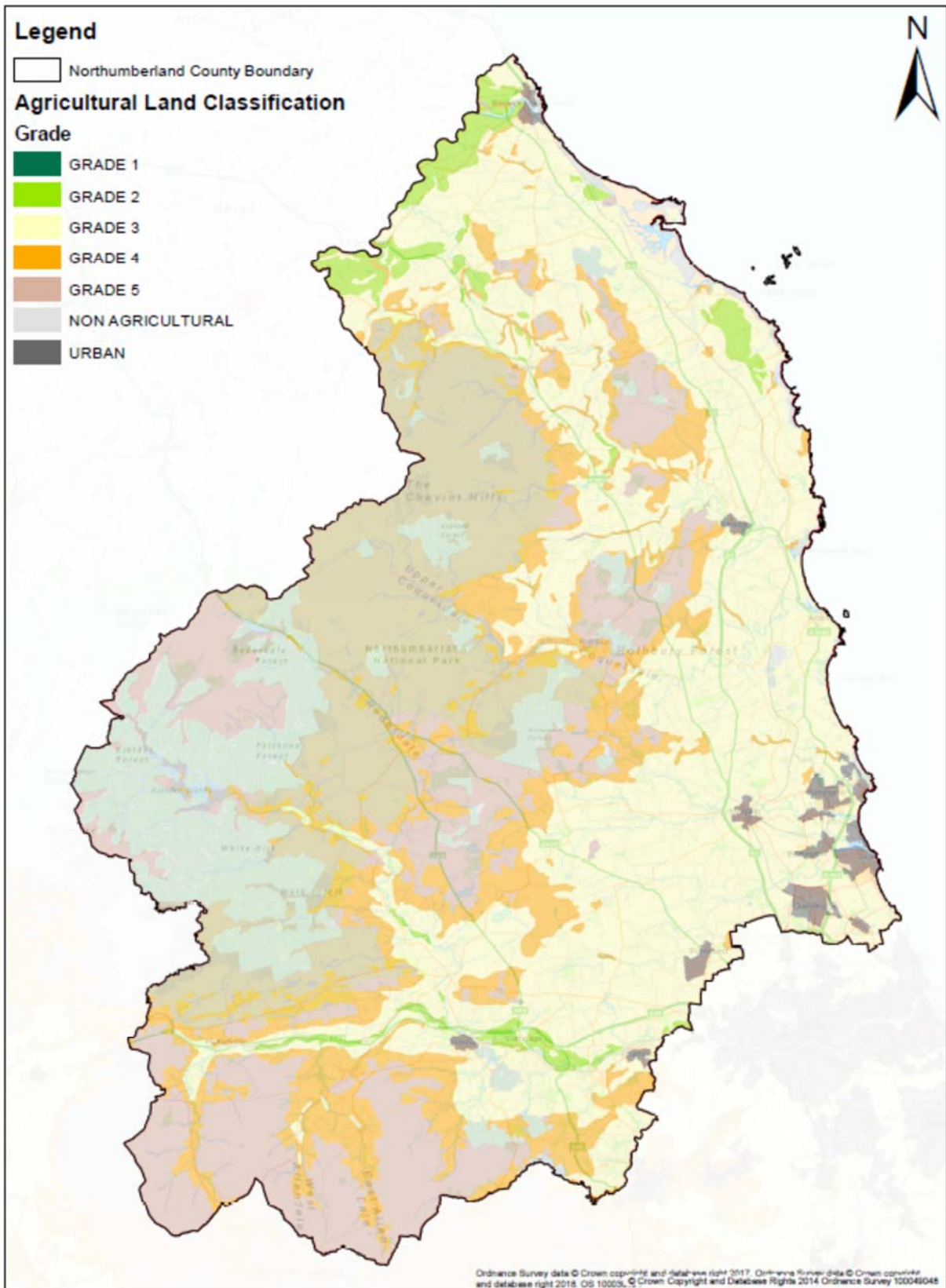
Figure 3.9 Northumberland Bedrock Geology



Soils

- 3.8.5 Agricultural land in England is classified under the Agricultural Land Classification (ALC) into five grades, with Grade 1 being the best quality and Grade 5 the poorest quality. The 'best and most versatile land' is defined by the NPPF as that which falls into Grades 1, 2 and 3a. The majority of the County is classified as Grade 3 under the ALC, with areas of Grade 4 and 5 in the more upland areas in the west of the County. There is very little Grade 2 and no Grade 1 land within the County.
- 3.8.6 **Figure 3.10** below shows the Agricultural Land Classification for Northumberland.

Figure 3.10 Agricultural Land Classifications in Northumberland



Land Use

- 3.8.7 **Table 3.13** shows the percentage of dwellings built on previously developed land (PDL) in Northumberland from 2009 to 2016/17. The percentage of housing delivered on PDL in Northumberland has been declining in Northumberland since 2013/14, with the overall amount of PDL in 2015/16 dropping to 37%; although it did increase in 2016/17.

Table 3.13 Percentage of New Dwellings Built on Previously Developed Land

	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Northumberland	70%	61%	70%	78%	61%	52%	37%	47%

Source: Various Northumberland County Council Studies and Evidence Reports on Housing⁵³

- 3.8.8 Given Northumberland's rural nature and the fact that Northumberland does not have the same levels of dereliction that is found elsewhere in the North East (in addition to the fact that the County has already reclaimed large areas of derelict sites) there is an issue regarding whether the County can continue to maintain a high proportion of new dwellings being built on previously developed land.
- 3.8.9 The Strategic Housing Land Availability Assessment (SHLAA) indicates future housing land supply is likely to mostly be greenfield. An important consideration also is the contribution that some previously developed land may have in relation to nature conservation and the value of biodiversity on such sites.
- 3.8.10 Around half of the residents within Northumberland live in 5% of urban land found in the south east of the County. The remaining half are widely dispersed throughout Northumberland's many smaller towns and villages and small clusters of housing.

Land Contamination

- 3.8.11 The Model Procedures for the Management of Land Contamination (CLR11) have been developed to provide the technical framework for applying a risk management process when dealing with land affected by contamination.
- 3.8.12 The process involves identifying, making decisions on, and taking appropriate action to deal with land contamination in a way that is consistent with government policies and legislation within the UK.
- 3.8.13 The model procedures consist of three parts:
- Procedures;
 - Supporting information; and
 - Information map.
- 3.8.14 These provide a hierarchy of information in which part 1 sets out the framework of the risk management process, part 2 provides further technical detail to support the process and part 3 contains sources of further information and guidance.

⁵³ See for example: <https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Housing%20Studies/8.%20Net%20additional%20homes/Net-Additional-Homes-Provided-15-16-DIN-release.pdf>

- 3.8.15 These procedures are intended to assist all those involved in dealing with land contamination, including landowners, developers, professional advisors, regulatory bodies and financial providers.
- 3.8.16 The Guiding Principles for Land Contamination are a package of guidance that replaced the 'Environment Agency requirements for land contamination reports'. These principles contain generic guidance with respect to land contamination.

Likely Evolution of Baseline Without the Local Plan

- 3.8.17 National planning policy encourages the effective use of land by re-using land that has been previously developed and also seeks to protect the best and most versatile agricultural land. However, if councils do not have a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements, the NPPF's presumption in favour of sustainable development can often outweigh other national and local policy constraints.
- 3.8.18 Without clear and up-to-date local planning policy relating to the location of future development and the provision of sites to meet local needs, the Council would have less control over where development takes place. This could increase pressure to release greenfield sites for development to meet future growth and which in turn may result in the loss of the best and most versatile agricultural land.

Key Sustainability Issues

- The need to encourage development on previously developed (PDL) land;
- The need to make best use of existing buildings and infrastructure; and
- The need to protect the best and most versatile agricultural land.

3.9 Water

Water Quality

- 3.9.1 Ecological status and chemical status together define the overall surface water status of a watercourse under the Water Framework Directive. Ecological status applies to surface water bodies and is based on the following quality elements: biological quality, general chemical and physio-chemical quality, water quality with respect to specific pollutants (synthetic and non-synthetic), and hydromorphological quality. There are five classes of ecological status (high, good, moderate, poor or bad). Chemical status is assessed by compliance with the environmental standards for chemicals that are listed in the Environmental Quality Standards Directive 2008/105/EC⁵⁴, which include priority substances, priority hazardous substances and eight other pollutants. Furthermore, the level of risk that a number of pressure elements⁵⁵ poses to a water body is graded by the EA.
- 3.9.2 The River Basin Management Plan for the Northumbria River Basin District (prepared by the EA in December 2015) includes information in relation to key characteristics and the water quality of Northumberland. It states that between 2009 – 2015, the percentage of all water bodies at 'good or better' overall status decreased significantly from 42% (2009) to 26% (2015). However, additional biological monitoring and improvements to the design of the monitoring network, put in place by the EA after 2009, revealed more symptoms of environmental issues. Therefore the change between

⁵⁴ The European Parliament and the Council of the European Union (2008) Environmental Quality Standards Directive 2008/105/EC. Available from: <http://eur-lex.europa.eu/LexUriServ/LexUriServ.do?uri=OJ:L:2008:348:0084:0097:EN:PDF> (accessed 25/01/18).

⁵⁵ Pressure elements include point source pollution risk, diffuse pollution risk, combined source sanitary risk, combined source nutrients risk, water abstraction and flow regulation risk, physical or morphological alteration risk, and alien species risk.

2009 and 2015 reported may not constitute a real environmental deterioration over this period. The River Basin Management Plan states that by 2021, the overall status of all water bodies is expected to improve slightly.

- 3.9.3 In 2021, 27% of surface waters are expected to be at good or better overall status, while 30% of groundwater bodies will be expected to be at good or better overall status. In combination 27% of all water bodies are projected to be at good or better status by 2021 (see **Table 3.14**).
- 3.9.4 An increased level of development could have an impact on designated nature conservation sites due to likely increases in flow from waste water treatment works to accommodate new development. These potential effects are explored in a detailed Water Cycle Study that has been prepared by AECOM on behalf of Northumberland County Council.

Table 3.14 Summary Statistics for the Northumbria River Basin District: Water Bodies

Percentage of Water Bodies at Good or Better Status	2015	2021
Surface waters combined	26%	27%
Groundwater	30%	30%
All water categories	26%	27%

Source: Environment Agency (2015 River Basin Management Plan, Northumbria River Basin District. Available from: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/500907/Northumbria_RBD_Part_1_river_basin_management_plan.pdf)

- 3.9.5 The River Basin Management Plan for the Solway Tweed River Basin covers the Fell Sandstone Aquifer, which is the source of supply for the Berwick and Fowberry water resource zone. This aquifer is currently at poor status due to water quality issues (nitrates).

Water Resources

- 3.9.6 In terms of water supply, Northumberland is identified as an area of 'low water stress' by the EA. Northumbrian Water are responsible for water supply in the County. There are two Water Resource Zones (WRZ) in the Northumbrian Water area. The majority of the water is sourced from the Kielder WRZ however Berwick upon Tweed and Fowberry in the north of the county depend on groundwater supplies from the Fell Sandstone Aquifer.
- 3.9.7 Along with all water companies, Northumbrian Water has a statutory duty to provide a comprehensive assessment of available water supplies and the demand for water well into the future, and set out the strategy for water resource and demand management to ensure supplies of safe, clean drinking water are maintained over the next 25 years. The Water Resource Management Plan (WRMP)⁵⁶ shows that there are adequate water resources to cater for the proposed development within the Kielder Water Resource Zone (WRZ). Proposed development in the Berwick and Fowberry WRZ can also be catered for within existing water resources.
- 3.9.8 An Outline Water Cycle Study was published in 2012⁵⁷, highlighting that wastewater flow from the proposed level of development (in the emerging Core Strategy) across Northumberland could be accommodated within existing consent conditions by some of the waste water treatment works (WwTW).
- 3.9.9 This was supplemented with a detailed Water Cycle Study (Published on October 2015), which identifies that the following Wastewater Treatment Works (WwTWs) across Northumberland that

⁵⁶ Northumbrian Water (2015) Final Water Resources Management Plan 2014.

⁵⁷ Northumberland County Council (2012) Outline Water Cycle Study (May, 2012).

currently have limited or no capacity to accept or treat any further wastewater from the proposed development. These works may require an upgrade to accommodate the new development. If a new hydraulic consent is required at these works then it is likely the quality consents will be tightened to ensure no deterioration in the water environment. In the majority of cases this is likely to be achievable within current conventional treatment.

- Hepscott WwTW, Humshaugh WwTW, Wark WwTW, Great Whittington WwTW and Newbiggin WwTW - No Headroom Available and no solution currently identified but a solution is likely to be possible within limits of conventional treatment;
- Tranwell WwTW - No Headroom Available and no solution available and WwTW cannot be upgraded;
- Lynemouth WwTW and Haydon Bridge WwTW - No Headroom Available until infiltration is removed;
- Rothbury WwTW, Cornhill on Tweed WwTW and Seahouses WwTW - No Headroom Available, NW Flow and Load investigations required;
- Pegswood WwTW - No Headroom available and likely WQ consent constraints; and
- Allendale WwTW, Barrasford WwTW and Fourstones WwTW - Limited Headroom Available until surface water ingress is removed.

Likely Evolution of Baseline Without the Local Plan

- 3.9.10 The projected increase in the County's population will result in increased pressure on water resources which could affect water availability and quality. However, the Northumbrian Water WRMP indicates that there would be adequate water resources to support development.
- 3.9.11 The Water Cycle Study (2015) indicated that capacity at a number of wastewater treatment facilities could be a constraint to development. In consequence, a failure to plan strategically for new development and ensure the timely investment in infrastructure could place pressure on existing treatment facilities resulting in adverse water quality and wider environmental effects. Just over half of the water bodies in Northumberland are not categorised as 'good status' or 'good potential' or above. Without a Local Plan that seeks to protect Northumberland's water bodies and actively seeks to improve their quality, there is potential for more of the County's water bodies to slip into decline or not have their quality improved.

Key Sustainability Issues

- The need to protect and enhance the quality of water sources in the Northumberland Area;
- The need to promote the efficient use of water resources;
- The need to monitor water services infrastructure to ensure it can meet demand arising from new development and population increases;
- The need to reflect the aims and objectives of the Northumberland River Basin Management Plan 2015.

3.10 Air Quality

- 3.10.1 Legislative frameworks and guidance in relation to air quality have been established at both the European and UK level. Policies aim to reduce exposure to specific pollutants by reducing emissions and setting targets for air quality. Policies are driven by the aims of the EU Air Quality Directive

(2008/50/EC)⁵⁸. The key objective is to help minimise the negative impacts on human health and the environment. The Directive sets guidance for member states for the effective implementation of air quality targets.

- 3.10.2 The UK's National Air Quality Strategy⁵⁹ sets health based standards for eight key pollutants and objectives for achieving them. This is to ensure a level of ambient air quality in public places that is safe for human health and quality of life. It also recognises that specific action at the local level may be needed depending on the scale and nature of the air quality problem.
- 3.10.3 Local authorities have a duty to undertake a full review and assessment of air quality in accordance with the National Air Quality Strategy. Where there is a likelihood of a national air quality objective being exceeded, the council must declare an Air Quality Management Area (AQMA) and prepare an Air Quality Action Plan (AQAP) setting out the measures it intends to put in place in pursuit of the objectives.
- 3.10.4 The main sources of air pollution in Northumberland is road traffic emissions from major roads, notably the A1, A69 and A19 trunk roads and the A68, A696, A697 and A189. Other pollution sources, including commercial, industrial and domestic sources, also make a contribution to background pollution concentrations.
- 3.10.5 Northumberland had one AQMA in Blyth town centre. This was declared due the standard for particulates (PM10) caused by traffic, but was revoked in 2012. The air quality situation is likely to broadly remain at current level but the scale and form of future development could result in changes.

Likely Evolution of Baseline Without the Local Plan

- 3.10.6 Northumberland in general does not suffer from air quality issues. Its main roads do not suffer from significant congestion although Northumberland does have quite high car usage and more people are travelling further to work. Blyth town centre was an AQMA but this was revoked in 2012 and no further AQMAs have been required in the County and the main air pollutant objective levels are being comfortably met. Without a Local Plan air quality would remain relatively the same. An increase in population and households in the County will in-turn generate additional transport movements and associated emissions to air. Without the Local Plan there would be a significant policy gap with regard to the location of future growth and which could result in development being located in areas that are not well served by community facilities and services and jobs thereby increasing traffic movements.

Key Sustainability Issues

- The need to minimise the emissions of pollutants into the air;
- The need to continue to ensure no area needs an Air Quality Management Area (AQMA).

3.11 Flood Risk and Coastal Change

- 3.11.1 The NPPF seeks to ensure that flood risk is taken into account at the plan making stage in order to avoid inappropriate development in areas at risk of flooding and to direct development away from

⁵⁸European Commission (2008) Directive 2008/50/EC on ambient air quality and cleaner air for Europe. Available online: <http://eur-lex.europa.eu/legal-content/EN/TXT/?uri=celex:32008L0050>

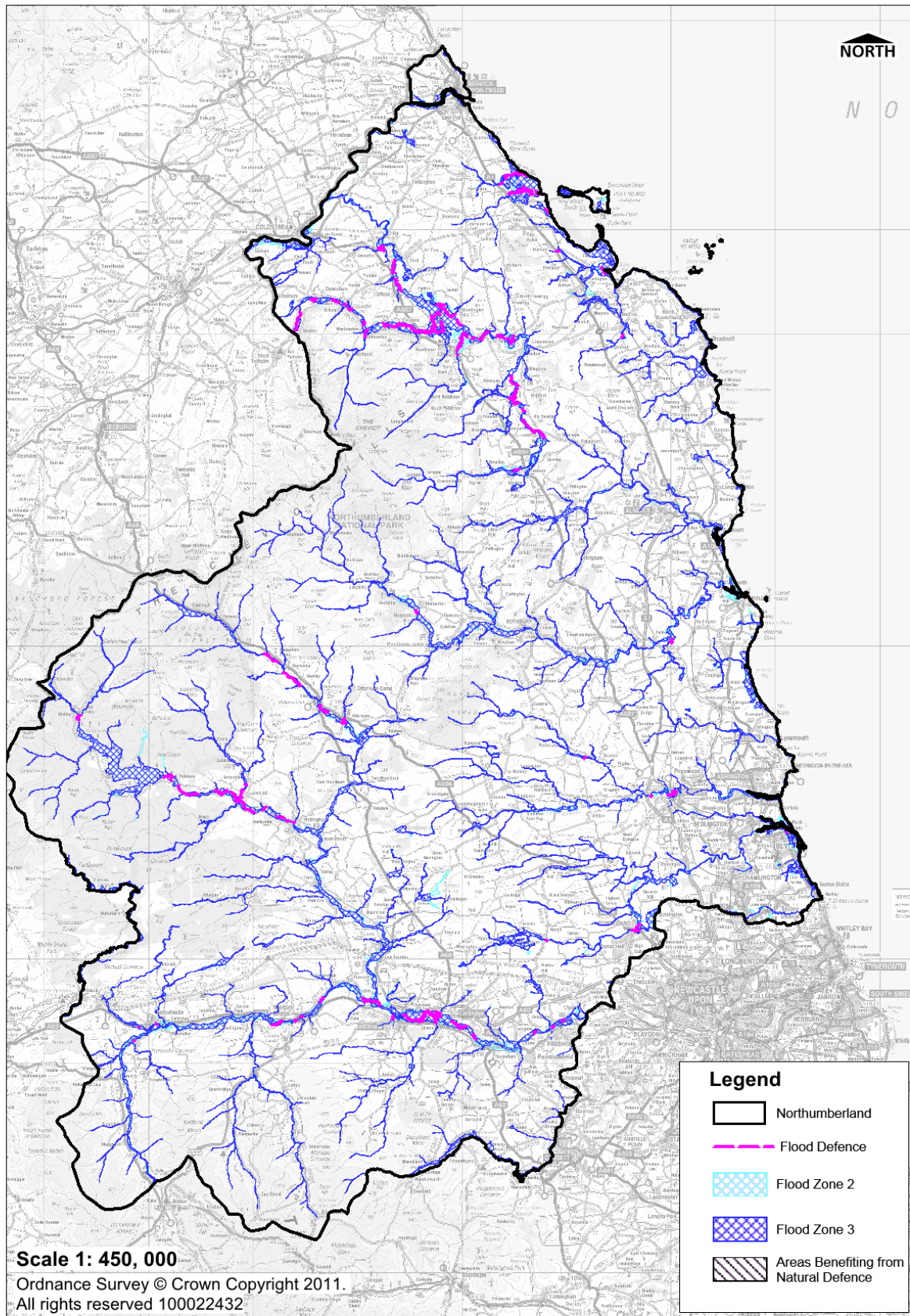
⁵⁹ Department for Environment, Food and Rural Affairs in partnership with the Scottish Executive, Welsh Assembly Government and Department of the Environment Northern Ireland (2007) *The Air Quality Strategy for England, Scotland, Wales and Northern Ireland, Volume 1*. Available online:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69336/pb12654-air-quality-strategy-vol1-070712.pdf

areas at highest risk. **Figure 3.11** below shows the prevalence of Flood Zones 2 and 3 and the location of Flood Defences and areas benefiting from natural defences across Northumberland.

- 3.11.2 A level 1 Strategic Flood Risk Assessment (SFRA) was published in 2010 and a level 2 SFRA in 2015 (see **Figure 3.11**). The SFRA Flood zones are based on information provided by the Environment Agency and show that narrow strips of land immediately adjacent to watercourses and coastal and estuarine frontages are potentially at risk of flooding. Urban locations potentially affected by flooding within the study area include parts of Morpeth, Warkworth, Blyth, Ponteland, Hexham, Alnwick, Berwick upon Tweed, Amble, Belford, Wooler and Rothbury. However there are also numerous small settlements at risk of flooding.
- 3.11.3 The SFRA also identified sewer flooding from NWL historical sewer flooding databases. There have also been recorded instances of groundwater flooding in Spittal, near Berwick and Darras Hall in Ponteland.
- 3.11.4 The main hydrological influences in Northumberland are the rivers North, South and Main Tyne; the River Coquet; River Wansbeck; River Blyth; River Rede; River Tweed; and River Till. The SFRA for Northumberland states that Northumberland's Catchment Flood Management Plans project an increased level of flood risk in the study area over the next 25 to 100 years as a result of climate change through wetter and warmer winters and an increase in large fluvial events and extreme rainfall events. These events are likely to lead to increased surface water runoff.

Figure 3.11 Major Watercourses, Flood Zones and Flood Defences in Northumberland



3.11.5 The coast of Northumberland is subject to natural erosion but is not as vulnerable as other parts of England, which are losing land at a significant rate. The Northumberland and North Tyneside Shoreline Management Plan 2, Scottish Border to River Tyne, was published in May 2009. The SMP2 “provides a large-scale assessment of the risks associated with coastal evolution and presents a policy framework to address these risks to people and the developed, historic and natural environment in a sustainable manner”. A list of issues that affect receptors in the SMP study area is shown in **Table 3.15** below.

Table 3.15 Coastal Erosion Issues Affecting Receptors in the SMP2 Area

Topic	Issue
Environment	Threat of invasive species. Loss of habitat, particularly salt marsh and rocky shore and opportunities for habitat creation. Recreational disturbance of protected habitats Inadequate management of designated sites. Coastal squeeze.
Commercial	Erosion flood risk threatening material assets
Heritage	Erosion flood risk threatening heritage asset
Hard asset	Erosion flood risk threatening development zones and material assets
Recreational	Erosion flood risk of recreational assets (e.g. beach, golf course)

Source: Northumberland and North Tyneside Shoreline Management Plan 2, May 2009

3.11.6 The prevalence of rocky headlands and foreshores protecting softer bays means that coastal erosion is less of a challenge than elsewhere in England. Various studies are currently being undertaken by partners of the Council to provide detailed data in relation to coastal change, which the Local Plan and SA need to take full account of, for example when considering development or designating Coastal Change Management Areas.

Likely Evolution of Baseline Without the Local Plan

3.11.7 Taking into account national planning policy set out in the NPPF and extant Development Plan policy, it is expected that flood risk and coastal change would be managed without the Local Plan (although flood risk and the process of coastal change may increase as a result of climate change). Notwithstanding this, local planning policy would help to ensure that new development is located away from flood risk areas/coastal erosion, that any development proposals within such areas are resilient to flooding and could help to ensure that any investment in flood defence infrastructure required to accommodate development is identified and delivered in a timely manner. The Local Plan also provides the opportunity to define coastal change management areas and identify appropriate development within any such areas.

Key Sustainability Issues

- The need to locate new development away from areas of flood risk, taking into account the effects of climate change;
- The need to ensure the timely provision of flood defence/management infrastructure.

3.12 Climate Change

3.12.1 In total, the emissions in Northumberland are estimated to have decreased by 261% between 2005 (1.4 MtCO₂e) and 2015 (-2.2 MtCO₂e)⁶⁰.

3.12.2 **Table 3.16** shows the per capita carbon emission figures between 2009-2015, which reflect the decrease as well as the negative emissions. The negative emissions figure reflects Northumberland's important role as a carbon sink due to its extensive forestry cover which means that it absorbs more CO₂ than it emits. The downward trend in emissions was the largest decrease in the country over this period and was largely due to a reduction in large industrial installations.

Table 3.16 Estimated Per Capita Emissions of CO₂

Area	2009*	2010*	2011*	2012*	2013*	2014*	2015
Northumberland	-0.6	0.5	-0.0	-1.3	-5.7	-6.9	-7.0

*Tonnes (kt) per head (CO₂) Industry, domestic and transport

Source: Department for Business, Energy and Industrial Strategy

3.12.3 North East Climate Change Adaptation Study (2008)⁶¹ highlighted the following trends in Northumberland's climate and change in sea level in the period up to 2050:

Rainfall

- Slight reduction in overall rainfall but with a change in seasonality with more rain falling in winter months – upland areas could see winter rain fall increase by up to 14%;
- Drier autumns and springs whilst lower lying and coastal areas could see up to 32% less rainfall in summer; and
- Significant increase in severe rainfall events with increased amounts of rainfall and duration.

Temperatures

- Average daily temperatures expected to increase, up to 2.1°C in summer and 1.6°C in winter. Coastal areas will be warmer with temperatures reducing progressively in land;
- Summer extreme temperatures are likely to increase by around 3°C and summer daily average temperatures expected to reach 25°C; and
- Heat waves are likely to increase both in duration and intensity with more events above the 28°C threshold temperature.

Frost and Snow

- Reduction in frost days and extreme winter temperatures moving closer to melt point but still below zero. Only the Cheviot Hills can expect spring temperatures below zero; and

⁶⁰ Department for Business, Energy & Industrial Strategy (2017) Local Authority Carbon Dioxide Emissions Estimates 2015. Available at: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/623015/2005_to_2015_UK_local_and_regional_CO2_emissions_statistical_release.pdf

⁶¹ Available at <https://www.royalhaskoningdhv.com/en-gb/united-kingdom/projects/climate-change-north-east/982>

- Major reduction in winter snowfall and number of days of snow, but this does not mean snowfall events will be any less dramatic as temperatures will still fall below zero and the increase in winter rainfall will mean that snowfall depths do not differ from at present.

Wind

- There is to be a small change in average or extreme wind speed.

Sea Level Rise

- There is an expected increase of around 0.3 metres along the Northumberland Coast; and an increase in sea surge levels of up to 0.35 metres; and
- The coast of Northumberland is subject to natural erosion but the prevalence of rocky headlands and foreshores protecting softer bays means that coastal erosion is less of a challenge than elsewhere in England.

Likely Evolution of Baseline Without the Local Plan

3.12.4 The North East Climate Change Adaptation Study was published in 2008 (and remains the most recent) and provides climate information for the North East of England from 2005-2015. This study highlighted the impact climate change could have on Northumberland in the future, the most severe of which are listed below:

- A shift in rainfall patterns with winter becoming considerably wetter whilst spring and autumn become considerably drier;
- Significant increase in severe rainfall events that would last longer;
- An increase in the average daily summer temperature and an increase in the likelihood and severity of heatwaves; and
- A continued rise in sea level.

3.12.5 Climate change is occurring and will continue regardless of local planning policy intervention. However, national policy on climate change, extant Development Plan policy and other plans and programmes alongside Building Regulations will help to ensure that new development is located and designed to adapt to the effects of climate change and that measures are in place to mitigate climate change. Notwithstanding, without the Local Plan the Council is likely to have less control over, in particular, the design and location of new development which could exacerbate climate change impacts and mean that opportunities to adapt to and mitigate effects (for example, through reducing transport movements, tree planting and decentralised renewable energy solutions) may be missed. This could result in damage to properties, infrastructure and stress on emergency services and also have an effect on biodiversity, which could lead to ecosystems changes.

Key Sustainability Issues

- The need to ensure that new development is adaptable to the effects of climate change;
- The need to mitigate climate change including through increased renewable energy provision.

3.13 Natural Resources and Waste

Minerals

- 3.13.1 Government policy recognises that minerals are essential to support sustainable economic growth and our quality of life. It promotes the general conservation of minerals whilst at the same time ensuring a sufficient supply is available to meet the country's needs. Mineral resources are not distributed evenly across the country and some areas are able to provide greater amounts of certain minerals than they actually use.
- 3.13.2 A summary of the location of Northumberland's primary mineral resources is provided within the Environmental Considerations & Mineral Resources Study (2011)⁶² and the key resources areas are summarised in **Table 3.17** below.

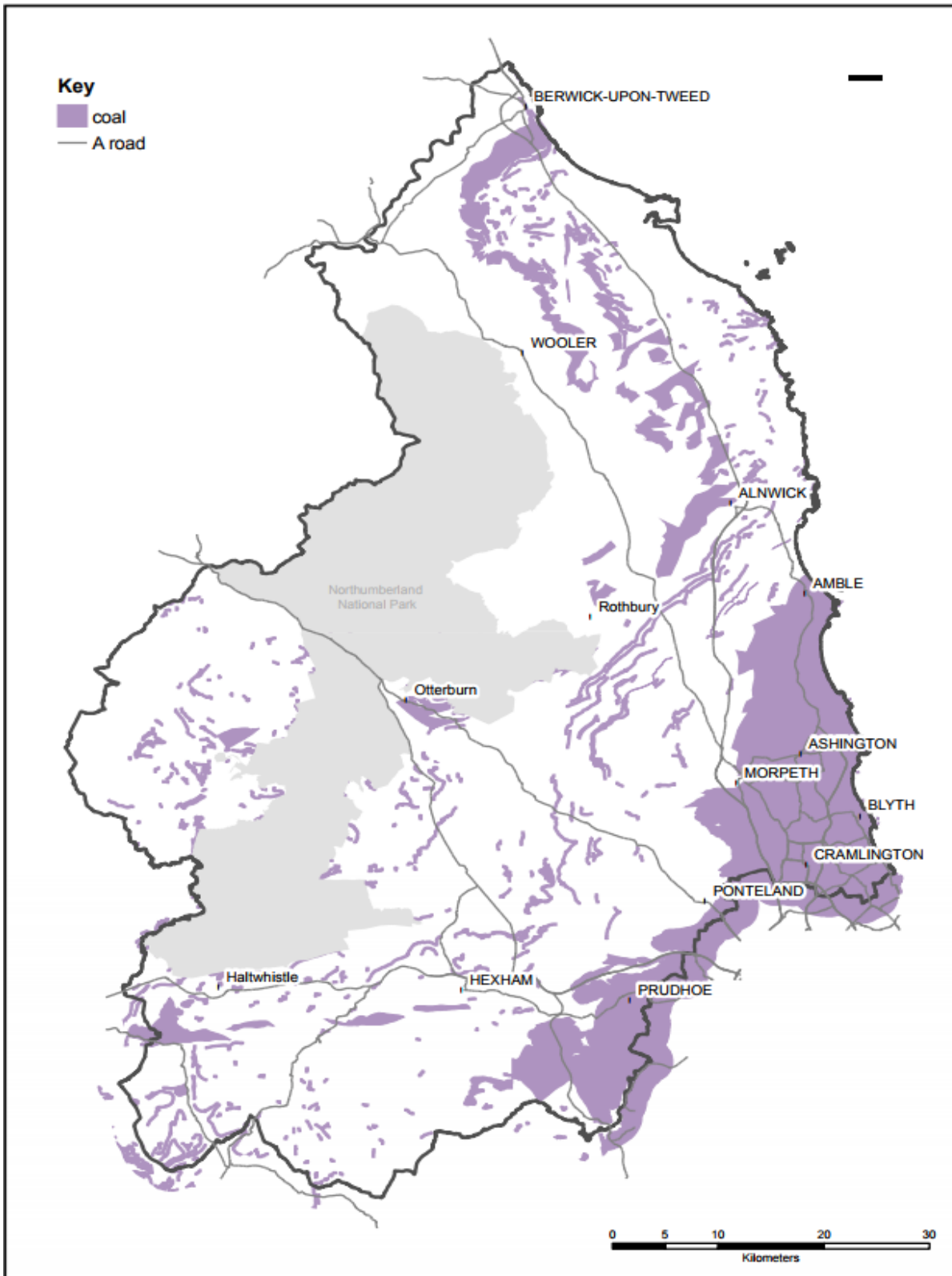
Table 3.17 Key Resource Areas

Mineral	Key Resource Areas
Coal	Main Northumberland Coalfield (including the area from Amble in the north to the boundary with Tyne and Wear in the south and the Tyne/Derwent Watershed (area to the south of Prudhoe around Whittonstall and Hedley on the Hill) Outlying areas of the principal coal resource at Midgeholme, Plenmeller and Stublick
Sand and Gravel	Coquet valley Breamish, Glen and Till valleys Tyne valley, including the Derwent, North Tyne and South Tyne
Carboniferous Limestone	Great Limestone
Igneous Rock	Whin Sill

- 3.13.3 Northumberland's coal resources cover extensive areas of the County. Much of this resource (highlighted in **Table 3.17** above) is shallow in nature and unlikely to be economically viable due to its characteristics and quality and also due to the coal being mainly located in thin and widely spaced veins. However, there are significant areas of closely spaced coal seams that are capable of supporting modern extraction and which contain coals with the characteristics that are appropriate for current markets, predominantly in the south east of Northumberland. This can be seen in **Figure 3.12** below.

⁶² Environmental Considerations & Mineral Resources Study (2011). Available online at: <http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Minerals%20Waste%20Studies/2.%20ECMR%20Studies/Environmental-Considerations-Minerals-Resources-Study-2011.pdf>

Figure 3.12 Coal Resource Areas

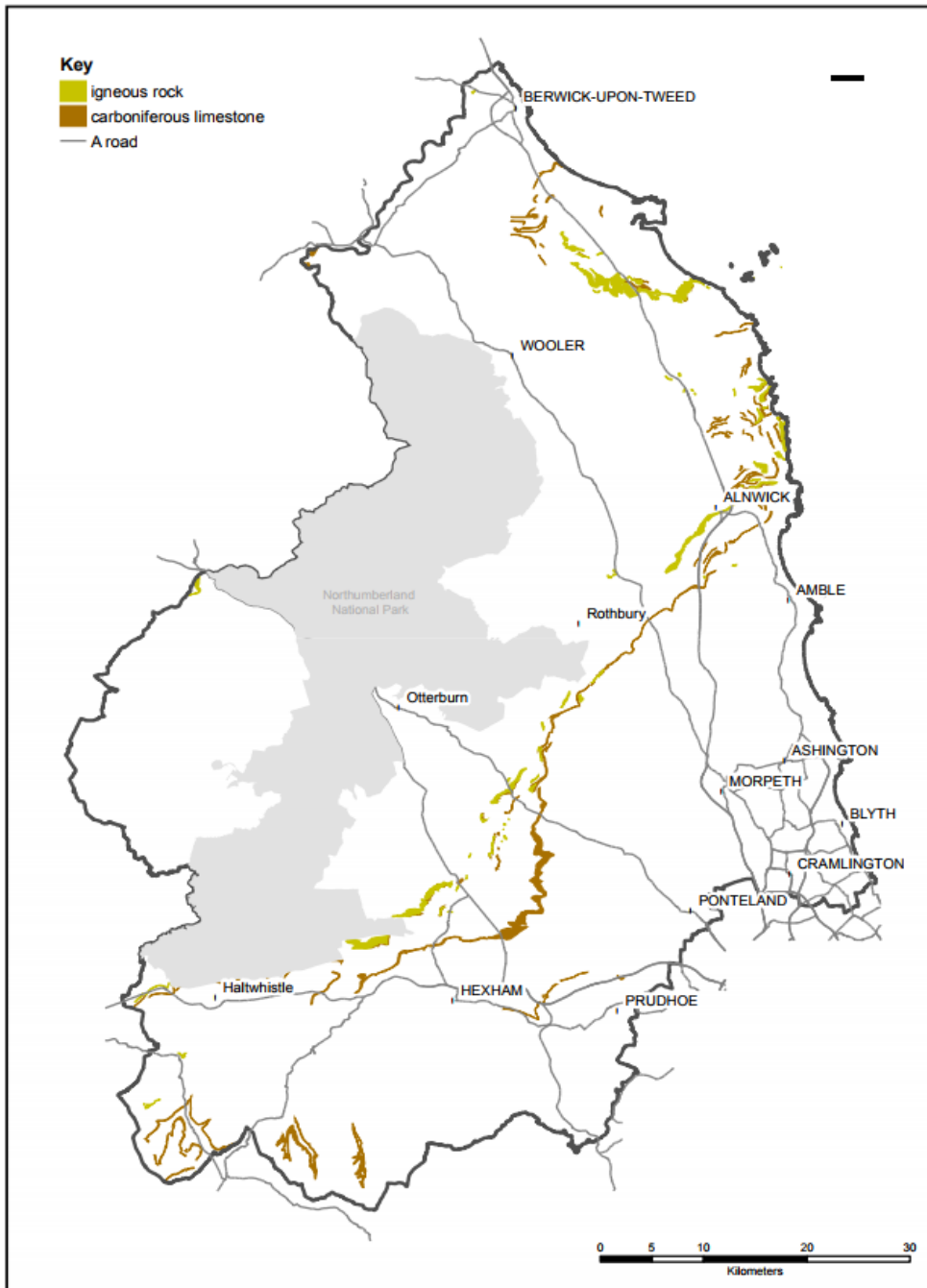


Source: Environmental Considerations & Mineral Resources Study (2011). Available online at: <http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Minerals%20Waste%20Studies/2.%20ECMR%20Studies/Environmental-Considerations-Minerals-Resources-Study-2011.pdf>

3.13.4

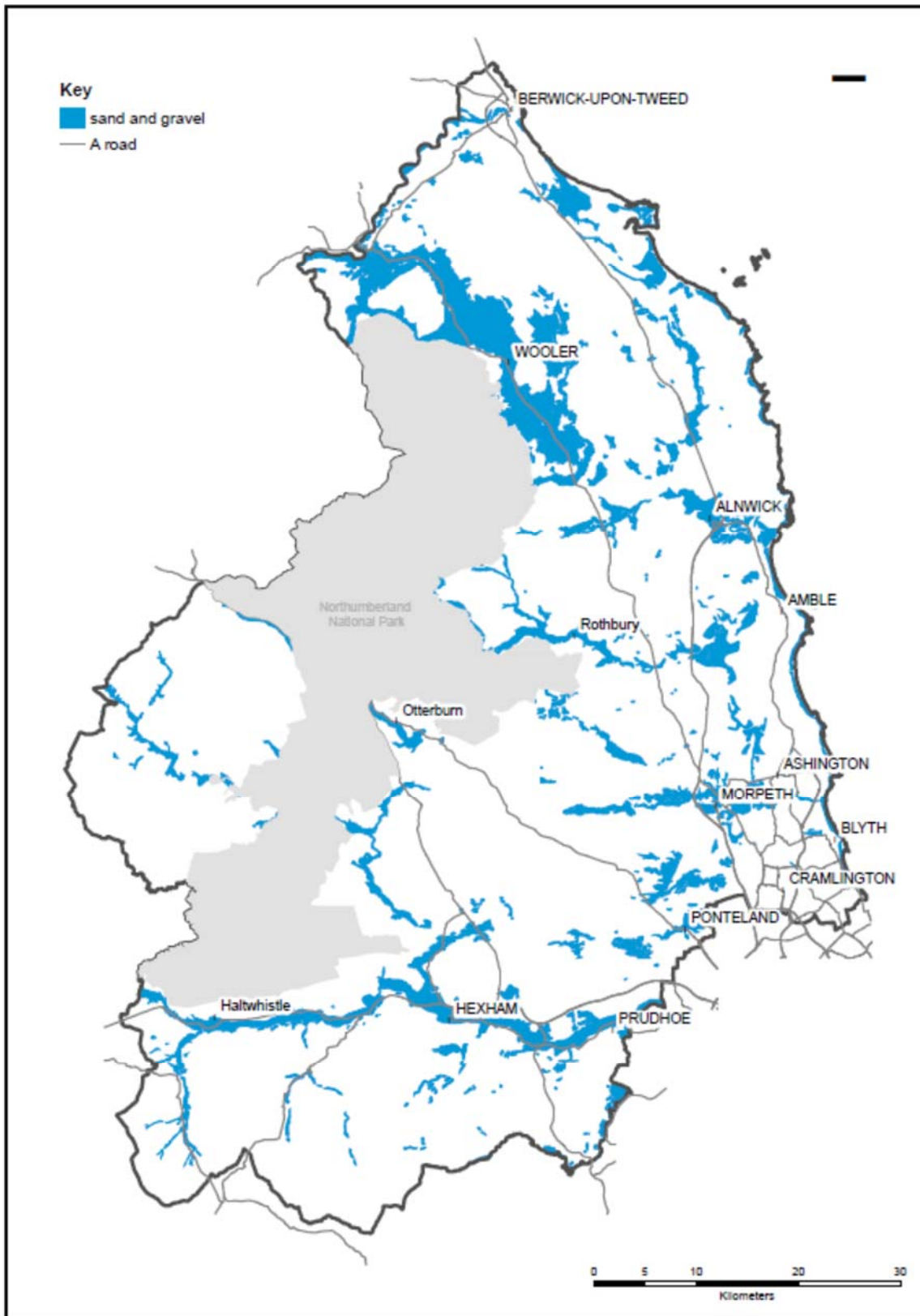
Northumberland's hard rock resources take the form of igneous rock and Carboniferous Limestone. The Whin Sill is an important resource for igneous rock – quartz dolerite known locally as 'whinstone'. The Great Limestone is the main Carboniferous Limestone resource in Northumberland and is 20 metres thick, extensive and highly consistent in its quality, making it a very workable resource. **Figure 3.13** below showcases Northumberland's igneous rock and Carboniferous Limestone locations.

Figure 3.13 Igneous Rock and Carboniferous Limestone Resource Areas



Source: *Environmental Considerations & Mineral Resources Study (2011)*. Available online at: <http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Minerals%20Waste%20Studies/2.%20ECMR%20Studies/Environmental-Considerations-Minerals-Resources-Study-2011.pdf>

Figure 3.14 Sand and Gravel Resources in Northumberland



Source: *Environmental Considerations & Mineral Resources Study (2011)*. Available online at: <http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Minerals%20Waste%20Studies/2.%20ECMR%20Studies/Environmental-Considerations-Minerals-Resources-Study-2011.pdf>

- 3.13.5 **Figure 3.14** above outlines the sand and gravel resources of Northumberland. The key areas where the extraction of sand and gravel is currently taking place and where there are pressures to expand are⁶³:
- i. Coquet Valley;
 - ii. Beamish, Glen and Till Valley areas; and
 - iii. Tyne Valley, including the Derwent, North Tyne and South Tyne areas.
- 3.13.6 Outside of the above areas, there is little pressure for the extraction of sand and gravel. At the end of 2016 the estimated sand and gravel reserves in Northumberland were 6.1 million tonnes and 82.9 million tonnes of crushed rock. The Local Aggregate Assessment (LAA) for Northumberland identified that the annual demand for sand and gravel is 428,000 tonnes. Based on this annual demand, Northumberland's current reserves with planning permission would last 14.1 years from the end of 2016. There would therefore be a shortfall in supply towards the end of the Plan period (on the basis of maintaining an adequate landbank of at least 7 years throughout the Plan period). The LAA forecasts an annual demand of 1,451,000 tonnes of crushed rock. Based on this annual demand, Northumberland's current reserves with planning permission would last for 57.1 years from the end of 2016. There would be no shortfall in demand during the Plan period, however the LAA indicates the need for some flexibility to maintain productive capacity and a geographical balance in supply.

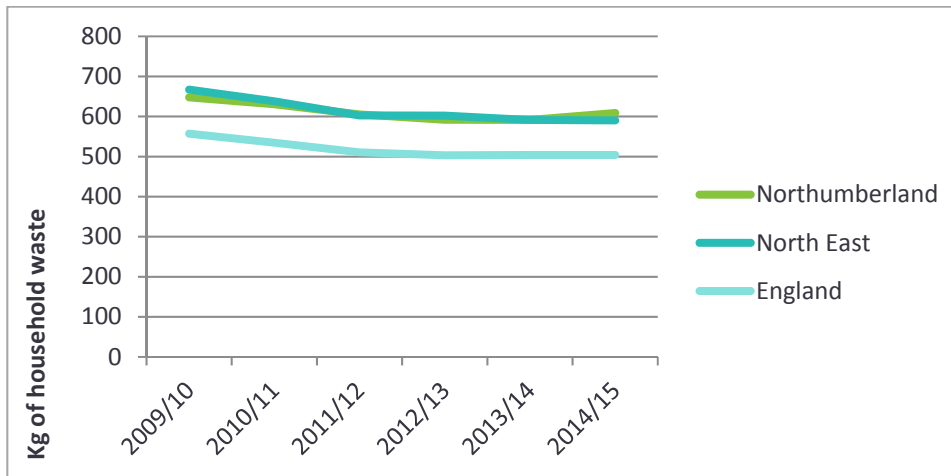
Waste

- 3.13.7 Residual waste per household rose for both Northumberland and England in 2014/15 and 2015/16. In 2014/15, residual waste per household in Northumberland was 609kg, which was slightly higher than the North East figure (590kg), but significantly more than the England figure (504kg). In 2015/16 residual waste per household continued to rise with Northumberland producing 628kg and then in 2016/17, it decreased slightly to 625kg.
- 3.13.8 The percentage of household waste sent for reuse, recycling or composting had been increasing year-on-year. However, the year 2014/15 saw a dip in household waste sent for reuse, recycling or composting, with 39.6% of Northumberland waste treated this way in comparison to 40.2% in 2013/14. This is slightly lower than the England figure (42.5%) but higher than for the North East (37.6%)⁶⁴. These trends are seen in **Figure 3.15** and **Figure 3.16** below. This downturn in the recycling rate can be seen in both 2015/16 (38.11%) and 2016/17 (37.7%) as the percentage of waste being recycled over these periods continued to decrease.
- 3.13.9 Traditionally higher levels of growth in economic activity have led to a greater volume of waste, although there is evidence that the amount of waste we produce as a nation 'per capita' is decreasing.

⁶³ *Environmental Considerations & Mineral Resources Study (2011)*. Available online at: <http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Minerals%20Waste%20Studies/2.%20ECMR%20Studies/Environmental-Considerations-Minerals-Resources-Study-2011.pdf>

⁶⁴ DEFRA http://lginform.local.gov.uk/reports/lgastandard?mod-metric=46&mod-area=E06000057&mod-group=AllInRegion_NorthEast&modify-report=Apply&mod-period=3

Figure 3.15 Residual Waste per Household 2009/10 to 2014/15



Source: ONS (2015) via Nomis

Figure 3.16 Household Waste 2009/10 to 2014/15



Source: ONS (2015) via Nomis

Likely Evolution of Baseline Without the Local Plan

- 3.13.10 Forecasted population growth and new development would result in an increase in the waste produced by Northumberland in the future. Many of the tools to reduce the amount of waste produced and increase reuse and recycling are outwith the land use planning system and Northumberland already has a well-established and spatially distributed network of waste management facilities with adequate capacity. The absence of a Local Plan will not unduly influence this aspect. However, the Local Plan can facilitate improvements to this network and the delivery of new capacity in appropriate locations and that there is a framework to enable the provision of sufficient landfill capacity for waste that cannot be reused, recycled or recovered.
- 3.13.11 New development (both within Northumberland and nationally) may place pressure on local mineral resources to support construction and for electricity generation. The absence of a Local Plan may not halt the delivery of new mineral reserves. However, without local policy relating to the quantum, type and location of new development, the extent to which new development meets the needs of Northumberland's communities and businesses (and also the needs of the North East and other parts of the country) would be more uncertain. The lack of local planning policy could result in

Northumberland not fulfilling its contribution to the need for aggregate minerals established in the Local Aggregates Assessment.

Key Sustainability Issues

- The need to minimise waste arising and encourage reuse and recycling;
- The need to promote the efficient use of mineral resources to ensure that there is a sufficient supply to provide for the infrastructure, buildings and energy that the country needs whilst making the best use of them to secure their long term conservation;
- The need to ensure that minerals resources are safeguarded from sterilisation by other developments.

3.14 Built and Natural Heritage

3.14.1 There is a wealth of built and cultural heritage in Northumberland. There are currently 5,562 listed buildings within Northumberland, of which 169 are Grade 1, 265 are Grade II* and 5,128 are Grade II. There are 975 Scheduled Monuments in Northumberland, which is over 65% of the total for the North East. Northumberland also has 18 Registered Parks and Gardens, 4 Battlefields and 69 Conservation Areas⁶⁵.

3.14.2 Northumberland also includes Hadrian's Wall, a World Heritage Site. A popular tourist attraction, it runs through Northumberland, stretching from Newcastle upon Tyne to Bowness and extends down the Cumbrian coast as far as Ravenglass.

3.14.3 Hadrian's Wall, due to its classification as a World Heritage Site, requires a management plan. The current Hadrian's Wall Management Plan runs from 2015-2019. Continued management and protection will enable its long term conservation.

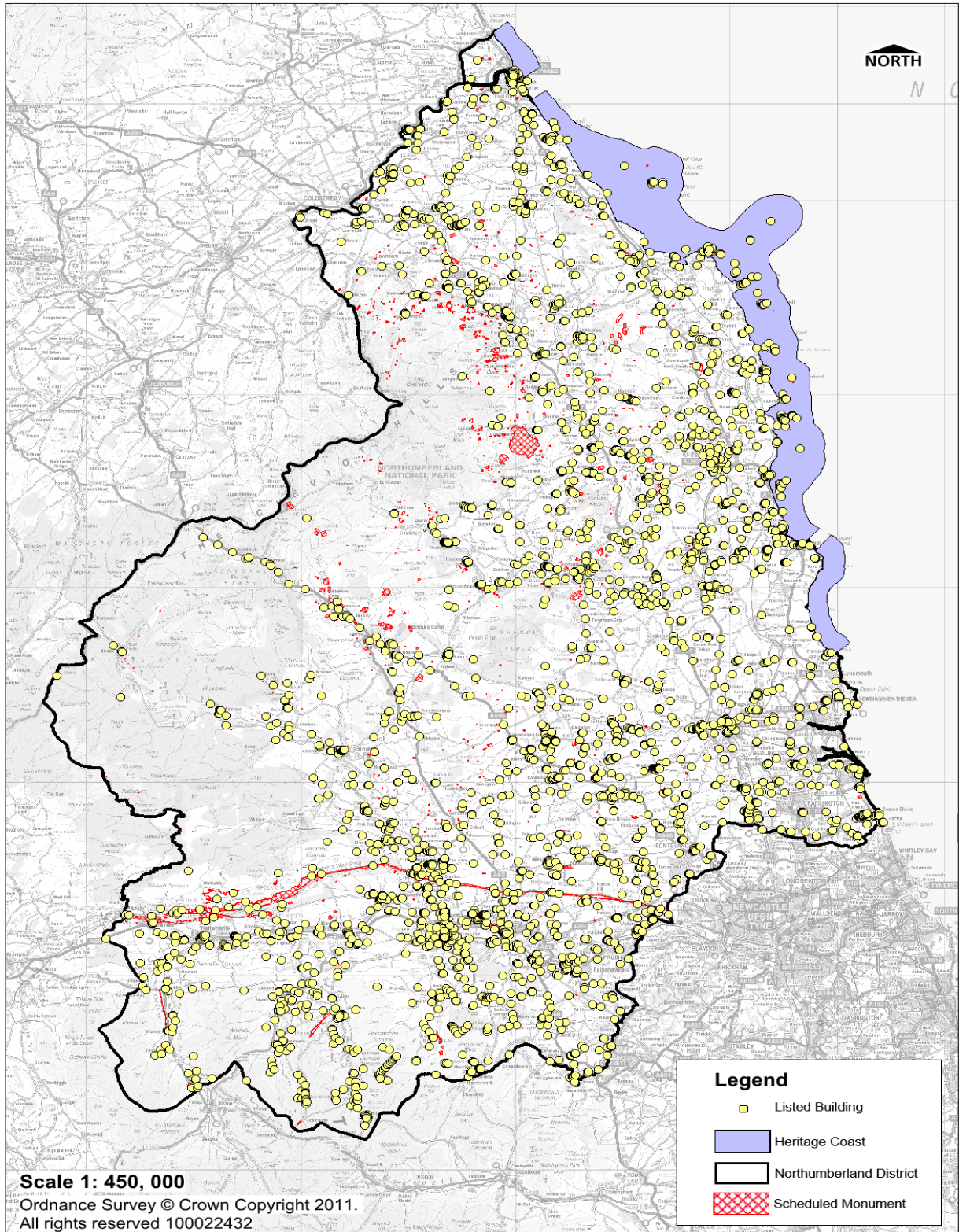
3.14.4 In Northumberland as a whole, there were 145 heritage assets identified as 'at risk' by Historic England⁶⁵ in 2017. The at risk heritage assets number of 145 can be broken down into:

- Three conservation areas;
- Six Listed Buildings Grade I;
- Three Listed Buildings Grade II;
- 16 Listed Buildings Grade II*;
- Two Registered Parks and Gardens Grade II*;
- 115 Scheduled Monuments.

3.14.5 As illustrated on **Figure 3.17** below, statutory Listed Buildings are found throughout the County, with concentrations in the main towns and smaller settlements. These include a range of historic buildings and structures such as Norman Castles, country houses, fortified farmhouses, and buildings associated with the County's diverse social, economic and cultural legacy.

⁶⁵ Historic England (2015).

Figure 3.17 Nationally Designated Heritage Assets



3.14.6

Table 3.18 provides a summary of Statutory Natural and Heritage Designations in Northumberland.

Table 3.18 Statutory Natural and Heritage Designations

International	National	Local
Scheduled Monuments and other listed assets that form part of the Frontiers of the Roman Empire – Hadrian’s Wall, World Heritage Site	18 Registered Parks and Gardens	69 Conservation Areas
	Nearly 1,000 Scheduled Monuments and more than 5,500 Grade I, II* and II Listed Buildings	

Likely Evolution of Baseline Without the Local Plan

- 3.14.7 It is reasonable to assume that the majority of Northumberland’s designated heritage assets would be protected without the Local Plan (since works to them often (but not always) require consent). However, elements which contribute to their significance could be harmed through inappropriate development in their vicinity. Opportunities to enhance assets may also be missed. Further, other non-designated elements which contribute to the character of the area could be harmed without an up-to-date policy framework. Given the considerable number of heritage assets located within Northumberland, both designated and non-designated, the likelihood for new development to causing harm to these assets setting is increased.
- 3.14.8 Notwithstanding, it is recognised that national planning policy set out in the NPPF and extant Development Plan policy and associated guidance would together provide some level of protection in this regard.

Key Sustainability Issues

- The need to protect and enhance Northumberland’s cultural heritage assets and their settings;
- The need to recognise the significance of heritage assets and the contribution made by their setting to the significance;
- The need to recognise the value of non-designated heritage assets and protect these where possible;
- The need to tackle heritage at risk;
- The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.

3.15 Landscape Character

- 3.15.1 Northumberland has a rich and varied landscape character, ranging from the tranquil North Pennines, Cheviots and Border Fringes, to extensive low-lying coastal plains made up of sandy beaches and low headlands. Occasional rocky outcrops and islands in the North East provide stunning views, and this is recognised in the Area of Outstanding Natural Beauty and Heritage Coast designations. An in depth Landscape Character Assessment (Part A) has been completed locally⁶⁶ and can be seen in **Figure 3.17** below.

⁶⁶ Northumberland County Council, Landscape Character Assessment (Part A) (August, 2010). <http://www.northumberland.gov.uk/default.aspx?page=3458>



3.15.3 Based on the landscape descriptions, and the ongoing processes identified within the study area, a list of likely pressures for change was drawn up for each Landscape Character Type. These are referred to as 'forces for change', in the document and cover:

- "Changes in farmland, woodland, forestry and upland management practices;
- Development pressures for housing, industry, and other types; and
- Environmental processes such as erosion and climate change".

3.15.4 The three guiding principles below summarise the broad recommendations for distinct landscape areas in the County (reproduced from Box 2.1 in the LCA [Part B]).

Protect

3.15.5 The landscapes which have been identified for protection are the most valued landscapes in the County. They include the coastal landscapes and seascapes which comprise the Northumberland Coast AONB, the foothills which form the setting to the Cheviots, and the dales of the North Pennines AONB, as well as other sensitive river valley landscapes. Protection does not imply preservation, but rather conservation of key landscape qualities. It is recognised that these landscapes are not static, but evolving. They will undergo change in future, but change within these landscapes requires more careful management.

Manage

3.15.6 The landscapes which have been identified for management are agricultural and upland areas, and reflect the working rural landscapes of Northumberland. While they are often highly valued at a local level, these landscapes generally have a greater ability to absorb change, without significant detriment to their innate character. However, there remains a need to ensure that the character of these landscapes is maintained, and that changes are sympathetic and sustainable. The key qualities of these landscapes may still require a degree of protection, although there is greater scope for planning some change.

Plan

3.15.7 Planning has been identified as the guiding principle for landscapes in the south-east of the County, the forested uplands, and areas of intensive arable farming or former mineral extraction. These landscapes have already been heavily modified by the actions of people, and positive action is required to restore or enhance these areas. Again, there needs to be recognition of the underlying key qualities of the landscape, albeit that these may have been compromised in the past. Not all change will be beneficial, and management is required to ensure that change is sustainable, and results in a strengthening of landscape character.

Designated Landscapes

3.15.8 Northumberland has a high conservation potential and the land management reflects this. There are management plans in place for the Northumberland National Park and the two Areas of Outstanding Natural Beauty (AONBs), the North Pennines and the Northumberland Coast. Parts of the Northumberland Coast have been defined as a Heritage Coast. The National Park, AONBs and Heritage Coast also contain major heritage assets.

Northumberland National Park

3.15.9 National Parks are designated by Natural England under the provisions of The National Parks and Access to the Countryside Act, 1949, and have two statutory purposes:

- To conserve and enhance their natural beauty, wildlife and cultural heritage; and
- To promote opportunities for public understanding enjoyment of special qualities.

3.15.10 The Northumberland National Park was designated in 1956 and has a population of approximately 2,000 people within its 1,030 square kilometres boundaries running from Hadrian's Wall in the south to the Cheviots in the north. Northumberland National Park Authority has its own statutory functions including as local planning authority, which is separate from that of Northumberland County Council. The National Park, together with the Kielder Forest Area, is designated as the Northumberland Dark Sky Park.

North Pennines AONB

3.15.11 The North Pennines was designated an Area of Outstanding Natural Beauty (AONB) in 1988 and covers an area of 1,983 square kilometres. The North Pennines AONB covers most of the southern area of the former district of Tynedale and stretches through Durham and Cumbria to the border with North Yorkshire.

3.15.12 The landscape of the North Pennines contains many habitats of exceptional conservation value, including blanket bog, upland heath, species-rich hay meadows, oak and ash woodlands, juniper scrub, flushes and springs and unimproved and heavy-metal rich grasslands. Internationally important numbers of birds, including 10,000 pairs of breeding waders and 80% of England's black grouse, breed and feed on the open moors and adjacent grasslands.

3.15.13 The AONB includes parts of the Pennine Dales Environmentally Sensitive Area. The North Pennines AONB is also a UNESCO Global Geopark. The North Pennines was once an important area for lead mining and the ruined traces of abandoned lead mines are now acknowledged as an intrinsic part of the landscape and heritage of the area.

Northumberland Coast AONB

3.15.14 Established in 1958, the Northumberland Coast AONB covers a narrow coastal strip stretching from Spittal in the North to the Coquet Estuary in the south, an area of 135 square kilometres. Open miles of beach are backed by extensive sand dunes. Lindisfarne Island is characterised by the intertidal mudflats and further south, the rock of the Farne Islands meets the North Sea.

3.15.15 Occasionally, the coastline is broken by the Whin Sill; here ancient basalt meets the sea in low headlands and rocky coves, where landmarks such as Bamburgh and Dunstanburgh Castles and shelter for working harbours such as Craster can be found.

3.15.16 The Coast AONB contains designations of National Nature Reserve, Site of Special Scientific Interest, Special Area of Conservation, Special Protection Area (Birds) and Ramsar Site. The dunes, marshes and mud-flats of the Lindisfarne National Nature Reserve are one of the best sites in Europe for waders and waterfowl and offshore, the Farne Islands are a protected seabird sanctuary. The AONB's dune systems are a particularly fine example of this fragile habitat.

Heritage Coast

3.15.17 Heritage Coasts are areas of largely undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors. Northumberland's Heritage Coast stretches from Druridge Bay to the Scottish Borders.

Likely Evolution of Baseline Without the Local Plan

3.15.18 There are a variety of Landscape Character types that exist across Northumberland. New development is likely to increase the pressure on the characteristics of the landscape and the Green Belt. Whilst national planning policy set out in the NPPF and existing Development Plan policy would continue to offer some protection and guidance without a Local Plan, there is the potential that development could be inappropriately sited and designed. Furthermore, without an updated Local Plan that can assess the best locations for sites, opportunities for new development to enhance and support the local Landscape Character through, for example, the provision of green infrastructure or the adoption of high quality design standards which reflects local character, may be lost.

Key Sustainability Issues

- The need to conserve and enhance Northumberland’s landscape character including the character of its villages and surrounding countryside;
- The need to appropriately manage development within the Green Belt;
- The need to promote high quality design that respects local character;
- The need to maximise opportunities associated with new development to enhance townscape character and the quality of urban environments;
- The need to have regard to the special qualities of the National Park and AONBs;
- The need to reflect the aims and objectives of the North Pennines AONB Management Plan 2014-2019 and Northumberland Coast AONB Management Plan 2014-2019.

3.16 Key Sustainability Issues

3.16.1 From the analysis of the baseline presented in the preceding sections, a number of key sustainability issues affecting the County have been identified. These issues are summarised in **Table 3.19**.

Table 3.19 Key Sustainability Issues

Topic	Key Sustainability Issues
Community, Health, Wellbeing and Cohesion	<ul style="list-style-type: none"> ● The need to protect and improve the health and wellbeing of Northumberland’s population. ● The need to promote a healthy lifestyle and increase physical activity to address obesity levels in adults and children. ● The need to address health inequalities between the rural and urban populations of Northumberland. ● The need to tackle deprivation, particularly in those areas that are most deprived. ● The need to protect, conserve and enhance the open spaces of Northumberland and create the provision for new open spaces. ● The need to support high quality design that creates safe and secure communities. ● The need to safeguard existing health care facilities and services and ensure the timely delivery of new facilities and services to meet needs arising from new development and an aging population. ● The need to maintain and enhance the vitality of the County’s town centres and larger villages. ● The need to address relative isolation/remoteness of some communities. ● The need to reflect the aims and objectives of Achieving Health and Wellbeing in Northumberland 2014.



Topic	Key Sustainability Issues
Housing	<ul style="list-style-type: none"> ● The need to create sustainable places where people want to live and relax. ● The need to enable housing growth, meeting objectively assessed housing needs and planning for a mix of accommodation to suit all household types, especially housing for the older residents of Northumberland. ● The need to improve the quality of Northumberland's existing and future housing stock. ● The need to ensure a flexible supply of land for residential development, especially in the rural parts of Northumberland. ● The need to increase the level of affordable housing being built. ● The need to reflect the aims and objectives of the Northumberland Housing Strategy, 2013-2018 and Northumberland Homelessness Strategy and Action Plan 2016-2021.
Economy and Employment	<ul style="list-style-type: none"> ● Overall, the need to create sustainable places where people want to work. ● The need to deliver a range of employment sites to support economic growth and diversify the local economy in a sustainable manner that protects the environment whilst allowing social and economic progress. ● The need to ensure a flexible supply of land for employment development. ● The need to tackle pockets of high unemployment and low education attainment. ● The need to increase wage growth and disposable income across the County. ● The need to reflect the aims and objectives of the Northumberland Economic Strategy 2015-2020.
Transport and Accessibility	<ul style="list-style-type: none"> ● Continue to maintain a congestion free road system. ● The need to ensure timely investment in transport infrastructure and services. ● The need to enhance the connectivity of the more rural settlements to an efficient and sustainable transport system which provides access to jobs and services. ● The need to encourage a modal shift away from car usage to more sustainable forms of transportation. ● The need to ensure new developments are accessible to community facilities and jobs and can be accessed by a number of different transport methods. ● The need to reduce out commuting.
Biodiversity and Green Infrastructure	<ul style="list-style-type: none"> ● The need to conserve and enhance biodiversity including sites designated for their nature conservation value. ● The need to protect the conservation objectives of all designated sites. ● The need to safeguard existing green infrastructure assets. ● The need to enhance the green infrastructure network, addressing deficiencies and gaps, improving accessibility for all users and encouraging multiple uses where appropriate. ● The need to reverse the decline in Ancient Woodland and planted ancient woodland sites quality and stop their continued destruction. ● The need to continue to improve the condition of nationally and internationally designated nature conservation sites) to ensure more are assessed as being in a 'favourable' condition.
Geology, Soils and Land Use	<ul style="list-style-type: none"> ● The need to encourage development on previously developed land (PDL). ● The need to make best use of existing buildings and infrastructure. ● The need to protect the best and most versatile agricultural land.
Water	<ul style="list-style-type: none"> ● The need to protect and enhance the quality of water sources in the Northumberland Area. ● The need to promote the efficient use of water resources. ● The need to monitor water services infrastructure to ensure it can meet demand arising from new development and population increases. ● The need to reflect the aims and objectives of the Northumberland River Basin Management Plan (2015).
Air Quality	<ul style="list-style-type: none"> ● The need to minimise the emissions of pollutants into the air. ● The need to continue to ensure no area needs an Air Quality Management Area (AQMA).

Topic	Key Sustainability Issues
Flood Risk and Coastal Change	<ul style="list-style-type: none"> ● The need to locate new development away from areas of flood risk, taking into account the effects of climate change. ● The need to ensure the timely provision of flood defence/management infrastructure.
Climate Change	<ul style="list-style-type: none"> ● The need to ensure that new development is adaptable to the effects of climate change. ● The need to increase woodland and tree cover to help mitigate and adapt to climate change. ● The need to mitigate climate change including through increased renewable energy provision.
Natural Resources and Waste	<ul style="list-style-type: none"> ● The need to minimise waste arisings and encourage reuse and recycling. ● The need to promote the efficient use of mineral resources to ensure that there is a sufficient supply to provide for the infrastructure, buildings and energy that the country needs whilst making the best use of them to secure their long term conservation. ● The need to ensure that minerals resources are safeguarded from sterilisation by other developments.
Built and Cultural Heritage	<ul style="list-style-type: none"> ● The need to protect and enhance Northumberland's cultural heritage assets and their settings. ● The need to recognise the significance of heritage assets and the contribution made by their setting to the significance. ● The need to recognise the value of non-designated heritage assets and protect these where possible. ● The need to tackle heritage at risk. ● The need to recognise the contribution made by the historic environment to the character of landscapes and townscapes.
Landscape Character	<ul style="list-style-type: none"> ● The need to conserve and enhance Northumberland's landscape character including the character of its villages and surrounding countryside. ● The need to appropriately manage development within the Green Belt. ● The need to promote high quality design that respects local character. ● The need to maximise opportunities associated with new development to enhance townscape character and the quality of urban environments. ● The need to have regard to the special qualities of the National Park and AONBs. ● The need to reflect the aims and objectives of the North Pennines AONB Management Plan. 2014-2019 and Northumberland Coast AONB Management Plan 2014-2019.

4. SA Approach

4.1 Introduction

4.1.1 This section describes the approach to the SA. In particular, it sets out the appraisal framework (the SA Framework) and how this has been used to appraise the key components of the Draft Local Plan. It also documents the difficulties encountered during the appraisal process including key uncertainties and assumptions.

4.2 SA Framework

4.2.1 Establishing appropriate SA objectives and guide questions is central to appraising the sustainability effects of the Local Plan. Broadly, the SA objectives define the long term aspirations for the County with regard to social, economic and environmental considerations and it is against these objectives that the performance of Local Plan proposals will be appraised.

4.2.2 **Table 4.1** presents the SA Framework including SA objectives and associated guide questions to be used in the appraisal of the Local Plan. The SA objectives and guide questions reflect the key messages arising from the review of plans and programmes (**Section 2**) and the key sustainability issues identified through the analysis of the County’s socio-economic and environmental baseline conditions (**Section 3**). The SEA Directive topic(s) to which each of the SA objectives relates is included in the third column. A draft SA Framework was included in the Scoping Report which was subject to scoping consultation with comments received resulting to amendments, with the final version presented in **Table 4.1** below.

Table 4.1 Sustainability Appraisal Framework

SA Objectives	Guide Questions	SEA Directive Topic(s)
1. To improve health and well-being and reduce health inequalities.	Will it encourage healthy lifestyles and reduce health inequalities? Will residents’ quality of life be adversely affected? Will it help in tackling rising obesity levels? Will it increase regular participation in sports/exercise? Will it maintain and enhance healthcare facilities and services? Will it provide for or improve access to high quality, accessible healthcare facilities? Will it help to provide for and support the ageing population of Northumberland? Will it maintain / improve access to open space, recreational and leisure facilities? Will it help to reduce pollution (noise, emissions, light)?	Population and Human Health.



SA Objectives	Guide Questions	SEA Directive Topic(s)
2. To improve the quality, range and accessibility of community services and facilities.	<p>Will it improve the availability and accessibility of key local facilities, including healthcare, education, retail and leisure?</p> <p>Will it promote the development of a range of high quality, accessible community, cultural and leisure facilities?</p> <p>Will it promote the vitality and viability of town centres?</p> <p>Will it encourage active involvement of local people in community activities?</p> <p>Will it maintain and enhance rural facilities?</p> <p>Will it decrease the amount of traffic using the road system?</p> <p>Will it reduce adverse impacts of transportation on communities and the environment?</p>	Population and Human Health.
3. To deliver safer communities.	<p>Will it promote design of buildings and spaces to reduce crime and the fear of crime?</p> <p>Will it help reduce incidence of anti-social behavior and substance misuse?</p> <p>Will it encourage social inclusion?</p> <p>Will it contribute towards road safety for all users?</p>	Population and Human Health
4. To ensure everyone has the opportunity to live in a decent and affordable home.	<p>Will it provide an adequate supply of affordable housing?</p> <p>Will it support the provision of a range of house types and sizes to meet the needs of all part of the community?</p> <p>Will it ensure a flexible supply of land for residential development, especially in the rural parts of Northumberland?</p> <p>Will it ensure that appropriate use is made of the existing housing stock?</p> <p>Will it promote of sustainable building techniques including innovative building materials and construction methods?</p> <p>Will it provide housing in sustainable locations that allow easy access to a range of local services and facilities?</p> <p>Will it promote improvements to the existing housing stock?</p> <p>Will it help to ensure the provision of good quality, well designed homes?</p>	Population and human health.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	<p>Will it help provide good quality, well paid employment opportunities that meet the needs of local people?</p> <p>Will it maximise opportunities for all members of society?</p> <p>Will it tackle the causes of poverty and deprivation?</p> <p>Will it protect and enhance the vitality and viability of existing employment areas?</p> <p>Will it provide employment land in areas that are easily accessible by public transport?</p> <p>Will it direct appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration?</p> <p>Will it support the rural economy and farm diversification?</p> <p>Will it recognise the importance of the environment to the local economy?</p> <p>Will it encourage or promote tourism?</p> <p>Will it encourage development of a low-carbon economy in Northumberland?</p> <p>Will it address the lack of working age population in the County?</p>	Population.

SA Objectives	Guide Questions	SEA Directive Topic(s)
6. To deliver accessible education and training opportunities.	<p>Will it provide, support and improve access to high quality educational facilities?</p> <p>Will it improve the skills and qualifications throughout the working age population?</p> <p>Will it help to provide a supply of skilled labour to match the needs of local businesses?</p> <p>Will it reduce inequalities in skills across Northumberland?</p> <p>Will it support community enterprises and the voluntary sector?</p> <p>Will it support the creation of flexible jobs to meet the changing needs of the population?</p>	Population.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	<p>Will it reduce the need to travel and reliance on the private car?</p> <p>Will it increase the range, availability and use of sustainable travel choices i.e. public transport, walking, cycling?</p> <p>Will it promote car-share schemes and/or working from home?</p> <p>Will it reduce traffic volumes?</p> <p>Will it help to reduce out-commuting?</p> <p>Will it support investment in transport infrastructure?</p>	Population
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	<p>Will it conserve and enhance internationally, nationally and locally nature conservation designated sites and areas of ancient woodland and protected species?</p> <p>Will it meet the conservation objectives of all designated sites?</p> <p>Will it help to improve the quality of SSSI to help ensure more are in favourable condition?</p> <p>Will it maintain and enhance woodland cover and management?</p> <p>Will it avoid habitat fragmentation and strengthen ecological framework?</p> <p>Will it ensure all new developments protect and enhance local biodiversity?</p> <p>Will it contribute to the achievement of objectives and targets within the Northumberland Biodiversity Action Plan?</p> <p>Will it incorporate a network of multifunctional Green Infrastructure within new developments, where appropriate?</p> <p>Will it result in a net gain for the natural environment with each new development?</p> <p>Will it provide opportunities for people to access the natural environment?</p>	Biodiversity, Flora and Fauna
9. To ensure the prudent use and supply of natural resources.	<p>Will it minimise the loss of soils to development?</p> <p>Will it maintain and enhance soil quality and functioning?</p> <p>Will it ensure that mineral resources are not sterilised unnecessarily?</p> <p>Will it provide an adequate supply of minerals to meet society's needs?</p>	Material Assets and soils.
10. To encourage the efficient use of land.	<p>Will it promote the use of previously developed land(PDL) and minimise the loss of greenfield land?</p> <p>Will it avoid the loss of agricultural land including best and most versatile land?</p> <p>Will it reduce the amount of derelict, degraded and underused land?</p> <p>Will it encourage the reuse of existing buildings and infrastructure?</p> <p>Will it prevent land contamination and facilitate remediation of contaminated sites?</p>	Material Assets and soils.

SA Objectives	Guide Questions	SEA Directive Topic(s)
<p>11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.</p>	<p>Will it maintain and where possible enhancing the flow, quality and quantity of rivers, ground and surface water bodies and coastal waters?</p> <p>Will it encourage sustainable and efficient management of water resources?</p> <p>Will it ensure that essential water infrastructure is co-ordinated with all new development?</p> <p>Will it contribute positively to achieving objectives set for the Northumbria and Tweed/ Solway River Basin Management Plans as part of delivery of the Water Framework Directive?</p> <p>Will it encourage sustainable practices in aquatic farming, fishing and other businesses?</p> <p>Will it contribute positively to achieving the aims of the integrated Northumberland Coast AONB Management Plan and use an ecosystem approach to coastal and marine management?</p>	<p>Water, biodiversity, fauna and flora.</p>
<p>12. To improve air quality.</p>	<p>Will it maintain and improve air quality?</p> <p>Will it mitigate the impacts on air quality from road transport?</p> <p>Will it discourage or mitigate against uses that generate NO2 or other particulates?</p>	<p>Air and human health.</p>
<p>13. To reduce and or avoid flood risk to people and property.</p>	<p>Will it help to minimise the risk of flooding to people and property in new and existing developments?</p> <p>Will it help to minimise the risk of minewater flooding?</p> <p>Will it protect and enhance the natural function of floodplains</p> <p>Will it promote the use of Sustainable Drainage Systems (SUDS) in appropriate circumstances?</p> <p>Will it take into account predicted future impacts of climate change, including water scarcity and flooding events?</p> <p>Will it discourage development in areas at risk from flooding?</p> <p>Will it ensure that new development does not give rise to flood risk elsewhere?</p>	<p>Population, water and climatic factors</p>
<p>14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation</p>	<p>Will it reduce vulnerability to the effects of climate change e.g. flooding, disruption during extreme weather etc?</p> <p>Will it reduce vulnerability of the economy to climate change and harness any opportunities that may arise?</p> <p>Will it support low carbon and renewable energy and sustainable design?</p> <p>Will it ensure that impacts and opportunities of climate change on natural habitats and species are full considered and incorporated in spatial planning decisions?</p> <p>Will it reduce emissions of greenhouse gases by reducing energy consumption or providing energy from waste?</p> <p>Will it lead to an increased proportion of energy needs being met from renewable sources?</p> <p>Will it promote energy efficiency in buildings and new development?</p> <p>Will it reduce contributions to climate change through sustainable building practices?</p> <p>Will it contribute to reducing Northumberland's carbon footprint?</p>	<p>Climatic Factors</p>



SA Objectives	Guide Questions	SEA Directive Topic(s)
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	<p>Will it lead to reduced consumption of materials and resources?</p> <p>Will it reduce waste arisings and increase waste reuse, recycling and recovery?</p> <p>Will it reduce hazardous waste?</p> <p>Will it reduce waste in the construction industry?</p> <p>Will it provide a framework in which businesses, communities and individuals take more responsibility for their own waste?</p> <p>Will it ensure the design and layout of new development supports sustainable waste management?</p> <p>Will it provide a suitable range of facilities throughout the County to assist in increasing rates of recycling and composting?</p>	Material Assets
16. To conserve and enhance Northumberland's cultural heritage and diversity.	<p>Will it conserve and where appropriate enhance sites, features and areas of historical, archaeological or cultural value in both urban and rural areas including Listed Buildings, Conservation Areas, and Historic Parks and Gardens?</p> <p>Will it recognise the significance of heritage assets and their settings and the contribution of the setting to the significance?</p> <p>Will it ensure appropriate archaeological or building assessments are undertaken prior to development?</p> <p>Will it promote sensitive re-use of historical assets and buildings of local historic interest, where the opportunity arises?</p> <p>Will it improve and broaden access to, and understanding of, local heritage and historic sites?</p> <p>Will it maintain and enhance the character and distinctiveness of settlements?</p>	Cultural including and Heritage Heritage Architectural Archaeological
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	<p>Will it reduce the amount of derelict, degraded and underused land?</p> <p>Will it conserve and enhance the County's townscapes, seascapes and landscape character?</p> <p>Will it protect and enhance natural landscapes within the urban area, including recreational open space and strategic green corridors?</p> <p>Will it help to deliver a comprehensive network of multifunctional Green Infrastructure, addressing deficiencies and gaps and providing Green Infrastructure with new development where appropriate?</p> <p>Will it conserve and enhance areas with landscape designations and take account of their management objectives?</p> <p>Will it protect the strategic function of the Green Belt?</p> <p>Will it maintain and enhance the character and distinctiveness of settlements?</p> <p>Will it improve access to the countryside for recreation?</p> <p>Will it promote high quality design in context with its urban and rural landscape?</p>	Landscape.

4.2.3 **Table 4.2** shows the extent to which the SA objectives encompass the range of issues identified in the SEA Directive.

Table 4.2 Coverage of the SEA Directive Topics by the SA Objectives

Sea Directive Topic	SA Objective(s)
Biodiversity	8 and 11
Population *	1,2,3,4,5,6,7 and 13.



Sea Directive Topic	SA Objective(s)
Human Health	1,2,3,4 and 12.
Fauna	8 and 11.
Flora	8 and 11.
Soil	9 and 10.
Water	11 and 13.
Air	12
Climatic Factors	13
Material Assets*	15
Cultural Heritage including Architectural and Archaeological Heritage	16
Landscape	17

4.3 Methodology

4.3.1 Based on the contents of the Draft Local Plan detailed in **Section 1.3**, the SA Framework has been used to appraise the following key components of the document:

- Local Plan Spatial Vision and Objectives;
- The quantum of growth to be provided over the plan period (development requirements) and distribution of that growth (Spatial Strategy);
- Site allocations to deliver the development requirements (including reasonable alternatives); and
- Local Plan policies.

4.3.2 The approach to the appraisal of each of the elements listed above is set out in the sections that follow.

Vision and Objectives

4.3.3 It is important that the Vision and Objectives of the Local Plan are aligned with the SA objectives. The Vision and Objectives contained in the Draft Local Plan (see **Section 1.3**) have therefore been appraised for their compatibility with the objectives that comprise the SA Framework to help establish whether the proposed general approach to the Local Plan is in accordance with the principles of sustainability. A compatibility matrix has been used to record the appraisal, as shown in **Table 4.3** below.

Table 4.3 Compatibility Matrix

SA Objective	Local Plan Objective			
	Objective 1	Objective 2	Objective 3	Objective 4
1. To ensure everyone has the opportunity to live in a decent and affordable home.	0	0	+	?
2. To improve the quality, range and accessibility of community services and facilities.	+	-	+	+
3. Etc...	+	0	+	?

Key

+	Compatible	?	Uncertain
0	Neutral	-	Incompatible

Development Requirements and Spatial Strategy

4.3.4 The development requirements and spatial strategy have been appraised against each of the SA objectives that comprise the SA Framework using an appraisal matrix. The matrix includes:

- The SA objectives;
- A score indicating the nature of the effect for each option on each SA objective;
- A commentary on significant effects (including consideration of the cumulative, synergistic and indirect effects as well as the geography, duration, temporary/permanence and likelihood of any effects) and on any assumptions or uncertainties; and
- Recommendations, including any mitigation or enhancements measures.

4.3.5 The format of the matrix that has been used in the appraisal is shown in **Table 4.4**. A qualitative scoring system has been adopted which is set out in **Table 4.5** and to guide the appraisal, specific definitions have been developed for what constitutes a significant effect, a minor effect or a neutral effect for each of the 17 SA objectives; these can be found in **Appendix D**.



Table 4.4 Appraisal Matrix

SA Objective	Guide Questions	Score	Commentary
16. Cultural Heritage: To conserve and enhance Northumberland's cultural heritage and diversity.	<ul style="list-style-type: none"> Will it help to conserve and enhance existing features of the historic environment and their settings, including archaeological assets? Will it tackle heritage assets identified as being 'at risk'? Etc. 	-	<p>Likely Significant Effects</p> <p>A description of the likely significant effects of the preferred option on the SA objective has been provided here, drawing on baseline information as appropriate.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Mitigation and enhancement measures are outlined here. <p>Assumptions</p> <ul style="list-style-type: none"> Any assumptions made in undertaking the appraisal are listed here. <p>Uncertainties</p> <ul style="list-style-type: none"> Any uncertainties encountered during the appraisal are listed here.

Table 4.3 Scoring System

Score	Description	Symbol
Significant Positive Effect	The proposed option/policy contributes significantly to the achievement of the objective.	++
Minor Positive Effect	The proposed option/policy contributes to the achievement of the objective but not significantly.	+
Neutral	The proposed option/policy does not have any effect on the achievement of the objective	0
Minor Negative Effect	The proposed option/policy detracts from the achievement of the objective but not significantly.	-
Significant Negative Effect	The proposed option/policy detracts significantly from the achievement of the objective.	--
No Relationship	There is no clear relationship between the proposed option/policy and the achievement of the objective or the relationship is negligible.	~
Uncertain	The proposed option/policy has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an appraisal to be made.	?

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both positive and negative effects. Where a box is coloured but also contains a '?', this indicates uncertainty over whether the effect could be a minor or significant effect although a professional judgement is expressed in the colour used. A conclusion of uncertainty arises where there is insufficient evidence for expert judgement to conclude an effect.

4.3.6 The completed appraisal matrices are presented at **Appendix E**. Summaries of the results of the appraisals are provided in **Section 5.3** of this report together with the Council's justification for the selection of the preferred options in light of the reasonable alternatives considered.

Policies

4.3.7 The proposed Local Plan policies contained in the Draft Local Plan have been appraised against the SA objectives by plan chapter/subsection with a score awarded both for each constituent policy and for the cumulative effect of each chapter/subsection. A matrix has been used to record the findings of the appraisal, as shown in **Table 4.6**, adopting the qualitative scoring system set out in **Table 4.5** and guided by the definitions of significance in **Appendix E**. The appraisal matrices are presented at **Appendix K**.



Table 4.4 Policy Appraisal Matrix

SA Objective	Policy xx	Policy xx	Policy xx Etc...	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.					<p>Likely Significant Effects</p> <p>A description of the likely significant effects of the plan policies on the SA objective has been provided here, drawing on baseline information as appropriate.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Mitigation and enhancement measures are outlined here. <p>Assumptions</p> <ul style="list-style-type: none"> Any assumptions made in undertaking the appraisal are listed here. <p>Uncertainties</p> <ul style="list-style-type: none"> Any uncertainties encountered during the appraisal are listed here.

Site Allocations

- 4.3.8 The Draft Local Plan identifies a total of 51 proposed site allocations (39 housing sites, 4 employment sites and 8 minerals sites). No waste sites have been allocated in the plan and there are no Gypsy and Traveller sites. Existing waste management facilities and services have capacity to cater for additional waste produced over the plan period. There is a need for new Gypsy and Traveller pitches and Travelling Showpeople plots over the plan period, although the Council’s updated Gypsy and Traveller Accommodation Assessment suggests that these will be needed over the medium term with existing sites likely to have potential to accommodate some additional pitches and plots, such that the location of any additional provision for these communities will be considered at the first review of the Local Plan after adoption.
- 4.3.9 The proposed housing site allocations have been appraised against the wider assessment criteria from the Strategic Housing Land Availability Assessment (SHLAA) and SA objectives that comprise the SA Framework using tailored appraisal criteria and associated thresholds of significance. These criteria are set out in **Appendix H**.
- 4.3.10 Additionally, reasonable alternatives to the allocated housing, employment and minerals sites that have been considered by the Council in developing the Local Plan to-date have been subject to assessment.
- 4.3.11 It should be noted that in the first instance the site assessment and appraisal work does not take into account any mitigation provided by the Local Plan policies contained in the document. This is to ensure that all sites are considered equally.
- 4.3.12 The site appraisal criteria and outcomes of this assessment are presented at **Appendices I, and J**.

Secondary, Cumulative and Synergistic Effects

- 4.3.13 The SEA Directive and SEA Regulations require that the secondary, cumulative and synergistic effects of the Draft Local Plan are assessed. In particular, it is important to consider the combined sustainability effects of the policies and proposals of the Draft Local Plan both alone and in combination with other plans and programmes.



4.3.14 As noted above, the appraisal of the proposed Local Plan policies has been undertaken by chapter/subsection in order to determine the cumulative effects of each policy area/topic. In addition, a cumulative effects assessment has been undertaken in order to clearly identify areas where policies work together. This is presented in **Section 5.6**. Additional commentary is also provided with respect to where the policies and proposals of the Draft Local Plan may have effects in combination with other plans and programmes.

4.4 When the SA Was Undertaken and by Whom

4.4.1 This SA of the Draft Local Plan was undertaken by Wood on behalf of Northumberland County Council in the Spring 2018.

4.5 Difficulties Encountered in Undertaking the Appraisal

4.5.1 The SEA Directive requires the identification of any difficulties (such as technical deficiencies or lack of knowledge) encountered during the appraisal process. These uncertainties and assumptions are detailed in the appraisal matrices. Those uncertainties and assumptions common across the appraisal are outlined below.

Uncertainties

- The exact composition, timing and design of future development proposals is unknown and would be subject to planning approval;
- The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers;
- The level of investment in community facilities and services that may be stimulated by new development is uncertain at this stage and will in part be dependent on the policies of the Local Plan, site specific proposals and viability and approaches taken by developers;
- The extent to which the local plan can deliver safer communities is in part dependent on a number of socio-economic factors outwith the Local Plan and planning process;
- The exact scale of greenhouse gas emissions associated with the implementation of the policies and proposals contained in the Draft Local Plan will be dependent on a number of factors including: the exact timing and design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period;
- The exact scale of waste arisings associated with the Local Plan will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.

Assumptions

- It is assumed that the Council will continue to liaise with Northumbrian Water with regard to infrastructure requirements for future development;
- Measures contained in Northumbrian Water's Water Resources Management Plan would be expected to help ensure that future water resource demands are met;
- There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality;

- It is assumed that, where appropriate, development proposals would be accompanied by a Flood Risk Assessment (FRA) and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk;
- Housing and employment land allocations have taken account of minerals safeguarding areas.

5. Appraisal of the Draft Local Plan

5.1 Introduction

- 5.1.1 This section presents the findings of the appraisal of the Draft Local Plan. It assesses the compatibility of the Local Plan Vision and Objectives with the SA objectives (**Section 5.2**) before summarising the appraisals of the development requirements and Spatial Strategy and the reasonable alternatives (**Section 5.3**), the site allocations (**Section 5.4**) and Local Plan policies (**Section 5.5**). The cumulative, synergistic and secondary effects of the Draft Local Plan, both alone and in-combination with other plans and programmes, are considered in **Section 5.6**. A summary of the Habitats Regulations Assessment (which has been undertaken separately) is set out in **Section 5.7**.

5.2 Local Plan Vision and Objectives

- 5.2.1 A matrix has been completed to assess the compatibility of the spatial vision and objectives contained in the Draft Local Plan against the SA objectives. **Table 5.1** presents the results of this compatibility assessment.

Spatial Vision

- 5.2.2 The vision for the County seeks to deliver economic and social transformation whilst protecting and enhancing the environment. Reflecting its emphasis on these three strands of sustainability, the vision has been assessed as being compatible with the majority of the SA objectives. There is the potential for conflicts particularly between those elements of the vision that support economic growth and social transformation and SA objectives concerning environmental protection and enhancement (and vice-versa), although the extent of any conflict is likely to depend on how the vision is realised through the policies and proposals of the Draft Local Plan. In consequence, where the relationship between the vision and SA objectives relating to biodiversity, cultural heritage and landscape has been assessed as being compatible, a degree of uncertainty has been identified.
- 5.2.3 Incompatibilities have been identified between the vision and waste and resource use (SA Objectives 9 and 15). This reflects the anticipated increase in the use of resources and generation of waste during the construction and operation of new development in the County.
- 5.2.4 The potential for both compatibilities and incompatibilities has been identified in respect of those SA objectives relating to health and wellbeing (SA Objective 1), land use (SA Objective 10), water (SA Objective 11), air quality (SA Objective 12) and climate change (SA Objective 14). This reflects the fact that, whilst the vision promotes environmental protection, health and wellbeing and high quality design, growth will inevitably lead to an increase in resource use, land take and emissions to air. The vision has also been assessed as having both a compatible and incompatible relationship with economy (SA Objective 5) and sustainable transport (SA Objective 7) as whilst it supports the creation of local employment opportunities and investment in infrastructure (which may help to reduce out commuting and promote the use of public transport), as well as reducing the need to travel, growth will inevitably lead to an increase in vehicle movements and associated vehicle emissions.
- 5.2.5 The vision does leave room for a number of uncertainties as potential conflicts could arise between growth, resource use and environmental factors. The effects are highly dependent on whether growth is achieved under consideration of economic, social and environmental sustainability.

Objectives

- 5.2.6 The Draft Local Plan objectives are broad ranging spanning key socio-economic and environmental themes. As a result, none of the Draft Local Plan objectives have been assessed as being incompatible with all of the SA objectives whilst compatibilities have been identified with each SA objective.
- 5.2.7 Those SA objectives that are particularly well supported by the Draft Local Plan objectives include SA objective 2 (community services), safety (SA objective 3), and housing (SA objective 4).
- 5.2.8 The Draft Local Plan objectives that support the protection and enhancement of the County's natural and built environment, climate change mitigation and adaptation and high quality design, meanwhile, have been assessed as being compatible with those SA objectives related to biodiversity (SA Objective 8), land use (SA Objective 10), water (SA Objective 11), air quality (SA Objective 12), flood risk (SA Objective 13), climate change (SA Objective 14), resource use (SA Objective 13), cultural heritage (SA Objective 16) and landscape (SA Objective 17).
- 5.2.9 The assessment presented in **Table 5.1** does highlight that in some instances tensions may exist between the two sets of objectives. Where tensions have been identified, this primarily relates to, on the one hand, the aspiration for growth to meet local needs and deliver economic prosperity, and on the other, the need to protect and enhance the County's environmental assets and minimise resource use, waste and greenhouse gas emissions. In this respect, the Draft Local Plan objectives 'Economy and Jobs', and 'Homes' in particular could have adverse impacts on sustainable transport (SA Objective 7), biodiversity (SA Objective 8), climate change (SA Objective 14), cultural heritage (SA Objective 16) and landscape (SA Objective 17) and will lead to increased resource use (including land and water), waste generation and emissions associated with new housing and economic development. Conversely, those Draft Local Plan objectives that seek to protect and enhance the County's environmental assets and address climate change could restrict new economic and residential development resulting in tensions in respect of SA Objective 4 (housing) and SA Objective 5 (economy) in particular.
- 5.2.10 The potential for both compatibilities and incompatibilities has been identified in respect of those SA objectives relating to (in particular) health and wellbeing (SA Objective 1), sustainable transport (SA Objective 7), land use (SA Objective 10), air quality (SA Objective 12) and climate change (SA Objective 14). This reflects the fact that, whilst new development could help to reduce the need to travel by car and associated emissions to air (through, for example, the provision of locally accessible community facilities and services and employment opportunities), development will inevitably lead to an increase in vehicle movements and emissions during both construction and operation. With respect to land use, the Draft Local Plan objectives will lead to demand for, and development on both previously developed land and greenfield land.
- 5.2.11 Where the assessment has identified uncertainties in the relationship between the Draft Local Plan objectives and SA objectives, this reflects uncertainties with regard to the scale, type and location of development that could come forward as a result of the implementation of the Local Plan, for flood risk (SA objective 13) in particular.
- 5.2.12 Where possible incompatibilities have been identified, tensions between the objectives can be resolved if development takes place in accordance with all of the Draft Local Plan objectives. As such, an incompatibility is not necessarily an insurmountable issue.

Table 5.1 Vision and Objectives Compatibility Assessment

SA Objective	Local Plan Spatial Vision and Objectives								
	Vision	Economy and Jobs	Homes	Environment	Connections	Community Health and Wellbeing	Climate Change	Resources	Quality of Place
1. Health and Wellbeing: To improve health and well-being and reduce health inequalities.	+/-	+/-	+	+	+/-	+	+	+	0
2. Community Services: To improve the quality, range and accessibility of community services and facilities	+	+	0	0	+	+	0	0	0
3. Safety: To deliver safer communities.	+	0	+	0	0	+	0	0	+
4. Housing: To ensure everyone has the opportunity to live in a decent and affordable home.	+	0	+	-	+	+	0	0	+
5. Economy: To strengthen and sustain a resilient local economy which offers local employment opportunities.	+/-	+	+	-	+	+	0	0	0
6. Education: To deliver accessible education and training opportunities.	+	+	0	0	+	0	0	0	0
7. Sustainable Transport: To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+/-	+/-	+/-	0	+	0	0	0	0
8. Biodiversity and Geodiversity: To conserve and enhance Northumberland's biodiversity and geodiversity.	+/?	+/-	+/-	+	0/?	0	+	+	0
9. Natural Resources: To ensure the prudent use and supply of natural resources.	-	-	-	+	0	0	0	+	0
10. Land Use: To encourage the efficient use of land.	+/-	+/-	+/-	+	0	0	0	+	+
11. Water Quality: To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	+/-	-	-	+	0	0	0	+	0
12. Air Quality: To improve air quality.	+/-	-	-	+	+/-	0	+	+	0
13. Flood Risk: To reduce and or avoid flood risk to people and property.	+	0/?	0/?	+	0/?	0	+	0	+

Local Plan Spatial Vision and Objectives

SA Objective	Vision	Economy and Jobs	Homes	Environment	Connections	Community Health and Wellbeing	Climate Change	Resources	Quality of Place
14. Climate Change Adaption: To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation.	+/-	+/-	+/-	+	+	0	+	+	0
15. Waste Reduction: To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	-	-	-	0	0	0	0	+	+
16. Cultural Heritage: To conserve and enhance Northumberland's cultural heritage and diversity.	+/?	+/-	+/-	+	0/?	0	0	0	+
17. Landscape: To conserve and enhance Northumberland's cultural heritage and diversity.	+/?	+/-	+/-	+	0/?	0	0	+	+

Key

+	Compatible	?	Uncertain
0	Neutral	-	Incompatible

NB: where more than one symbol/colour is presented in a box it indicates that the appraisal has identified both compatibilities and incompatibilities between the Draft Local Plan vision/objectives and the SA objectives. Where a box is coloured but also contains a '?', this indicates a degree of uncertainty regarding the relationship between the Draft Local Plan vision/objectives and the SA objectives although a professional judgement is expressed in the colour used.

5.3 Development Requirements and the Spatial Strategy

5.3.1 The housing target, employment land target and spatial strategy of the Draft Local Plan (as set out in Policies, STP1, HOU2 and ECN6 and collectively referred to as the development requirements) have been appraised against the SA objectives in accordance with the approach set out in **Section 4**. The findings of the appraisal are presented in **Appendix E** for each constituent component. **Table 5.2** summarises the findings of the appraisal and identifies the cumulative likely significant effects of the development requirements.



Table 5.2 Summary of the Appraisal of the Development Requirements and Spatial Strategy

SA Objective	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17
Housing provision (17,700 dwellings)	++/-	+	+/?	+	+	+/-	+/-	-	-	+/-	-	-	0/?	-	--	+/-	+/-
Employment provision (409 ha)	+/-	+	+/?	0/+/?	+	+	+/-	-	-	+/-	-	+/-	0/?	-	-	+/-	+/-
Spatial strategy	+/-	+	0	+	+	+/-	+/-	-	-	+/-	-/?	+/-	0/?	+/-	-	+/-	+/-
Cumulative Effect of the Development Requirements	+/-	+	+/?	+	+	+/-	+/-	-	-	+/-	-/?	+/-	0/?	+/-	-	+/-	+/-

- 5.3.2 The housing provision is anticipated to have a number of positive effects on the SA objectives, particularly in relation to: health, as it will help to improve living standards; housing, as it will greatly enhance people’s chances of living in and owning their own home; economy, as it will attract new residents into the County thereby increasing the local workforce; partly on transport, as it will help to utilise existing public transport services; and partly on land use, as it will help to re-use PDL. Delivery of the housing provision in accordance with requirements for good design would help to avoid landscape or cultural heritage harm and there could be enhancements as part of new housing developments.
- 5.3.3 The employment provision (both the new allocations and land carried forward) is also anticipated to have a number of positive effects on the SA objectives, it will help to raise wealth levels and in turn improve living standards which will have a positive effect on health and wellbeing, it will indirectly help to have positive effects in relation to housing as it will increase peoples chances of living in their own home, it will help to strengthen and sustain the economy of Northumberland through provision of new employment land to meet needs and to encourage inward investment, and it will in part have positive effects on transport as a number of the employment sites are in accessible locations and therefore could utilise existing public transport connections and may stimulate investment in public transport. The new dwellings and employment provision will help to reuse PDL and so this will in part have positive effects in relation to land use.
- 5.3.4 Negative effects have been identified against biodiversity (SA objective 8), resource use (SA objective 9), and water quality (SA objective 11). This is reflective of the loss of greenfield land and associated impacts on biodiversity, use of natural resources associated with the development of 17,700 homes and 409ha of employment land and increase in use of water resources.
- 5.3.5 There will be an overall increase in waste generation associated with the development of the housing provision and so there are significant negative effects on objective 15. There are also mixed positive and significant negative effects on landscape (SA objective 17) reflecting the loss of greenfield land and landscape changes of new development and the limited Green Belt releases for employment development.



5.3.6 For both the housing and employment provision there are anticipated negative effects in relation to air quality as there will inevitably be an increase in traffic associated with the delivery of new dwellings and development of the employment land, although overall mitigated to an extent by measures promoting sustainable modes of transport. This will also have negative effects in relation to human health and climate change associated with an increase in vehicle emissions, although this would be mitigated to an extent by policies elsewhere in the plan promoting the use of sustainable modes of transport and masterplanning as part of the detailed development planning for individual sites. There will also be an increase in carbon generation associated with new development through construction of housing and employment developments.

Appraisal of Alternatives and Reasons for the Selection of the Preferred Growth Requirement and for the Rejection of Alternatives

Appraisal of the Alternatives

5.3.7 Four housing growth scenarios have been considered by the Council as part of the development of the draft Local Plan:

- **Option 1:** Baseline ‘business as usual’ official projections (6,900 additional workplace jobs – 314 per annum, 10,186 dwellings over the plan period with 509 dwellings per annum);
- **Option 2:** Local housing need standard method – average household growth 2016-26 rolled forward (14,340 dwellings over the plan period with 717 dwellings per annum);
- **Option 3:** Intermediate jobs-led (12,100 additional workplace jobs – 550 per annum, 15,533 dwellings per annum with 777 dwellings per annum); and
- **Option 4:** Ambitious jobs-led growth (16,500 additional workplace jobs – 750 per annum, 17,700 dwellings over the plan period with 885 dwellings per annum).

5.3.8 Each of these options has been appraised to test their respective sustainability strengths and weaknesses with the results presented in a matrix in **Appendix F**, with a summary of the results presented below in **Table 5.3**.

Table 5.3 Summary of the Appraisal of the Housing and Employment Growth Options

SA Objective	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17
Option 1: Baseline 'business as usual' Official Projections	+	+	+	+/-	?/-	?	+/-	+/-	-	+/-	-	-	0/?	-	-	+/-	+/-
Option 2: Local housing need standard method.	+	+	+	+/	+/	?	+	+	--	+/	--	--	0/?	--	--	+/	+/
Option 3: Intermediate jobs-led growth.	+	+	+	+	+	?	+	+	--	+/	--	--	0/?	--	--	+/	+/



SA Objective	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17
Option 4: Ambitious jobs-led growth.	+	+	+	+	+	?	+	+	--	+	--	--	0/?	--	--	+/?	+/?
	+	+	+	+	+		--	--	--	--	--	--	?	--	--	-	--

Reasons for the Selection of the Preferred Housing Requirement

- 5.3.9 The Government has introduced a standard approach for robustly establishing each local authority's 'local housing need' over an initial 10 year period based upon the latest official population and household projections. For Northumberland (once affordability is factored in) the average annual housing dwelling requirement is 717 per annum. National guidance does allow circumstances where it can be justified to have a housing need above the figure identified by this standard methodology. This includes where growth strategies are in place and notes that the NPPF requires local plans to be prepared positively and to be aspirational, but also to be overall realistic and deliverable.
- 5.3.10 The business as usual growth option (Option 1) is below the minimum local housing need figure for Northumberland and is therefore included for reference purposes only, against which the other options have been considered.
- 5.3.11 The Council commissioned independent analyses to ascertain how economic growth may further impact on the County's future population and the housing requirement. The alternative growth scenario options are listed above (Options 2 to 4). The minimum local housing need figure (Option 2) only considers the projected growth in household population and affordability, and so does not in itself take account of wider economic growth options.
- 5.3.12 In recognition of the Council's economic ambitions which are linked to Northumberland contributing to delivering the objectives of the North East Strategic Economic Plan (SEP), the North of Tyne devolution deal and the Borderlands initiative⁶⁷, together with completed, committed and proposed infrastructure improvements, the Council has considered that there is sufficient justification to have a total housing figure in excess of the standard methodology figure that delivers on an ambitious level of growth.
- 5.3.13 Consequently, the Council has taken forward the ambitious jobs-led growth scenario to inform the housing requirement. This scenario requires 17,700 dwellings to be delivered over the plan period, at an average of 885 per annum.

Reasons for the Rejection of Alternatives

- 5.3.14 As set out above, four options for housing growth have been considered by the Council.
- 5.3.15 The business as usual option (Option 1) has been rejected by the Council as this would not provide enough housing to meet needs over the plan period.

⁶⁷ This is an informal arrangement between the five local authorities either side of the border between England and Scotland, namely Carlisle City Council, Cumbria County Council, Dumfries and Galloway Council, Northumberland County Council and Scottish Borders Council. It aims to unlock cross-border growth potential in the types of tourism and small scale activities that can flourish in remote rural areas, thanks to advances in technology.



- 5.3.16 The Local Housing Need figure of 717 dwellings per annum does not include provision for economic growth, and given the Council's economic ambitions, represents a minimum level of housing rather than an optimal level of housing. The Council considers that the development of a strategy aligned with the latest population projections and with only an adjustment to take into account affordability (Option 2 - the local housing need option) has the potential to have a number of adverse effects including:
- Reduction in levels of wealth created and retained within the County;
 - Further pressure on public sector spending on social care and welfare;
 - Impacts of reduced local expenditure;
 - Innovation and creativity may be suppressed – those who have marketable or transferable skills moving elsewhere to find employment or further, higher education or training;
 - County as a whole could become less competitive;
 - Risk of lower aspirations in education and learning;
 - Reduction in wealth creation may also result in reduced investment in buildings and spaces which make up the fabric of the County's towns and villages, together with natural and historic environments;
 - Impacts on the ability to attract new investment in the new economy – digital, media, telecommunications and software; and
 - A lack of choice in the housing market across the County, inhibiting the ability of the existing households to secure the homes they need, and attract a working age population.
- 5.3.17 In order to support the wider growth ambitions and objectives of the North East Strategic Economic Plan (SEP), the North of Tyne devolution deal and the Borderlands initiative, together with completed, committed and proposed infrastructure improvements two jobs-led growth scenarios have been considered – intermediate and ambitious. The intermediate option (Option 3) has also been rejected as the Council are being positive with the extent of support for economic growth ambitions and have thus selected the ambitious jobs-led scenario as the preferred basis for the Draft Local Plan's housing requirement (Option 4).

Reasons for the Selection of the Preferred Employment Requirement

- 5.3.18 Further to the housing growth scenarios outlined above, the Council are taking forward the 'ambitious growth' scenario. This development strategy is predicated on an ambition to support the delivery of additional, better paid and higher skilled jobs in the County, and to provide homes to meet not only the needs of the resident population, but also to accommodate the needs of people moving into Northumberland, who create and fulfil jobs across the County. This reflects ambitions set out in:
- The Northumberland Economic Strategy (2015-2020), which aims for 10,000 additional jobs to 2031;
 - The North East Strategic Economic Plan (SEP), which aims for an uplift of 11% in the number of jobs in the region between 2014 and 2024, ensuring that 60% of these will result in higher skilled, more productive and better quality job opportunities;
 - The 'North of Tyne' deal, administered through a soon-to-be-elected Mayor, building on the diverse economic potential across the three authorities concerned - within Northumberland, focussing on the rural economy and tourism sectors as the County's key strengths; and

- A 'Borderlands' arrangement with south of Scotland authorities and Cumbria, seeking to unlock cross-border growth potential in the types of tourism and small scale technology-based activities that can flourish in more remote rural areas.

5.3.19 This means that there will be some 15,000 jobs sought during the Local Plan period, which is around 8,700 more than the 'business as usual' situation. Translation of this future jobs growth into employment land needs has suggested that even with the higher growth scenario placing reliance on certain market sectors in the economy which are land hungry, the modelled requirement for available land shows that only about 40 hectares of employment land is then needed for the Draft Local Plan period.

5.3.20 However, the Council regard the provision of a wide range of employment land and premises across the County (tailored for a wide range of users) as a vital part of the strategy for Northumberland's economy. On this basis the Council considers that it is key to the strategy to allocate and reserve more land for future employment needs than basic forecasts would suggest. In deciding the amount of employment land to allocate a numbers of factors have influenced this, including:

- It is not considered desirable or prudent to plan for the exhaustion of the supply of land by the end of the Local Plan period;
- There are strategic employment needs in the County that require their own dedicated land;
- More generally the Council considers that it is important to maintain a wide portfolio of employment sites due to the spread out geography of the County;
- Sometimes the development of employment is simply required to allow a premises to expand for extra plant or machinery and so there is not always additional jobs created;
- A need to cover expected losses of employment land as there can be sound planning reasons for land to be lost to non-employment uses;
- It would not be appropriate to de-allocate some employment sites in serviced employment areas as such sites would not be appropriate for other uses;
- There is need for policy intervention in specific cases e.g. the relatively recent closure of the Alcan smelter is still a problem in that area; and
- Where employment areas are developed, a proportion of that is supporting uses e.g. roads or substations.

5.3.21 Further to the above considerations, the evidence base work⁶⁸ undertaken in support of the Draft Local Plan has provided a strong steer on which areas of the County have experienced surpluses or shortages of employment land. This identified shortages in towns to the west of Tyneside and possible oversupply in parts of South East Northumberland. From the evidence base work the Council were able to conclude which monitored employment areas should be taken forward and within those areas how much undeveloped (available) land remains. The evidence gathered identified additional land to meet key requirements in certain locations.

5.3.22 In total, 17ha of new employment land and 392 hectares of strategic and other employment land has been carried forward in the Local Plan, comprised of:

- 203 hectares on strategic employment sites; and
- 206 hectares of generally available land (which includes the 17ha of new employment land allocated).

⁶⁸ Available at <http://www.northumberland.gov.uk/Planning/Reports.aspx> [Accessed May 2018].

- 5.3.23 The strategic sites have been identified separately from the general employment land as the Council are keen to see specific types of employment development at these sites, for example supporting the renewables offshore industry at Blyth. It should be noted that much of the 203 hectares allocated for specialised uses on the strategic sites has some sort of option or limitation on it. This relates to what type of employment uses the Council want to see developed at these strategic sites.
- 5.3.24 Chapter 5 of the Draft Local Plan provides further information about the reason for the selection of the preferred employment requirement.

Reasons for the Rejection of Alternatives

- 5.3.25 As set out above, translation of the future jobs growth into employment land needs has suggested that the modelled requirement for available land is only between 30-35 hectares of employment land for the Draft Local Plan period. However, the Council are seeking to prepare a positive plan which will support Northumberland's economy and wider growth ambitions and so the Council consider that to support this a wide range of employment land and premises across the County (tailored for a wide range of users) needs to be provided.

Appraisal of the Alternatives and Reasons for the Selection of the Preferred Spatial Strategy and for the Rejection of Alternatives

Appraisal of the Alternatives

- 5.3.26 Five options were considered by the Council for the potential distribution of development in the County as set out below:
- **Distribution Option 1:** Proportionate distribution. This approach would focus the majority of new development in Northumberland's key settlements with smaller scale development allowed elsewhere in order to support local services and the rural economy. Development in the open countryside would be restricted;
 - **Distribution Option 2:** Proportionate distribution within the constraints of the Green Belt. This approach would focus development to the most sustainable locations in the County, would leave existing Green Belt boundaries largely intact, ensure that the countryside is safeguarded from encroachment, check unrestricted urban sprawl, prevent the merging of settlements, and [reserve the character and setting of historic settlements;
 - **Distribution Option 3:** Proportionate distribution with additional targeted growth. This approach integrates the principles of Option 1 but builds in provision for additional targeted growth. It would also direct additional development and growth in a number of key settlements, primarily in the south east and central parts of the County well connected to Tyneside and require land to be deleted from the Green Belt around a number of larger settlements;
 - **Distribution Option 4:** Dispersed distribution. This approach would allow for increased development opportunities across Northumberland but specifically in the settlements in rural areas, with fewer developments being delivered in the market towns and urban areas when compared to other options;
 - **Distribution Option 5:** New Settlements. This approach would allow for development to be focussed in new settlements, of a scale to enable the level of development to support a number of key services. To ensure new settlements are sustainable, they should be located close to key employment centres and transport links. By their nature new settlements would be in the countryside.

5.3.27 These alternatives have been appraised. The results of this assessment are provided in **Appendix G**, with a summary provided in **Table 5.4** below.

Table 5.4 Summary of the Appraisal of the Preferred Spatial Strategy and Reasonable Alternatives

SA Objective	Objective 1	Objective 2	Objective 3	Objective 4	Objective 5	Objective 6	Objective 7	Objective 8	Objective 9	Objective 10	Objective 11	Objective 12	Objective 13	Objective 14	Objective 15	Objective 16	Objective 17
Option 1 - Proportionate Distribution	+ /- /?	+ +	~	+ +	+ +	+ +	+ +	+ /-	-	+ /-	+ /?	+ -	+ /-	+ -	+ -	+ /-	+ -
Option 2 - Proportionate Distribution within the constraints of the Green Belt	+ /- /?	+ +	~	+ +	+ +	+ +	+ +	+ /- /?	+ -	+ /-	+ /?	+ -	+ /-	+ -	+ -	+ /-	+ -
Option 3 - Proportionate Distribution with Additional Targeted Growth	+ /- /?	+ +	~	+ +	+ +	+ +	+ +	+ /-	-	+ /-	+ /?	-	+ /-	+ -	+ -	+ /-	+ -
Option 4 - Dispersed Distribution	+ /- /?	+ +	~	+ +	+ +	+ +	+ +	+ /-	-	+ /-	+ /?	-	+ /-	+ -	+ -	+ /-	+ -
Option 5 - New Settlements	+ /- /?	+ +	~	+ +	+ +	+ +	+ +	+ /-	-	+ /-	+ /?	-	+ /-	+ -	+ -	+ /-	+ -

5.3.28 Option 2 is the Council’s preferred option for the distribution of development in the County from the Draft Local Plan. This option has been selected as it will facilitate the distribution of development to the most sustainable locations in the County, whilst also respecting the constraints of the Green Belt which covers large areas of the south of the County.

5.3.29 The distribution options identified are all expected to have significant positive effects on housing (SA Objective 4) by providing new housing across Northumberland, except for Option 5, as the option would only provide development in new settlements to the detriment of meeting need elsewhere in



the County (and that the amount of housing that would be provided could be affected by Green Belt constraints). All of the options will have positive effects on the range and accessibility of community services and facilities (SA Objective 2), economy (SA Objective 5) and the delivery and accessibility of educational facilities (SA Objective 6) by encouraging the creation of new development across the County. However, Option 4 is expected to have a minor positive effect rather than a significant positive effect, due to it mainly concentrating new development in rural areas. Options 1, 2 and 3 would result in considerable positive effects with regard to reducing the need to travel within the County (SA Objective 7) as new developments are located near to key settlements and where they are needed. Option 4 and 5 would only have minor positive effects due to the focusing of developments in rural areas (and countryside in the case of the new settlement) that are less accessible and often require greater use of the car. However, each of the five options are likely to result in more traffic upon Northumberland's road network.

- 5.3.30 Minor negative effects have also been identified for objectives 1, 11, 13, 16 with significant negative effects anticipated on objectives 8, 9, 10, 12, 14, 15 and 17. These are negative effects in part as there are also positive effects on these objectives except for objectives 9 and 12. The creation of new developments will have an effect on the natural environment and its associated assets, though this will be mitigated to an extent by locating developments in sustainable locations. Option 2 has overall less negative effects than the other options due to it resulting in the loss of the smallest amount of Green Belt land, whilst the other options are expected to have more of an adverse effect on the Green Belt and in turn land use (SA Objective 10). This is particularly likely with Option 5 where under this option, a new settlement could be located in to the South East of the County and could result in the greatest loss of Green Belt land which could also have a significant negative effect on landscape (SA objective 17). Options 3, 4 and 5 would increase the amount of traffic on Northumberland's local road network more than Options 1 and 2 due to either requiring more development than the other options (Option 3) or by locating development in rural areas where there would be less access to sustainable modes of transport (Option 4) or being the source of new traffic (Option 5). This will result in Options 3, 4 and 5 having a significant negative effect on air quality whilst Options 1 and 2 do have positive effects in part on air quality.

Reasons for the Selection of the Preferred Spatial Strategy

- 5.3.31 The Council's preferred Spatial Strategy is proportionate distribution within the constraints of the Green Belt. This approach would focus development to the most sustainable locations in the County, would leave existing Green Belt boundaries largely intact, ensure that the countryside is safeguarded from encroachment, check unrestricted urban sprawl, prevent the merging of settlements, and preserve the character and setting of historic settlements.
- 5.3.32 The more urban South East Northumberland, together with the County's market towns are where most development is focussed. However, the plan also encourages development in rural areas to support the rural economy and to maintain the vitality and sustainability of communities and the retention of services. This approach will also help to enable local people to live in the communities in which they grew up.
- 5.3.33 The Draft Local Plan directs development to the locations where it can support, and benefit from the use of existing local infrastructure and facilities, and support economic growth, whilst also protecting the countryside and character of settlements. New development is focussed in those locations which benefit from existing facilities and/or have the greatest potential to support new facilities and services, as a result of their location and / or a result of the size of the population within them. This approach allows limited resources to be allocated in an effective way that maximises access to facilities and services.
- 5.3.34 The Green Belt in Northumberland plays an important role in helping to direct development to the most sustainable locations. The Council considers that due to having a significant amount of housing

already committed across the County there are no special circumstances to justify the alteration of the Green Belt and release Green Belt land for housing development. The spatial strategy therefore aims to direct most housing development to the larger settlements, and villages with a number of key services but without loss of any Green Belt land. There are some limited Green Belt alterations to support economic growth with changes to boundaries in a small number of locations.

- 5.3.35 The spatial strategy also recognises that the Green Belt extends across large areas of the County's countryside, which happens to be areas that can be most easily reached from the conurbation. As this area contains hundreds of farming and other small businesses the Council are keen to ensure that the Draft Local Plan does not unduly stifle rural economic development or the local economy. Within the boundaries of the Green Belt, the Council are seeking to ensure that the Draft Local Plan provides sufficient housing allocations and employment land to meet needs

What has informed the Spatial Strategy?

- 5.3.36 The preferred Spatial Strategy (as set out in Strategic Policy STP1) and the settlement hierarchy is based on a number of key considerations including national planning policy, the Local Plan vision and objectives, and an overall principle of seeking to allocate development to the most sustainable locations in the County. As the Green Belt covers a large area of the south of the County and that Green Belt land can only be released for development in exceptional circumstances, this has been a key constraint in the formulation of the preferred Spatial Strategy.
- 5.3.37 The spatial strategy has been informed by feedback received from a consultation exercise undertaken by the Council in Spring 2018 to collect views on preferred strategic locations for development. The consultation took the form of an online spatial survey where respondents were asked to place their preferred locations for housing and employment on a map.
- 5.3.38 The responses showed a preference for a clustering of locations for housing and employment in the main towns and service centres. The highest number of preferred locations suggested were in the south of the County.
- 5.3.39 The various evidence base studies which have been undertaken in support of the Local Plan have also informed the spatial strategy. These include studies identifying the need for housing and employment land, and the availability of sites to accommodate this demand.

Conclusion

- 5.3.40 In conclusion, the Council considers that the preferred Spatial Strategy has been informed by a range of considerations (as detailed above) which indicate that it performs well in terms of sustainability.

Reasons for the Rejection of Alternatives

- 5.3.41 As noted above, four alternatives were also considered by the Council for the potential distribution of development in the County as set out below, with reasons for their rejection also detailed:
- **Distribution Option 1:** Proportionate distribution. This approach would focus the majority of new development in Northumberland's key settlements with smaller scale development allowed elsewhere in order to support local services and the rural economy. . This option would have a number of significant negative effects including on biodiversity, land use and in part on landscape as Green Belt land would be lost to development (in addition to greenfield land). There would also be negative effects in relation to resource use and in relation to air quality and climate change from vehicle emissions associated with the new development through this distribution option. As additional development to meet needs within the County can largely be accommodated without Green Belt releases (except for some limited releases for new employment sites), it is not

considered that special circumstances exist for such releases for the growth proposed through this distribution option.

- **Distribution Option 3:** Proportionate distribution with additional targeted growth. This approach integrates the principles of Option 1 but builds in provision for additional targeted growth. It would also direct additional development and growth in a number of key settlements, primarily in the south east and central parts of the County well connected to Tyneside and require land to be deleted from the Green Belt and released for development around a number of larger settlements. This approach would build upon the positive implications of option 1, particularly in the south and east of the County, but would have a number negative effects as it may result in encroachment of development into the countryside, an element of sprawl, risks the merger of settlements and have an effect on the character and setting of historic settlements. This option would have significant negative effects in part on landscape as Green Belt land would be released (in addition to loss of greenfield land). The additional targeted growth would increase resource use and waste generation and emissions from vehicles, and in turn have negative effects on air quality and climate change, which would be greater through this option from the additional growth. As additional development to meet needs within the County can largely be accommodated without Green Belt releases (except for some limited releases for new employment sites), it is not considered that special circumstances exist for such releases for the scale of growth proposed through this distribution option.
- **Distribution Option 4:** Dispersed distribution. This approach would allow for increased development opportunities across Northumberland but specifically in the settlements in rural areas, with less development being delivered in the market towns and urban areas when compared to other options. Whilst this approach would support rural growth, and deliver other benefits within the rural areas, it is considered that it does not align with wider principles of sustainable development, and would not meet the growth requirements of the County overall. Such an option would also require Green Belt deletion, without sufficient justification with regard to exceptional circumstances. The viability of maintaining and providing services, including those provided by the Council, for an increasingly dispersed population would become increasingly problematic over the lifetime of the plan.
- **Distribution Option 5:** New settlements. This approach would allow for development to be focussed in new settlements, of a scale to enable the level of development to support a number of key services. To ensure new settlements are sustainable, they should be located close to key employment centres and transport links. By their nature, new settlements would be in the countryside. However, locating them close to Tyneside and employment opportunities in South East Northumberland, would not support rural development. This approach would reduce the level of development going to established towns and villages, and not provide opportunities to enhance their vitality, and may affect the viability of key services and facilities within them. Development may therefore not be in the most sustainable locations in the County.

5.4 Proposed Site Allocations

- 5.4.1 The findings of the assessment of both the proposed site allocations and all reasonable alternatives are presented in **Appendices I, and J**. It should be noted that this appraisal does not take into account any mitigation provided by the other proposed Local Plan policies. This is to ensure that all sites are treated equally within the SA.

Reasons for the Selection of the Preferred Site Allocations and for the Rejection of Alternatives

- 5.4.2 The reasons for the selection of the preferred site allocations and the rejection of the reasonable alternatives is set out below.

Reasons for the Selection of the Preferred Site Allocations

- 5.4.3 The selection of the preferred site allocations has been informed by the Council's Strategic Housing Land Availability Assessment (SHLAA) and a call for sites that the Council issued between 12th February and 12th March 2018, alongside other evidence base studies, while also taking account of those sites which already have planning permission or extant permissions for development. The SHLAA resulted in a filtering exercise for sites in the County, from an initial list of approximately 2,150 sites down to approximately 770 that are considered to be potentially developable sites for housing. From the 770 sites, the preferred allocations have then been selected.
- 5.4.4 No waste sites have been allocated in the plan and there are no Gypsy and Traveller sites. Existing waste management facilities and services have capacity to cater for additional waste produced over the plan period. As noted in the non-technical summary, there is a need for new Gypsy and Traveller pitches and Travelling Showpeople plots over the plan period, although the Council's updated Gypsy and Traveller Accommodation Assessment suggests that these will be needed over the medium term with existing sites likely to have potential to accommodate some additional pitches and plots, such that the location of any additional provision for these communities will be considered at the first review of the Local Plan after adoption.
- 5.4.5 The paragraphs below provide information on the reasons for the selection of the preferred housing, employment and minerals sites and the rejection of the alternatives.

Housing

- 5.4.6 The need for housing allocations in particular settlements has been informed by establishing whether there are sufficient housing commitments already in place to meet local housing needs in different parts of the county. These settlement, parish and delivery area housing requirements are informed by the Plan's spatial strategy and using disaggregated 'Local Housing Need' identified by the Government's standard methodology as set out in the revised planning practice guidance as a broad guide.
- 5.4.7 The Local Plan's spatial strategy is to direct development to the larger settlements and those with key services. Allocations are only proposed in settlements identified as Main Towns, Service Centres and Service Villages where deliverable commitments are not sufficient to meet the local need and therefore allocations are not proposed outside of these areas in the County.
- 5.4.8 Candidate sites for allocation have been informed by the SHLAA. The SHLAA identifies whether sites are deliverable, developable, or not currently developable, and provides an indicative number of dwellings that could be delivered on sites, and their potential timescales for delivery.
- 5.4.9 Given that sites which benefit from a planning permission or are minded to approve are already committed, they are not considered for allocation in the Local Plan. Most of the sites are considered deliverable in the SHLAA.
- 5.4.10 Only developable sites which are not committed, in the locations where allocations are required, are progressed to the site appraisal process for the purposes of allocations. These are considered candidate sites for allocation. Sites which are not currently developable are discounted from the allocations process at this stage.

- 5.4.11 In a number of locations, candidate sites for allocation were sought but no developable sites have been found. Therefore, no allocations have been progressed in:
- Bardon Mill, Henshaw & Redburn;
 - Gilsland;
 - Newbrough & Fourstones;
 - Otterburn;
 - Ovingham;
 - Stamfordham; and
 - Wylam.
- 5.4.12 From the list of potentially suitable housing sites an assessment exercise has been carried out using criteria from the SHLAA and specific site appraisal criteria developed using the SA objectives. These criteria are set out in **Appendix H**.
- 5.4.13 This assessment exercise has considered a number of factors including the suitability of the site for development, the availability of the site, likely achievability of development and the deliverability of the site, and the following constraints:
- Proximity to services (including public transport, schools, town or service centres and health facilities);
 - Proximity to designated sites and features (including: biodiversity e.g. national and local nature reserves, local wildlife sites, European designated conservation sites); cultural heritage (e.g. scheduled ancient monuments, listed buildings); and landscape (e.g. designated landscape such as the National Park or AONB));
 - Presence of flood risk (whether site comprises of flood zone 3 land);
 - Health and Safety Executive consultation zone; and
 - Agricultural land classification.
- 5.4.14 Taking into account all the factors, those sites which are considered to be most suitable, deliverable and sustainable are the ones which the Council has taken forward for allocation in the Draft Local Plan. Sites considered and discounted from the allocation process, and through the SHLAA are also detailed in the documents on the Council's website under 'Studies and evidence reports', available at: <http://www.northumberland.gov.uk/Planning/Reports.aspx>

Employment

- 5.4.15 For the previously withdrawn Core Strategy the 2011 Employment Land Review (ELR) and the 2015 Employment Land and Premises Demand Study were the primary sources of evidence in respect of employment growth and allocations. This evidence has been reviewed and is considered to be sufficiently up-to-date that it could be used to inform the development of the Local Plan. The ELR used long term employment projections provided by Experian to determine possible job and GVA growth scenarios and these were then subsequently updated by the Council using a similar methodological approach but based on revised employment projections from the university in 2014. Collectively that provided the basis of the objectively assessed need (OAN) for the previously

withdrawn Core Strategy. A further update⁶⁹ has been carried out by Peter Brett Associates to inform the development of the Draft Local Plan.

- 5.4.16 This evidence base indicates that the County has an overall oversupply of employment land and so a degree of rationalisation of land supply is required but economic growth could be constrained in certain submarkets in the County over the plan period owing to a lack of available land for new business growth.
- 5.4.17 Through the ELR there was a call for sites in spring 2010 as part of the study in order to provide options where additional demand for employment space could be provided. This exercise produced 32 site options, with 9 being proposed by the owner/developer for b-class development. Each site was assessed using the ELR methodology to review the existing land portfolio with the results of the assessments in the ELR Appendices⁷⁰.
- 5.4.18 It became apparent that many of the sites proposed by developers were in areas that had not been identified through the ELR as needing new employment land and so for this reason were not considered suitable for allocation for employment purposes. The ELR had also associated some sites with settlements which are quite distant and so the reality was that those sites were physically isolated from the town in question and so were also considered unsuitable. Where it was the case that a site is still available for employment uses and could serve the settlement identified in the evidence base as requiring additional employment it has been included in the assessment for the Draft Local Plan.
- 5.4.19 A second call for sites was undertaken in 2013, as part of a joint site search with the SHLAA. Those submitting land for potential residential use were asked if they would be willing to consider employment development on their land and this resulted in 43 sites being submitted through this process, some of which had been considered before but a handful of new sites came forward and were added to the sites assessed.
- 5.4.20 A recent call for sites for the 2018 SHLAA brought forward 14 sites for potential employment uses and 30 sites for a mix of uses including employment. Again this included some sites in isolated locations and sites previously assessed and then a handful of new sites.
- 5.4.21 Sites for each settlement have been mapped to approximately match quantitative land need identified in the evidence base. Site options provide genuine alternatives for the allocation of land, but known constraints for each settlement were considered when identifying site options. Site identification has particularly considered the following:
- Importance of unconstrained access;
 - Level topography for the development of large building; and
 - Issues and opportunities concerning current and planned infrastructure.
- 5.4.22 The detailed assessment methodology for the employment sites has considered various factors including availability, achievability and deliverability of each site in accordance with the approach to economic land availability assessment set out in National Planning Practice Guidance. To ensure consistency with site assessments as part of the 2011 ELR and subsequent call for sites, the same broad assessment framework has been utilised in considering what sites to allocate in the Draft Local Plan for employment uses. The ELR 2011 methodology uses the following criteria:
- Strategic road access;

⁶⁹ Peter Brett Associates Housing and economic growth options: Findings report (June 2018).

⁷⁰ Available online at <http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Economy%20Retail%20Studies/2.%20ELR/EB09-Employment-Land-Review-Update-October-2013.pdf> [Accessed May 2018].

- Local road access;
- Site characteristics and development constraints;
- Proximity to urban areas, and access to labour and services;
- Compatibility of adjoining land uses;
- Sustainability / planning factors; and
- Market attractiveness.

5.4.23 Each criterion was scored out of 5 according to a described methodology⁷¹ and provided guidance for lowest and highest scores allowing flexible judgement and then an overall site score out of 35 to provide an indication if the site is of high, average or poor quality for employment use. However, the Local Plan evidence base has narrowed the local markets which require more land for employment development and so a more thorough approach has been undertaken to arrive at scores for the 7 criteria which makes up the ELR approach to site assessment.

5.4.24 The Local Plan has only considered new employment land allocations for the following locations:

- Hexham;
- Morpeth;
- Ponteland; and
- Prudhoe.

5.4.25 The results of the assessment of the employment sites is included at **Appendix I**. This includes any reasonable alternatives considered to the allocated sites in Hexham, Morpeth, Ponteland and Prudhoe.

Minerals

5.4.26 As part of the recent call for sites undertaken by the Council (and a similar exercise in 2009), sites for the extraction of sand and gravel and crushed rock for aggregate uses were submitted to the Council. The Council received 8 sand and gravel sites and 9 crushed rock sites (a number of coal sites and a sandstone site were also submitted for consideration). A site at Wooler was submitted for both sand and gravel and crushed rock. These sites were then subject to appraisal by the Council against a range of criteria/considerations, including availability and deliverability, land use, proximity to sensitive land uses, nature conservation, historic environment and landscape and visual impact.

5.4.27 Three sand and gravel sites have been taken forward by the Council for further assessment. Five crushed rock sites have been taken forward for further assessment by the Council. These sites considered suitable for further assessment are being included in the Draft Local Plan as 'preferred areas' for aggregate minerals (effectively site allocations), and further assessment will be undertaken as part of the development of the next stage of the Local Plan. The Council has adopted a criteria-based policy approach for coal and sandstone.

5.4.28 The results of the appraisal of the minerals sites (and the reasonable alternatives) is included at **Appendix J**.

⁷¹ Employment Land Review 2010, Appendix 4 – Site Assessment Criteria. Available online at <http://www.themorpethneighbourhoodplan.org.uk/wp-content/uploads/2012/09/Northumberland-County-Council-Employment-Land-Review-20111.pdf>

Reasons for the Rejection of Alternatives

Housing

- 5.4.29 A larger filtering exercise of potential housing sites was undertaken by the Council through the SHLAA processes. From the initial long list of potential sites a screening exercise was undertaken to filter out those sites considered as not being developable. This filtering exercise discounted sites due to a number of factors relating to their suitability, availability and achievability. These may include the presence of biodiversity designations on site, flood risk, significant highways constraints, ownership issues and viability concerns. A shortlist of potentially developable sites was then subject to further assessment, including consideration of additional criteria relating to the distance of sites from key services and biodiversity designations, and the grade of agricultural land. Housing sites not selected for allocation in the local plan from this shortlist have been discounted because other sites were considered to be more developable and sustainable.

Employment

- 5.4.30 As set out above, there has been a wider filtering exercise of potentially suitable employment sites from previous ELRs associated with the development of the previously withdrawn Core Strategy, the HELAA and any sites which came forward through the Council's recent call for sites exercise. From this wider filtering exercise (which employed a range of assessment criteria to screen sites out from further consideration) those shortlisted sites were subject to assessment against the criteria referenced in the paragraphs above and in further detail in **Appendix I**.
- 5.4.31 Sites which performed poorly against this criteria were rejected and therefore not allocated in the Draft Local Plan for employment development.

Minerals

- 5.4.32 The potential mineral sites which could be included in the plan were assessed against a range of criteria as set out above and in further detail in **Appendix J**. Those sites which scored poorly against this criteria were therefore not allocated in the plan. Reasons for rejection included the site containing high quality agricultural land, a site being partly located in the adjoining Northumberland National Park (which could have significant adverse landscape impacts), impacts on European designated sites, unsuitable highways access, proximity to the North Pennines AONB, and proximity to Hadrian's Wall World Heritage Site.

Gypsy and Traveller

- 5.4.33 As detailed above there are no Gypsy and Traveller sites allocated in the plan and so there have been no reasonable alternatives to consider to any allocated sites.

Waste

- 5.4.34 As detailed above there are no waste sites allocated in the plan (existing waste treatment services and facilities have capacity to cater for the additional waste generated over the Plan period) and so there have been no reasonable alternatives to consider to any allocated sites.

5.5 Local Plan Policies

- 5.5.1 The performance of the proposed Local Plan policies contained within the Draft Local Plan has been tested against the 17 SA objectives. Each policy has been individually appraised (grouped by chapter) against the SA objectives and commentary provided describing the potential effects. Where

appropriate, mitigation measures have been identified in order to address adverse effects and enhance positive effects. The findings of the appraisal are presented at **Appendix K**.

- 5.5.2 A summary of the policy appraisal is presented in the following subsections, grouped by chapter and focusing on the cumulative significant effects identified.

Delivering the Vision for Northumberland

- 5.5.3 The spatial policies, overall, provide many significant and minor positive effects on the objectives. In particular, these policies seek to focus growth in the County's most sustainable settlements and ensure new development will therefore be accessible to key services and facilities (SA Objective 2). These policies would have a significant positive effect on housing (SA Objective 4) by ensuring sufficient, well designed, affordable dwellings are provided over the plan period, offering a mix of tenures and typologies to meet the County's OAN requirement. They would also have a significant positive effect on transport (SA Objective 7) by ensuring delivery of well-connected developments that encourage accessibility and the use of sustainable modes of transport. By providing a framework to promote sustainable development, collectively the policies score significant positives against biodiversity (SA Objective 8), natural resources (SA Objective 9), air quality (SA Objective 12), climate change (SA Objective 14), cultural heritage (SA Objective 16) and landscape (SA Objective 17).
- 5.5.4 Policy STP1 would provide significant positive effects with regard to the provision of housing and strengthening Northumberland's economy, by locating housing and economic development in the areas where it will be the most sustainable and where demand is the highest. However, this policy is expected to have a minor negative effect on the water resources of the County due to the increased demand for water and the need for increased capacity for water treatment works. The Policy is also considered to increase the level of waste produced within the County, associated with the proposed level of housing and employment growth.
- 5.5.5 Policies STP2 and 3 focus on sustainable development and good design and mean that they provide a range of significant positive effects across the SA Objectives by ensuring developments have sufficient infrastructure, utilise land and natural resources effectively, are in keeping with the setting and characteristics of their surroundings, and conserve or enhance local biodiversity/geodiversity and ecological assets.
- 5.5.6 Policy STP4 concerns climate change mitigation and adaptation. The policy encourages development proposals to be located so that they reduce the need to travel, implement green infrastructure and contribute to climate change mitigation and adaptation. It would have a range of significant positive effects, including transport (SA Objective 7), air quality (SA Objective 12), flood risk (SA Objective 13), climate change (SA Objective 14) and waste (SA Objective 15).
- 5.5.7 Policy STP5 relates to health and wellbeing and Policy STP6 relates to the provision of green infrastructure and would have a range of significant positive effects.
- 5.5.8 Policy STP7 relates to design principles that would guide development and lead to well located, well designed, high quality, accessible and appropriate development that would be complementary to and enhance the surrounding environment.
- 5.5.9 Policies STP8 and STP9 both seek to protect Northumberland's Green Belt. Whilst this provides considerable protection to the County's important land resources, landscapes and cultural heritage, the protection of the Green Belt may limit the amount of development that can be delivered in parts of the County.

Economy

- 5.5.10 The economic development policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being. The policies are focused on the delivery of economic development and regeneration in Northumberland's towns, in their centres, their dedicated employment areas and through other opportunities. The economic policies will generally have positive effects on the SA objectives though given the nature of these policies there are several instances of mixed positive and negative effects, related to effects on natural resources, waste and the environment.
- 5.5.11 The policies (ECN2 – 4 and ECN6) allocate employment land (both new employment land and land carried forward from former District and Borough Local Plans) for development over the plan period for a variety of locations across the County. Policies ECN13 and 14 make provision for economic growth in rural areas. This will help to ensure a flexible and well distributed supply of employment land over the plan period which will help to strengthen and sustain the local economy and attract inward investment. The strategic allocation at Blyth estuary will build upon its centre of excellence for offshore renewable energy and the existing deep water port facilities.
- 5.5.12 The proposed sites are located in sustainable locations (e.g. the strategic allocations at Blyth and West Hartford land the allocations at Hexham, Morpeth and Ponteland) which will help accessibility to the new employment and may stimulate investment in public transport from developer contributions. However, with economic growth there would inevitably be an increase in car and HGV use and an increase in vehicle emissions which will have negative impacts on human health, air quality and climate change.
- 5.5.13 There would also be some adverse effects on natural resources (SA Objective 9) and waste (SA Objective 15) due to the amount of new economic development proposed within these policies. Whilst some PDL will be used, there will be loss of greenfield land and some limited Green Belt releases for the employment sites. This will have adverse effects in respect of biodiversity (SA Objective 8), using land efficiently (SA Objective 10) and landscape (SA Objective 17) given the direct and indirect effects associated with greenfield land take. There will however also be some positive effects on land use as some PDL will be redeveloped. However, the policies effects on these issues would be mitigated to some degree by the other policies of the Draft Local Plan.

Housing

- 5.5.14 The housing policies aim to extend housing choice across Northumberland by delivering an ambitious level of housing growth for existing and future communities and to support the Northumberland economy, alongside providing well-designed and affordable homes to meet the diverse needs of an ageing population. In consequence, the proposed policies would have a number of significant positive effects on the County, particularly with regard to the provision of high quality and affordable housing and a range of housing to suit the needs of Northumberland's residents (SA Objective 4). The policies would provide housing across Northumberland which would be located in sustainable areas.
- 5.5.15 New housing would aid in regenerating and strengthening settlements and communities across the County. The policies would also support older or vulnerable people by providing them with dwellings that suit their personal circumstances better.
- 5.5.16 The creation of the proposed 17,700 dwellings would have an effect on the County's natural resources (SA Objective 9). Some of the new housing would have to be located on greenfield land, though the policies would also result in some PDL being used which would have a mixed land use score (SA Objective 10). There could also be some effects on local landscapes (SA Objective 17) due to the creation of the new housing developments, though the new housing constructed would be well designed and would be located sensitively.

- 5.5.17 The housing policies when combined with the other policies of the Draft Local Plan would ensure new housing developments are sensitive to the environmental, historical and ecological assets of their surroundings although there remains the potential for individual sites to have adverse effects on a range of the SA Objectives (biodiversity, air quality, water resources, and cultural heritage).
- 5.5.18 The policies themselves alongside the other policies of the Draft Local Plan stress the importance of ensuring provision of adequate infrastructure for new developments. The housing provided by these policies would be supported by new or the upgrading of existing infrastructure to ensure the housing developments can be accessed by everyone.

Connectivity and Movement

- 5.5.19 These policies seek to provide improvements to transport and connectivity with development and economic growth supported by investment in infrastructure. They aim to remove or reduce the need for motorised travel and improve the design and implementation of accessible transport systems (SA Objective 7). The policies would therefore encourage a modal shift in transport choice; however, the extent to which this modal shift would occur is uncertain and there remains the potential for the majority of future private journeys to be by either a petrol or diesel engine vehicle. This would have an adverse effect on the air quality (SA Objective 12) and level of greenhouse gases produced in the County (SA Objective 14).
- 5.5.20 Policies T1 and T2 seek to ensure a spatial distribution to development that reduces the need to travel and that there is a choice of transport modes which would increase the accessibility of the local economy and local employment opportunities (SA Objective 5). Other policies would also have positive effects on this SA Objective. For example, Policy T5 supports the sustainable development of Newcastle Airport whilst T6 protects and supports the sustainable expansion of the County's ports, harbours and beach launch facilities.
- 5.5.21 These policies would have a minor positive effect on the accessibility of the County's community facilities/services (SA Objective 2) and educational facilities (SA Objective 6).
- 5.5.22 The policies could have some minor negative effects on biodiversity (SA Objective 8), natural resources (SA Objective 9), land use (SA Objective 10), the cultural heritage (SA Objective 16) and landscapes (SA Objective 17). However, uncertainty exists regarding to what degree these minor negative effects will materialise given some uncertainties on the specific location of development proposals or new infrastructure routes, the nature of any existing resources affected and timing and the mitigation contained in the policies themselves and the other policies of the Draft Local Plan.

Environment

- 5.5.23 The environment policies have been assessed as having a range of either significant or minor positive effects.
- 5.5.24 These policies would provide significant protection to the County's important biodiversity and geodiversity assets and seeks to ensure developments manage their potential effects on these assets. Designated areas such as AONB and conservation areas would also be protected by these policies and ENV4 seeks to minimise the urbanising effects of development.
- 5.5.25 The County's important water, landscape and cultural heritage assets would all receive considerable protection from the environmental policies, ensuring developments are in keeping with their surroundings and even enhance it.

Water Environment

- 5.5.26 The water policies are expected to have significant positive effects on the objectives that are concerned with protecting the County's water environment (SA Objective 11), managing and reducing flood risk (SA Objective 13) and the effects of climate change (SA Objective 14), with some of the policies having a minor positive effect on a few of the other objectives.
- 5.5.27 The policies would ensure that new developments do not have any negative effects on the water quality of local water bodies. Policy WAT2 ensures that there is adequate provision of water infrastructure (water supply and waste water treatment capacity) to support future growth.
- 5.5.28 The policies (WAT5 specifically) also provides protection to coastal communities and their environment by ensuring coastal defence/erosion schemes are well designed. All of these policies besides WAT1 would have a positive effect on the flood resilience of the County by ensuring new developments are sustainably located and utilise SuDS and flood risk assessments to ensure they have no adverse effects on their surroundings flood resilience. These factors also ensure the County is less susceptible to the current main consequence of climate change (flooding).

Contaminated Land and Unstable Land, Pollution and Soil Quality

- 5.5.29 These policies are expected to provide a wide range of significant and minor positive effects on the County. The pollution policies would have a significant positive effect on ensuring the County's natural resources are used in a prudent fashion, encouraging developments to be located appropriately, avoid adverse effects on the County's important environmental assets and ensure developments carry out remediation works should they be necessary.

Managing Natural Resources

- 5.5.30 These policies relate to the provision for the extraction of and the protection of, Northumberland's mineral resources and would be to have a range of effects on the County.
- 5.5.31 The working, expansion or creation of new minerals and aggregate sites under these policies would all contribute to a positive effect on the sustainability of the local economy (SA Objective 5) by ensuring an adequate local supply of minerals and aggregates would be available to support growth. Whilst direct employment associated with minerals and aggregates is modest (250 or 0.2% of all jobs in the County in 2016), the policies would help safeguard existing jobs and potentially create new ones (during the operational, restoration and aftercare phases and potentially through the supply chain). Policies MIN6 and MIN9 could help ensure that there is sufficient aggregate and building materials for housing to be built within the County (SA Objective 4).
- 5.5.32 These policies anticipate the use of non-renewable resources but ensure that they are sourced locally (SA Objective 9). For example, Policy MIN4 seek to protect mineral resources from sterilisation and require non mineral developments located within Mineral Safeguarding Areas (MSAs) to provide an assessment of how they would affect the protected minerals.
- 5.5.33 The mineral policies are anticipated to have a wide range of effects on the natural resources of Northumberland. The creation or maintenance of mineral extraction sites could be associated with a range of potential effects on biodiversity and geodiversity (SA Objective 8), cultural heritage (SA Objective 16) and landscape (SA Objective 17). Site closure and restoration however provides opportunities for habitat creation, enhancement of biodiversity and the creation of new geodiversity sites which could also have long-term benefits to landscape.
- 5.5.34 The policies encourage the transport of extracted or processed minerals and aggregates by rail and water, seeking to limit the effects from any additional HGV movements (SA Objective 7). However, depending on individual proposals, there remains the potential during the construction and

operation of some of the sites and facilities covered by the policies (e.g. MIN6 and the transport of won aggregate minerals and MIN 10 and onshore oil and gas) for substantial HGV movements. These could have localised but significant congestion effects on routes to and from the sites. Such effects from an increase in HGV movement would need to be addressed through mitigation measures contained in Policy MIN1 and elsewhere in the plan.

- 5.5.35 Both the waste and pollution policies would work to ensure new developments within the County are less polluting, create less greenhouse gases and would be resilient to the effects of climate change. For example, Policies WAS1 and WAS3 encourage the collection and use of landfill gas (methane is a greenhouse gas) and require waste developments to be well sited (and so resilient to the future effects of climate change by avoiding areas of flood risk and not increasing the surrounding areas risk of flooding). Policy WAS2 would require waste management facilities to be well designed, which should increase their resilience to the effects of climate change.
- 5.5.36 These policies would also have clear benefits to reduce the amount of waste being produced within the County and ensuring any waste that is produced is effectively and appropriately managed and disposed of. This would also have the benefit of protecting the County's residents from the effects of mismanaged waste on their health and create safer communities.

Infrastructure, Implementation and Delivery

- 5.5.37 These policies seek to ensure that the ambitions for sustainable growth can be supported by adequate and necessary infrastructure in a timely manner. This includes the provision of roads and other transport facilities; flood defences; schools and other educational facilities; medical facilities; sporting and recreational facilities; and open spaces.
- 5.5.38 The policies would have positive effects on community facilities (SA Objective 2), housing (SA Objective 4) and economic development (SA Objective 5) by ensuring new developments have sufficient appropriate physical, community, social and green infrastructure capacity, both on and off-site, to support the needs arising from the development. Policy INF1 requires that any unacceptable effects would be mitigated. In conjunction with other policies in the plan, this could increase the accessibility of local jobs and services through ensuring the provision of an adequate range of transport options (SA Objective 7).
- 5.5.39 Policy INF5 has been identified as having a minor positive effect on nearly all of the objectives due to it reaffirming the need for developments to be well designed, which would support the other design policies of the Draft Local Plan.

5.6 Cumulative, Synergistic and Secondary Effects

- 5.6.1 In determining the significance of effects of a plan or programme, the SEA Directive requires that consideration is given to the cumulative nature of the effects. This section considers the potential for the policies and proposals contained within the Draft Local Plan to act in-combination both with each other and other plans and programmes to generate cumulative (including synergistic and secondary) effects.

Cumulative Effects Arising from the Draft Local Plan

- 5.6.2 **Table 5.5** presents the appraisal of the cumulative effects of the Draft Local Plan by summarising the cumulative effects of each policy chapter (Chapters 4 to 12) on the SA objectives and by providing an overall judgement on the cumulative effect of the plan policies (including proposed site allocations) as a whole.

Table 5.5 Results of the Cumulative Effects Appraisal

SA Objective	Draft Local Plan Policy Chapter									Commentary on cumulative effects (including secondary and synergistic effects)	
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	
<p>1. Health and Wellbeing: To improve health and well-being and reduce health inequalities.</p>	<p>++/ -</p>	<p>+/- /?</p>	<p>++/ -</p>	<p>++/ -</p>	<p>+</p>	<p>+</p>	<p>++/+</p>	<p>+</p>	<p>++/+</p>	<p>++/ -</p>	<p>The Council’s development requirements seek to focus growth in the County’s most sustainable settlements. New development will therefore be accessible to key services and facilities such as GP surgeries. Whilst growth could place pressure on existing healthcare facilities, some of which are already at or near capacity, the Draft Local Plan policies are expected to help mitigate such effects through, for example, protecting existing facilities, seeking developer contributions towards new provision and by providing a positive planning framework for investment in facilities in accessible locations.</p> <p>The Draft Local Plan policies will help to promote healthy lifestyles through the protection and enhancement of green infrastructure including open space and recreational facilities. The policies also provide a strong framework to protect amenity and maintain and enhance environmental quality.</p>

SA Objective	Draft Local Plan Policy Chapter									Commentary on cumulative effects (including secondary and synergistic effects)	
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	
2. Community Services and Facilities: To improve the quality, range and accessibility of community services and facilities.	++/ +	++/ +/0	++/ +	+	~	~	~	+/0	++	++/ +	<p>The strategic, economy and housing policies will have a minor negative effect on health due to an increase in vehicle emissions associated with the delivery through the policies of 17,700 new homes and 409 ha of employment land.</p> <p>Overall, the Draft Local Plan has been assessed as having a cumulative significant positive and minor negative effect on this objective.</p> <p>The Council's development requirements, associated land allocations and plan policies seek to focus growth in the Council's most sustainable settlements (main towns, service centres and service villages). New development will therefore be accessible to key services and facilities and could help to maintain and enhance the vitality and viability of the County's main towns, service centres and service villages. Whilst growth could place pressure on existing services and facilities, the Draft Local Plan policies are expected to help mitigate any such effects through, for example, protecting existing facilities, seeking developer contributions towards new provision and by providing a positive planning framework for investment in facilities in accessible locations.</p>

SA Objective	Draft Local Plan Policy Chapter										Commentary on cumulative effects (including secondary and synergistic effects)
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	
3. Community safety: To deliver safer communities.	++/ +	+	++/ +/?	+/-	+	+	+	+	~	+	Overall, the Draft Local Plan has been assessed as having a cumulative significant positive and minor positive effect on this objective.
	Implementation of the Council's development requirements in accordance with policy requirements for good design will help to reduce crime through good design. There will also be opportunities to re-use derelict land and buildings which would help to deter crime. At the scale of development proposed there is potential for significant positive effects from the spatial vision and also the housing policies.										
	In addition, a number of the other policies will help to facilitate new economic development which will help to increase wealth levels. As there are links between low income levels and crime this will also help to have a cumulative positive effect on this objective.										
	Overall, the Draft Local Plan has been assessed as having a cumulative minor positive effect on this objective.										

SA Objective	Draft Local Plan Policy Chapter										Commentary on cumulative effects (including secondary and synergistic effects)
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	
<p>4. Housing: To ensure everyone has the opportunity to live in a decent and affordable home.</p>	++	++	++	+	+	+/-0	+	+	+/-~	++	<p>The policies and proposed land allocations of the Draft Local Plan will deliver 17,700 dwellings over the plan period, meeting the County's objectively assessed housing requirement. Those policies of the Draft Local Plan that relate to housing will also help to ensure that an appropriate mix and type of housing is delivered to meet local needs, and more affordable housing which will provide greater opportunities for home ownership.</p> <p>Overall, the Draft Local Plan has been assessed as having a cumulative significant positive effect on this objective.</p>
<p>5. Economy: To strengthen and sustain a resilient local economy which offers local employment opportunities.</p>	++	++	+	+	+	~	~	++/+	+	++	<p>The Draft Local Plan contains a range of positive policies to promote the economy through jobs growth, supporting sectors that are strong in the County and which can grow sustainably in locations such as town centres and rural locations without taking up land resources.</p> <p>The Draft Local Plan will deliver 409 ha of employment land (both new employment land (approximately 17ha) and existing allocations (approximately 392 ha) carried forward from former District and Borough Local Plans) that will support economic growth and further diversification of the economy, providing accessible, local employment opportunities.</p>

SA Objective	Draft Local Plan Policy Chapter									Commentary on cumulative effects (including secondary and synergistic effects)	
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	
6. Education: To deliver accessible education and training opportunities.	+	++/ +/0	+/-	+	+/?/ ~	~	~	+/0	+	++/ +	<p>Through the Draft Local Plan policies, it is also expected that opportunities will be maximised to ensure that the jobs created through employment land provision benefit local people.</p> <p>The Draft Local Plan policies will also help to support the Council's positive growth agenda which is linked to wider economic growth through the North East Strategic Economic Plan.</p> <p>Overall, the Draft Local Plan has been assessed as having a cumulative significant positive effect on this objective.</p> <p>The policies seek to locate growth, particularly housing, in locations where educational facilities are available. In this way they will help to maintain the existing range of educational facilities and support investment in existing and new schools and services to meet demand arising from new development.</p> <p>Whilst there is the potential that growth could place pressure on existing educational establishments in the County (which are already at or near capacity in some areas), additional investment to address capacity issues would be enabled through developer contributions.</p>

SA Objective	Draft Local Plan Policy Chapter										Commentary on cumulative effects (including secondary and synergistic effects)
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	
<p>7. Travel: To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.</p>	++	+/- /?	+ / 0 / -	++	~	~	~	+/-	+ / ~	+ + / -	<p>The policies will also help to ensure that opportunities are realised to upskill local people through new employment development.</p> <p>Overall, the Draft Local Plan has been assessed as having a cumulative significant positive effect on this objective.</p> <p>Growth over the plan period will result in increased vehicle movements which could have adverse effects on the County's highways network. However, the development requirements, supporting land allocations and plan policies seek to focus development in the District's most sustainable settlements. This approach will help to minimise the need to travel whilst economic development more generally may help to reduce out-commuting. The infrastructure policies will help to ensure that there are developer contributions to new or improved transport infrastructure, including public transport which will help to have a positive effect on this objective.</p>

SA Objective	Draft Local Plan Policy Chapter									Commentary on cumulative effects (including secondary and synergistic effects)	
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	
8. Biodiversity: To conserve and enhance Northumberland's biodiversity and geodiversity.	++	+/- /?	+/-	+/- /?	++	++/ +	++/+	+/-	+	++/ -	<p>Inevitably with delivery of the scale of the new development (17,700 homes and 409ha (new employment land and existing land carried forward from former District and Borough Local Plans)) there will be an increase in car and HGV use and so the economy, housing and infrastructure chapters will have in part minor negative effects on this objective.</p> <p>Overall, the Draft Local Plan has been assessed as having a cumulative mixed significant positive and minor negative effect on this objective.</p>
											<p>Growth in terms of new housing, economic and minerals development is likely to have adverse effects on biodiversity through, for example, land take and disturbance with associated impacts on habitats and species. However, the policies of the Draft Local Plan provide a strong framework that is expected to help maintain and enhance biodiversity and which is expected to help minimise or offset adverse ecological effects arising from development and avoid significant harm to the County's assets.</p> <p>Overall, the Draft Local Plan has been assessed as having cumulative positive and negative effects on this objective.</p>

SA Objective	Draft Local Plan Policy Chapter										Commentary on cumulative effects (including secondary and synergistic effects)
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	
<p>9. Natural Resources: To ensure the prudent use and supply of natural resources.</p>	<p>++/ -</p>	<p>+/- /?</p>	<p>+/-</p>	<p>+/- /?</p>	<p>+</p>	<p>~</p>	<p>++</p>	<p>+/-</p>	<p>+/~</p>	<p>++/ -</p>	<p>The policies and proposals of the Draft Local Plan will result in a significant amount of new development (17,700 new homes and over 400ha of employment land (albeit that only 17ha of employment land is related to new sites) as well as new mineral sites). The scale of this development will use natural resources (although it is acknowledged that the vast majority of the employment land is open and green (carried forward for employment and allocated in the plan but not yet developed) and/or in the heart of existing, serviced employment areas and much of the large strategic allocation at Blyth Estuary is already committed for port and energy-related uses) which will have negative effects on this objective.</p> <p>However, the plan also seeks the prudent management of natural resources and ensure the sustainable design of development which will also help to contribute to the prudent use natural resources and a positive effect on this objective.</p> <p>Overall, the Draft Local Plan has been assessed as having a mixed cumulative significant positive and minor negative effect on this objective.</p>

SA Objective	Draft Local Plan Policy Chapter										Commentary on cumulative effects (including secondary and synergistic effects)
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	
<p>10. Land Use: To encourage the efficient use of land.</p>	++/-	+/-	+/-	+/-/?	~	~	++	+	+/~	+/-	<p>The policies and proposals of the Draft Local Plan seek to make efficient use of land and promote the reuse of previously developed sites in sustainable locations. In this context, the proposed land allocations will bring forward for redevelopment a number of PDL sites. However, development will also result in the loss of greenfield land and also some limited Green Belt releases for employment land.</p> <p>Overall, the Draft Local Plan has been assessed as having a cumulative mixed positive and negative effect on this objective.</p>
<p>11. Water Quality: To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.</p>	+/-	+/-0/?	+/-0	+/-	++	++	++	+/-0/-	+/~	+	<p>The policies and proposals of the Draft Local Plan have the potential to have adverse effects on water quality in the County. However, the Draft Local Plan includes policies that seek to conserve and enhance the District's water resources and in this regard Policy WAT1 stipulates that in assessing development proposals, the Council will seek to ensure that all water bodies achieve 'good status' by 2021 in terms of their ecological balance and other relevant factors, preventing any deterioration in that status.</p>

SA Objective	Draft Local Plan Policy Chapter										Commentary on cumulative effects (including secondary and synergistic effects)
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	
12. Air Quality: To improve air quality.	++/ -	+/- /?	+/-	++/ -/?	+	~	++	+	+/~	+/-	<p>WAT2 in conjunction with other Draft Local Plan policies (for example Policies INF1 on delivering development related infrastructure, INF7 on planning obligations) are expected to ensure that appropriate infrastructure is in place in terms of wastewater treatment and water supply to accommodate growth.</p> <p>On balance, the Draft Local Plan has been assessed as having a cumulative minor positive effect on this objective.</p> <p>Growth over the plan period will result in increased emissions to air during both the construction of new development and once development is complete. However, the development requirements, supporting land allocations and plan policies seek to focus development in the County's most sustainable settlements that are accessible to key services and facilities. This approach will help to minimise the need to travel and associated emissions to air.</p> <p>Overall, the Draft Local Plan has been assessed as having mixed cumulative minor positive and negative effects on this objective.</p>

SA Objective	Draft Local Plan Policy Chapter										Commentary on cumulative effects (including secondary and synergistic effects)
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	
13. Flood Risk: To reduce and or avoid flood risk to people and property.	++/ ?	+/ 0/ ?	+/ 0	0/ -	+	++	~	+	+/ ~	+	<p>The policies and proposals of the Draft Local Plan seek to direct development away from areas of flood risk and ensure that development does not give rise to flood risk elsewhere. Through the plan's emphasis on green infrastructure provision, there may also be opportunities to enhance flood storage and reduce surface water run-off.</p> <p>Overall, the Draft Local Plan has been assessed as having a cumulative minor positive effect on this objective.</p>
14. Climate Change: To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation.	++/ -	+/ - /?	+/ 0/ -	+/ --	~	++	++	++/ --	+/ ~	++/ -	<p>New development will result in increased energy use and associated greenhouse gas emissions and also emission from vehicle use and carbon generation from new development which will have minor negative effects on this objective. However, as noted above, the development requirements, supporting land allocations and plan policies seek to focus development in the County's most sustainable settlements that are accessible to key services and facilities. This approach will help to minimise the need to travel and associated greenhouse gas emissions.</p> <p>Significant negative effects have been identified in respect of resource use which will be significant given the scale of development proposed in the plan.</p>

SA Objective	Draft Local Plan Policy Chapter									Commentary on cumulative effects (including secondary and synergistic effects)
15. Waste: To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies
	++/ --	+/- /?	+/-	-	~	~	+	++/ -/?	+/~	++/ --

SA Objective	Draft Local Plan Policy Chapter										Commentary on cumulative effects (including secondary and synergistic effects)
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	
<p>16. Cultural Heritage: To conserve and enhance Northumberland's cultural heritage and diversity.</p>	++/-	+/-	+/-	+/-	++	+	++	+/-	+/-	++/-	<p>Overall, the Draft Local Plan has been assessed as having cumulative mixed significant positive and significant negative effects on this objective.</p>
<p>17. Landscape: To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.</p>	++/-	+/-	+/-	+/-	++	+	++	+/-	+/-	++/-	<p>Overall, the Draft Local Plan has been assessed as having a cumulative mixed significant positive and minor negative effect on this objective.</p>
											<p>Housing, economic and minerals development will affect the character of the County's landscapes and townscapes. However, by focusing development in the County's towns and larger villages, the Draft Local Plan is expected to help minimise effects in this regard whilst the redevelopment of PDL sites and the enhancement of green infrastructure provision present an opportunity to enhance landscape and townscape character. Further, the policies of the Draft Local Plan seek to conserve and enhance landscape,</p>

SA Objective	Draft Local Plan Policy Chapter									Commentary on cumulative effects (including secondary and synergistic effects)	
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	
											<p>and promote good design which will help to have a positive effect on this objective.</p> <p>However, a significant amount of new development will be on greenfield land and so significant negative effects have been identified on landscape associated with this loss of greenfield land. Furthermore, Seahouses is located within the Northumberland Coast AONB, and Haltwhistle, Bellingham, West Woodburn are all very near to the Northumberland National Park. No new employment allocations are near any of the County's designated landscapes but there are a number of settlements where sites have been carried forward for employment use that are near to designated landscapes, for example:</p> <p>Service centres - Allendale is in North Pennines AONB, Rothbury and Wooler are very close to the National Park boundary</p> <p>Service villages – Chollerford and Heddon on the wall are very close to or within Hadrian's Wall Landscape setting, Longhoughton is located within the Northumberland Coast AONB.</p> <p>Development in these locations could have potential significant negative effect on landscape if poorly designed for example.</p> <p>However, it is anticipated that (as identified above) use of PDL, plan requirements for good design and appropriate mitigation at the planning application stage for site development will help to mitigate any adverse landscape effects.</p>

SA Objective	Draft Local Plan Policy Chapter										Commentary on cumulative effects (including secondary and synergistic effects)
	Delivering the Vision for Northumberland	Economy	Housing	Connectivity and Movement	Environment	Water Environment	Contaminated Land, Unstable Land, Pollution and Soil Quality	Managing Natural Resources	Infrastructure, Implementation and Delivery	Cumulative effect of the draft policies	Overall, the Draft Local Plan has been assessed as having a cumulative mixed significant positive and significant negative effect on this objective.

Cumulative Effects Arising From Other Plans and Programmes

- 5.6.3 The policies and proposals contained in the Draft Local Plan sit within the context of a number of other plans and programmes including the local plans of surrounding local authorities. These plans and programmes are identified at **Appendix C** and include, for example:
- Berwick upon Tweed Council (1999) Berwick-upon-Tweed Borough Local Plan (as amended by Secretary of state's Direction, 2007);
 - Cumbria County Council (2017) Cumbria Mineral and Waste Local Plan 2015-2030 (MWLP);
 - Derwentside District Council (1997) Derwentside Local Plan (as amended by Secretary of state's Direction, 2007);
 - Durham County Council (2000) Durham Minerals Local Plan (as amended by Secretary of state's Direction, 2007);
 - Durham County Council (2005) Durham Waste Local Plan (as amended by Secretary of state's Direction, 2007);
 - Eden Core Strategy (2010);
 - Gateshead and Newcastle Joint Core Strategy and Urban Plan (2010-2030);
 - North Tyneside Local Plan (2017);
 - Scottish Borders Local Plan (2016); and
 - Wear Valley District Council (1997) Wear Valley District Local Plan (as amended by Secretary of state's Direction, 2007).
- 5.6.4 The cumulative effects arising from the interaction of the Draft Local Plan with other plans and programmes have been considered. The Council is having ongoing discussions with Northumbrian Water on water supply (through the Water Resources Management Plan) and waste water treatment (through their asset management plans) to ensure that there is sufficient water supply and treatment capacity available to support growth; and addressing the issues highlighted by the 2015 water cycle study. Sufficient water supply and treatment issues could be exacerbated by the cumulative effects of neighbouring development plans that are also covered by Northumbrian Water, although it is expected that Northumbrian Water can address such issues through ongoing discussions with Local Authorities and through developer contributions from individual developments.
- 5.6.5 The HRA has also considered in combination effects with other plans. One policy is identified as not having a significant effect alone but requiring assessment in-combination with other plans and policies, which is Policy TRA 3, Improving Northumberland's Core Road Network. This policy supports full dualling of the A1 through Northumberland and improving local road links to it, and full dualling of the A69 west of Hexham and improving local road links to it. Accordingly, its effects will need to be considered in-combination with other plans and policies concerning transport, including the Council's own Local Transport Plan, the Northumberland Economic Strategy and plans and projects developed by the North East Combined Authority and Highways England (formerly the Highways Agency).

5.7 Mitigation and Enhancement

- 5.7.1 As set out in **Section 1.4**, the SA has been undertaken iteratively alongside and informing the development of the Local Plan. In this context, several measures have been identified in this SA

Report concerning recommended changes to the proposed Local Plan policies. These are set out in **Table 5.6** below.

Table 5.5 Suggested Mitigation Measures

Policy	Suggested Mitigation
STP1 Spatial Strategy	Consideration should be given to requiring the policy to 'protect' the county's unique environmental assets, as opposed to respecting. This will help to ensure that new development does not adversely affect Northumberland's environment.
STP3 Sustainable Development and STP7 Design Principles	STP3 states that development proposal should " <i>Contribute to net gains for biodiversity...</i> ". This type of language should be incorporated into the other policies of the Draft Local Plan where they mention protecting or enhancing biodiversity to ensure a consistent approach throughout these policies (e.g. STP7 states " <i>Incorporates, where possible, green infrastructure, and opportunities to support wildlife, and enhance biodiversity</i> ". This could be changed to mention that development proposals would be supported where they provide a net gain in biodiversity).
ECN2 Blyth Estuary Strategic Employment Area and ECN3 West Hartford Prestige Employment Area	<p>ECN2 should follow Policy ECN3 and use the language of safeguard/safeguarding rather than "<i>no unacceptable adverse impact</i>".</p> <p>ECN2 and ECN3 should also be changed to ensure both policies seek to safeguard the same range of the County's assets to ensure both policies are consistent e.g. both should safeguard heritage, ecology, water environment etc.</p>
SDC1 Sustainable Design and Construction	Policy STP1 and SDC1 both mention and place considerable emphasis on sustainable development, though STP1 is more detailed in this regard. SDC1 is quite a broad policy and covers a number of issues that are addressed in more detail by other policies in the plan. Where SDC1 is addressing issues covered by other policies on sustainable development, it is suggested that the wider scope of sustainable development (as highlighted in Policies STP1 and STP3 for example) is reflected in this policy also.

5.8 Habitats Regulations Assessment

- 5.8.1 The 'Habitats Regulations Assessment' (HRA) screening has been undertaken⁷² to identify the likely significant effects of the emerging Local Plan upon European sites, either alone or 'in combination' with other projects or plans.
- 5.8.2 In terms of possible effects on European sites from the Draft Local Plan, this relates to one key issue - the impact of increasing levels of recreational disturbance to European sites on the Northumberland coast, arising from additional visitors to the coast from the new development. The HRA concludes that mitigation is required in order to be able to ensure that there will not be an adverse effect on the integrity of these sites arising through the Plan in combination with other plans and projects. This mitigation comprises the provision of wardens to monitor and manage effects on these European designated sites (for example through education initiatives and foot patrols). This will be introduced through the Coastal Mitigation Service, funded through developer contributions within the coastal zone.
- 5.8.3 As with SA, it is accepted best-practice for the HRA of strategic planning documents to be run as an iterative process alongside the plan development, with each version of the emerging policies or options assessed for their possible effects on European sites and modified or abandoned (as necessary) to ensure that the subsequently adopted plan is not likely to result in significant effects on any European sites, either alone or 'in combination' with other plans or projects. In consequence,

⁷² Northumberland County Council Habitats Regulations Assessment Northumberland Draft Local Plan for Regulation 18 Consultation June 2018.

as with the SA, the HRA will be updated to reflect any changes at the next stage of local plan development.

6. Conclusions, Monitoring and Next Steps

6.1 Conclusions

6.1.1 This SA Report has presented the findings of the appraisal of the Draft Local Plan. Specifically, the SA has considered the following key components of the Draft Local Plan:

- Local Plan Vision and Objectives;
- Development Requirements and Spatial Strategy (including reasonable alternatives);
- Proposed site allocations (including reasonable alternatives); and
- Local Plan policies.

6.1.2 The principal conclusions of the appraisal are presented below.

Local Plan Vision and Objectives

6.1.3 The vision for the County seeks to deliver economic and social transformation whilst protecting and enhancing the environment. Reflecting its emphasis on these three strands of sustainability, the vision has been assessed as being compatible with the majority of the SA objectives, although the appraisal has found that it does leave room for uncertainties as potential conflicts could arise between growth, resource use and environmental factors.

6.1.4 The appraisal has found the Draft Local Plan objectives to be broadly supportive of the SA objectives. Where possible incompatibilities have been identified, tensions between the objectives can be resolved if development takes place in accordance with all of the Draft Local Plan objectives. As such, an incompatibility is not necessarily an insurmountable issue.

Development Requirements and Spatial Strategy

6.1.5 The delivery of 17,700 dwellings over the plan period is expected to have a significant positive effect on housing (SA Objective 4). The provision of 885 dwellings per annum is above the minimum local housing need figure (717 per annum) and will help to support ambitious jobs-led growth in the County.. A deliverable range of housing types should be provided to support the current and emerging need for housing in the County including for affordable housing. Further, under the preferred spatial strategy, additional residential development would be predominantly focused in the County's market towns, service centres and smaller allocations to meet local needs in service villages. This will help to ensure that new housing is located in sustainable locations.

6.1.6 Cumulative significant positive effects have also been identified in respect of the economy (SA Objective 5). Employment land provision would support proposals associated with the North East Strategic Economic Plan (2017), the North of Tyne devolution deal, the Borderlands initiative and at a local level the Council's Economic Strategy (2015-2020) and under the preferred spatial strategy, jobs would be created in accessible locations. The provision of over 400 ha of employment land (both from new employment sites allocated (approximately 17ha) and employment land carried forward (approximately 392ha) from former District and Borough Local Plans) would also be expected to provide greater choice and flexibility in land supply and is greater than modelled needs for employment land for the County. This could help to attract additional inward investment, support indigenous business growth and, potentially, facilitate diversification of the local economy. The Council regards it as critical to delivery of the Local Plan strategy to have a flexible supply of employment land

- 6.1.7 Significant positive effects have also been identified (in part) in respect of health and wellbeing (SA objective 1), community services and facilities (SA objective 2), housing (SA objective 4), education (SA objective 6), sustainable travel (SA objective 7), biodiversity (SA objective 8), natural resources (SA objective 9), climate change (SA objective 14), waste (SA objective 15), cultural heritage (SA objective 16), and landscape (SA objective 17).
- 6.1.8 No cumulative significant negative effects were identified during the appraisal. However, a number of minor cumulative negative effects have been identified on health and wellbeing, transport, biodiversity, use of natural resources, water quality, land use, air quality, climate change, waste (which will have a significant negative effect from the scale of the housing requirement), cultural heritage and landscape (which will have significant negative effects reflecting loss of greenfield land and the limited Green Belt releases for employment).
- 6.1.9 Cumulative effects on the remaining SA objectives have been assessed as either minor or neutral.

Growth Options

- 6.1.10 The Council have considered four growth options:
- Baseline 'business as usual' official projections (6,900 additional workplace jobs – 314 per annum, 10,186 dwellings over the plan period with 509 dwellings per annum);
 - Local housing need standard method – average household growth 2016-26 rolled forward (14,340 dwellings over the plan period with 717 dwellings per annum);
 - Intermediate jobs-led (12,100 additional workplace jobs – 550 per annum, 15,533 dwellings per annum with 777 dwellings per annum); and
 - Ambitious jobs-led growth (16,500 additional workplace jobs – 750 per annum, 17,700 dwellings over the plan period with 885 dwellings per annum).
- 6.1.11 The ambitious jobs led growth option is the growth option which has been taken forward by the Council and this will have a number of significant positive effects on the SA objectives in relation to human health, community facilities and services, housing and economy. This growth option will also have a number of significant negative effects in relation to use of natural resources, land use (in part), water quality, air quality, climate change and waste.

Alternative Growth Options

- 6.1.12 The other three growth options above have been discounted as the Council are seeking to deliver a positively prepared plan, to deliver a level of housing above the minimum local housing need figure in order to support wider growth ambitions associated with the North East Strategic Economic Plan, the Council's own economic strategy, the North of Tyne Devolution deal and the Borderlands initiative.

Spatial Distribution of Development

- 6.1.13 The Council have considered five spatial distribution options:
- **Distribution Option 1:** Proportionate distribution. This approach would focus the majority of new development in Northumberland's key settlements with smaller scale development allowed elsewhere in order to support local services and the rural economy. Development in the open countryside would be restricted.
 - **Distribution Option 2:** Proportionate distribution within the constraints of the Green Belt. This approach would focus development to the most sustainable locations in the County, would leave

existing Green Belt boundaries largely intact, ensure that the countryside is safeguarded from encroachment, check unrestricted urban sprawl, prevent the merging of settlements, and preserve the character and setting of historic settlements.

- **Distribution Option 3:** Proportionate distribution with additional targeted growth. This approach integrates the principles of Option 1 but builds in provision for additional targeted growth. It would also direct additional development and growth in a number of key settlements, primarily in the south east and central parts of the County well connected to Tyneside and require land to be deleted from the Green Belt around a number of larger settlements.
- **Distribution Option 4:** Dispersed distribution. This approach would allow for increased development opportunities across Northumberland but specifically in the settlements in rural areas, with fewer developments being delivered in the market towns and urban areas when compared to other options.
- **Distribution Option 5:** New Settlements. This approach would allow for development to be focussed in new settlements, of a scale to enable the level of development to support a number of key services. To ensure new settlements are sustainable, they should be located close to key employment centres and transport links. By their nature new settlements would be in the countryside.

6.1.14 Option 2 (proportionate distribution within the constraints of the Green Belt) is the Council's preferred option for the distribution of development in the County from the Draft Local Plan. This option has been selected as it will facilitate the distribution of development to the most sustainable locations in the County, whilst also respecting the constraints of the Green Belt which covers large areas of the South of the County.

Alternative Spatial Distribution of Development Options

6.1.15 The other four spatial options above have been discounted as the Council consider that each of them would be associated with effects inconsistent with national planning policy requirements to ensure that growth is planned for positively for the homes and jobs needed in the County. Options would either lead to development being insufficient to meet the needs of the community, inappropriately located, requiring additional greenfield land or requiring or requiring exceptional justification for loss of Green Belt.

Proposed Site Allocations

6.1.16 Overall, the scale of housing and employment land to be delivered through proposed site allocations is considered to be significant and will help to meet the future needs of the County, its communities and businesses over the plan period whilst minimising the potential for significant adverse environmental effects. This reflects the fact that the majority of dwellings and employment land will be delivered in/adjacent to main towns and service centres which have greater capacity in terms of their sustainability to receive growth. Overall, significant positive effects have therefore been identified in respect of human health, community facilities and services, housing and the economy, although cumulatively development could place pressure on key services and facilities (if unmitigated).

6.1.17 There is the potential for new development to result in adverse environmental effects (and in some cases, significant negative effects). However, in many cases (such as in respect of biodiversity, land use, water, flood risk, cultural heritage and landscape) it is anticipated that the potential adverse effects could be mitigated or reduced at the project level. In this context, the Local Plan policies will help minimise adverse effects and enhance positive effects associated with the delivery of the proposed site allocations.

Alternative Sites

- 6.1.18 The alternative sites considered but not allocated in the Draft Local Plan have been discounted for a variety of reasons and these include proximity to biodiversity designations, distance from key services such as public transport, schools and health facilities, highways issues, peripheral locations on the edge of settlements, availability and deliverability, general suitability and availability. For these reasons the allocated sites are considered to provide the most preferable combination of sustainable and deliverable sites.

Local Plan Policies

- 6.1.19 The implementation of the proposed policies contained in the Draft Local Plan is anticipated to have positive effects across all of the SA objectives. These effects are expected to be significant in respect of: human health, community services and facilities, housing, economy, education, transport, biodiversity, natural resources, climate change, waste, cultural heritage, and landscape. This broadly reflects the likely social and economic benefits associated with the delivery of housing and employment in the County over the plan period and the strong framework provided by the plan policies that will help to conserve the County's natural and built environments and resources.
- 6.1.20 Despite the overall positive cumulative effects associated with the implementation of the Draft Local Plan policies, cumulative negative effects on the SA objectives have also been identified against some SA objectives including: human health, transport, biodiversity, natural resources, land use, air quality, climate change, and cultural heritage. This principally reflects impacts associated with the construction and operation of new housing and employment uses and the development of land carried forward from the former District and Borough Local Plans including land take, emissions and loss of landscape character. However, where negative effects have been identified, it is expected that those policies of the Draft Local Plan which seek to conserve and enhance the County's natural and built environment and protect its communities, facilities, resources and assets and promote good design will help to minimise adverse effects.
- 6.1.21 Significant negative effects have been identified in respect of waste (from the scale of the housing requirement) and landscape reflecting cumulative loss of greenfield land and limited Green Belt releases for employment.

Summary

- 6.1.22 Overall, the appraisal has demonstrated that the majority of the SA objectives will experience positive effects as a result of the implementation of the policies and proposals contained in the Draft Local Plan. Whilst negative effects have also been identified against many of the SA objectives, the Draft Local Plan includes policies which seek to manage these effects such that significant adverse effects will be largely avoided.
- 6.1.23 Reasonable alternatives, in terms of development requirements, the Spatial Strategy and site allocations, have been considered as part of the SA of the Draft Local Plan and earlier plan development stages. The appraisal of these alternatives has demonstrated that, overall, the proposals of the Draft Local Plan perform similar to, or better than, the alternatives considered when assessed against the SA objectives.

6.2 Monitoring

- 6.2.1 It is a requirement of the SEA Directive to establish how the significant sustainability effects of implementing the Local Plan will be monitored. However, as earlier government guidance on SEA (ODPM *et al*, 2005) notes, it is not necessary to monitor everything, or monitor an effect indefinitely.

Instead, monitoring needs to be focused on significant sustainability effects. Monitoring the Local Plan for sustainability effects can help to answer questions such as:

- Were the SA's predictions of sustainability effects accurate?
- Is the Local Plan contributing to the achievement of desired SA objectives?
- Are mitigation measures performing as well as expected?
- Are there any adverse effects? Are these within acceptable limits, or is remedial action desirable?

6.2.2 Monitoring should be focussed on:

- Significant sustainability effects that may give rise to irreversible damage, with a view to identifying trends before such damage is caused;
- Significant effects where there was uncertainty in the SA and where monitoring would enable preventative or mitigation measures to be undertaken; and
- Where there is the potential for effects to occur on sensitive environmental receptors.

6.2.3 **Table 6.1** below presents potential monitoring indicators which could be used to monitor the effects of the Local Plan. This list contains a number of indicators which are already in common use and highlights potential indicators for all of the SA objectives.

Table 6.1 Potential Monitoring Indicators

SA Objective	Possible Indicator(s)	Sources(s)
1. Health and Wellbeing: To improve health and well-being and reduce health inequalities.	Life expectancy at birth.	Public Health England
	Amount of eligible open spaces managed to Green Flag Award standard.	AMR
	Any planning permissions given contrary to Health and Safety Executive advice.	Northumberland County Council
	Level of open space and sports facility provision.	AMR
2. Community Services and Facilities: To improve the quality, range and accessibility of community services and facilities.	Overall County Area ranking in English Indices of Deprivation.	Ministry of Housing, Communities and Local Government
	Ranking of Lower Super Output Areas (LSOAs) of deprivation in the County Area, out of the whole of England.	Ministry of Housing, Communities and Local Government
	Amount of retail floorspace completed.	AMR
	Loss of retail floorspace.	AMR
	New retail and leisure development in Morpeth and other main towns.	Northumberland County Council
	Loss of retail floorspace in Morpeth and other main towns.	Northumberland County Council
	Vacancy rates in Morpeth and other main towns.	Northumberland County Council
	Number of applications permitted for new community facilities.	AMR
	Number of community facilities lost to other uses.	AMR
	Amount of new residential development within 30 minutes public transport time of: a GP; a hospital; a primary school; a secondary school; areas of employment; and major retail centres.	Northumberland County Council
	Neighbourhood Plans and other community-led planning tools being put in place.	AMR
	Provision of key infrastructure.	AMR
	Amount of non-A1 uses permitted on ground floors within primary frontages in Chelmsford City Centre and South Woodham Ferrers Town Centre.	AMR

SA Objective	Possible Indicator(s)	Sources(s)	
3. Community safety: To deliver safer communities.	Rates of Crime in Northumberland	Northumbria Police	
4. Housing: To ensure everyone has the opportunity to live in a decent and affordable home.	Net additional dwellings completed by size and type.	AMR	
	Housing land available.	AMR	
	Housing affordability ratio.	Ministry of Housing, Communities and Local Government	
	Net affordable housing completions.	AMR	
	Number of market homes provided on rural exception sites.	AMR	
	Number of new Gypsy, Traveller and Travelling Showpeople pitches and plots approved.	AMR	
	Number of existing Gypsy, Traveller and Travelling Showpeople pitches and plots approved for a change of use to other uses.	AMR	
	Number of new dwellings achieving M4(2) of the Building Regulations 2015.	AMR	
	Number of new dwellings achieving M4(3) of the Building Regulations 2015.	AMR	
	Number of self-build homes completed.	AMR	
	Number and type of specialist residential accommodation completed.	AMR	
	5. Economy: To strengthen and sustain a resilient local economy which offers local employment opportunities.	Net additional employment floorspace completed including by type.	AMR
		Loss of employment floorspace by type.	AMR
Employment land available by type.		AMR	
Location of large new office development.		AMR	
Number of businesses.		Nomis	
Jobs density.		Nomis	
Proportion of residents economically active/inactive.		Nomis	
Unemployment rates.		Nomis	
Employment by occupation.		Nomis	
Mean full time workers gross weekly pay.		Nomis	
The percentage of working age people with qualifications at, or equivalent to, NVQ Level 2 and above.		Nomis.	
6. Education: To deliver accessible education and training opportunities.	School capacity/number of school places created.	Northumberland County Council	
	The percentage of working age people with qualifications at, or equivalent to, NVQ Level 2 and above.	Nomis.	
7. Travel: To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Number of new dwellings built within 400m and 1,500m of an infant or junior school, and within 2,000m of a secondary school.	AMR	
	Average distance travelled to work.	Office for National Statistics	
	Commuting flows.	Office for National Statistics	
	Car ownership - % of households owning one or more car/van.	Office for National Statistics	
	Travel to work by different modes (e.g. bus, train, car, bike, foot).	Office for National Statistics	
	Traffic volumes.	Highways England and Northumberland County Council	
	Amount of completed development complying with Car-Parking Standards.	Northumberland County Council	
	Bus and rail service provision.	Northumberland County Council	
	Park and ride provision.	Northumberland County Council	
	Residential development within 30 minutes public transport of: GP; hospital; primary school; a secondary school; and Morpeth.	Northumberland County Council	

SA Objective	Possible Indicator(s)	Sources(s)
8. Biodiversity: To conserve and enhance Northumberland's biodiversity and geodiversity	Number of planning approvals that generated any adverse impacts on sites of acknowledged biodiversity importance.	Natural England/ Northumberland County Council
	Change in area of designated biodiversity sites.	AMR
	Number of TPO trees or woodland removed as a result of development permitted.	AMR
	Area of priority habitat delivered.	Natural England/Northumberland County Council
	Number of major developments generating overall biodiversity enhancement.	Natural England/Northumberland County Council
	Hectares of accessible open space per 1,000 population.	Northumberland County Council
9. Natural Resources: To ensure the prudent use and supply of natural resources.	Proportion of dwellings completed with access to natural greenspace within 400m.	Northumberland County Council
	Total volume of aggregate landbanks.	Northumberland County Council
10. Land Use: To encourage the efficient use of land.	Net dwelling completions as a percentage of total completions on previously developed land.	AMR
	Total amount of employment floorspace on previously developed land.	AMR
	New residential densities.	AMR
11. Water Quality: To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	% of river stretches with good/very good biological water quality.	Environment Agency
	% of river stretches with good/very good chemical water quality.	Environment Agency
	Number of planning permissions granted contrary to the advice of the Environment Agency on water quality grounds.	AMR
	Water efficiency rate of new dwellings.	AMR
12. Air Quality: To improve air quality.	Air Quality Management Areas declared as a consequence of development.	Northumberland County Council
13. Flood Risk: To reduce and or avoid flood risk to people and property.	Number of planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds.	AMR
	Number of new major developments that incorporate SUDS and reduce water run-off.	AMR
14. Climate Change: To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	Renewable energy capacity installed by type.	Northumberland County Council
	Number of applications permitted for renewable and low carbon technologies.	Northumberland Council
	Reduction in carbon dioxide emissions above the requirements of current Building Regulations for non-residential developments of 1,000 sqm or more.	AMR
	Number of new non-residential buildings achieving a minimum BREEAM rating of 'Very Good',	AMR
	CO ₂ emissions per capita.	Department for Business, Energy and Industry Strategy (BEIS)
15. Waste: To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	Energy consumption.	BEIS
	Volumes of municipal and commercial and industrial waste generated.	Northumberland County Council. DEFRA Environment Agency

SA Objective	Possible Indicator(s)	Sources(s)
16. Cultural Heritage: To conserve and enhance Northumberland's cultural heritage and diversity.	Number of listed buildings demolished.	Northumberland County Council
	Number of developments permitted affecting designated heritage assets.	Northumberland County Council
	Number of developments permitted affecting non-designated heritage assets.	Northumberland County Council
	Number of developments permitted affecting archaeological sites.	Northumberland County Council
	Number of heritage assets identified as being 'at risk'.	Historic England
17. Landscape: To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	Harm to non-protected landscape features.	Northumberland County Council

6.3 Consulting on this SA Report

- 6.3.1 This SA Report is being issued for consultation. We would welcome your views on any aspect of this SA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

This Consultation: How to Give Us Your Views

We would welcome your views on any aspect of this SA Report. In particular, we would like to hear your views as to whether the effects which are predicted are likely and whether there are any significant effects which have not been considered.

Please provide your comments by 5pm on 15th of August 2018. Comments should be sent to the Planning Policy Team:

By email: planningstrategy@northumberland.gov.uk

By post: Planning Policy Team, Northumberland County Council, County Hall, Morpeth, NE61 2EF

6.4 Next Steps

- 6.4.1 Following consultation, the SA Report, together with the consultation responses received, will be used to inform the preparation of the next iteration of the Local Plan which will be the Draft Local Plan.



Appendix A

Quality Assurance Checklist





The Government’s Guidance on SEA⁷³ contains a quality assurance checklist to help ensure that the requirements of the SEA Directive are met. This is set out below.

Quality Assurance Checklist

Objectives and Context	
<ul style="list-style-type: none"> The plan’s purpose and objectives are made clear. 	Section 1.3.
<ul style="list-style-type: none"> Sustainability issues, including international and EC objectives, are considered in developing objectives and targets. 	Key sustainability issues identified through a review of relevant plans and programmes (see Section 2) and analysis of baseline conditions (see Section 3) have informed the development of the SA Framework presented in Section 4.2.
<ul style="list-style-type: none"> SEA objectives are clearly set out and linked to indicators and targets where appropriate. 	Section 4.2 presents the SA objectives and guide questions.
<ul style="list-style-type: none"> Links with other related plans, programmes and policies are identified and explained. 	A review of related plans and programmes is contained at Appendix C and summarised in Section 2 of this SA Report.
Scoping	
<ul style="list-style-type: none"> The environmental consultation bodies are consulted in appropriate ways and at appropriate times on the content and scope of the Environmental Report. 	The environmental bodies were consulted on the Scoping Report in March - early May 2018.
<ul style="list-style-type: none"> The assessment focuses on significant issues. 	Sustainability issues have been identified in the baseline analysis contained in Section 3 of this SA Report on a topic-by-topic basis. Section 3.14 summarises the key sustainability issues identified.
<ul style="list-style-type: none"> Technical, procedural and other difficulties encountered are discussed; assumptions and uncertainties are made explicit. 	As set out in Section 4.4 of this SA Report, no difficulties were encountered during its preparation.
<ul style="list-style-type: none"> Reasons are given for eliminating issues from further consideration. 	No issues have been knowingly eliminated from this SA Report.
Baseline Information	
<ul style="list-style-type: none"> Relevant aspects of the current state of the environment and their likely evolution without the plan are described. 	Section 3 of this SA Report presents the baseline analysis of the County’s social, economic and environmental characteristics including their likely evolution without the Local Plan.
<ul style="list-style-type: none"> Characteristics of areas likely to be significantly affected are described, including areas wider than the physical boundary of the plan area where it is likely to be affected by the plan where practicable. 	Throughout Section 3 of this SA Report, reference is made to areas which may be affected by the Local Plan. Section 3.2 presents a summary of the characteristics of the County.
<ul style="list-style-type: none"> Difficulties such as deficiencies in information or methods are explained. 	As set out in Section 4.4 of this SA Report, no difficulties were encountered during its preparation.
Prediction and evaluation of likely significant effects	
<ul style="list-style-type: none"> Likely significant social, environmental and economic effects are identified, including those listed in the SEA Directive (biodiversity, population, human health, fauna, flora, soil, water, air, climate factors, material assets, cultural heritage and landscape), as relevant. 	Section 5 summarises the appraisal of the sustainability performance of the Pre-Submission Local Plan in terms of the Local Plan Vision and Spatial Principles, preferred development requirements and Spatial Strategy, site allocations and policies. Detailed appraisal matrices are also provided at Appendices E, F, G, I, J and K that have been developed to meet the requirements of the SEA Directive.

⁷³ (Former) Office of the Deputy Prime Minister (2005) *A Practical Guide to the Strategic Environmental Assessment Directive*.



Quality Assurance Checklist

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|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Both positive and negative effects are considered, and where practicable, the duration of effects (short, medium or long-term) is addressed. | <p>Positive and negative effects are considered within the appraisal matrices and within Section 5. Potential effects are identified in the short, medium and long-term.</p> |
| <ul style="list-style-type: none"> Likely secondary, cumulative and synergistic effects are identified where practicable. | <p>The cumulative effects of the Pre-Submission Local Plan are considered in Section 5.6.</p> |
| <ul style="list-style-type: none"> Inter-relationships between effects are considered where practicable. | <p>Inter-relationships between effects are identified in the assessment commentary, where appropriate.</p> |
| <ul style="list-style-type: none"> Where relevant, the prediction and evaluation of effects makes use of accepted standards, regulations, and thresholds. | <p>These are identified in the commentary, where appropriate.</p> |
| <ul style="list-style-type: none"> Methods used to evaluate the effects are described. | <p>These are described in Section 4 and Appendix D</p> |

Mitigation measures

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|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| <ul style="list-style-type: none"> Measures envisaged to prevent, reduce and offset any significant adverse effects of implementing the plan are indicated. | <p>These are identified within the appraisal matrices.</p> |
| <ul style="list-style-type: none"> Issues to be taken into account in development consents are identified. | <p>These are identified within the appraisal matrices.</p> |

The SA Report

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Is clear and concise in its layout and presentation. | <p>The SA Report is clear and concise.</p> |
| <ul style="list-style-type: none"> Uses simple, clear language and avoids or explains technical terms. Uses maps and other illustrations where appropriate. | <p>Maps and tables have been used to present the baseline information in Section 3 where appropriate.</p> |
| <ul style="list-style-type: none"> Explains the methodology used. Explains who was consulted and what methods of consultation were used. | <p>Section 4 presents the proposed methodology to be used for assessment whilst consultation arrangements are discussed in Section 1.</p> |
| <ul style="list-style-type: none"> Identifies sources of information, including expert judgement and matters of opinion. | <p>Information is referenced throughout the SA Report.</p> |
| <ul style="list-style-type: none"> Contains a non-technical summary | <p>Included.</p> |

Consultation

- | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> The SEA is consulted on as an integral part of the plan-making process. | <p>This SA Report is being consulted upon at the same time as the Draft Local Plan.</p> |
| <ul style="list-style-type: none"> The consultation bodies, other consultees and the public are consulted in ways which give them an early and effective opportunity within appropriate time frames to express their opinions on the draft plan and SA Report. | <p>This SA Report is being consulted upon at the same time as the Draft Local Plan.</p> |

Decision-making and information on the decision

- | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> The SA Report and the opinions of those consulted are taken into account in finalising and adopting the plan. | <p>Responses received to this SA Report will inform the preparation of the Submission Draft Local Plan.</p> |
| <ul style="list-style-type: none"> An explanation is given of how they have been taken into account. | <p>This information will be provided in subsequent reports.</p> |

Quality Assurance Checklist

- Reasons are given for choices in the adopted plan, in the light of other reasonable options considered.

Section 5 and Appendix E sets out the reasons for the selection of the Council's preferred development requirements and Spatial Strategy in light of the reasonable alternatives considered. Growth options and spatial distribution of development alternatives are set out in Appendices F and G. Appendices I. and J provide this information in respect of site allocations.



Appendix B

Scoping Report Responses



Scoping Report Responses

Ref	Consultee	Consultee Response Summary	Response/Action
1	Natural England	<p><u>Policies Plans and Programmes</u></p> <p>Natural England has not reviewed the plans listed. However, we advise that the following types of plans relating to the natural environment should be considered where applicable to your plan area;</p> <ul style="list-style-type: none"> • Green infrastructure strategies • Biodiversity plans • Rights of Way Improvement Plans • Shoreline management plans • Coastal access plans • River basin management plans • AONB and National Park management plans. • Relevant landscape plans and strategies. 	Comments are noted. No action taken.
	Natural England	<p><u>Baseline</u></p> <p>We consider the main issues identified are appropriate.</p> <p>To also include internationally designated sites, reference should be made to meeting the conservation objectives.</p> <p>We also note that even though reference is made to the Northumberland Biodiversity Action Plan (BAP), no mention is made of priority habitats and species specifically.</p>	<p>Reference added to this in the key sustainability issues list and at the end of the baseline section.</p> <p>Priority habitats and species from the BAP now referenced in paragraph 3.7.23.</p>
	Natural England	<p><u>Sustainability Framework</u></p> <p>Natural England considers the proposed approach to be an appropriate framework with which to assess the impacts of the plan.</p> <p>With regards to the next steps, when indicators are being put in place to monitor the significant environmental effects as a result of the plan, we advise to ensure that these will measure the impact of the plan specifically and not wider changes, such as the general condition of designated sites. Rather, bespoke indicators should be chosen relating to the outcomes of development management decisions e.g. number of planning approvals with adverse impacts on sites of acknowledged biodiversity importance.</p>	<p>Comments are noted. No action taken.</p> <p>Bespoke monitoring indicators included in section 5.7 of the SA report.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
2	Historic England	<p><u>General Comments</u></p> <p>Historic England would like to see the significance of heritage assets and their setting is stressed a bit more in parts of the document:</p> <ul style="list-style-type: none"> Page 35, Table 2.2: It would be preferable to refer to the <u>significance</u> of heritage assets, including any contribution made by their setting. Page 79, para 3.12.5: The design, as well as the location, of new development can also have a major impact upon reducing emissions and combatting climate change. Page 87, para 3.14.7: Not all works to designated heritage assets would require consent, and development within the setting of an asset can have a major impact upon its significance. Page 91, paras 3.5.11 – 3.15.17: Designated landscapes can also have significant historic importance, and contain multiple designated assets. The AONBs and Heritage Coast also contain major heritage assets, and their management plans seek to conserve and enhance these assets. These should be referenced within the appraisal. Page 94, para 3.19: As noted above, it would be helpful to refer to the significance of heritage assets. Page 98, SA Objective 16: Our comments above refer. Appendix C, page C17 – it is unclear why this SA objective only shows the criteria for significant positive impacts? 	<p>Reference to significance has now been added to this table.</p> <p>Reference to design has been added to this paragraph.</p> <p>Comments added into this paragraph to note that not all works to designated heritage assets require consent.</p> <p>Reference now made in paragraph 3.15.8 to these designations containing major heritage assets.</p> <p>Reference to significance has been added to the key issues.</p> <p>A range of positive and negative scores added to this table for the cultural heritage objective.</p>
	Historic England	<p><u>Policies Plans and Programmes</u></p> <p>The list of plans and programmes reviewed is extremely comprehensive. Historic England does offer four more documents for consideration:</p> <ul style="list-style-type: none"> Marine and Coastal Access Act 2009 DCMS Heritage Statement 2017 Historic England Advice Notes Relevant conservation area character appraisals and management plans. 	<p>These have been added to the plans and programmes review.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
3	Environment Agency	<p><u>General Comments</u></p> <p>The Environment Agency provided some general advice for Northumberland Council to consider when allocating sites with relation to:</p> <ul style="list-style-type: none">• Flood Risk;• Climate Change;• Sequential and Exceptions Test;• Groundwater;• Contaminated Land;• Mine Water;• Sewage Capacity; and• Waste.	Comments are noted. No action taken.

Ref	Consultee	Consultee Response Summary	Response/Action
	Environment Agency	<p><u>Sustainability Appraisal</u></p> <p>Objective 8: Biodiversity</p> <p>We support the inclusion of an objective in relation to conserving and enhancing biodiversity and geodiversity, and support the proposed guide questions.</p> <p>Objective 10: Efficient Use of Land</p> <p>We welcome the inclusion of an objective which seeks to encourage the efficient use of land. We also support the inclusion of the proposed guide questions.</p> <p>The Model Procedures for the Management of Land Contamination (CLR11) and the Guiding Principles for Land Contamination should inform and be referenced within the SA.</p> <p>Objective 11: Water Quality</p> <p>We support the inclusion of an objective in relation to protecting and enhancing the quality of rivers, transitional, surface, ground and coastal waterbodies. We also support the guide questions set out in the scoping report. However, with reference to the guide question 'will it maintain and where possible enhance the flow, quality and quantity of rivers, ground and surface water bodies and coastal waters'. We would welcome reference to Bathing Waters within this question.</p> <p>Objective 13: Flood Risk</p> <p>We support the inclusion of an objective in relation to flood risk and agree with the proposed guide questions. Does also encourage "mine water" to be considered.</p> <p>Objective 14: Greenhouse Gases and Climate change</p> <p>We agree with the inclusion of an objective in relation to climate change. The LPA should ensure that future climate scenarios, and the expected impacts of a changing climate are included within the SA options and alternatives.</p>	<p>Comments are noted. No action taken.</p> <p>Comments are noted. No action taken.</p> <p>Reference to this has now been included in the baseline section – see section on land contamination.</p> <p>Reference to bathing waters added into this guide question.</p> <p>Reference to mine water has now been added as a guide question for this objective.</p> <p>Comments are noted. No action taken.</p>
4	Eglingham Parish Council	<p><u>General Comments</u></p> <p>Eglingham Parish Council (EPC) wish to see the special landscape qualities of the Parish Council area recognised.</p> <p>EPC wishes to see any new potential housing or economic development be located adjacent to existing large settlements that have the needed services and facilities.</p> <p><i>The need to promote high quality design that respects local character.</i> This principle should be expanded to refer, in addition to 'design, to the criteria of 'scale', 'proportion', 'plot-size' and 'materials'.</p>	<p>All comments are noted. No action taken.</p>

Ref	Consultee	Consultee Response Summary	Response/Action
5	Northumberland & Newcastle Society and CPRE	<p><u>General Comments</u></p> <p>Northumberland & Newcastle Society (NNS) and Campaign to Protect Rural England (CPRE) wish to see the special landscape qualities of a number of areas of rural Northumberland recognised.</p> <p>NNS and CPRE wishes to see any new potential housing or economic development be located adjacent to existing large settlements that have the needed services and facilities. The design and scale of developments should be in keeping with their surroundings.</p>	All comments are noted. No action taken.
6	Banks Property Ltd	<p><u>Sustainability Appraisal</u></p> <p>In SA Objective 5 there should be a question to the effect of <i>"will it redress the lack of working age population in the County"</i>.</p> <p>In SA Objective 10 we would welcome the maximisation of PDL land. Whilst this could reduce the need to use greenfield land it is perhaps dangerous to propose to minimise the use of greenfield land as this would suggest potentially not meeting important development needs. Policies aimed at maximising the use of PDL land will have to be supported by evidence of how deliverable this is given the acute viability issues surrounding previously developed land.</p>	<p>A guide question covering this has been added to objective 5.</p> <p>Comments are noted. No action taken.</p>





Appendix C

Plans and Programmes Review





Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
International/European Plans and Programmes		
EC (2011) A Resource- Efficient Europe- Flagship Initiative Under the Europe 2020 Strategy, Communication from the Commission to the European Parliament, the Council, the European Economic and Social Committee and the Committee of the Regions (COM 2011/21)		
<p>This flagship initiative aims to create a framework for policies to support the shift towards a resource-efficient and low-carbon economy which will help to:</p> <ul style="list-style-type: none"> • Boost economic performance while reducing resource use; • Identify and create new opportunities for economic growth and greater innovation and boost the EU's competitiveness; • Ensure security of supply of essential resources; and • Fight against climate change and limit the environmental impacts of resource use. 	<p>Each Member State has a target calculated according to the share of energy from renewable sources in its gross final consumption for 2020. The UK is required to source 15 per cent of energy needs from renewable sources, including biomass, hydro, wind and solar power by 2020.</p> <p>From 1 January 2017, biofuels and bioliquids share in emissions savings should be increased to 50 per cent.</p>	<ul style="list-style-type: none"> • The Local Plan policies should take into account the objectives of the Flagship Initiative. • The SA assessment framework should include objectives and guide questions that relate to resource use.
European Commission (2013) Strategy on Adaptation to Climate Change		
<p>The EU strategy aims to make Europe more climate-resilient by adapting to the changing climate. It aims to provide a coherent approach to enhance preparedness and capacity to respond to the impacts of climate change. The three key objectives of the strategy are:</p> <ul style="list-style-type: none"> • Promoting action by Member States – encouraging Member States to adopt adaptation strategies and provide funding to boost capacity; • 'Climate-proofing' action at EU level – promoting adaptation in vulnerable sectors such as agriculture and fisheries; and • Better informed decision-making – addressing gaps in knowledge and improving the European information sharing platform, Climate-ADAPT. 	<p>No target or indicators.</p>	<p>The assessment framework should include criteria relating to climate resilience.</p>
European Commission Communication (2013) Towards Social Investment for Growth and Cohesion – including implementing the European Social Fund 2014-2020		
<p>The Communication aims to direct Member States' policies towards social investment throughout life, with a view to ensuring the adequacy and sustainability of budgets for social policies. It also provides guidance to help reach the Europe 2020 targets by establishing a link between social policies, the reforms to reach the Europe 2020 targets and the relevant EU funds.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should have regard to the Europe 2020 targets. • The SEA assessment framework should include criteria relating to socio-economics.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
European Commission (2014) A Policy Framework for Climate and Energy in the Period from 2020 to 2030		
<p>The 2030 Climate and Energy Framework was adopted in 2014 and builds on the 2020 targets. The greenhouse gas emissions and renewable energy targets are binding, while the energy efficiency target will be reviewed in 2020.</p>	<p>It sets three key targets for 2030:</p> <ul style="list-style-type: none"> • At least 40% cuts in greenhouse gas emissions (from 1990 levels); • At least 27% share for renewable energy; and • At least 27% improvement in energy efficiency. 	<ul style="list-style-type: none"> • The Local Plan should support longer term targets for reducing greenhouse gas emissions, increasing renewable energy and energy efficiency. • The SEA assessment framework should include the consideration of energy and greenhouse gas emissions.
European Landscape Convention 2000 (became binding March 2007)		
<p>Convention outlined the need to recognise landscape in law, to develop landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the creation and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.</p>	<p>Specific measures include:</p> <ul style="list-style-type: none"> • raising awareness of the value of landscapes among all sectors of society, and of society's role in shaping them; • promoting landscape training and education among landscape specialists, other related professions, and in school and university courses; • the identification and assessment of landscapes, and analysis of landscape change, with the active participation of stakeholders; • setting objectives for landscape quality, with the involvement of the public; and • the implementation of landscape policies, through the establishment of plans and practical programmes. 	<ul style="list-style-type: none"> • SA objectives must consider how the outcomes of the convention should feed into the Local Plan and associated documents.
EU Nitrates Directive (91/676/EEC)		
<p>This Directive has the objectives of:</p> <ul style="list-style-type: none"> • Reducing water pollution caused or induced by nitrates from agricultural sources; and • Preventing further such pollution. 	<ul style="list-style-type: none"> • The Directive provides for the identification of vulnerable areas. 	<ul style="list-style-type: none"> • Local Plan should consider impacts of development upon any identified nitrate sensitive areas where such development fails to be considered within its scope. • Policies should consider objective to promote environmentally sensitive agricultural practices.
EU Urban Waste-water Treatment (91/271/EEC)		
<p>Its objective is to protect the environment from the adverse effects of urban waste water discharges and discharges from certain industrial sectors and concerns the collection, treatment and discharge of:</p> <ul style="list-style-type: none"> • Domestic waste water • Mixture of waste water • Waste water from certain industrial sectors 	<p>The Directive includes requirement with specific:</p> <ul style="list-style-type: none"> • Collection and treatment of waste water standards for relevant population thresholds • Secondary treatment standards • A requirement for pre-authorisation of all discharges of urban wastewater <p>Monitoring of the performance of treatment plants and receiving waters and controls of sewage sludge disposal and re-use, and treated waste water re-use</p>	<p>SA Objectives should include priorities to minimise adverse effects on ground and/or surface water.</p>

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
EU Packaging and Packaging Waste Directive (94/62/EC)		
<p>This Directive aims to harmonize national measures concerning the management of packaging and packaging waste in order, on the one hand, to prevent any impact thereof on the environment of all Member States as well as of third countries or to reduce such impact, thus providing a high level of environmental protection, and, on the other hand, to ensure the functioning of the internal market and to avoid obstacles to trade and distortion and restriction of competition within the Community.</p> <ul style="list-style-type: none"> To this end this Directive lays down measures aimed, as a first priority, at preventing the production of packaging waste and, as additional fundamental principles, at reusing packaging, at recycling and other forms of recovering packaging waste and, hence, at reducing the final disposal of such waste 	<p>No later than five years from the date by which this Directive must be implemented in national law (1996), between 50 % as a minimum and 65 % as a maximum by weight of the packaging waste will be recovered.</p> <p>Within this general target, and with the same time limit, between 25 % as a minimum and 45 % as a maximum by weight of the totality of packaging materials contained in packaging waste will be recycled with a minimum of 15 % by weight for each packaging material.</p>	<ul style="list-style-type: none"> Again, while this directive dictates national legislation, the Local Plan itself can play an important role in controlling or providing a basis for better waste management. These targets are incorporated in national legislation – so Local Plan must adhere to them as appropriate.
EU Drinking Water Directive (98/83/EC)		
<p>Provides for the quality of drinking water.</p>	<p>Standards are legally binding.</p>	<ul style="list-style-type: none"> Local Plan should recognise that development can impact upon water quality and include policies to protect the water resources. SA Framework should consider objectives relating to water quality
EU Directive on the Landfill of Waste (99/31/EC)		
<p>Sets out requirements to ensuring that where landfilling takes place the environmental impacts are understood and mitigated against.</p>	<p>By 2006 biodegradable municipal waste going to landfills must be reduced to 75% of the total amount (by weight) of biodegradable municipal waste produced in 1995 or the latest year before 1995 for which standardised Eurostat data is available.</p>	<ul style="list-style-type: none"> Local Plan should take into consideration landfilling with respect to environmental factors. SA Objectives should include priorities to minimise waste, increased recycling and re-use.
EU Water Framework Directive (2000/60/EC)		
<p>Establishes a framework for the protection of inland surface waters, transitional waters, coastal waters and groundwater which:</p> <ul style="list-style-type: none"> Prevents further deterioration and protects and enhances the status of aquatic ecosystems and, with regard to their water needs, terrestrial ecosystems and wetlands directly depending on the aquatic ecosystems; Promotes sustainable water use based on a long-term protection of available water resources; 	<p>The achievement of “good status” for chemical and biological river quality. Production of River Basin Management Plans.</p>	<ul style="list-style-type: none"> The Local Plan policies should consider how the water environment can be protected and enhanced. This will come about through reducing pollution and abstraction. SA Framework should consider effects upon water quality and resource. Protection and enhancement of water courses can also come about through physical modification. Spatial planning will need to consider whether watercourse enhancement can be achieved through working with developers.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Aims at enhanced protection and improvement of the aquatic environment, inter alia, through specific measures for the progressive reduction of discharges, emissions and losses of priority substances and the cessation or phasing-out of discharges, emissions and losses of the priority hazardous substances; Ensures the progressive reduction of pollution of groundwater and prevents its further pollution, and <p>Contributes to mitigating the effects of floods and droughts.</p>		
EU 2001/42/EC on the Assessment of the Effects of Certain Plans and Programmes on the Environment (SEA Directive)		
<p>The SEA Directive provides the following requirements for consultation:</p> <ul style="list-style-type: none"> Authorities which, because of their environmental responsibilities, are likely to be concerned with the effects of implementing the plan or programme, must be consulted on the scope and level of detail of the information to be included in the Environmental Report. These authorities are designated in the SEA Regulations as the Consultation Bodies (Consultation Authorities in Scotland). The public and the Consultation Bodies must be consulted on the draft plan or programme and the Environmental Report, and must be given an early and effective opportunity within appropriate time frames to express their opinions. Other EU Member States must be consulted if the plan or programme is likely to have significant effects on the environment in their territories. The Consultation Bodies must also be consulted on screening determinations on whether SEA is needed for plans or programmes under Article 3(5), i.e. those which may be excluded if they are not likely to have significant environmental effects. 	No targets or indicators	Directive sets the basis for SEA as a whole and therefore indirectly covers all objectives.
EU Directive 2002/91/EC (2002) Directive 2002/91/EC on the Energy Performance of Buildings		
<p>The European Union Energy Performance of Buildings Directive was published in the Official Journal on the 4th January 2003. The overall objective of the Directive is to <i>promote the improvement of energy performance of buildings within the Community taking into account outdoor climate and local conditions as well as indoor climate requirements and cost effectiveness.</i></p>	It aims to reduce the energy consumption of buildings by improving efficiency across the EU through the application of minimum requirements and energy use certification.	The Directive will help manage energy demand and thus reduce consumption. As a result, it should help reduce greenhouse gas emissions, and ensure future energy security.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>The Directive highlights how the residential and tertiary sectors, the majority of which are based in buildings, accounts for 40% of EU energy consumption.</p>		
<p>EU (2002) Environmental Noise Directive (Directive 2002/49/EC)</p>		
<p>The underlying principles of the Directive are similar to those underpinning other overarching environment policies (such as air or waste), i.e.:</p> <ul style="list-style-type: none"> • Monitoring the environmental problem; by requiring competent authorities in Member States to draw up "strategic noise maps" for major roads, railways, airports and agglomerations, using harmonised noise indicators Lden (day-evening-night equivalent level) and Lnight (night equivalent level). These maps will be used to assess the number of people annoyed and sleep-disturbed respectively throughout Europe; • Informing and consulting the public about noise exposure, its effects, and the measures considered to address noise, in line with the principles of the Aarhus Convention; • Addressing local noise issues by requiring competent authorities to draw up action plans to reduce noise where necessary and maintain environmental noise quality where it is good. The directive does not set any limit value, nor does it prescribe the measures to be used in the action plans, which remain at the discretion of the competent authorities; • Developing a long-term EU strategy, which includes objectives to reduce the number of people affected by noise in the longer term, and provides a framework for developing existing Community policy on noise reduction from source. With this respect, the Commission has made a declaration concerning the provisions laid down in Article 1.2 with regard to the preparation of legislation relating to sources of noise. 	<p>No targets or indicators, leaving issues at the discretion of the competent authorities.</p>	<ul style="list-style-type: none"> • The Local Plan will need to have regard to the requirements of the Environmental Noise Directive. • The SA Framework should include criteria for the protection against excessive noise.
<p>EU Bathing Waters Directive 2006/7/EC</p>		
<p>Sets standards for the quality of bathing waters in terms of:</p> <ul style="list-style-type: none"> • the physical, chemical and microbiological parameters; • the mandatory limit values and indicative values for such parameters; and • the minimum sampling frequency and method of analysis or inspection of such water. 	<p>Standards are legally binding.</p>	<ul style="list-style-type: none"> • Local Plan should recognise that development can impact upon water quality and include policies to protect water resources. • SA Framework should consider objectives relating to water quality

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
EU (2006) Renewed EU Sustainable Development Strategy		
<p>In June 2001, the first European sustainable development strategy was agreed by EU Heads of State. The Strategy sets out how the EU can meet the needs of present generations without compromising the ability of future generations to meet their needs. The Strategy proposes headline objectives and lists seven key challenges:</p> <ul style="list-style-type: none"> • Climate change and clean energy; • Sustainable transport; • Sustainable consumption and production; • Conservation and management of natural resources; • Public health; • Social inclusion, demography and migration; and • Global poverty. 	<p>The overall objectives in the Strategy are to:</p> <ul style="list-style-type: none"> • Safeguard the earth's capacity to support life in all its diversity, respect the limits of the planet's natural resources and ensure a high level of protection and improvement of the quality of the environment. Prevent and reduce environmental pollution and promote sustainable consumption and production to break the link between economic growth and environmental degradation; • Promote a democratic, socially inclusive, cohesive, healthy, safe and just society with respect for fundamental rights and cultural diversity that creates equal opportunities and combats discrimination in all its forms; • Promote a prosperous, innovative, knowledge-rich, competitive and eco-efficient economy which provides high living standards and full and high-quality employment throughout the European Union; and • Encourage the establishment and defend the stability of democratic institutions across the world, based on peace, security and freedom. Actively promote sustainable development worldwide and ensure that the European Union's internal and external policies are consistent with global sustainable development and its international commitments. 	<ul style="list-style-type: none"> • The Local Plan should aim to create a pattern of development consistent with the objectives of the Strategy and in turn promote sustainable development.
EU Floods Directive 2007/60/EC		
<ul style="list-style-type: none"> • Aims to provide a consistent approach to managing flood risk across Europe. 	<ul style="list-style-type: none"> • The approach is based on a 6 year cycle of planning which includes the publication of Preliminary Flood Risk Assessments, hazard and risk maps and flood risk management plans. The Directive is transposed into English law by the Flood Risk Regulations 2009. 	<ul style="list-style-type: none"> • Local Plan should recognise that development can impact vulnerability to flooding and increase risk due to climate change. • SA Framework should consider objectives relating to flood risk.
EU Air Quality Directive (2008/50/EC) and previous directives (96/62/EC; 99/30/EC; 2000/69/EC & 2002/3/EC)		
<ul style="list-style-type: none"> • The Directive provides that most of existing legislation be merged into a single directive (except for the fourth daughter directive) with no change to existing air quality objectives. • Relevant objectives include: • Maintain ambient air quality where it is good and improve it in other cases; and 	<ul style="list-style-type: none"> • Includes thresholds for pollutants. 	<ul style="list-style-type: none"> • Local Plan policies should consider the maintenance of good air quality and the measures that can be taken to improve it through, for example, an encouragement to reduce vehicle movements. • SA Framework should include objectives relating to air quality.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> Maintain ambient-air quality where it is good and improve it in other cases with respect to sulphur dioxide, nitrogen dioxide and oxides of nitrogen, particulate matter and lead. 		
EU Directive on the Conservation of Wild Birds (79/409/EEC)		
<ul style="list-style-type: none"> Identifies 181 endangered species and sub-species for which the Member States are required to designate Special Protection Areas. Makes it a legal requirement that EU countries make provision for the protection of birds. This includes the selection and designation of Special Protection Areas. 	Target Actions include: <ul style="list-style-type: none"> Creation of protected areas; Upkeep and management; and Re-establishment of destroyed biotopes. 	<ul style="list-style-type: none"> Local Plan should include policies to protect and enhance wild bird populations, including the protection of SPAs. SA Framework should consider objectives to protect and enhance biodiversity including wild birds.
EU Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (92/43/EEC) & Subsequent Amendments		
<p>Directive seeks to conserve natural habitats. Conservation of natural habitats requires member states to identify special areas of conservation and to maintain, where necessary landscape features of importance to wildlife and flora.</p> <p>The amendments in 2007:</p> <ul style="list-style-type: none"> Simplify the species protection regime to better reflect the Habitats Directive; Provide a clear legal basis for surveillance and monitoring of European protected species (EPS); Toughen the regime on trading EPS that are not native to the UK; and Ensure that the requirement to carry out appropriate assessments on water abstraction consents and land use plans is explicit. 	No targets or indicators	<ul style="list-style-type: none"> Local Plan policies should seek to protect landscape features of habitat importance. SA Framework objectives should include priorities for the protection of landscape features for ecological benefit.
EU Directive on Waste (Directive 75/442/EEC, 2006/12/EC 2008/98/EC as amended)		
<p>Seeks to prevent and to reduce the production of waste and its impacts. Where necessary waste should be disposed of without creating environmental problems</p> <p>Seeks to protect the environment and human health by preventing or reducing the adverse impacts of the generation and management of waste and by reducing overall impacts of resource use and improving the efficiency of such use.</p>	<p>Promotes the development of clean technology to process waste, promoting recycling and re-use.</p> <p>The Directive contains a range of provision including:</p> <ul style="list-style-type: none"> The setting up of separate collections of waste where technically, environmentally and economically practicable and appropriate to meet the necessary quality standards for the relevant recycling sectors – including by 2015 separate collection for at least paper, metal, plastic and glass. 	<ul style="list-style-type: none"> Local Plan policies should seek to minimise waste, and the environmental effects caused by it. Policies should promote recycling and re-use. SA Objectives should include priorities to minimise waste, increased recycling and re-use.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
	<ul style="list-style-type: none"> Household waste recycling target – the preparing for re-use and the recycling of waste materials such as at least paper, metal, plastic and glass from households and possibly other origins as far as these waste streams are similar to waste from households, must be increased to a minimum of 50% by weight by 2020. Construction and demolition waste recovery target – the preparing for re-use, recycling and other material recovery of non-hazardous construction and demolition waste must be increased to a minimum of 70% by weight by 2020. 	
EU Renewable Energy Directive (2009/28/EC)		
<p>This Directive establishes a common framework for the use of energy from renewable sources in order to limit greenhouse gas emissions and to promote cleaner transport. It encourages energy efficiency, energy consumption from renewable sources and the improvement of energy supply</p>	<p>Each Member State to achieve a 10% minimum target for the share of energy from renewable sources by 2020</p>	<ul style="list-style-type: none"> The Local Plan should contribute towards increasing the proportion of energy from renewable energy sources where appropriate. The SA assessment framework should include consideration of use of energy from renewable energy sources.
EU (2006) European Employment Strategy		
<p>Seeks to engender full employment, quality of work and increased productivity as well as the promotion of inclusion by addressing disparities in access to labour markets.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> The Local Plan should deliver policies which support these aims The SA assessment framework should assess employment levels, quality of work and social inclusion
EU Biodiversity Strategy to 2020 – towards implementation		
<p>The European Commission has adopted an ambitious new strategy to halt the loss of biodiversity and ecosystem services in the EU by 2020.</p> <ul style="list-style-type: none"> The strategy provides a framework for action over the next decade and covers the following key areas: Conserving and restoring nature; Maintaining and enhancing ecosystems and their services; Ensuring the sustainability of agriculture, forestry and fisheries; Combating invasive alien species; and Addressing the global biodiversity crisis. 	<p>There are six main targets, and 20 actions to help Europe reach its goal.</p> <p>The six targets cover:</p> <ol style="list-style-type: none"> Full implementation of EU nature legislation to protect biodiversity. Better protection for ecosystems, and more use of green infrastructure. More sustainable agriculture and forestry. Better management of fish stocks. Tighter controls on invasive alien species. A bigger EU contribution to averting global biodiversity loss. 	<p>The Local Plan should seek to protect and enhance biodiversity.</p>

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
EU (2013) Seventh Environmental Action Programme to 2020 'Living well, within the limits of our planet'		
<p>The Directive establishes a set of binding measures to help the EU reach its 20% energy efficiency target by 2020. Under the Directive, all EU countries are required to use energy more efficiently at all stages of the energy chain from its production to final consumption.</p>	<p>Specific measures relate to:</p> <ul style="list-style-type: none"> • Energy distributors achieving 1.5% energy savings per year through energy efficiency measures; • Improving the efficiency of heating systems, installing double glazed windows or insulating roofs; • Purchasing energy efficient buildings, products and services, and performing energy efficient renovations; • Access to data on consumption; • Large companies to audit energy consumption (implemented in the UK through the Energy Savings Opportunity Scheme Regulations 2014); • National incentives for SMEs to undergo energy audits; and • Monitoring efficiency levels in new energy generation capacities. 	<ul style="list-style-type: none"> • The Local Plan should seek to contribute towards targets for energy efficiency. • The SEA assessment framework should include consideration of energy consumption and efficiency.
EU (2015) Invasive Alien Species Regulation (1143/2014/EU)		
<p>This Regulation seeks to address the problem of invasive alien species in a comprehensive manner in order to protect native biodiversity and ecosystem services, as well as to minimize and mitigate the human health or economic impacts that these species can have.</p>	<p>No targets or indicators</p>	<p>The SEA assessment framework should include guide questions relating to invasive species.</p>
The Convention for the Protection of the Architectural Heritage of Europe (Granada Convention)		
<p>The Convention for the protection of the architectural heritage of Europe is a legally binding instrument which set the framework for an accurate conservation approach within Europe.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • Local Plan policies should ensure that the historic environment is conserved and enhanced. • The SA Framework should include objectives relating to conservation and enhancement of the historic environment.
<p>The following objectives are identified:</p> <ul style="list-style-type: none"> • Support the idea of solidarity and cooperation among European Parties, in relation to heritage conservation. • It includes principles of "conservation policies" within the framework of European cooperation. <p>Strengthen and promote policies for the conservation and development of cultural heritage in Europe.</p>		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The European Convention on the Protection of Archaeological Heritage (Valetta Convention)		
This Convention aims to protect the European archaeological heritage as a source of European collective memory and as an instrument for historical and scientific study.	No targets or indicators	<ul style="list-style-type: none"> Local Plan policies should ensure that the historic environment is conserved and enhanced. The SA Framework should include objectives relating to conservation and enhancement of the historic environment.
United Nations Climate Change Conference (UNCCC) (2011) The Cancun Agreement		
Shared vision to keep global temperature rise to below two degrees Celsius, with objectives to be reviewed as to whether it needs to be strengthened in future on the basis of the best scientific knowledge available.	No targets or indicators	<p>The Local Plan should aim to reduce emissions.</p> <p>The SA assessment framework should include greenhouse gas emissions.</p>
UNESCO World Heritage Convention (1972)		
The World Heritage Convention sets out the duties of States Parties in identifying potential sites and their role in protecting and preserving them. By signing the Convention, each country pledges to conserve not only the World Heritage sites situated on its territory, but also to protect its national heritage. The States Parties are encouraged to integrate the protection of the cultural and natural heritage into regional planning programmes, set up staff and services at their sites, undertake scientific and technical conservation research and adopt measures which give this heritage a function in the day-to-day life of the community.	No targets or indicators	<ul style="list-style-type: none"> Local Plan policies should ensure that the historic environment is conserved and enhanced. The SA Framework should include objectives relating to conservation and enhancement of the historic environment.
UNFCCC (1997) The Kyoto Protocol to the UNFCCC		
The Kyoto Protocol to the UNFCCC established the first policy that actively aims to reduce greenhouse gas emissions by industrialised countries.	Construction is a significant source of greenhouse gas emissions due to the consumption of materials and use of energy. The Kyoto Protocol aimed to reduce greenhouse gas emissions of the UK by 12.5%, compared to 1990 levels, by 2008 – 2012.	The Kyoto Protocol is influential to achieving sustainable development as it encourages transition to a low carbon economy. Therefore it is an integral factor in planning documents.
UNFCCC (2016) The Paris Agreement		
The Paris Agreement's central aim is to strengthen the global response to the threat of climate change by keeping a global temperature rise this century well below 2 degrees Celsius above pre-industrial levels and to pursue efforts to limit the temperature increase even further to 1.5 degrees Celsius. Additionally, the agreement aims to strengthen the ability of countries to deal with the impacts of climate change.	No targets or indicators	<ul style="list-style-type: none"> The Local Plan should aim to reduce emissions. The SA assessment framework should include greenhouse gas emissions.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>To reach these ambitious goals, appropriate financial flows, a new technology framework and an enhanced capacity building framework will be put in place, thus supporting action by developing countries and the most vulnerable countries, in line with their own national objectives.</p>		<ul style="list-style-type: none"> •
<p>World Commission on Environment and Development (1987) Our Common Future (The Brundtland Report)</p>		
<p>The Brundtland Report is concerned with the world's economy and its environment. The objective is to provide an expanding and sustainable economy while protecting a sustainable environment. The Report was a call by the United Nations:</p> <ul style="list-style-type: none"> • to propose long-term environmental strategies for achieving sustainable development by the year 2000 and beyond; • to recommend ways concern for the environment may be translated into greater co-operation among countries of the global South and between countries at different stages of economical and social development and lead to the achievement of common and mutually supportive objectives that take account of the interrelationships between people, resources, environment, and development; • to consider ways and means by which the international community can deal more effectively with environment concerns; and • to help define shared perceptions of long-term environmental issues and the appropriate efforts needed to deal successfully with the problems of protecting and enhancing the environment, a long term agenda for action during the coming decades, and aspirational goals for the world community. 	<p>The report issued a multitude of recommendations with the aim of attaining sustainable development and addressing the problems posed by a global economy that is intertwined with the environment.</p>	<p>The Brundtland Report provided the original definition of sustainable development. The accumulated effect of the SA objectives seek to achieve sustainable development.</p>

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
The World Summit on Sustainable Development (WSSD), Johannesburg, September 2002 - Commitments arising from Johannesburg Summit (2002)		
<p>The Commitments had the following focus:</p> <ul style="list-style-type: none"> • Sustainable consumption and production patterns. • Accelerate the shift towards sustainable consumption and production - 10-year framework of programmes of action; Reverse trend in loss of natural resources. • Renewable Energy and Energy efficiency. • Urgently and substantially increase [global] share of renewable energy. • Significantly reduce rate of biodiversity loss by 2010. 	<p>No targets or indicators, however actions include:</p> <ul style="list-style-type: none"> • Greater resource efficiency; • Support business innovation and take-up of best practice in technology and management; • Waste reduction and producer responsibility; and • Sustainable consumer consumption and procurement. <p>Create a level playing field for renewable energy and energy efficiency.</p> <ul style="list-style-type: none"> • New technology development; • Push on energy efficiency; • Low-carbon programmes; and • Reduced impacts on biodiversity. 	<ul style="list-style-type: none"> • The Local Plan can encourage greater efficiency of resources. Ensure policies cover the action areas. • The Local Plan can encourage renewable energy. Ensure policies cover the action areas. • The Local Plan can protect and enhance biodiversity. Ensure policies cover the action areas.
National Plans and Programmes		
Committee on Climate Change (2017) UK Climate Change Risk Assessment		
<p>This report reaffirms the UK Governments need to continue to consider climate change a threat to the UK and forms a basis for the regions of the UK to create a climate change risk assessment. The report identifies the following likely effects of climate change on the UK: increased flooding, rise in milder winters and hotter summers which could have wider health impacts, water supply issues, loss of biodiversity and ecosystems especially in coastal regions and a loss in business productivity.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should identify ways to increase Northumberland's resilience to the effects of climate change and seek to reduce the regions contribution to causing climate change. • The SA Framework should include objective/guide questions that relate to climate change and reducing its causes and potential effects.
Department of Business, Energy and Industrial Strategy (BEIS) (2017) Clean Growth Strategy.		
<p>In the context of the UK's legal requirements under the Climate Change Act, our approach to reducing emissions has two guiding objectives:</p> <ol style="list-style-type: none"> 1. To meet our domestic commitments at the lowest possible net cost to UK taxpayers, consumers and businesses. 2. To maximise the social and economic benefits for the UK from this transition. 	<p>Undergoing consultation so does not include fixed targets, however it discusses options for a number of sectors including:</p> <ul style="list-style-type: none"> • Improving business and industry efficiency; • Improving our homes; • Shifting to low carbon transport; • Delivering clean, smart, flexible power; • Enhancing the benefits of natural resources; and <p>Leading in the public sector.</p>	<ul style="list-style-type: none"> • Local plan policies should seek to promote low carbon growth.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Department for Culture, Media & Sport (2013) <i>Scheduled Monuments & Nationally Important but Non-Scheduled Monuments</i>		
<p>This policy statement sets out Government policy on the identification, protection, conservation and investigation of nationally important ancient monuments, under the provisions of the Ancient Monuments and Archaeological Areas Act 1979. It includes principles relating to the selection of scheduled monuments and the determination of applications for scheduled monument consent.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> The SEA assessment framework should include specific objectives relating to cultural heritage
DCMS (2015) <i>Sporting Future: A New Strategy for an Active Nation</i>		
<p>The key objectives set out within the Strategy are:</p> <ul style="list-style-type: none"> maximising international and domestic sporting success and the impact of major events more people from every background regularly and meaningfully taking part in sport and physical activity, volunteering and experiencing live sport; and a more productive, sustainable and responsible sport sector 	<p>The strategy includes 23 key performance indicators covering a range of factors. Those of particular relevance for the Local Plan are:</p> <ul style="list-style-type: none"> KPI 1 – Increase in percentage of the population taking part in sport and physical activity at least twice in the last month; KPI 2 – Decrease in percentage of people physically inactive (KPI 1 and 2 from Active Lives survey); KPI 3 – Increase in the percentage of adults utilising outdoor space for exercise/ health reasons (MENE survey); and <p>KPI 18 - Percentage of publicly owned facilities with under-utilised capacity (through revised National Benchmarking Service).</p>	<p>This plan will be relevant in the development of sport and cycle route type facilities and should be considered in the early stage of development.</p>
DCMS (2016) <i>The Culture White Paper</i>		
<p>The White Paper is structured around four core themes:</p> <ul style="list-style-type: none"> everyone should enjoy the opportunities culture offers, no matter where they start in life; the riches of our culture should benefit communities across the country; the power of culture can increase our international standing; and cultural investment, resilience and reform. 	<p>The White Paper includes a broad variety of indicators against the four core themes. Those of most relevance are:</p> <ul style="list-style-type: none"> increase culture at the heart of local plans; increase in heritage-led regeneration; and reduction in number of 'at risk' heritage sites. 	<ul style="list-style-type: none"> The SA Framework should include objectives which take into account the White Paper's principles.
DCMS (2017) <i>Heritage Statement</i>		
<p>Showcases the importance heritage assets play in the day to day life of UK residents and the need to protect these heritage assets. Also showcases how heritage assets can be open to the public and used without compromising the assets.</p>	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> The Local Plan should seek to protect local heritage assets alongside encouraging their use. The SA Framework should include objectives/guide questions that relate to the protection of the heritage assets and encouraging their sustainable use.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Department of Communities and Local Government (DCLG) (2008) Living Working Countryside: The Taylor Review of Rural Economy and Affordable Housing		
<p>This report considered how to boost the economic gain of a rural area through encouraging sustainable economic growth and reviewing the set of planning policy documents to streamline the process.</p>	<p>No formal targets however greater support should be given to local authorities in achieving appropriate levels of affordable housing, particularly through increased interaction with housing corporations and registered social landlords.</p>	<ul style="list-style-type: none"> • The Local Plan should consider economic gains that are possible in the rural area, whilst addressing the issues of affordable housing in rural areas. • The SA framework should include an objective/guide question relating to affordable housing in rural areas.
National Planning Policy Framework (DCLG, 2012)		
<p>CLG (2012) National Planning Policy Framework (NPPF)</p>	<p>CLG (2012) National Planning Policy Framework (NPPF)</p>	<ul style="list-style-type: none"> • CLG (2012) National Planning Policy Framework (NPPF)
<p>NPPF – Biodiversity, Geodiversity & Soil</p>	<p>The NPPF sets out 12 core planning principles for plan and decision making, including: 'Conserving and enhancing the natural environment'. The planning system should contribute and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> • Protecting and enhancing valued landscapes, geological conservation interests and soils; • Recognising the wider benefits of ecosystem services; • Minimising impacts on biodiversity and providing net gains in biodiversity where possible, including by establishing coherent ecological networks that are more resilient to current and future pressures; • Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; • Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. • Plans and decisions should encourage effective use of PDL sites and take into account the economic benefits of agricultural land when assessing development, seeking to utilise areas of poorer quality land. • Local planning authorities should plan positively for creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Planning and decision making should occur at a landscape scale across local authority boundaries and assess noise, air and light pollution, considering cumulative impacts. Local planning authorities should protect and enhance biodiversity specifically regarding priority species/habitats, protected sites and potential/proposed/possible protected sites. 	<ul style="list-style-type: none"> • SA Framework should include objectives which seek to protect geological sites and improve biodiversity.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
NPPF – Landscape	<p>The NPPF sets out 12 core planning principles for plan and decision making, including: 'Conserving and enhancing the natural environment'. The planning system should contribute and enhance the natural and local environment by:</p> <ul style="list-style-type: none"> • Protecting and enhancing valued landscapes, geological conservation interests and soils; • Recognising the wider benefits of ecosystem services; • Minimising impacts on biodiversity and providing net gains in biodiversity where possible, including by establishing coherent ecological networks that are more resilient to current and future pressures; • Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; • Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate. • Plans and decisions should encourage effective use of PDL sites and take into account the economic benefits of agricultural land when assessing development, seeking to utilise areas of poorer quality land. • Local planning authorities should plan positively for creation, protection, enhancement and management of networks of biodiversity and green infrastructure. Planning and decision making should occur at a landscape scale across local authority boundaries and assess noise, air and light pollution, considering cumulative impacts. Local planning authorities should protect and enhance biodiversity specifically regarding priority species/habitats, protected sites and potential/proposed/possible protected sites. 	<ul style="list-style-type: none"> • SA Framework should include objectives which seek to protect and improve landscapes for both people and wildlife and to protect and maintain vulnerable assets.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
NPPF – Cultural Environment	<p>One of the NPPF's 12 core planning principles for plan and decision making is the conservation and enhancement of the historic environment. Local planning authorities are required to set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. Proposals that preserve the setting, reveal the significance of the asset or make a positive contribution should be treated favourably.</p>	<ul style="list-style-type: none"> SA Framework should include objectives which seek to conserve and enhance historic environment assets.
NPPF – Water	<p>Among the NPPF's core principles are '<i>conserving and enhancing the natural environment</i>' and '<i>meeting the challenge of climate change, flooding and coastal change</i>'; In fulfilling these objectives, the planning system should contribute to and enhance the natural and local environment by: preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability.</p> <p>In preparing plans to meet development needs, the aim should be to minimise pollution and other adverse effects on the local and natural environment.</p> <p>Local planning authorities should adopt proactive strategies to mitigate and adapt to climate change, taking full account of flood risk, coastal change and water supply and demand considerations.</p> <p>Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Local Plans should be supported by Strategic Flood Risk Assessment and develop policies to manage flood risk from all sources, taking account of advice from the Environment Agency and other relevant flood risk management bodies, such as lead local flood authorities and internal drainage boards.</p> <p>Local Plans should apply a sequential, risk-based approach to the location of development to avoid where possible flood risk to people and property and manage any residual risk, taking account of the impacts of climate change, by:</p>	<ul style="list-style-type: none"> SA Framework should include objectives which aim to maintain quality of water and reduce the risk of flooding.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
NPPF – Climate Change	<ul style="list-style-type: none"> • applying the Sequential Test; • if necessary, applying the Exception Test; • safeguarding land from development that is required for current and future flood management; • using opportunities offered by new development to reduce the causes and impacts of flooding; and <p>Where climate change is expected to increase flood risk so that some existing development may not be sustainable in the long-term, seeking opportunities to facilitate the relocation of development, including housing, to more sustainable locations.</p>	<ul style="list-style-type: none"> • SA Framework should include objectives which seek to reduce the causes and impacts of climate change. • SA Framework should include objectives which seek to ensure the prudent use of natural resources and the sustainable management of existing resources.
NPPF – Air Quality	<p>Sets out that planning policies should sustain compliance with and contribute towards EU limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and the cumulative impacts on air quality from individual sites in local areas. Planning decisions should ensure that any new development in Air Quality Management Areas is consistent with the local air quality action plan.</p>	<ul style="list-style-type: none"> • SA Framework should include objectives which seek to improve air quality.
NPPF – Minerals and Waste	<p>One of the core principles of the NPPF is facilitating the sustainable use of minerals. Policy guidance suggests the need to: Identify policies for existing and new sites of national importance, the definition of Mineral Safeguarding Areas so that locations of mineral sources are not sterilised by other developments, safeguarding of existing and planned mineral infrastructure (rail links, wharfage, storage, processing etc), environmental criteria to ensure there is not an unacceptable environmental impact and policies for reclaiming land and site aftercare.</p>	<ul style="list-style-type: none"> • SA Framework should include objectives which seek to reduce the quantity of minerals extracted and imported. • SA Framework should include objectives which seek to reduce the generation and disposal of waste and for its sustainable management.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
NPPF – Economy	<p>One of the NPPF's core planning principles for plan and decision making is building a strong competitive economy. The NPPF highlights the Government's commitment to securing economic growth to create jobs and prosperity, ensuring the planning system does everything it can to support sustainable economic growth. Local planning authorities are required to proactively meet development needs recognising potential barriers to invest (including infrastructure, housing and services) and regularly review land allocations. Economic growth in rural areas should be supported to create jobs and sustainable new developments, including expansion of all types of businesses, diversification of agriculture, supporting tourism and retention of local services.</p> <p>In drawing up local plans, local authorities should;</p> <ul style="list-style-type: none"> • Set out a clear economic vision and strategy for their area which positively and proactively encourages sustainable economic growth; • Set criteria, or identify strategic sites, for local and inward investment to match the strategy and to meet anticipated needs over the plan period; • Support existing business sectors, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances; • Plan positively for the location, promotion and expansion of clusters or networks of knowledge driven, creative or high technology industries; • Identify priority areas for economic regeneration, infrastructure provision and environmental enhancement; and • Facilitate flexible working practices such as the integration of residential and commercial uses within the same unit. 	<ul style="list-style-type: none"> • SA Framework should include objectives which seek for the City Area to achieve a strong and stable economy which offers rewarding and well located employment opportunities to everyone.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
NPPF – Housing	<p>Two of the NPPF's core principles is the delivery of a wide choice of high quality homes and requiring good design. Local planning authorities are required to significantly boost the supply of housing through:</p> <ul style="list-style-type: none"> • For market and affordable housing, illustrating the expected rate of housing delivery through a housing trajectory and set out a strategy • Meeting the needs of the market • Identifying accessible sites for 5, 6-10 and 11-15 years' worth of housing/growth. • Deliver high quality housing, widen opportunities for home ownership and create sustainable inclusive and mixed communities. • Making allowance for windfall sites on the basis that such sites are consistently available. • Resisting inappropriate development of residential gardens. • Avoid isolated country homes unless they were truly outstanding or innovative in design or enhance the surroundings. <p>Sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies and decisions should aim to ensure that developments:</p> <ul style="list-style-type: none"> • Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; • Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; • Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; • Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation; • Create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and 	<ul style="list-style-type: none"> • SA Framework should include objectives which encourage the availability and affordability of housing to everyone.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
NPPF - Health	<ul style="list-style-type: none"> • Are visually attractive as a result of good architecture and appropriate landscaping. <p>Amongst the planning principles of the NPPF is the promotion of healthy communities. The framework sets out open space, sport and recreation considerations for neighbourhood planning bodies which include an assessment of needs and opportunities; setting local standards; maintaining an adequate supply of open space and sports and recreational facilities; planning for new open space and sports and recreational facilities; and planning obligations. Local and neighbourhood plans should identify community green spaces of particular importance (including recreational and tranquillity) to them, ensuring any development of these areas is ruled out in a majority of circumstances.</p>	<ul style="list-style-type: none"> • SA Framework should include objectives which promote healthy communities and healthy living.
NPPF – Transport & Accessibility	<p>Amongst the 12 planning principles of the NPPF are:</p> <ul style="list-style-type: none"> • Promoting sustainable transport; Support sustainable transport development including infrastructure, large scale facilities, rail freight, roadside facilities, ports and airports. • Protecting and exploiting opportunities for sustainable transport modes, including designing and locating developments to maximise sustainable modes and minimise day to day journey lengths. 	<ul style="list-style-type: none"> • SA Framework should include objectives which seek to reduce road traffic and its impacts and promote sustainable modes of transport.
NPPF – Quality of Life	<p>The NPPF argues that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. Local policies and decisions should therefore promote:</p> <ul style="list-style-type: none"> • Safe and accessible environments and developments. • Opportunities for members of the community to mix and meet. • Plan for development and use of high quality shared public space. • Guard against loss of facilities. • Ensure established shops can develop in a sustainable way • Ensure integrated approach to housing and community facilities and services. <p>Local and neighbourhood plans should identify community green spaces of particular importance (including recreational and tranquillity) to them, ensuring any development of these areas is ruled out in a majority of circumstances.</p>	<ul style="list-style-type: none"> • SA Framework should include objectives which seek to improve the quality of life for those living and working within the City Area.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
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The framework sets out open space, sport and recreation considerations for neighbourhood planning bodies. These include an assessment of needs and opportunities; setting local standards; maintaining an adequate supply of open space and sports and recreational facilities; planning for new open space and sports and recreational facilities; and planning obligations.

DCLG (2012) Planning Policy for Traveller Sites (updated August 2015)

<p>This document sets out the Government's planning policy for Traveller sites. It identifies the following aims:</p> <ul style="list-style-type: none"> • That local planning authorities should make their own assessment of need for the purposes of planning; • To ensure that local planning authorities, working collaboratively, develop fair and effective strategies to meet need through the identification of land for sites; • To encourage local planning authorities to plan for sites over a reasonable timescale; • That plan-making and decision-taking should protect Green Belt from inappropriate development; • To promote more private Traveller site provision while recognising that there will always be those Travellers who cannot provide their own sites; • That plan-making and decision-taking should aim to reduce the number of unauthorised developments and encampments and make enforcement more effective; • For local planning authorities to ensure that their Local Plan includes fair, realistic and inclusive policies; • To increase the number of Traveller sites in appropriate locations with planning permission, to address under provision and maintain an appropriate level of supply; • To reduce tensions between settled and Traveller communities in plan making and planning decisions; • To enable provision of suitable accommodation from which Travellers can access education, health, welfare and employment infrastructure; and • For local planning authorities to have due regard to the protection of local amenity and local environment. 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • SA Framework should include a specific guide question relating to provision for Travellers. • The policy requires that local planning authorities should, in preparing their local plan: <ul style="list-style-type: none"> ▶ identify and update annually, a supply of specific deliverable sites sufficient to provide 5 years' worth of sites against their locally set targets; ▶ identify a supply of specific, developable sites, or broad locations for growth, for years 6 to10 and, where possible, for years 11-15; ▶ consider production of joint development plans that set targets on a cross-authority basis, to provide more flexibility in identifying sites, particularly if a local planning authority has special or strict planning constraints across its area (local planning authorities have a duty to cooperate on planning issues that cross administrative boundaries); ▶ relate the number of pitches or plots to the circumstances of the specific size and location of the site and the surrounding population's size and density; and ▶ protect local amenity and environment.
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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
DCLG (2014) Planning Practice Guidance		
<p>Planning Practice Guidance is designed to support the NPPF. It reflects the objectives of the NPPF which are not repeated here.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should reflect the Planning Practice Guidance. • The SA Framework should reflect the principles of the NPPF and the Planning Practice Guidance.
DCLG (2014) National Planning Policy for Waste		
<p>This document sets out detailed waste planning policies for local authorities. States that planning authorities need to:</p> <ul style="list-style-type: none"> • Use a proportionate evidence base in preparing Local Plans. • Identify sufficient opportunities to meet the identified needs of their area for the management of waste streams. • Identifying suitable sites and areas. 	<p>The overall objective of the document is to work towards a more sustainable and efficient approach to resource use and management. Planning plays a pivotal role e.g. by ensuring the design and layout of new development and other infrastructure complements sustainable waste management.</p>	<ul style="list-style-type: none"> • The Local Plan should consider opportunities to reduce waste and encourage recycling and composting e.g. integration of recycling and composting facilities into new development and use of recycled materials in new buildings. • SA Framework should consider objectives which relate to re-use, recycle and reduce.
DCLG (2014) Written Statement on Sustainable Drainage Systems		
<p>This statement sets out that it is the Government's expectation that sustainable drainage systems will be provided in new developments wherever this is appropriate.</p>	<p>No targets or indicators</p>	<p>The Local Plan should reflect the Government's commitment to sustainable drainage systems.</p>
DCLG (2017) Fixing Our Broken Housing Market		
<p>The White Paper makes the following proposals as 'step 1':</p> <ul style="list-style-type: none"> • Making sure every part of the country has an up-to-date, sufficiently ambitious plan so that local communities decide where development should go; • Simplifying plan-making and making it more transparent, so it's easier for communities to produce plans and easier for developers to follow them; • Ensuring that plans start from an honest assessment of the need for new homes, and that local authorities work with their neighbours, so that difficult decisions are not ducked; • Clarifying what land is available for new housing, through greater transparency over who owns land and the options held on it; • Making more land available for homes in the right places, by maximising the contribution from PDL and surplus public land, regenerating estates, releasing more small and medium-sized sites, allowing rural communities to grow and making it easier to build new settlements; 	<p>No targets or indicators</p>	<p>The SA framework should consider settings objectives to facilitate new housing.</p>

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
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- Maintaining existing strong protections for the Green Belt, and clarifying that Green Belt boundaries should be amended only in exceptional circumstances when local authorities can demonstrate that they have fully examined all other reasonable options for meeting their identified housing requirements;
- Giving communities a stronger voice in the design of new housing to drive up the quality and character of new development, building on the success of neighbourhood planning; and
- Making better use of land for housing by encouraging higher densities, where appropriate, such as in urban locations where there is high housing demand; and by reviewing space standards.

Planning for the Right Homes in the Right Places (DCLG, 2017)

<p>This document provides further detail in relation to a number of areas of concern raised by the Housing White Paper. It provides proposals for a number of areas including:</p> <ul style="list-style-type: none"> • Proposed approach to calculating the local housing need • Statement of common ground • Planning for a mix of housing needs • Neighbourhood Planning 	<p>No targets or indicators</p>	<p>The SA framework should consider setting objectives to facilitate new housing.</p>
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Department of Energy and Climate Change (DECC) (2009) The UK Low Carbon Transition Plan: National Strategy for Climate and Energy.

<p>This Paper plots out how the UK will meet the cut in emissions set out in the budget of 34% on 1990 levels by 2020. The Plan includes:</p> <ul style="list-style-type: none"> • New money for a 'smart grid', and to help regions and local authorities prepare for and speed up planning decisions on renewable and low carbon energy whilst protecting legitimate environmental and local concerns; • Funding to significantly advance the offshore wind industry in the UK; • Funding to cement the UK's position as a global leader in wave and tidal energy; • Funding to explore areas of potential "hot rocks" to be used for geothermal energy; • Challenging 15 villages, towns or cities to be testbeds for piloting future green initiatives; • Support for anaerobic digestion; 	<p>Sets out a vision that by 2020:</p> <ul style="list-style-type: none"> • More than 1.2 million people will be in green jobs; • 7 million homes will have benefited from whole house makeovers, and more than 1.5 million households will be supported to produce their own clean energy; • Around 40 percent of electricity will be from low-carbon sources, from renewables, nuclear and clean coal; • We will be importing half the amount of gas that we otherwise would; and • The average new car will emit 40% less carbon than now. 	<ul style="list-style-type: none"> • Strategy covers a number of SA objectives including climate change, energy and air quality; landscape; geology and biodiversity; and waste. • Local Plan & associated documents must recognise the importance to cut emissions in line with national targets.
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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
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- Encouraging private funding for woodland creation; and Reducing the amount of waste sent to landfill, and better capture of landfill emissions etc.

Department for Food and Rural Affairs (Defra) (2007) The Air Quality Strategy for England, Scotland, Wales and Northern Ireland

<p>The Strategy:</p> <ul style="list-style-type: none"> • sets out a way forward for work and planning on air quality issues; • sets out the air quality standards and objectives to be achieved; • introduces a new policy framework for tackling fine particles; and • identifies potential new national policy measures which modelling indicates could give further health benefits and move closer towards meeting the Strategy's objectives. 	<p>The Air Quality Strategy sets out objectives for a range of pollutants that have not been reproduced here due to space constraints.</p>	<p>The Local Plan should take account of the Air Quality Strategy where there are likely to be issues relating to air quality</p>
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Defra (2007) Strategy for England's Trees, Woods and Forests

<p>Key aims for government intervention in trees, woods and forests are:</p> <ul style="list-style-type: none"> • to secure trees and woodlands for future generations; • to ensure resilience to climate change; • to protect and enhance natural resources; • to increase the contribution that trees, woods and forests make to our quality of life; • and to improve the competitiveness of woodland businesses and products. 	<p>Strategy aims to create 2,200 hectares of wet woodland in England by 2010.</p>	<ul style="list-style-type: none"> • Plan policies to protect and enhance trees, woods and forests. In turn ensuring resilience to climate change. •
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These aims will form the basis on which the Delivery plan will be developed by Natural England and the Forestry Commission England (FCE). The strategy provides a national policy direction, which can be incorporated alongside regional priorities within regional forestry frameworks.

Key objectives relevant to Local Plan & SA

Key targets and indicators relevant to Local Plan and SA

Commentary (how the SA Framework should incorporate the documents' requirements)

Defra (2008) England Biodiversity Strategy Climate Change Adaptation Principles Conserving Biodiversity in a Changing Climate

The report sets out a number of broad principles and goals including:

- Conserve existing biodiversity
- Conserve protected areas and other high quality habitats
- Reduce sources of harm not linked to climate change
- Use existing biodiversity legislation and international agreements
- Conserve range and ecological variability of habitats and species

- No targets or indicators

- The Local Plan should seek to protect and enhance existing habitats and species.
- The SA Framework should include an objective/guide questions related to protecting existing habitats and species.

Defra (2009) Safeguarding our Soils: A Strategy for England

The Strategy is underpinned by the following vision:

By 2030, all England's soils will be managed sustainably and degradation threats tackled successfully. This will improve the quality of England's soils and safeguard their ability to provide essential services for future generations.

Achieving this vision will mean that:

- agricultural soils will be better managed and threats to them will be addressed;
- soils will play a greater role in the fight against climate change and in helping us to manage its impacts;
- soils in urban areas will be valued during development, and construction practices will ensure vital soil functions can be maintained; and
- Pollution of our soils is prevented, and our historic legacy of contaminated land is being dealt with.

- No targets or indicators

- The Local Plan should seek to protect soil quality where appropriate.
- The SA Framework should include an objective/guide question relating to the effects of policies/proposals on soils.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Defra (2011) Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services		
<p>The Strategy is designed to help to deliver the objectives set out in the Natural Environment White Paper.</p>	<p>The Strategy includes the following priorities:</p> <ul style="list-style-type: none"> • Creating 200,000 hectares of new wildlife habitats by 2020; • Securing 50% of SSSIs in favourable condition, while maintaining at least 95% in favourable or recovering condition; and • Encouraging more people to get involved in conservation by supporting wildlife gardening and outdoor learning programmes. <p>Introducing a new designation for local green spaces to enable communities to protect places that are important to them.</p>	<ul style="list-style-type: none"> • Develop policies that support the vision emphasising biodiversity.
Defra (2011) Natural Environment White Paper: The Natural Choice: Securing the Value of Nature		
<ul style="list-style-type: none"> • The Natural Environment White paper sets out the Government's plans to ensure the natural environment is protected and fully integrated into society and economic growth. 	<p>The White Paper sets out four key aims:</p> <ul style="list-style-type: none"> (i) protecting and improving our natural environment; (ii) growing a green economy; (iii) reconnecting people and nature; and (iv) international and EU leadership, specifically to achieve environmentally and socially sustainable economic growth, together with food, water, climate and energy security and to put the EU on a path towards environmentally sustainable, low-carbon and resource-efficient growth, which is resilient to climate change, provides jobs and supports the wellbeing of citizens. 	<ul style="list-style-type: none"> ▶ Develop policies that support the vision emphasising biodiversity.
Defra (2012) UK Post 2010 Biodiversity Framework		
<p>The Framework is to set a broad enabling structure for action across the UK between now and 2020:</p> <ul style="list-style-type: none"> • To set out a shared vision and priorities for UK- scale activities, in a framework jointly owned by the four countries, and to which their own strategies will contribute; • To identify priority work at a UK level which will be needed to help deliver the Aichi targets and the EU Biodiversity Strategy • To facilitate the aggregation and collation of information on activity and outcomes across all countries of the UK, where the four countries agree this will bring benefits compared to individual country work; and 	<p>The Framework sets out 20 new global 'Aichi targets' under 5 strategic goals</p> <ul style="list-style-type: none"> • Address the underlying causes of biodiversity loss by mainstreaming biodiversity across government and society; • Reduce the direct pressures on biodiversity and promote sustainable use; • To improve the status of biodiversity by safeguarding ecosystems species and genetic diversity; • Enhance the benefits to all from biodiversity and ecosystem services; and • Enhance implementation through participatory planning, knowledge management and capacity building. 	<ul style="list-style-type: none"> • Local Plan policies should seek to protect biodiversity. • The SA Framework should ensure that the objectives of biodiversity conservation and enhancement are taken into consideration.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> To streamline governance arrangements for UK- scale activity. 		<ul style="list-style-type: none">
<p>Defra (2013) The National Adaptation Programme – Making the Country Resilient to a Changing Climate</p>		
<p>This Programme contains a mix of policies and actions to help adapt successfully to future weather conditions, by dealing with the risks and making the most of the opportunities.</p> <p>It sets out a number of objectives, including:</p> <ul style="list-style-type: none"> To provide a clear local planning framework to enable all participants in the planning system to deliver sustainable new development, including infrastructure that minimises vulnerability and provides resilience to the impacts of climate change. To increase the resilience of homes and buildings by helping people and communities to understand what a changing climate could mean for them and to take action to become resilient to climate risks. <p>To ensure infrastructure is located, planned, designed and maintained to be resilient to climate change, including increasingly extreme weather events.</p>	<p>The Programme identifies a number of actions although no formal targets are identified.</p>	<ul style="list-style-type: none"> Local Plan proposals should seek to adapt to the effect of climate change. The SA Framework should include an objective/guide question relating to climate change adaptation.
<p>Defra (2013) Waste Management Plan for England</p>		
<p>Sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management.</p> <p>The document includes measures to:</p> <ul style="list-style-type: none"> Encourage reduction and management of packaging waste; Promote high quality recycling; and Encourage separate collection of bio-waste. Promote the re-use of products and preparing for re-use activities 	<p>The Plan seeks to ensure that by 2020 at least 50% of weight waste from households is prepared for re-use or recycled and at least 70% by weight of construction and demolition waste is subject to material recovery.</p>	<p>Local Plan should consider opportunities to reduce waste and encourage recycling and composting</p>
<p>Defra (2013) A Simple Guide to Biodiversity 2020 and Progress Update</p>		
<p>An update to the above 'Biodiversity 2020: a Strategy for England's Wildlife and Ecosystem Services (Defra, 2011).</p>	<p>This update reaffirms the need to achieve the above priorities and states that progress is being made through people working to prevent the loss of biodiversity at all levels of government.</p>	<ul style="list-style-type: none"> The Local Plan should seek to protect and enhance biodiversity. The SA Framework should consider an objective/guide questions related to improving biodiversity.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Defra (2013) Government Forestry and Woodlands Policy Statement		
<p>The Policy Statement has the following three key objectives, in priority order:</p> <ul style="list-style-type: none"> Protecting the nation's trees, woodlands and forests from increasing threats such as pests, diseases and climate change; Improving their resilience to these threats and their contribution to economic growth, people's lives and nature; and Expanding them to increase further their economic, social and environmental value. 	<p>To achieve the objectives, Defra will:</p> <ul style="list-style-type: none"> Work with the Natural Capital Committee and the Office of National Statistics to develop a set of natural capital accounts for UK forestry and use this to develop a set of natural capital accounts for the Public Forest Estate, Develop a woodland ecosystem market roadmap by summer 2013 to bring together actions by Government and our partners over the next 5 years to (a) build knowledge (b) develop wider networks of collaboration and expertise and (c) implement mechanisms and projects to demonstrate good practice; and Work with other organisations and initiatives to support the further development of markets in forest carbon and other ecosystem services such as water and biodiversity 	<ul style="list-style-type: none"> The SA Framework should seek to protect woodland and enhance its value where practicable.
Defra (2017) Air Quality Plan for Nitrogen Dioxide (NO2) in UK		
<p>This plan sets out how the Government will improve air quality in the UK by reducing nitrogen dioxide emissions in towns and cities. The air quality plans set out targeted local, regional and national measures across 37 zone plans (areas which have identified air quality issues with nitrogen dioxide), a UK overview document and a national list of measures. Measures relate to freight, rail, sustainable travel, low emission vehicles and cleaner transport fuels, among others.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> The Local Plan should have regard to the air quality plans and specific local measures. The SEA should consider the effects of the WRMP on air quality.
Department for Education (DFE) (2014) Home to School Travel and Transport Guidance		
<p>This guidance relates to home to school travel and transport, and sustainable travel. The guidance seeks to:</p> <ul style="list-style-type: none"> Promote the use of sustainable travel and transport. Make transport arrangements for all eligible children. 	<p>No specific targets identified although minimum travel distances are identified.</p>	<ul style="list-style-type: none"> The Local Plan should promote sustainable travel and transport. The SA Framework should include SA objectives and/or guide questions relating to the promotion of sustainable travel and transport.
DFE (2016) Strategy 2015 – 2020: World Class Education and Care		
<p>This strategy is base around the following twelve strategic principles:</p> <ol style="list-style-type: none"> Recruit, develop, support and retain teachers Strengthen school and system leadership Drive sustainable school improvement Embed clear and intelligent accountability 	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> The Local Plan should reflect the principles set out in this Planning Statement where appropriate. The SA Framework should include objectives and/or guide questions relating to educational provision.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ol style="list-style-type: none"> 5. Embed rigorous standards, curriculum and assessment 6. Ensure access to quality places where they are needed 7. Deliver fair and sustainable funding 8. Reform 16-19 skills 9. Develop early years strategy 10. Strengthen children's social care 11. Support and protect vulnerable children 12. Build character and resilience 		
Environment Agency (2011) National Flood and Coastal Erosion Risk Management Strategy for England		
<p>The objective of this strategy is to reduce the risk of flooding and coastal erosion and manage its consequences.</p>	<p>No targets or indicators</p>	<p>The Objectives are relevant to the County and should be taken on board by the Local Plan.</p>
Environment Agency (2013) Managing Water Abstraction (updated 2016)		
<p>Sets out the Environment Agency's policies for managing surface and ground water abstraction licences and proposals to help recover resources where abstraction is unsuitable.</p>	<p>The aim of this document is to contribute to the sustainable management of water resources.</p>	<p>The Local Plan should take account of water abstraction as a key requirement of many developments.</p>
Forestry Commission (2005) Trees and Woodlands Nature's Health Service		
<p>An advisory document which provides detailed examples of how the Woodland Sector (trees, woodlands and green spaces) can significantly contribute to people's health, well-being (physical, psychological and social) and quality of life. Increasing levels of physical activity is a particular priority.</p>	<p>An advisory document which provides detailed examples of how the Woodland Sector (trees, woodlands and green spaces) can significantly contribute to people's health, well-being (physical, psychological and social) and quality of life. Increasing levels of physical activity is a particular priority.</p>	<ul style="list-style-type: none"> • An advisory document which provides detailed examples of how the Woodland Sector (trees, woodlands and green spaces) can significantly contribute to people's health, well-being (physical, psychological and social) and quality of life. Increasing levels of physical activity is a particular priority.
Forestry Commission (2016) Corporate Plan 2016-17		
<p>The Corporate Plan includes the following objectives:</p> <ul style="list-style-type: none"> • Nature - Our aim for delivering Nature benefits from the PFE2 is to increase the environmental contribution made by the forests and woodlands to the range of ecosystem services delivered and to protect and enhance its overall biodiversity and heritage value, at both the landscape and local level and • People - Our aim for delivering People benefits from the PFE is to improve access to the PFE and provide opportunities for communities to become involved with the PFE and take part in activities that improve quality of life, health and learning. 	<p>Key indicators include:</p> <ul style="list-style-type: none"> • Number of high priority forest pests in the UK Plant Health Risk Register; and • Number of tree pests and diseases established in England in the last ten years. 	<ul style="list-style-type: none"> • The SA Framework should include objectives which relate to providing more equal access to opportunities, services and facilities for recreation.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
HM Government (1979) Ancient Monuments and Archaeological Areas Act		
<p>The Act defines sites that warrant protection as ancient monuments. They can be a Scheduled Ancient Monuments or <i>"any other monument which in the opinion of the Secretary of State is of public interest by reason of the historic, architectural, traditional, artistic or archaeological interest attaching to it"</i>.</p>	<p>No targets identified.</p>	<p>The SA framework should consider including objectives that protect and enhance the historic environment, including ancient monuments.</p>
HM Government (1981) Wildlife and Countryside Act		
<p>The main UK legislation relating to the protection of named animal and plant species includes legislation relating to the UK network of nationally protected wildlife areas: Site of Special Scientific Interest (SSSIs).</p>	<p>The main UK legislation relating to the protection of named animal and plant species includes legislation relating to the UK network of nationally protected wildlife areas: Site of Special Scientific Interest (SSSIs).</p>	<p>The main UK legislation relating to the protection of named animal and plant species includes legislation relating to the UK network of nationally protected wildlife areas: Site of Special Scientific Interest (SSSIs).</p>
HM Government (1990) Planning (Listed Building and Conservation Areas) Act		
<p>The Planning (Listed Buildings and Conservation Areas) Act 1990 provides specific protection for buildings and areas of special architectural or historic interest.</p>	<p>No targets or indicators.</p>	<p>The SA framework should consider including objectives that protect and enhance the historic environment, including listed buildings and conservations areas.</p>
HM Government (2000) Countryside and Rights of Way Act 2000		
<p>This Act:</p> <ul style="list-style-type: none"> • gives people greater freedom to explore open country on foot; • creates a duty for Highway Authorities and National Park Authorities to establish Local Access Forums; • provides a cut-off date of 1 January 2026 for the recording of certain rights of way on definitive maps and the extinguishment of those not so recorded by that date; • offers greater protection to wildlife and natural features, better protection for Sites of Special Scientific Interest (SSSIs) and more effective enforcement of wildlife legislation; and • Protects Areas of Outstanding Natural Beauty with legislation similar to that for National Parks. 	<p>This Act:</p> <ul style="list-style-type: none"> • gives people greater freedom to explore open country on foot; • creates a duty for Highway Authorities and National Park Authorities to establish Local Access Forums; • provides a cut-off date of 1 January 2026 for the recording of certain rights of way on definitive maps and the extinguishment of those not so recorded by that date; • offers greater protection to wildlife and natural features, better protection for Sites of Special Scientific Interest (SSSIs) and more effective enforcement of wildlife legislation; and <p>Protects Areas of Outstanding Natural Beauty with legislation similar to that for National Parks.</p>	<p>This Act:</p> <ul style="list-style-type: none"> • gives people greater freedom to explore open country on foot; • creates a duty for Highway Authorities and National Park Authorities to establish Local Access Forums; • provides a cut-off date of 1 January 2026 for the recording of certain rights of way on definitive maps and the extinguishment of those not so recorded by that date; • offers greater protection to wildlife and natural features, better protection for Sites of Special Scientific Interest (SSSIs) and more effective enforcement of wildlife legislation; and • Protects Areas of Outstanding Natural Beauty with legislation similar to that for National Parks.
HM Government (2003) Sustainable Energy Act		
<p>The Act aims to promote sustainable energy development and use and report on progress regarding cutting the UK's carbon emissions and reducing the number of people living in fuel poverty.</p>	<p>Specific targets are set by the Secretary of State as energy efficiency aims.</p>	<p>The Act requires the encouragement and reporting on the UK's attempts to increase energy efficiency and renewable energy use. The SA Framework should include objectives relating to climate change and energy use.</p>

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
HM Government (2004 and revised 2006) Housing Act		
The Act requires the energy efficiency of a building to be established and available as part of the Home Information Pack, part of the implementation of EU Directive 2002/91/EC.	Energy efficiency must be at least 20% greater in properties by 2010 than compared with 2000.	The Act requires greater energy efficiency in residential buildings. The SA Framework should include objectives relating to climate change and energy use.
HM Government (2005) Securing the Future – the UK Sustainable Development Strategy		
<p>The Strategy has 5 guiding principles:</p> <ul style="list-style-type: none"> • Living within environmental limits • Ensuring a strong, healthy and just society • Achieving a sustainable economy • Promoting good governance <p>Using sound science responsibly alongside 4 strategic priorities:</p> <ul style="list-style-type: none"> • Sustainable consumption and production; • Climate change and energy; • Natural resource protection and environmental enhancement; and • Sustainable communities. 	<p>The Strategy contains a new set of indicators to monitor progress towards sustainable development in the UK. Those most relevant at the County level include:</p> <ul style="list-style-type: none"> • Greenhouse gas emissions • Road freight (CO2 emissions and tonne km, tonnes and GDP) • Household waste (a) arisings (b) recycled or composted • Local environmental quality 	<ul style="list-style-type: none"> • Consider how the Local Plan can contribute to Sustainable Development Strategy Objectives. Consider using some of the indicators to monitor the effects of the Local Plan and as basis for collecting information for the baseline review. • The SA Framework should reflect the guiding principles of the Strategy.
HM Government (2006) The Natural Environment and Rural Communities (NERC) Act 2006		
<p>The Act:</p> <ul style="list-style-type: none"> • Makes provision about bodies concerned with the natural environment and rural communities; • Makes provision in connection with wildlife, Sites of Special Scientific Interest (SSSIs), National Parks and the Broads; • Amends the law relating to rights of way; • Makes provision as to the Inland Waterways Amenity Advisory Council; and • Provides for flexible administrative arrangements in connection with functions relating to the environment and rural affairs and certain other functions; and for connected purposes. 	No targets or indicators.	SA objectives must consider the importance of conserving biodiversity and landscape features as set out in the Act.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
HM Government (2008) The Climate Change Act 2008		
<p>This Act aims:</p> <ul style="list-style-type: none"> • To improve carbon management and help the transition towards a low carbon economy in the UK; and • To demonstrate strong UK leadership internationally, signalling that the UK is committed to taking its share of responsibility for reducing global emissions in the context of developing negotiations on a post-2012 global agreement at Copenhagen. 	<p>The Act sets:</p> <ul style="list-style-type: none"> • Legally binding targets - greenhouse gas emission reductions through action in the UK and abroad of at least 80% by 2050, and reductions in CO2 emissions of at least 26% by 2020, against a 1990 baseline. The 2020 target will be reviewed soon after Royal Assent to reflect the move to all greenhouse gases and the increase in the 2050 target to 80%. <p>Further, the Act provides for a carbon budgeting system which caps emissions over five year periods, with three budgets set at a time, to set out our trajectory to 2050.</p>	<p>Act sets out a clear precedent for the UK to lead in responding to the threats climate change provides. The Local Plan and associated documents must ensure that greenhouse gases are reduced or minimised and that energy use comes increasingly from renewable sources.</p>
HM Government (2008) The Planning Act		
<p>Introduces a new system for nationally significant infrastructure planning, alongside further reforms to the Town and Country Planning system. A major component of this legislation is the introduction of an independent Infrastructure Planning Commission (IPC), to take decisions on major infrastructure projects (transport, energy, water and waste). To support decision-making, the IPC will refer to the Government's National Policy Statements (NPSs), which will provide a clear long-term strategic direction for nationally significant infrastructure development.</p>	<p>No targets or indicators.</p>	<p>The Local Plan and associated documents should take into account any relevant National Policy Statements when published.</p>
HM Government (2009) The UK Renewable Energy Strategy		
<p>The Strategy sets out to:</p> <ul style="list-style-type: none"> • Put in place the mechanisms to provide financial support for renewable electricity and heat worth around £30 billion between now and 2020; • Drive delivery and clear away barriers; • Increase investment in emerging technologies and pursue new sources of supply; and • Create new opportunities for individuals, communities and business to harness renewable energy. 	<p>A vision is set out in the document whereby by 2020:</p> <ul style="list-style-type: none"> • More than 30% of our electricity is generated from renewables; • 12% of our heat is generated from renewables; and • 10% of transport energy is generated from renewables. 	<p>The SA Framework should include objectives which seek to provide support for renewable energy.</p>

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
HM Government (2009) Marine and Coastal Access Act 2009		
This act seeks to ensure that England's coasts are accessible and are able to be enjoyed for recreational purposes.	No targets or indicators.	<ul style="list-style-type: none"> The Local Plan should seek to protect local coasts and ensure they can be enjoyed for recreational purposes by current and future generations. The SA Framework should include objectives/guide questions that relate to the protection of the coast.
HM Government (2010) The Conservation of Habitats and Species Regulations 2010		
This is the UK transposition of EC Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora.	This is the UK transposition of EC Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora.	This is the UK transposition of EC Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora.
HM Government (2010) The Government's Statement on the Historic Environment for England		
<p>The Vision of the Statement is <i>"that the value of the historic environment is recognised by all who have the power to shape it; that Government gives it proper recognition and that it is managed intelligently and in a way that fully realises its contribution to the economic, social and cultural life of the nation."</i> This vision is supported by six aims:</p> <p>1 Strategic Leadership: Ensure that relevant policy, guidance, and standards across Government emphasize our responsibility to manage England's historic environment for present and future generations.</p> <p>2 Protective Framework: Ensure that all heritage assets are afforded an appropriate and effective level of protection, while allowing, where appropriate, for well managed and intelligent change.</p> <p>3 Local Capacity: Encourage structures, skills and systems at a local level which: promote early consideration of the historic environment; ensure that local decision makers have access to the expertise they need; and provide sufficiently skilled people to execute proposed changes to heritage assets sensitively and sympathetically.</p> <p>4 Public Involvement: Promote opportunities to place people and communities at the centre of the designation and management of their local historic environment and to make use of heritage as a focus for learning and community identity at all levels.</p> <p>5 Direct Ownership: Ensure all heritage assets in public ownership meet appropriate standards of care and use while allowing, where appropriate, for well managed and intelligent change.</p>	No key targets.	Local Plan policies should ensure the historic environment is utilised as both a learning resource and an economic asset, whilst ensuring it is sustained for future generations.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>6 Sustainable Future: Seek to promote the role of the historic environment within the Government's response to climate change and as part of its sustainable development agenda.</p>		
<p>HM Government (2010) Flood and Water Management Act 2010</p>		
<p>The Flood and Water Management Act 2010 makes provisions about water, including provision about the management of risks in connection with flooding and coastal erosion.</p>	<p>Those key targets related to water resources, include:</p> <ul style="list-style-type: none"> • To widen the list of uses of water that water companies can control during periods of water shortage, and enable Government to add to and remove uses from the list. • To encourage the uptake of sustainable drainage systems by removing the automatic right to connect to sewers and providing for unitary and county councils to adopt SUDS for new developments and redevelopments. • To reduce 'bad debt' in the water industry by amending the Water Industry Act 1991 to provide a named customer and clarify who is responsible for paying the water bill. • To make it easier for water and sewerage companies to develop and implement social tariffs where companies consider there is a good cause to do so, and in light of guidance that will be issued by the Secretary of State following a full public consultation. 	<p>The SA should include criteria in relation to flood risk management.</p>
<p>HM Government (2010) White Paper: Healthy Lives, Healthy People: Strategy for Public Health in England</p>		
<p>Aims to create a 'wellness' service (Public Health for England) and to strengthen both national and local leadership.</p>	<p>No formal targets.</p>	<ul style="list-style-type: none"> • The Local Plan should support this plan through policy. • The SA should look at healthy issues and the way the site allocations will support these.
<p>HM Government (2011) The Localism Act</p>		
<p>The Localism Bill includes five key measures that underpin the Government's approach to decentralisation.</p> <ul style="list-style-type: none"> • Community rights; • Neighbourhood planning; • Housing; • General power of competence; and • Empowering cities and other local areas. 	<p>No key targets or indicators.</p>	<ul style="list-style-type: none"> • The Local Plan should take into consideration community involvement and enable communities to influence the decisions that affect their neighbourhoods and quality of life.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
HM Government (2011) <i>Water for Life: White Paper</i>		
<p><i>Water for Life</i> describes a vision for future water management in which the water sector is resilient, in which water companies are more efficient and customer focused, and in which water is valued as the precious and finite resource it is.</p> <p><i>Water for Life</i> includes several proposals for deregulating and simplifying legislation, to reduce burdens on business and stimulate growth. Ofwat's proposals for reducing its regulatory burdens complement these.</p>	No target or indicators	<ul style="list-style-type: none"> • The Local Plan should ensure that future water management is resilient, efficient and customer focused • In order to ensure future water management is resilient SEA should consider resilience to climate change and should consider the human environment to ensure water companies remain customer focused.
HM Government (2011) UK Marine Policy Statement		
<p>The Marine Policy Statement (MPS) is the framework for preparing Marine Plans and taking decisions affecting the marine environment. It identifies the following objectives:</p> <ul style="list-style-type: none"> • Promote sustainable economic development; • Enable the UK's move towards a low-carbon economy, in order to mitigate the causes of climate change; • Ensure a sustainable marine environment which promotes healthy, functioning marine ecosystems and protects marine habitats, species and our heritage assets; and • Contribute to the societal benefits of the marine area, including the sustainable use of marine resources to address local social and economic issues. 	No specific targets identified.	<ul style="list-style-type: none"> • The Local Plan should support the implementation of the MPS where possible. • The SA Framework should reflect the objectives of the MPS.
HM Government (2011) Carbon Plan: Delivering our Low Carbon Future		
<p>This sets out how the UK will achieve decarbonisation within the framework of energy policy:</p> <ul style="list-style-type: none"> • To make the transition to a low carbon economy while maintaining energy security, and minimising costs to consumers, particularly those in poorer households. 	No key targets.	<ul style="list-style-type: none"> • The Local Plan should consider policies in term of access by low-carbon means and also the capacity for sites to use low carbon sources of energy. • The SA needs to ensure that the plan is embracing the low carbon agenda and appropriate sustainability objectives are utilised to assess the plan's credentials in terms of a low carbon future and the impact it could have on climate change.
HM Government (2013) The Community Infrastructure Levy (Amendment) Regulations 2013		
<p>The Community Infrastructure Level (CIL) is a charge which may be applied to new developments by local authorities. The money can be used to support development by funding infrastructure that the council, local community and neighbourhoods want.</p>	No key targets.	<ul style="list-style-type: none"> • The Local Plan should make some reference to the possibility of a Charging Schedule, as per the regulations, including that adopted by Essex County Council. • The SA should make some reference to how proposed development will improve the social, economic and environmental issues that exist in areas that will accommodate housing.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
HM Government (2014) Water Act 2014		
<p>The provisions in the Act enable the delivery of Government's aims for a sustainable sector as set out in the Water White Paper in a way that this is workable and clear. This Act aims to make steps towards reducing regulatory burdens, promoting innovation and investment, giving choice and better service to customers and enabling more efficient use of scarce water resources.</p>	<p>There are no formal targets or indicators.</p>	<p>The SA Framework should consider objectives seeking to protect and improve the quality of inland and coastal waters.</p>
HM Government (2015) Water Framework Directive (Standards and Classification) Directions (England and Wales) 2015		
<p>The regulations implement provisions of the Water Framework Directive (Directive 2000/60/EC), the Environmental Quality Standards Directive (Directive 2008/105/EC) and the priority substances amendment of these directives (Directive 2013/39/EU). This includes directions for the classification of surface water and groundwater bodies, monitoring requirements, standards for ecological and chemical status of surface waters, and environmental quality standards for priority substances.</p>	<p>No targets or indicators</p>	<p>The SEA should include objectives relating to water quality, water resources, sustainable water use, and biodiversity.</p>
HM Government (2015) Government Response to the Committee on Climate Change		
<p>In June 2015 the Committee on Climate Change and the Adaptation Sub-Committee published the seventh progress report on Government's mitigation activity and the first statutory assessment of the National Adaptation Programme. This included five recommendations and it is those recommendations that are responded to within this response</p>	<p>In June 2015 the Committee on Climate Change and the Adaptation Sub-Committee published the seventh progress report on Government's mitigation activity and the first statutory assessment of the National Adaptation Programme. This included five recommendations and it is those recommendations that are responded to within this response</p>	<p>In June 2015 the Committee on Climate Change and the Adaptation Sub-Committee published the seventh progress report on Government's mitigation activity and the first statutory assessment of the National Adaptation Programme. This included five recommendations and it is those recommendations that are responded to within this response</p>
HM Government (2016) Environmental Permitting (England and Wales) Regulations 2016		
<p>The Regulations provide a consolidated system of environmental permitting in England and Wales, and transpose the provisions of 15 EU Directives. It provides a system for environmental permits and exemptions for industrial activities, mobile plant, waste operations, mining waste operations, water discharge activities, groundwater activities, flood risk activities and radioactive substances activities. It also sets out the powers, functions and duties of the regulators.</p> <p>Certain flood risk activities are now regulated under the Environmental Permitting Regulations, with environmental permits required for some activities. There are slight variations between England and Wales.</p>	<p>No targets or indicators</p>	<p>The Local Plan should accord with these Regulations.</p>

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
HM Government (2017) The Conservation of Habitats and Species Regulations 2017		
This is the UK transposition of EC Directive 92/43/EC on the conservation of natural habitats and of wild fauna and flora.	The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.	The SA Framework should include objectives which seek to conserve the natural environment.
HM Government (2018) A Green Future: Our 25 Year Plan to Improve the Environment		
<p>This report outlines the following aims that the UK Government hopes to achieve in the next 25 years:</p> <ol style="list-style-type: none"> 1. Clean air. 2. Clean and plentiful water. 3. Thriving plants and wildlife. 4. A reduced risk of harm from environmental hazards such as flooding and drought. 5. Using resources from nature more sustainably and efficiently. 6. Enhanced beauty, heritage and engagement with the natural environment. 7. Mitigating and adapting to climate change. 8. Minimising waste. 9. Managing exposure to chemicals. 10. Enhancing biosecurity. 	Ensure the UKs environmental state improves over the next 25 years.	<ul style="list-style-type: none"> • The Local Plan should encourage sustainable development in it's all its forms and protect the important natural resources and assets of the area. • The SA Framework should include objective/guide questions that relate to sustainable development, air quality, mineral resources and protecting natural assets.
Historic England (2015) Historic Environment Good Practice Advice in Planning Notes 1 to 3		
The purpose of these Good Practice Advice notes is to provide information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG).	No specific targets identified.	<ul style="list-style-type: none"> • The Council should have regard to the Advice note in preparing the Local Plan. • The SA Framework should include objectives relating to conservation and enhancement of the historic environment.
Historic England (Various) Advice Notes		
Historic England has produced many advice notes on matters relating to historical assets, their protection and use.	No specific targets identified.	<ul style="list-style-type: none"> • The Local Plan should seek to protect local heritage assets alongside encouraging their use. • The SA Framework should include objectives/guide questions that relate to the protection of the heritage assets and encouraging their sustainable use.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Historic England (Various) Conservation Areas Site Specific Assessment and Guidance		
Historic England has produced many Conservation Area site specific assessments and guidance which provides important information on the state of the Conservation Area.	No specific targets identified.	<ul style="list-style-type: none"> The Local Plan should seek to protect local heritage assets. The SA Framework should include objectives/guide questions that relate to the protection of the heritage assets and encouraging their sustainable use.
NHS (2014) Five Year Forward View		
The NHS Five Year Forward View sets out a vision for the future of the NHS.	No specific targets identified.	<ul style="list-style-type: none"> The Local Plan should promote health and wellbeing and help ensure the provision of adequate facilities and services. The SA Framework should include a specific objective relating to human health.
NHS (2017) Next Steps on the Five Year Forward View		
The NHS Five Year Forward View set out why improvements were needed on our triple aim of better health, better care, and better value. This Plan concentrates on what will be achieved over the next two years, and how the Forward View's goals will be implemented.	No specific targets identified.	<ul style="list-style-type: none"> The Local Plan should promote health and wellbeing and help ensure the provision of adequate facilities and services. The SA Framework should include a specific objective relating to human health.
Regional Plans and Programmes		
Ekos Consultants (2016) The Borderlands Inclusive Growth Initiative: 'A Framework for Unlocking our Potential'		
<p>This document provides information on the Borderlands Inclusive Growth Initiative. The initiative is a 20+ year partnership between Dumfries and Galloway, Scottish Borders, Carlisle, Cumbria and Northumberland Councils. The aim of the partnership is for these Councils to work together to aid in addressing the following issues that affect them all:</p> <ul style="list-style-type: none"> low levels of productivity; low levels of income; low population retention (particularly working age and young people); and an economic base dependent on traditional, rural sectors, that is vulnerable to external pressures. 	No specific targets identified.	<ul style="list-style-type: none"> The Local Plan should seek to address the issues highlighted within the Borderlands Inclusive Growth Initiative. The SA Framework should include objective/guide questions that relate to economic growth, sustainable development, supporting local communities and new affordable housing.
<p>These aims will be delivered through the following two methods:</p>		

Key objectives relevant to Local Plan & SA**Key targets and indicators relevant to Local Plan and SA****Commentary (how the SA Framework should incorporate the documents' requirements)**

1. Direct intervention – the Initiative will seek to secure funding and resource to deliver a range of project activity that will contribute to the strategic and thematic priorities of the partners.

2. Indirect intervention – to ensure a co-ordinated approach to delivering economic development across the Borderlands and deliver maximum value from any investment, the Initiative also plays a vital strategic role – endorsing, lobbying and supporting the activity and priorities of wider stakeholders that will complement the direct Borderlands activity. This role will be particularly important for large scale strategic transport infrastructure projects such as HS2 and the Borders Railway.

The Borderlands Initiative is underpinned by the following 7 key principles:

1. The Initiative will support improvements and enhancements to the physical and digital infrastructure across the region, which will act as the primary mechanism for prioritising and connecting project activity.

2. Project partners will adopt a 'strategic hub' approach when developing Borderlands project activity – identifying geographic areas where the greatest level of commercial opportunity exists/ will be generated through the infrastructure improvements and link/ connect this with project activity.

3. The Initiative will unlock the full potential of the region – administrative boundaries have historically acted as a barrier for collaboration and constrained opportunity and activity across the region. Through adopting a co-ordinated approach between the five partner authorities the Initiative creates an opportunity for collaboration that reduces competition, maximises impacts and delivers value for money for the public sector.

4. The Initiative is a long term (20+ year) programme of investment, therefore there will be 'quick wins' and longer term strategic projects.

5. The Initiative has an important lobbying and advocacy role in supporting complimentary activity delivered by partners and stakeholders – this includes strategic transport projects e.g. HS2 and Borders Railway.

6. The Initiative will support and deliver project activity that includes both cross region initiatives and local area priorities that contribute to the Vision and Objectives of a stronger and growing Borderlands.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>7. To achieve best value, the Initiative will not develop or deliver project activity in isolation – all project activity will demonstrate strong linkages and connections, and that activity is embedded and connected within the business/ resident base.</p>		
<p>Environment Agency (2015) Northumberland Region River Basin and Flood Management Plans (2009-2015) (updated in 2015)</p>		
<p>There are several river basin and flood management plans that exist in the Northumberland region. They all express a need for local watercourses to be protected and for new developments to be carefully sited and designed to ensure they are not at risk of or increase the risk of flooding.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should look more favourably upon sites that are located in areas not at risk of flooding and do not increase the surrounding areas risk of flooding through being well designed. • The SA Framework should include objective/guide questions that relate to protecting Northumberland's water resources and current and future residents from flooding.
<p>Natural England (2009) State of the Natural Environment in the North East</p>		
<p>This report by Natural England outlines the many and varied habitats and species that live in the north east of England. The report states the importance of the north east's natural environment and green spaces and the important role management of the natural environment will have on reducing the impacts of climate change.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should protect designated environmental sites, the green belt and green spaces to ensure the north east's many habitats and species are afforded some protection. • The SA Framework should include objective/guide questions that relate to protecting the natural and open spaces of Northumberland and habitat rich areas.
<p>Newcastle International Airport (2013) Masterplan 2013-2030</p>		
<p>This masterplan outlines the long term goals of Newcastle Airport, which plans to expand the runway capacity of the airport, increase the number of car parks (especially long stay car parks), wider road and infrastructure improvements and the possibility of additional aircraft parking. It is important to note that Newcastle Airport does not plan to construct an additional runway.</p>	<ul style="list-style-type: none"> • Passenger number will grow from 4.4 million in 2012 to up to 8.5 million by 2030 • Aircraft movement will grow from 62,200 in 2012 to up to 87,500 by 2030 	<ul style="list-style-type: none"> • The Local Plan should consider Newcastle Airport's infrastructure plans and growth predictions to ensure Northumberland is prepared for Newcastle Airport's expansion. • The SA Framework should include objective/guide questions that relate to the potential effects of noise pollution and objective/guide questions that relate to infrastructure.
<p>Newcastle Airport (2013) Noise Action Plan</p>		
<p>The Newcastle Airport Noise Action Plan establishes how Newcastle Airport monitors and manages the level of noise its activities produce.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should consider the affect Newcastle Airport has on its surrounding (especially with regard to noise) and ensure any sites located in close proximity to the airport are sufficiently assessed to protect future residents.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
NHS (2008) Better Health, Fairer Health - A Strategy for 21st Century Health and Well-being in the North East of England		
<p>This report by the NHS seeks to improve the health and wellbeing of the residents of the north east of England, which is demonstrated through the following vision:</p> <p><i>“The North East will have the best and fairest health and well-being, and will be recognised for its outstanding and sustainable quality of life”.</i></p>	No targets or indicators	<ul style="list-style-type: none"> The SA Framework should include objective/guide questions that relate to the potential effects of noise pollution. The Local Plan should consider how it can improve the health and wellbeing of Northumberland's residents. The SA Framework should include objective/guide questions related to health and wellbeing.
North East Climate Change Partnership (2008) The North East Climate Change Adaptation Study (study completed by Royal Haskoning DHV on behalf of the partnership)		
<p>This study highlights the potential scale and wide ranging affects that climate change could have on the north east region in the future. Some of the potential affects predicted are increased flooding and the severity of flooding, wildfires, health effects of extreme weather patterns, infectious diseases and pests, weather related damage to infrastructure and buildings, and a potential loss of business productivity.</p>	No targets or indicators	<ul style="list-style-type: none"> The Local Plan should identify ways to increase Northumberland's resilience to the effects of climate change and seek to reduce the regions contribution to causing climate change. The SA Framework should include objective/guide questions that relate to climate change and reducing its causes and potential effects.
North East Local Enterprise Partnership (2017) More and Better Jobs – The North East Strategic Economic Plan		
<p>This plan seeks to continue the north east of England's growth through the creation of new employment opportunities, which is demonstrated by the plan having an overall aim of creating 'more and better jobs'.</p>	<ul style="list-style-type: none"> To increase the number of jobs in the North East economy by 100,000 by 2024 To ensure that 60% of the jobs growth is in 'better' jobs 	<ul style="list-style-type: none"> The Local Plan should seek to encourage employment growth and ensure Northumberland has a wide range of employment opportunities available but particularly focusing on high skilled job creation. The SA Framework should include objective/guide questions related to the creation of employment opportunities.
<p>This will be achieved through the following 6 targets:</p> <ol style="list-style-type: none"> To increase the number of jobs in the North East economy by 100,000 by 2024 60% of these additional jobs will be 'better' jobs. A 'better' job is defined as being a job in the top three Standard Occupations Classification (SOC) categories, which are: Managers and directors, senior officials, professionals, and associate professional and technical occupations. 		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>3. Improvement in the employment rate of local people 4. Improvement in the economic activity rate of local people</p> <p>Private sector employment density, reflecting the aim to rebalance the relative contribution of public and private sector employment</p>		
Northumbrian Water (2014) Water Resources Management Plan 2015-2040		
<p>This Water Resource Management Plan outlines the water resources of Northumberland and tries to forecast how severe the demand for water will be in the future.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should be mindful of the Water Resource Management Plan, and its implications for future development. The Local Plan should consider water saving and management policies alongside preparing the groundwork for new water resources in the far future. • The SA Framework should include objective/guide questions that relates to sustainable water resource management.
Transport for the North (2018) Long Term Rail Strategy Key Messages		
<p>This document provides a summary of the key issues facing the train services of the North of England and what needs to be addressed to improving the service:</p> <ul style="list-style-type: none"> • Poor journey times and low service frequency • Inadequate integration with other modes of travel • Poor service reliability and punctuality • Weekend and public holiday services which fall short of customer expectations • Services for rural and economically deprived areas which do not always meet local needs • Lack of on-train capacity • Capacity and capability constraints for rail freight services • Restricted uptake of rail freight as a mode of transportation • Infrastructure constraints limiting growth • Inconsistent quality of train services, stations, security and information provision • Trains which contribute to poor air quality in many centres • Complex fares and ticketing • Operating and infrastructure inefficiencies, and lack of revenue collection • Poor attractiveness of rail to passengers, businesses, and freight. 	<p>Ensure that the future rail services operating in the North of England have addressed the issues highlighted within this plan.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the issues identified in this document to consider how the train services and provision could be improved in Northumberland and the North as a whole. • The SA Framework should include objective/guide questions that relates to infrastructure development and sustainable transport.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Transport for the North (2018) Updated Major Roads Report Key Messages		
<p>This report highlights the vision that runs through all of the Transport for the North's documents:</p> <p><i>“Our vision is of a thriving North of England, where modern transport connections drive economic growth and support an excellent quality of life.”</i></p> <p>The report also highlights several factors that the road networks of the North must aim to fulfil:</p> <ul style="list-style-type: none"> • Enable international connectivity by improving access to ports and airports; • Support agglomeration economies by providing more rapid and reliable journeys to bring businesses closer together; • Release growth in key employment and housing sites; • Increase the resilience of the economy to outside opportunities and threats; • Enable the most efficient journeys across multiple transport modes; • Improve access to opportunities for the citizens of the North. 	<p>Improve the connectivity of the North of England and ensure it has a world class road network.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the aims and vision of this report and consider how it would be able to improve the road infrastructure and connectivity of Northumberland. • The SA Framework should include objective/guide questions that relates to improving infrastructure, economic growth and sustainable development.
Sub-Regional		
Northumberland County and National Park Joint Structure Plan, Policy S5 (Green Belt extension) (2008)		
<p>Saved Policy S5 establishes the general extent of the outer boundary of the Green Belt extension around Morpeth.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan will need to define the precise outer boundaries of the Green Belt extension, based on the detailed description provided within saved Policy S5, and the detailed inner boundary around Morpeth. • The SA Framework should include objectives/guide questions that relate to the defined purposes of the Green Belt extension.
Local		
Alnwick District Council (1997) Alnwick District Local Plan (as amended by Secretary of State's Direction 2007)		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<p>A considerable amount of the policies contained within the Alnwick District Local Plan are saved policies and are therefore still relevant. These policies broadly aim to:</p> <ul style="list-style-type: none"> • Protect the rural environment, its character, landscape natural resources and important habitats and species whilst promoting sensitive use of the countryside • Balance the need for new development alongside protecting the character and setting of the existing built environment, especially with regard to areas of special quality • Ensure that the Alnwick district has sufficient housing to meet its current and future diverse needs and continue to address the housing imbalance found between the larger settlements and smaller, rural settlements of the district • Continue to improve the level of infrastructure within the district • Ensure that the district continues to grow economically and continue to grow the local tourism industry • Preserve and enhance local communities and ensure they have sufficient facilities and services for a good quality of life 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should consider the policies outlined within the Alnwick Local Plan and ensure it contains measures that continue the ideals of the Alnwick Local Plan, where appropriate. • The SA Framework should include objective/guide questions that relate to sustainable development, protecting the historic and natural environment, infrastructure, the creation of new housing and employment land and protecting and enhancing local communities.
<p>Alnwick District Council (2007) Alnwick District Core Strategy</p>		
<p>The Alnwick District Local Development Framework (LDF) outlines a number of challenges facing the Alnwick area over the next 15 years:</p> <ul style="list-style-type: none"> • The plan outlines the issue of a declining young, economically active population alongside a rising aging, non-economically active population; • There is a need for new sustainable housing, services and employment opportunities across the region; • Continue to be a place tourists want to visit and ensure the areas natural and historical environment is protected; • Balance the need for new development alongside ensuring they are in areas that are easily accessible; and • A need to develop new community, educational and recreational facilities. 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should consider the challenges outlined within the Alnwick District LDF and ensure it contains measures to address these challenges. • The SA Framework should include objective/guide questions that relate to sustainable development, protecting the historic and natural environment, infrastructure and the creation of new housing and employment land.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Berwick upon Tweed Council (1999) Berwick-upon-Tweed Borough Local Plan (as amended by Secretary of State's Direction, 2007)		
<p>The Berwick-upon-Tweed Local Plan contains the planning policies for the former Berwick-upon-Tweed area and had the following aims:</p> <ul style="list-style-type: none"> • To conserve and enhance the Borough's landscape and coast, it's native biodiversity and its human heritage. • To sustain and promote economic and social opportunities. • To ensure that these opportunities can be realised without compromising the Borough's environment, in the short and medium term and for future generations. <p>It also had the single, overarching key aim of:</p> <ul style="list-style-type: none"> • To conserve and enhance the environmental wealth of the Borough, as the means to sustain and promote the quality of life of its residents; to ensure that their development needs are met without compromising the ability of future generations to meet their own needs; and for its own sake. 	No targets or indicators	<ul style="list-style-type: none"> • The Local Plan should consider the aims outlined within this Local Plan and ensure it contains measures to achieve these aims. • The SA Framework should include objective/guide questions that relate to balancing the environment against the need to improve the health, wellbeing and opportunities of the area's residents.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
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Blyth Valley Council (1999) Blyth Valley District Local Plan (as amended by Secretary of State's Direction, 2007)

<p>This Local Plan outlines the planning policies for the Blyth Valley Borough Area and is governed by the "Four E's":</p> <ul style="list-style-type: none"> • Environment: it is vital that all planning decisions are made with a view to protecting and, where possible, enhancing the natural environment and those aspects of the created environment that are important to preserve; • Energy conservation: it is important to make planning decisions that are not wasteful of energy e.g. through their location unnecessarily increasing car travel or through their design; • Equalising accessibility: it is necessary to take full account of the geography of the community in planning decisions and make facilities, work places etc. as accessible as possible to the people that use them; • Economic development: it continues to be of great importance that planning decisions assist the local economy, both by seeking to retain existing businesses and work activity and by allowing scope for new opportunities to be realised. 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should consider the challenges outlined within this Local Plan and ensure it contains measures to address these challenges. • The SA Framework should include objective/guide questions that relate to sustainable development, protecting the historic and natural environment, community facilities, infrastructure and the creation of new housing and employment land.
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Blyth Valley Borough Council (2007) Blyth Valley Core Strategy

<p>The Blyth Valley LDF creates further planning policies for the former Blyth Valley Borough area. This LDF aims to ensure that all developments are sustainable, which can be achieved through meeting the following:</p> <ul style="list-style-type: none"> • Being of a high standard of design and landscaping to ensure the development enhances its surrounding natural and built environment and also adds to the distinctive character of an area. The development should also be designed to be energy efficient and minimize the risk of crime; • Carefully sited to ensure the development does not have an adverse impact upon important landscape, ecological, historical or geological assets; • Be sufficiently accessible by several means of transportation (foot, cycle and public and private transport) • Ensure that waste and pollution is kept to a minimum and recycled; and • Provide or enhance existing community facilities, open spaces, sports/recreational facilities and opportunities for new art installations. 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should consider the policies contained within the Blyth Valley LDF to ensure that it contains measures to address those of relevance. • The SA Framework should include objective/guide questions that relate to these policies, namely that new developments in Northumberland should be sustainable.
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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
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Blyth Valley Borough Council (2007) Blyth Valley Development Control Policies DPD

<p>This document provides a set of generic development control policies against which planning applications for new development is assessed. These policies are many and varied in nature but all seek to ensure that development within the Borough are of high quality.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should consider the policies contained within the Blyth Valley DPD to ensure that it contains measures to address those of relevance. • The SA Framework should include objective/guide questions that relate to these policies, namely that new developments in Northumberland should be sustainable and of high quality.
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Carlisle District Council (2015) Carlisle District Local Plan 2015-2030

<p>The following forms part of the vision established by this Local Plan:</p> <p><i>“In 2030... the District of Carlisle, with the City at its heart, is successfully asserting its position, as a centre for activity and prosperity, as the capital and economic engine for a region encompassing Cumbria, the western fringes of Northumberland and extending into South West Scotland.”</i></p> <p>The Local Plan also outlines the following key strategic objectives areas that Carlisle District Council is seeking to improve by 2030:</p> <ul style="list-style-type: none"> • Spatial Strategy and Strategic Policies; • Economy; • Housing; • Climate Change and Flood Risk; • Infrastructure; • Health, Education and Community; • Historic Environment; • Green Infrastructure. <p>There are currently no adopted Neighbourhood Plans within the Carlisle District. The Dalston Parish Neighbourhood Development Plan is currently being produced.</p>	<p>Ensure that Carlisle in 2030 has achieved the vision and objectives outlined in the Local Plan.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the vision and strategic objectives contained within the Carlisle District Local Plan to ensure the two Local Plans are in harmony. • The SA Framework should include objective/guide questions that relate to the topic areas highlighted in the strategic objectives.
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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Cumbria County Council (2017) Cumbria Minerals and Waste Local Plan 2015 - 2030 (MWLP)		
<p>This plan outlines how Cumbria will manage minerals and waste developments over the next 15 years and ensure there are sufficient mineral and waste sites over the lifetime of the plan.</p> <p>The plan has the following strategic objectives:</p> <ul style="list-style-type: none"> • living within environmental limits • ensuring a strong, healthy and just society • achieving a sustainable economy • promoting good governance • using sound science responsibly. 	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the strategic objectives and wider vision of this MWLP. • The SA Framework should include objective/guide questions that relate to sustainable development, the correct management of minerals and waste and the creation of new mineral and waste sites.
Castle Morpeth Borough Council (2003) Castle Morpeth District Local Plan (as amended by Secretary of State's Direction, 2007)		
<p>A considerable amount of the policies contained within the Castle Morpeth District Local Plan are saved policies and are therefore still relevant. These policies broadly aim to:</p> <ul style="list-style-type: none"> • Provide enough employment and housing land for new, high quality developments to take place that service the needs of the district's residents; • Protect the existing, built, historical, ecological and landscape character and assets of the district; • Ensure the districts limited resources are used appropriately and for pollution and waste to be kept to a minimum – sustainable development is key; • Improve the connectivity of the district through infrastructure improvements that make it easier to traverse the district and make it easier to travel to; and • Encourage the creation and strengthening of communities and ensuring that communities have the services and facilities required for a good quality of life. 	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the policies outlined within the Castle Morpeth Local Plan and ensure it contains measures that continue the ideals of the Castle Morpeth Local Plan where appropriate. • The SA Framework should include objective/guide questions that relate to sustainable development, protecting the historic and natural environment, infrastructure, the creation of new housing and employment land and protecting and enhancing local communities.
Derwentside District Council (1997) Derwentside Local Plan (as amended by Secretary of State's Direction, 2007)		
<p>The Derwentside Local Plan set out the policies and aims that governed development within the Derwentside region. The saved policies provide direction on what sort of development Derwentside Council considered to be appropriate.</p>	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the policies outlined within the Derwentside Local Plan. • The SA Framework should include objective/guide questions that relate to sustainable development, protecting the historic and natural environment, infrastructure, the creation of new housing and employment land and protecting and enhancing local communities.



Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Durham County Council (2005) Durham Waste Local Plan (as amended by Secretary of State's Direction, 2007)		
<p>The Durham Minerals Local Plan contains the policies that govern waste developments within County Durham. It seeks to located waste developments in sustainable areas whilst ensuring the County has sufficient waste resources to meet its expected/planned growth.</p>	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> The Local Plan should consider the policies outlined within the Durham Waste Local Plan. The SA Framework should include objective/guide questions that relate to sustainable development and the sustainable management of waste and reducing the amount of waste created within the County.
Durham County Council (2000) Durham Minerals Local Plan (as amended by Secretary of State's Direction, 2007)		
<p>The Durham Minerals Local Plan contains the policies that govern mineral developments within County Durham. It seeks to located mineral developments in sustainable areas whilst ensuring the County has sufficient mineral resources to meet its expected/planned growth.</p>	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> The Local Plan should consider the policies outlined within the Durham Minerals Local Plan. The SA Framework should include objective/guide questions that relate to sustainable development and the sustainable extraction of mineral resources.
Eden District Council (2010) Core Strategy: Development Plan Document DPD		
<p>This DPD sets out the following vision for the Eden District:</p> <p><i>“To develop, maintain and improve a vibrant Eden economy and to provide affordable housing, supporting active and inclusive sustainable communities, building on natural assets, protecting and enhancing Eden’s unique environment and heritage”</i></p>	<p>Ensure that the future of the Eden District is in line with the vision and objectives of this DPD.</p>	<ul style="list-style-type: none"> The Local Plan should consider the vision and objectives contained within the Eden DPD to ensure it and the DPD are not in conflict. The SA Framework should include objective/guide questions that relate to the key desires outlined in this document.
<p>The DPD also establishes a set of 15 objectives that will govern the spatial aspect of the District. They also provide four summary objectives that provide a loose guide as to what the 15 more detailed objectives are trying to achieve:</p> <ol style="list-style-type: none"> 1. affordable housing; 2. a quality environment; 3. economic vitality; 4. a quality Council. 		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Gateshead Council & Newcastle City Council (2010) Planning for the Future: Core Strategy and Urban Core Plan for Gateshead and Newcastle upon Tyne 2010-2030		
<p>This document contains the planning policies and spatial vision for the Gateshead and Newcastle City areas. The document states the desire for both the Gateshead and Newcastle City areas to be more sustainable, economically strong and growing and to be great places to live by 2030.</p>	<p>Ensure that Gateshead and Newcastle City areas are thriving and sustainable places to live and work.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the vision and overarching aims of this document to ensure it meets the standards of an adopted plan and would not adversely impact upon the Gateshead and Newcastle City areas. • The SA Framework should include objective/guide questions that relate to the key desires outlined in this document.
Hadrian's Wall Country (2015) Hadrian's Wall World Heritage Site Management Plan 2015-2019		
<p>The Hadrian's Wall World Heritage Site Management Plan establishes 15 objectives that seek to conserve, enhance and increase the level of access of the Hadrian's Wall World Heritage Site.</p>	<p>Aims to ensure that the Hadrian's Wall World Heritage Site is maintained to 2045 and beyond.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the objectives contained within the Hadrian's Wall World Heritage Site Management Plan to ensure that it contains measures to address those that remain relevant for Northumberland. • The SA Framework should include objective/guide questions that relate to protecting Northumberland's historical assets.
Joint Local Aggregates Assessment for County Durham, Northumberland and Tyne and Wear (2017)		
<p>This assessment quantifies the quality and amount of aggregates existing within Northumberland. The plan seeks to allow for an adequate supply of aggregates to be mined to ensure there will be sufficient supply of aggregate materials for the future.</p>	<p>Allow for the continued use of aggregates in a sustainable manner.</p>	<ul style="list-style-type: none"> • The Local Plan should carefully consider the LAA to inform the need for further aggregates resources to be identified and/or safeguarded. • The SA Framework should include objective/guide questions that relates to the sustainable use and supply of minerals resources.
Neighbourhood Plans (Adopted)		
<p>The following Neighbourhood Plans are adopted within Northumberland:</p> <ul style="list-style-type: none"> • Allendale Neighbourhood Plan 2015 • Morpeth Neighbourhood Plan 2016 • Alnwick and Denwick Neighbourhood Plan 2017 • Ponteland Neighbourhood Plan 2017 • North Northumberland Coast Neighbourhood Plan <p>These Neighbourhood Plans provide an important insight into the needs of local communities.</p>	<p>Each Neighbourhood Plan will have targets and indicators relevant to their local area.</p>	<ul style="list-style-type: none"> • The Local Plan should carefully consider the Neighbourhood Plans that have been completed to ensure it reflects the needs of local communities with a greater degree of accuracy. • The SA Framework should include objective/guide questions that relate to the issues identified within these Neighbourhood Plans.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
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Neighbourhood Plans (In Progress)

<p>There are a number of Neighbourhood Plans currently in the process of being produced within Northumberland. These are:</p> <ul style="list-style-type: none"> • Acomb Neighbourhood Plan • Longhorsley Neighbourhood Plan • Stannington Neighbourhood Plan • Whittington Neighbourhood Plan <p>Though not yet adopted, these Neighbourhood plans provide an important insight into the needs of local communities.</p>	<p>Each Neighbourhood Plan will have targets and indicators relevant to their local area.</p>	<ul style="list-style-type: none"> • The Local Plan should carefully consider the Neighbourhood Plans that are in the process of being completed to ensure it reflects the needs of local communities with a greater degree of accuracy. • The SA Framework should include objective/guide questions that relate to the issues identified within these Neighbourhood Plans.
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Newcastle International Airport (2017) Newcastle International Airport Master Plan 2035 Consultation Draft

<p>This Master Plan is currently being produced by Newcastle International Airport and is currently being consulted upon. When/if it is adopted, it will govern the Airports plans till 2035. It establishes the following objectives:</p> <ol style="list-style-type: none"> 1. Ensure the demand for air travel and the growth aspirations of the Airport can be met; 2. Be the number one choice for air travel for the region to and from an exceptional range of destinations; 3. Be the most welcoming airport and embrace innovative new technology to deliver a memorable experience to our customers; 4. Become a greater contributor to the regional economy through added jobs, gross value added (GVA), and a facilitator of inbound tourism; <p>And ensure that:</p> <ol style="list-style-type: none"> 5. The Airport can grow sustainably and will appropriately mitigate our impact on the environment and our neighbours; 6. We work closely with partners to deliver improved surface access infrastructure to support growth. 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should carefully consider the Masterplans objectives. • The SA Framework should include objective/guide questions that relate to the potential expansion and effects of Newcastle International Airport.
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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Northumberland County Council (2000) Northumberland Minerals Local Plan, Written Statement and Proposals Map (as amended by Secretary of State's Direction 2007)		
<p>The Minerals Local Plan seeks to ensure the most sustainable use of Northumberland's resources, to reconcile mineral working with other competing interests as far as possible and to strike the right balance between the need to produce minerals and the need to protect the environment and people's quality of life. More specifically, it aims to:</p> <ul style="list-style-type: none"> • Protect local communities and the County's resources such as good quality agricultural land and features of landscape, wildlife and heritage importance from undue disturbance or damage as a result of the working and transport of minerals. • Identify how much aggregate and other minerals will need to be supplied from Northumberland to make an appropriate contribution to the local, regional and national need for minerals, and to identify the preferred locations for mineral extraction. • Safeguard important mineral resources and encourage the use of secondary and recycled materials wherever possible. • Provide a detailed policy framework for assessing and controlling mineral working and to ensure that land used for mineral working is properly reclaimed to a beneficial after-use 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should consider the issues outlined within the Minerals Local Plan and ensure that it contains measures to address those that remain relevant for Northumberland. • The SA Framework should include objectives/guide questions which ensure that minerals resources are used sustainably, and that society's need for minerals is balanced with the protection of the environment and people's quality of life.
Northumberland County Council (2001) Northumberland Waste Local Plan, Written Statement and Proposals Map (as amended by Secretary of State's Direction 2007)		
<p>The Waste Local Plan seeks to strike the correct balance between the need to manage waste and the need to protect the environment and people's quality of life. More specifically, it aims to:</p> <ul style="list-style-type: none"> • provide measures to protect the environment and people's quality of life from the adverse impact of the storage, treatment and disposal of waste; • encourage methods of waste management that have the least overall environmental impact; • identify existing capacities and to assess the need for new waste management facilities within the plan period; • provide a framework which allows for an adequate network of facilities to ensure the proper management of waste; • strike an appropriate balance between the different waste management options; • provide a detailed policy framework for assessing and controlling waste management developments; and 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should consider the issues outlined within the Waste Local Plan and ensure that it contains measures to address those of relevance. • The SA Framework should include objectives/guide questions which ensure that waste is managed sustainably and the need for waste management facilities is balanced with the protection of the environment and people's quality of life.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> provide measures to minimise the environmental impact of waste management developments through agreed working practices. 		
<p>Northumberland County Council (2008) Northumberland Biodiversity Action Plan</p>		
<p>The Biodiversity Action Plan outlines several challenges facing the natural environment of Northumberland:</p> <ul style="list-style-type: none"> Recreational pressure Development Habitat fragmentation Nutrient enrichment Unsuitable management Sterilisation of the 'wild' through over tidiness Invasive species Climate change Vandalism <p>The Biodiversity Action Plan also enforces the need to protect Northumberland's important designated natural assets.</p>	<p>Maintain and even enhance Northumberland's current natural assets to ensure they can be enjoyed by residents and tourists.</p>	<ul style="list-style-type: none"> The Local Plan should continue to protect Northumberland's designated natural assets and seek to tackle the challenges outlined within the Biodiversity Action Plan. The SA Framework should include objective/guide questions that relate to protecting the natural environment.
<p>Northumberland County Council (2009) Northumberland and North Tyneside Shoreline Management Plan 2 - Scottish Border to River Tyne</p>		
<p>This plan outlines the following objectives that will allow for the management of the Northumberland and North Tyneside coast:</p> <ul style="list-style-type: none"> To provide an understanding of the coast, its behaviour and its values. To define, in general terms, the risks to people and the developed, natural and historic environment within the SMP2 area over the next century. To appraise different policy approaches and identify the preferred policies for managing those risks or creating opportunity for sustainable management. To examine the consequences of implementing the preferred policies in terms of the objectives for management. To set out procedures for monitoring the effectiveness of the SMP policies. To inform others so that future land use and development of the shoreline can take due account of the risks and preferred SMP2 policies. 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> The Local Plan should consider the objectives contained within the Shore Management Plan to ensure that it contains measures to address those that remain relevant for Northumberland. The SA Framework should include objective/guide questions that relate to protecting Northumberland's water resources (including the coast) and natural assets.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
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- To comply with international and national nature conservation legislation and biodiversity obligations.

Northumberland County Council (2010) Level 1 Strategic Flood Risk Assessment

<p>This Strategic Flood Risk Assessment provides an overview of areas that are at risk of flooding and pinpoints the main sources of flooding throughout the district.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> The Local Plan should carefully consider the area at risk of flooding and the sources of flooding outlined within the Strategic Flood Risk Assessment to ensure Northumberland is less exposed to flooding. The SA Framework should include objective/guide questions that relate to flooding, climate change and increasing the districts resilience to the potential effects of climate change.
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Northumberland County Council (2010) North Pennines AONB and European Geopark Geodiversity Action Plan 2010-2015

<p>This Action Plan is concerned with protecting the geodiversity of the North Pennines AONB by ensuring the areas natural resources are conserved and enhanced. However, the Action Plan also seeks to encourage people to enjoy the areas many and diverse natural assets and is trying to strike a balance between people enjoying the North Pennines but also ensuring they do not harm it.</p>	<p>Maintain and even enhance the North Pennines AONB to ensure it can continue to be enjoyed by residents and tourists.</p>	<ul style="list-style-type: none"> The Local Plan should continue to protect Northumberland's designated natural assets and seek to tackle the challenges outlined within the Geodiversity Action Plan. The SA Framework should include objective/guide questions that relate to protecting the natural environment.
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Northumberland County Council (2011) Northumberland Local Transport Plan 2011-2026

<p>The Northumberland Local Transport Plan seeks to improve the connectivity of the Northumberland region and to encourage the use of more sustainable transport. The plan outlines that Northumberland is progressing well at achieving the above by encouraging a shift to people walking or cycling to their destination, making roads safer and maintaining the primary road networks. The rural nature of large parts of Northumberland continues to be a problem that needs to be overcome.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> The Local Plan should consider ways to improve the connectivity of Northumberland, especially ways to improve the accessibility of rural settlements. The SA Framework should include objective/guide questions that relate to improving the infrastructure of Northumberland.
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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Northumberland County Council (2011) Northumberland Preliminary Flood Risk Assessment Final Report		
<p>The Northumberland Preliminary Flood Risk Assessment report outlines the following aims and objectives it has to aid in reducing Northumberland's risk of flooding:</p> <ul style="list-style-type: none"> • Identify partners with a role and interest in flood risk management and describe the methods for continued engagement • Establish an organisational framework and data management systems for the collation, storage and maintenance of flood risk data • Determine significant flood risk and identify Flood Risk Areas within Northumberland by; <ul style="list-style-type: none"> ▪ Describing significant historic flood events from local sources including the impacts of such events ▪ Describing the likely impacts of potential flood risk from local sources of flooding 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should consider the aims and objectives contained within the Flood Risk Assessment to ensure that it contains measures to address those that remain relevant for Northumberland, especially located potential development sites outside of areas identified as being at risk of flooding. • The SA Framework should include objective/guide questions that relate to increasing the resilience of Northumberland to the effects of climate change and locating developments outside of areas at risk of flooding.
Northumberland County Council (2011) Northumberland County Council Renewable, Low-Carbon Energy Generation and Energy Efficiency Study		
<p>This report outlines measures for Northumberland to continue to improve its carbon efficiency to ensure it becomes a 'low carbon' region.</p>	<p>Balance the need for new homes against the need to maintain low-zero carbon growth.</p>	<ul style="list-style-type: none"> • The Local Plan should consider this study to ensure that it contains measures to address those that remain relevant for Northumberland. • The SA Framework should include objective/guide questions that relates to pollution, waste, renewable energy and sustainable development.
Northumberland County Council (2012) Northumberland Joint Strategic Needs Assessment		
<p>The Northumberland Joint Strategic Needs Assessment (JSNA) outlines the current state of Northumberland's resident's health, wellbeing and needs and aims to improve it by addressing health inequalities between different areas and making services more available to the more rural communities.</p>	<p>Improve the health, wellbeing and options of current and future residents of Northumberland.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the objectives contained within the Northumberland JSNA to ensure that it contains measures to address those of relevance. • The SA Framework should include objective/guide questions that relate to the improvement of health and wellbeing.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Northumberland County Council (2012) Northumberland Tenancy Strategy		
<p>The Northumberland Tenancy Strategy seeks to make the social housing system within Northumberland fairer and better. This will be achieved through the strategy providing advice to Registered Providers to ensuring the housing options available are of sufficient quality and quantity.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should consider the aims and objectives contained within Northumberland Tenancy Strategy to ensure that it contains measures to address those or relevance • The SA Framework should include objective/guide questions that relate to the creation of sustainable communities and more housing that meets the needs of local residents.
Northumberland County Council (2013) Northumberland Housing Strategy, 2013-2018		
<p>The Northumberland Housing Strategy seeks to outline what housing Northumberland needs and how this can be achieved. The strategy is governed by the following aim:</p> <p><i>“The population of Northumberland have access to a home that is safe, warm, and affordable, and that help and support is available to those that are unable to meet their own housing need.”</i></p> <p>This vision is supported by the following three key themes:</p> <ul style="list-style-type: none"> • Ensuring affordable and quality housing; • Supporting people to lead healthy and independent lives; and • Supporting sustainable local economies and communities. 	<p>Ensure Northumberland has sufficient housing for its growing population and a diverse mix of housing to ensure its growing aging population have appropriate places to live.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the vision and themes contained within the Northumberland Housing Strategy to ensure that it contains measures to address those of relevance. • The SA Framework should include objective/guide questions that relate to the creation of a high quality, diverse housing stock.
Northumberland County Council (2013) Strategy for Gypsies and Travellers in Northumberland 2013 to 2016		
<p>This strategy seeks to improve the quality of life for Gypsies and Travellers within Northumberland. It is governed by the following vision:</p> <p><i>“Gypsies and Travellers residing in, travelling through or staying temporarily in Northumberland will have an equal opportunity to participate in the community. Their right to a cultural identity will be understood and equal access to services will be facilitated.”</i></p> <p>This vision is supported by the following aims:</p> <ul style="list-style-type: none"> • Improving the health of Gypsies and Travellers; • Increasing education attainment and increasing basic skill levels of Gypsies and Travellers; • Increased levels of, and access to, appropriate authorised accommodation; and 	<p>Ensure Gypsy and Travellers are not persecuted and are given the same opportunities within Northumberland as any other resident.</p>	<ul style="list-style-type: none"> • The Local Plan should consider whether there is a need to allocate land for new gypsy and traveller sites, especially sites closer to existing communities within Northumberland. • The SA Framework should include objective/guide questions that relate to sustainable communities accessible for all ethnic or minority groups.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
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- Better integration between the settled community and Gypsy and Traveller communities.

Northumberland County Council (2014) Northumberland Coast AONB Management Plan 2014-2019

The Northumberland Coast AONB management plan is governed by a vision that looks beyond 2019 to 2034 and is:

“A sense of remoteness and wildness is maintained, with wide open coastal and sea views, a naturally functioning coastline rich in wildlife, and a clear distinction between settlements and open countryside. The AONB is a living, working area with a celebrated history and culture, and a vibrant present in which social and economic wellbeing is successfully integrated with the conservation and enhancement of the special qualities of the area.”

The above vision will be achieved through achieving the following 3 objectives:

- Conserve and enhance the special landscape, natural environment and cultural heritage of the Northumberland Coast AONB
- The Northumberland Coast AONB remains as a living and thriving landscape
- Celebrate and discover the Northumberland Coast AONB

That the Northumberland Coast AONB is continued to be well managed to ensure it is in a stronger position in 2019 than it was in 2014.

- The Local Plan should consider the objectives contained within the Northumberland Coast AONB management plan to ensure that it contains measures to address those of relevance and should also clearly define the AONB area.
- The SA Framework should include objective/guide questions that relate to these objectives and the vision, namely that new developments that could have any impacts upon the AONB are sustainable and protect or enhance the landscape and natural environment.

Northumberland County Council (2014) Berwickshire & North Northumberland Coast European Marine Site Management Scheme

This management scheme seeks to conserve and enhance the Berwickshire & North Northumberland Coast so that it can be enjoyed by visitors and residents for years to come and ensure this rich habitat is not lost.

That the Berwickshire & North Northumberland Coast natural assets are protected and where possible enhanced.

- The Local Plan should consider the objectives contained within this management scheme to ensure that it contains measures to address those of relevance and should also clearly define the Berwickshire & North Northumberland Coast European Marine Site.
- The SA Framework should include objective/guide questions that relate to the protection of important natural and ecological areas and habitats.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Northumberland County Council (2014) Northumberland Common Allocations Policy – Homefinder		
<p>The Homefinder report explains the Northumberland Homefinder Allocations service. The key objectives of Northumberland Homefinder are to:</p> <ul style="list-style-type: none"> • Increase housing choice and meet housing need; • Create a single point of access, through a common housing register, to all social housing, including accredited private sector properties and low cost home ownership options in Northumberland; • Provide an open, fair and transparent housing allocations system that is easily understood, accessible and easy to use; • Ensure consistency in the way in which applicants access accommodation; • Help to prevent and tackle homelessness in Northumberland; and • Create sustainable communities. <p>The above objectives are planned to be achieved through the application of the following aims:</p> <ul style="list-style-type: none"> • Using a Common Housing Register and Common Allocations policy across Northumberland; • Operating a banding scheme where applicants are placed in one of five bands according to their level of need; • Advertising all available homes weekly; • Providing support and advice for vulnerable customers when they need it; • Improving understanding and confidence in choice based lettings; • Providing applicants access to straightforward and realistic information on supply and demand and the prospect of re-housing; • Facilitating mobility regardless of tenure; and • Promoting equality of opportunity regardless of sex, race, age, disability, sexuality, colour, nationality or ethnicity. 	<p>Reduce the levels of homelessness within Northumberland and ensure people who are made suddenly homeless have a place to temporarily live.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the aims and objectives contained within Northumberland Homefinder to ensure that it contains measures to address those of relevance. • The SA Framework should include objective/guide questions that relate to the creation of sustainable communities and more housing that meets the needs of local residents.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
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Northumberland County Council (2014) Achieving Health and Wellbeing in Northumberland

<p>The Health and Wellbeing board that produced this report established the following vision to aid in guiding how best to improve Northumberland's health and wellbeing:</p> <p><i>"To create a culture that allows the aspirations of residents and communities to be fulfilled."</i></p> <p>This report emphasizes the need for communication between official bodies and local communities to ensure they can aid each other. This report also established several principles to aid in achieving aforementioned vision:</p> <ul style="list-style-type: none"> • Providing the information, care and support that people need • Making decisions based on quality information and feedback • Doing what we can to keep people well and healthy and to stop them from needing to go into hospital or depending on care services • Listening to local people and patients and making sure we are doing the right things in the right way, whilst being open and honest about what can and can't be done • Making sure that all people can get the services and support they need; and • Making a real difference to improving the health and wellbeing of local people. 	<p>To improve the health and wellbeing of the communities of Northumberland and improve the level of communication between local communities and official bodies.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the vision and principles contained within the Achieving Health and Wellbeing in Northumberland report to ensure that it contains measures to address those of relevance. • The SA Framework should include objective/guide questions that relate to improving health and wellbeing.
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Northumberland County Council (2015) Northumberland Economic Strategy 2015-2020

<p>The Northumberland Emergency Community Assistance Plan sets out the following vision for the economy of Northumberland:</p> <p><i>"to deliver a prosperous Northumberland founded on quality local jobs and connected communities."</i></p> <p>This report seeks to encourage more employment opportunities across Northumberland, especially jobs that could be deemed to be 'better'.</p>	<p>Create up to 10,000 new jobs by 2031 which would also aid in achieving the North East Strategic Economic Plans goal to create 100,000 new jobs across the region by 2025.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the vision contained within the Northumberland Economic Strategy to ensure that it contains measures to address those of relevance and to also provide areas for new employment land where required. • The SA Framework should include objective/guide questions that relate to improving the number and quality of employment opportunities available within Northumberland.
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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Northumberland County Council (2015) Northumberland Destination Management Plan 2015-2020		
<p>This plan seeks to grow the tourism sector within Northumberland and recognises that tourism is the second largest contributor to the economy of Northumberland.</p>	<p>Continue to grow the tourism industry within Northumberland in a sustainable fashion.</p>	<ul style="list-style-type: none"> • The Local Plan should consider ways to continue to foster growth within Northumberland's tourism sector. • The SA Framework should include objective/guide questions that relate to improving tourism through protecting the elements of Northumberland that encourage tourists to the area.
Northumberland County Council (2018) Northumberland Gypsy and Traveller Accommodation Assessment - updated		
<p>This assessment seeks to ensure that Northumberland has enough Gypsy and Traveller plots available for the Gypsy and Traveller community.</p>	<p>Ensure there are enough plots for Gypsy and Travellers.</p>	<ul style="list-style-type: none"> • The Local Plan should consider whether there is a need to allocate land for new gypsy and traveller sites. • The SA Framework should include objective/guide questions that relate to sustainable communities accessible for all ethnic or minority groups.
Northumberland County Council (2015) Private Sector Housing Strategy 2015-2020		
<p>The Private Sector Housing Strategy seeks to improve the amount and quality of the housing stock of Northumberland. The Strategy outlines several challenges that are currently hampering Northumberland's ability to tackle its housing issues:</p> <ul style="list-style-type: none"> • a need to increase the understanding of the Northumberland private rented sector; • manage the differences in affordability and levels of fuel poverty across the County; and • and tackle the areas at risk of market failure to support sustainable communities. 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should carefully consider this Housing Strategy to inform where new housing sites are planned for to ensure they would have the largest positive effect. • The SA Framework should include objective/guide questions that relate to the creation of new, diverse housing stock.
Northumberland County Council (2016) Northumberland: Creative Landscape: A Cultural Strategy for Northumberland 2016-2021		
<p>The Cultural Strategy for Northumberland creates the following vision for Northumberland's culture:</p> <p><i>"We want Northumberland to be internationally recognised for our exceptional cultural offer and for local people to benefit fully from a range of experiences that enhance quality of life, health and well-being making Northumberland an outstanding and special place to live, work and visit."</i></p> <p>This vision is supported by the following aims:</p> <ol style="list-style-type: none"> 1. Increasing participation and equality of access - We will create inspiring cultural opportunities for all Northumberland residents; 	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should consider the vision and aims contained within the Cultural Strategy to ensure that it contains measures to address those that remain relevant for Northumberland. • The SA Framework should include objective/guide questions that relate to increasing community cohesion, encourage the creation of new communities and overall tries to improve the sustainability of Northumberland's communities.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
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- 2. Maximising partnership and collaboration - We will raise our cultural profile regionally, nationally and internationally; and
- 3. Building economic sustainability, benefit and growth - We will invest in a strong and dynamic cultural sector together.

Northumberland County Council (2016) Northumberland Homelessness Strategy and Action Plan 2016-2021

<p>This strategy and action plan seeks to safeguard and protect the homeless within Northumberland. The strategy and action plan also seeks to prevent the causes of homelessness. This vision of the strategy summarises these goals:</p> <p><i>“The population of Northumberland has access to a home that is safe, warm and affordable and that sufficient support is available to those that are unable to meet their own housing needs”.</i></p> <p>This vision is enforced by 5 aims:</p> <ol style="list-style-type: none"> 1. Reduce levels of homelessness through targeted prevention initiatives 2. Make better use of all temporary accommodation to ensure that all household types are provided for 3. Support people through Welfare Reform 4. Improve access to permanent accommodation and support 5. Prevent youth homelessness 	<p>Reduce the levels of homelessness across Northumberland, especially as a result of domestic violence, being a long parent or the termination of short hold tenancies.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the vision and aims contained within the Northumberland Homeless Strategy and Action Plan to ensure that it contains measures to address those of relevance. • The SA Framework should include objective/guide questions that relate to the creation of a high quality, diverse housing stock and community services and facilities.
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Northumberland County Council (2017) Northumberland Emergency Community Assistance Plan

<p>The Northumberland Emergency Community Assistance Plan seeks to achieve the following aim:</p> <p><i>“The aim of this ECAP is to provide an effective framework to facilitate an integrated emergency response by NCC and its partner organisations to mitigate and alleviate the effects of an emergency which disrupts the normal provision of services or threatens the safety of the community following an emergency occurring within the County of Northumberland.”</i></p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should consider the aim of the Northumberland Emergency Community Assistance Plan to ensure that it contains measures to address those of relevance. • The SA Framework should include objective/guide questions that relate to improving health and wellbeing and protecting local communities.
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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Northumberland Joint Municipal Waste Strategy (2003)		
<p>This strategy outlines Northumberland's estimate waste generation, how it will be managed sustainably and how more waste will be recycled.</p>	<p>No targets or indicators</p>	<ul style="list-style-type: none"> • The Local Plan should consider this strategy to ensure that it contains measures to address those that remain relevant for Northumberland. • The SA Framework should include objective/guide questions that relate waste management and the application of the waste management hierarchy.
Northumberland National Park Authority (2009) Northumberland National Park Local Development Framework – Core Strategy & Development Policies		
<p>The Northumberland National Park LDF is governed by the following vision:</p>	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> • The Local Plan should have regard to the statutory purposes of the National Park, and recognise the relationship between the National Park and the local service centres on its boundaries. • The SA Framework should include objective/guide questions that relate to sustainable development and protecting the natural environment.
<p><i>“Northumberland National Park Authority will be proactive, innovative and forward-looking, working towards a National Park with thriving communities and a sustainable local economy grounded in its special qualities, including a richness of cultural heritage and biodiversity, a true sense of tranquillity and a distinct character associated with a living, working landscape, in which everyone has an opportunity to understand, enjoy and contribute to those special qualities.”</i></p>		
<p>The policies contained within this LDF are based on achieving the following 6 aims:</p>		
<ul style="list-style-type: none"> • Sustainable land use – so that the people who live in the National Park make a good living from the land, while maintain it in good environmental condition for future generations • A landscape rich in biodiversity and geodiversity – by protecting and enhancing the whole range of distinctive habitats, and the species they support, across the National Park • A rich cultural heritage – conserving enhancing and celebrating the historical legacy of the National Park, and developing it as a part of contemporary culture • A true sense of tranquillity – the peace and quiet which are increasingly rare and precious in large parts of the country • Opportunities for all to understand and enjoy and contribute to the special qualities – for the benefit of visitors and residents, and because well informed, passionate people will help to support all out other aims 		

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> A thriving community and economy grounded in the special qualities – for the benefit of residents and visitors, and to underpin all out other aims. 		
Northumberland National Park Authority (2016) Northumberland National Park Management Plan 2016 – 2021 – Distinctive Places, Open Spaces		
<p>The Northumberland National Park Management Plan was created with the following vision guiding its creation:</p> <p><i>“Northumberland National Park will be a truly welcoming and distinctive place, easily accessible to all. It’s inspiring and changing landscapes, characterised by open spaces, tranquillity, diverse habitats, geology and rich cultural heritage, will be widely recognised and valued. The living, working landscape will contribute positively to the well-being of the thriving and vibrant communities in and around the Park.”</i></p> <p>This vision is supported by 5 aims:</p> <ul style="list-style-type: none"> Aim 1: A Welcoming Park – To put people and their connections with the landscape at the heart of the National Park Aim 2: A Distinctive Place – To manage, conserve and enhance the distinctive natural and cultural qualities of the National park Aim 3: A Living, Working Landscape for Now and the Future – To adapt to change by applying new approaches, together with traditional techniques Aim 4: Thriving Communities – To ensure the thriving and vibrant communities have a strong sense of place and an economy grounded in the natural and cultural qualities of the National Park Aim 5: A Valued Asset – To ensure that National Park is valued as a local regional and national asset, with influence beyond its boundaries that is worth looking after now and for generations to come. <p>This management plan also established the following 4 key qualities that makes the Northumberland National Park special:</p> <ul style="list-style-type: none"> Distinctive Landscape Character; A Landscape Rich in Biodiversity and Geology; A Rich Cultural Heritage; and True Sense of Tranquillity. 	<p>To ensure the distinctive qualities and aspects of the Northumberland National Park are maintained and enhanced.</p>	<ul style="list-style-type: none"> The Local Plan should have regard to the statutory purposes of the National Park, and recognise the relationship between the National Park and the local service centres on its boundaries. The SA Framework should include objective/guide questions that relate to sustainable development and protecting the natural environment.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
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North Pennines AONB Partnership (2014) North Pennines AONB Management Plan 2014-2019

<p>The North Pennines AONB Management Plan outlines how this sensitive area will be managed over the next 5 years. The plan established 3 objectives which provide a summary of how the AONB can be maintained and enhanced:</p> <ul style="list-style-type: none"> • A place to look after; • A place to live and work; and • A place to celebrate and explore. 	<p>That the North Pennines AONB is continued to be well managed to ensure it is in a stronger position in 2019 than it was in 2014.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the objectives contained within the North Pennines AONB management plan to ensure that it contains measures to address those of relevance and should also clearly define the AONB area. • The SA Framework should include objective/guide questions that relate to these objectives namely that new developments that could have any impacts upon the AONB are sustainable and protect or enhance the landscape and natural environment.
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Northumberland Strategic Partnership (2007) The Heat is on – Strategic Framework for Climate Change Planning

<p>This strategic partnership seeks to achieve the following aim: <i>“Encourage partners to put in place effective and timely measures at both corporate and community levels to address the causes and implications of climate change in Northumberland by mainstreaming climate change planning within their own core business.”</i></p> <p>Northumberland is already feeling the effects of climate change with summers being hotter, less overall rainfall but with it being concentrated in the winter months, rising sea levels and more extreme types of weather.</p>	<p>Increase Northumberland’s resilience to climate change and its potential effects.</p>	<ul style="list-style-type: none"> • The Local Plan should consider ways to encourage sustainable development that reduces Northumberland contributions to the causes of climate change and increases the County’s resilience to its effects. • The SA Framework should include objective/guide questions that relate to sustainable development, reducing waste and pollution, high quality design and developments being carefully sited to not be at risk of flooding.
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North Tyneside Council (2017) North Tyneside Local Plan

<p>The North Tyneside Local Plan plans for the future of North Tyneside for 2017 to 2032. During this time, developments within North Tyneside will need to reflect the following detailed vision:</p> <p><i>“We want North Tyneside to be a place of opportunity, prosperity and vibrancy; a place that is resilient to climate change, where everyone can be happy, healthy, safe, and able to participate in a flourishing economy.”</i></p>	<ul style="list-style-type: none"> • Ensure North Tyneside is a more sustainable place in 2032 and for development to reflect the vision and aims of the local plan. 	<ul style="list-style-type: none"> • The Local Plan should consider the vision and aims of the North Tyneside Local Plan to ensure it meets the standards of an adopted plan and would not adversely impact upon the North Tyneside area. • The SA Framework should include objective/guide questions that relate to the key aims raised in the North Tyneside Local Plan.
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Key objectives relevant to Local Plan & SA**Key targets and indicators relevant to Local Plan and SA****Commentary (how the SA Framework should incorporate the documents' requirements)**

A place where local businesses are able to thrive and is attractive to inward investment with a high quality natural, built and historic environment providing attractive places for residents and visitors and excellent transport links, and particularly with Newcastle city centre, Northumberland, South Tyneside, Newcastle International Airport and the Port of Tyne. A place where the Borough's residents benefit from excellent access to education, have the opportunity to live in sustainable communities accommodating all ages and abilities, with quality and affordable homes reflecting high standards of design and construction and with easy access to open space, leisure and recreation facilities."

- **Our people**

- A. Be listened to by services that respond better and faster to their needs.
- B. Be supported to achieve their full potential, especially our children and young people.
- C. Be supported to live healthier and longer lives.
- D. Be cared for and kept safe if they become vulnerable.

- **Our places**

- A. Be places that people like living in and will attract others to either visit or live.
- B. Have more quality affordable homes.
- C. Work with residents, communities and businesses to regenerate the Borough.

- **Our economy**

- A. Grow by building on our strengths, including existing world class companies in marine technology and engineering.
- B. Have the right conditions to support investment and create new jobs, especially apprenticeships.
- C. Have local people that have the skills that businesses need.

- **Our partners**

- A. The Police, Fire and Rescue Service and NHS.
- B. School and colleges, where our children and young people will receive the skills they need for the future.
- C. Businesses and manufacturers who will be assisted to develop and expand.
- D. The voluntary sector, which provides support and opportunities for thousands across the Borough.

The adopted North Shields Fish Quay Neighbourhood Plan 2013 is also important to ensure any local plan produced understands what is important to neighbouring authorities communities.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
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Scottish Borders Council (2016) Scottish Borders Council Local Development Plan

<p>This Local Development Plan establishes the following vision for the future of the Scottish Borders region:</p> <p><i>“In 2025 the Scottish Borders will continue to be an excellent place in which to live and work, with improved job opportunities, housing availability and connectivity. Development will be sustainable and meet the challenges of a changing climate. The built and natural environment will continue to be high quality and support economic development and provide for recreational and leisure activities.”</i></p>	<p>Ensure that the Scottish Borders of the future is a more sustainable and stronger place to live and work.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the vision and aims of the Scottish Borders Local Development Plan to ensure it meets the standards of an adopted plan and would not adversely impact upon the Scottish Borders region. • The SA Framework should include objective/guide questions that relate to the key aims raised in the Scottish Borders Local Development Plan.
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- This vision can be broken down into the following aims:
- To provide an adequate range and quality of land and premises for business and industry;
 - To protect strategically important business opportunities;
 - To promote the development and regeneration of town centers
 - To provide a generous supply of land for mainstream and affordable housing;
 - To encourage better connectivity by transport and digital networks;
 - To protect and enhance the natural and built environment;
 - To protect important open space;
 - To promote green network linkages around towns;
 - To integrate climate change adaptation requirements such as flood prevention and sustainable renewable energy production;
 - To make adequate provision for waste management.

Tynedale District Council (2000) Tynedale District Local Plan (as amended by Secretary of State's Direction, 2007)

<p>The Tynedale District Local Plan establishes the planning policies for the former Tynedale District. These policies aim to ensure that development within the Tynedale District area are sustainable and establishes:</p> <ul style="list-style-type: none"> • The design, siting and scale of development within the Tynedale area must be of high quality, ensuring the landscape, built and historical character of the region are not adversely impacted; 	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the policies contained within the Tynedale District Local Plan to ensure that it contains measures to address those of relevance. • The SA Framework should include objective/guide questions that relate to these polices, namely that new developments in Northumberland should be sustainable.
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Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
<ul style="list-style-type: none"> The natural environment, especially the Green Belt, is to be protected but development may be permitted in the green belt where there is a considerable need for it; Designated historic, landscape, historical or geological sites in the region must be protected and even enhanced by new development where possible; That sufficient employment and housing land will be made available to allow the area to grow; Ensure that waste and pollution is kept to a minimum and recycled; and Provide or enhance existing community facilities, open spaces, sports/recreational facilities and opportunities for new art installations. 		
<p>Tynedale District Council (2007) Tynedale Core Strategy</p>		
<p>The Tynedale Core Strategy sets out the overall spatial planning strategy for the district of Tynedale up to 2021. This strategy will achieve this through striving to achieve the following objectives:</p> <ul style="list-style-type: none"> To contribute to the achievement of sustainable development; To use natural resources in the most sustainable way; To plan and manage development to meet the needs of a stable population; To protect and enhance the built and natural environment, biodiversity and cultural assets of Tynedale; To support and provide for a range of opportunities to meet the social and economic needs of the whole community; To ensure that the design and location of development respects the character and local distinctiveness of Tynedale and promotes safety and well-being; To focus the majority of development on Main Towns and Local Centres; To protect and enhance community facilities and services and maximise accessibility to them; To protect the countryside from unnecessary development; To minimise flood risk; To improve accessibility for the whole community especially by more sustainable forms of travel; and To help mitigate and adapt to the effects of climate change. 	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> The Local Plan should consider the policies contained within the Tynedale Core Strategy to ensure that it contains measures to address those of relevance. The SA Framework should include objective/guide questions that relate to these policies, namely that new developments in Northumberland should be sustainable and well designed.

Key objectives relevant to Local Plan & SA	Key targets and indicators relevant to Local Plan and SA	Commentary (how the SA Framework should incorporate the documents' requirements)
Wansbeck District Council (2007) Wansbeck District Local Plan (as amended by Secretary of State's Direction, 2010)		
<p>The Wansbeck District Local Plan establishes the planning policies for the former Wansbeck District. These policies were created with the following vision:</p> <p><i>“Our aim is to secure the highest quality of life for everyone residing within the District by providing excellent public services. We want to create a district where culture, the economy and the environment prosper and where the whole community is able to take part and assist in the commitment to its success.”</i></p> <p>Policies were also influenced by the following seven themes that were identified in order to ensure the plan would improve the quality of life of the regions residents:</p> <ul style="list-style-type: none"> • Achieving excellence in education and training • Protecting and transforming the local environment • Being confident and secure • Delivering economic prosperity for all • Being healthy, feeling good • Getting from A to B • Quality housing for all. 	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the policies contained within the Wansbeck District Local Plan to ensure that it contains measures to address those of relevance. • The SA Framework should include objective/guide questions that relate to these policies, vision and themes, namely that new developments in Northumberland should be sustainable.
Wear Valley District Council (1997) Wear Valley District Local Plan (as amended by Secretary of State's Direction, 2007)		
<p>The Wear Valley Local Plan provides the planning policies that govern the type and design of development within the Wear Valley.</p> <p>The plan had aims for each chapter of the plan, a few of which are outlined below:</p> <ul style="list-style-type: none"> • A supply of housing adequate to meet the needs of all the District's residents and that new land for housing development is both capable of development and available for development without excessive economic cost. • To identify and give protection to areas of landscape and nature conservation interest, including those of internationally, nationally and locally recognised value, nature reserves and other sites of scientific or ecological interest and valuable, environmentally sensitive areas of agriculture. • To seek to locate significant new developments in a way which will reduce the demand for movement. 2 To seek the safe and efficient use of the existing communications network. 	<p>No targets or indicators.</p>	<ul style="list-style-type: none"> • The Local Plan should consider the policies and aims contained within the Wear Valley District Local Plan to ensure that it contains measures to address those of relevance. • The SA Framework should include objective/guide questions that relate to these policies and Local Plan aims, namely that new developments in Northumberland should be sustainable.



Appendix D

Definitions of Significance





SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
1. To improve health and well-being and reduce health inequalities.	<ul style="list-style-type: none"> Will it encourage healthy lifestyles and reduce health inequalities? Will residents' quality of life be adversely affected? Will it help in tackling rising obesity levels? Will it increase regular participation in sports/exercise? Will it maintain and enhance healthcare facilities and services? Will it provide for or improve access to high quality, accessible healthcare facilities? Will it help to provide for and support the ageing population of Northumberland? Will it maintain / improve access to open space, recreational and leisure facilities? Will it help to reduce pollution (noise, emissions, light)? 	++	Significant Positive	<p>The policy/proposal could have strong and sustained impacts on healthy lifestyles and improve well-being through physical activity, recreational activity, improved environmental quality, etc. Different groups within the society are taken into consideration.</p> <p>The policy/proposal would ensure that new development is located in close proximity to a range of healthcare facilities (e.g. within 800m of a GP surgery and open space).</p> <p>The policy/proposal would deliver new healthcare facilities and/or open space.</p> <p>The policy/proposal would significantly reduce the level of crime through design and other safety measures.</p>
		+	Positive	<p>The policy/proposal would promote healthy lifestyles and improve well-being through physical activity, recreational activity, improved environmental quality, etc. Different groups within the society are taken into consideration.</p> <p>The policy/proposal would ensure that new development is located in close proximity to a healthcare facility (e.g. within 800m of a GP surgery or open space).</p> <p>The policy/proposal would reduce crime through design and other safety measures.</p>
		0	Neutral	<p>The policy/proposal would not have any effect on the achievement of the objective.</p>
		-	Negative	<p>The policy/proposal would reduce access to healthcare facilities and open space.</p> <p>The policy/proposal would deliver development in excess of 800m from a GP surgery and/or open space.</p> <p>The policy/proposal would lead to an increase in reported crime and the fear of crime in the County.</p> <p>The policy/proposal would have effects which could cause deterioration of health.</p>
		--	Significant Negative	<p>The policy/proposal would result in the loss of healthcare facilities and open space without their replacement elsewhere within the County.</p> <p>The policy/proposal would lead to a significant increase in reported crime and the fear of crime in the County.</p> <p>The policy/proposal would have significant effects which would cause deterioration of health within the community (i.e. increase in pollution).</p>
		~	No Relationship	<p>There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.</p>
		?	Uncertain	<p>The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.</p>
2. To improve the quality, range and	<ul style="list-style-type: none"> Will it improve the availability and accessibility of key local facilities, 	++	Significant Positive	<p>The policy/proposal would create new, or significantly enhance existing community facilities and services.</p>

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance		
accessibility of community services and facilities.	<ul style="list-style-type: none"> including healthcare, education, retail and leisure? Will it promote the development of a range of high quality, accessible community, cultural and leisure facilities? Will it promote the vitality and viability of town centres? Will it encourage active involvement of local people in community activities? Will it maintain and enhance rural facilities? Will it decrease the amount of traffic using the road system? Will it reduce adverse impacts of transportation on communities and the environment? 	+	Positive	<p>The policy/proposal would enhance existing community facilities and services.</p> <p>The policy/proposal would promote the vitality and viability of town centres.</p> <p>The policy/proposal would ensure that new development is located in close proximity (e.g. within 800m) to community facilities.</p>		
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.		
		-	Negative	<p>The policy/proposal would reduce the access, availability and quality of existing community facilities and services.</p> <p>The policy/proposal would make access to community facilities more difficult.</p> <p>The policy/proposal would harm the vitality and viability of town centres.</p> <p>The policy/proposal would deliver new development in excess of 2,000m from community facilities.</p>		
		--	Significant Negative	<p>The policy/proposal would result in the removal of existing community facilities without their replacement elsewhere within the County.</p> <p>The policy/proposal would significantly reduce the availability and quality of existing community facilities.</p>		
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.		
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.		
		3 To deliver safer communities.	<ul style="list-style-type: none"> Will it promote design of buildings and spaces to reduce crime and the fear of crime? Will it help reduce incidence of anti-social behaviour and substance misuse? Will it encourage social inclusion? Will it contribute towards road safety for all users? 	++	Significant Positive	<p>The policy/proposal would significantly help to reduce crime/fear of crime and anti-social behaviour.</p> <p>The policy/proposal would significantly help to encourage social inclusion.</p> <p>The policy/proposal would significantly contribute towards road safety for all users.</p>
				+	Positive	<p>The policy/proposal would help to reduce crime/fear of crime and anti-social behaviour.</p> <p>The policy/proposal would help to encourage social inclusion</p>
				0	Neutral	The policy/proposal would not have any effect on the achievement of the objective. It is anticipated that the policy will neither cause nor prevent the delivery of safer communities.
				-	Negative	<p>The policy/proposal would increase crime/fear of crime and anti-social behaviour.</p> <p>The policy/proposal would reduce social inclusion and road safety.</p>
--	Significant Negative			<p>The policy/proposal would significantly increase crime/fear of crime and anti-social behaviour.</p> <p>The policy/proposal would significantly reduce social cohesion and road safety.</p>		

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
4. To ensure everyone has the opportunity to live in a decent and affordable home.	<ul style="list-style-type: none"> Will it provide an adequate supply of affordable housing? Will it support the provision of a range of house types and sizes to meet the needs of all part of the community? Will it ensure a flexible supply of land for residential development, especially in the rural parts of Northumberland? Will it ensure that appropriate use is made of the existing housing stock? Will it promote of sustainable building techniques including innovative building materials and construction methods? Will it provide housing in sustainable locations that allow easy access to a range of local services and facilities? Will it promote improvements to the existing housing stock? Will it help to ensure the provision of good quality, well designed homes? 	~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
		++	Significant Positive	The policy/proposal would provide a significant increase to housing supply and would provide access to decent, affordable housing for residents with different needs, e.g. housing sites with capacity for 50 or more units.
		+	Positive	The policy/proposal would provide an increase to housing supply and would provide access to decent, affordable housing for residents with different needs, e.g. housing sites of between 1 and 99 units. The policy/proposal would make use of/improve existing buildings or unfit, empty homes. The policy/proposal would promote high quality design. The policy/proposal would deliver sufficient pitches to meet the requirements for Gypsies and Travellers and Showpeople.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would reduce the amount of affordable, decent housing available (e.g. a net loss of between 1 and 99 dwellings).
		--	Significant Negative	The policy/proposal would significantly reduce the amount of affordable, decent housing available (e.g. a net loss of 100+ dwellings)
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
		5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	<ul style="list-style-type: none"> Will it help provide good quality, well paid employment opportunities that meet the needs of local people? 	++

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
6. To deliver accessible education and training opportunities.	<ul style="list-style-type: none"> Will it maximise opportunities for all members of society? Will it tackle the causes of poverty and deprivation? Will it protect and enhance the vitality and viability of existing employment areas? Will it provide employment land in areas that are easily accessible by public transport? 	+	Positive	<p>The policy/proposal would encourage investment in businesses, people and infrastructure (e.g. delivering between 0.1 and 0.99ha of employment land).</p> <p>The policy/proposal would provide accessible employment opportunities.</p> <p>The policy/proposal would support diversification of the rural economy.</p> <p>The policy/proposal would support existing sustainable tourism which contributes to the local economy.</p> <p>The policy/proposal would deliver development in close proximity to a major employment site (i.e. within 2,000m walking distance or 30mins travel time by public transport).</p>
	<ul style="list-style-type: none"> Will it direct appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration? 	0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
	<ul style="list-style-type: none"> Will it support the rural economy and farm diversification? 	-	Negative	The policy/proposal would have negative effects on businesses, the local economy and local employment (e.g. it would result in the loss of between 0.1 and 0.99ha of employment land).
	<ul style="list-style-type: none"> Will it recognise the importance of the environment to the local economy? 	--	Significant Negative	The policy/proposal would have significant negative effects on business, the local economy and local employment (e.g. policy/proposal would lead to the closure or relocation of existing significant local businesses, loss of employment of 1ha or more, or would affect key sectors).
	<ul style="list-style-type: none"> Will it encourage or promote tourism? 	~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
	<ul style="list-style-type: none"> Will it encourage development of a low-carbon economy in Northumberland? 	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
	<ul style="list-style-type: none"> Will it provide, support and improve access to high quality educational facilities? 	++	Significant Positive	<p>The policy/proposal would create new, or significantly enhance existing educational facilities.</p> <p>The policy/proposal would create significant employment opportunities or improve access to training and skills. A large proportion of this would benefit local communities.</p> <p>The policy/proposal would ensure that new development is located in close proximity to a wide range of educational services (e.g. within 800m of first/middle/primary and secondary schools).</p>
	<ul style="list-style-type: none"> Will it improve the skills and qualifications throughout the working age population? 	+	Positive	<p>The policy/proposal would enhance existing educational opportunities, services and facilities.</p> <p>The policy/proposal would create employment opportunities or improve access to training and skills. Some of this would benefit local communities.</p> <p>The policy/proposal would ensure that new development is located in close proximity (e.g. within 800m to an educational facility).</p>
	<ul style="list-style-type: none"> Will it help to provide a supply of skilled labour to match the needs of local businesses? 	+	Positive	<p>The policy/proposal would enhance existing educational opportunities, services and facilities.</p> <p>The policy/proposal would create employment opportunities or improve access to training and skills. Some of this would benefit local communities.</p> <p>The policy/proposal would ensure that new development is located in close proximity (e.g. within 800m to an educational facility).</p>

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
7. To reduce the need for travel and improve transport integration.	<ul style="list-style-type: none"> Will it reduce inequalities in skills across Northumberland? Will it support community enterprises and the voluntary sector? Will it support the creation of flexible jobs to meet the changing needs of the population? 	0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would reduce the access, availability and quality of existing educational opportunities, services and facilities. The policy/proposal would make access to employment, skills and training more difficult. The policy/proposal would deliver new development in excess of 2,000m from educational facilities.
		--	Significant Negative	The policy/proposal would result in the removal of existing educational opportunities, services and facilities without their replacement elsewhere within the County. The policy/proposal would significantly reduce the availability and quality of existing employment or reduce availability/access to training and skills.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
		++	Significant Positive	The policy/proposal would significantly reduce need for travel, road traffic and congestion (e.g. new development is within 400m walking distance of all services). The policy/proposal would create opportunities/incentives for the use of sustainable travel/transport of people/goods. The policy/proposal would significantly reduce out-commuting in the County.
		+	Positive	The policy/proposal would reduce need for travel (e.g. new development is within 400m of one or more services). The policy/proposal would encourage the use of sustainable travel/transport of people/goods.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would increase the need for travel by less sustainable forms of transport, increasing road traffic and congestion. The policy/proposal would deliver new development in excess of 400m from public transport services/cycle routes.
		--	Significant Negative	The policy/proposal would significantly increase the need for travel by less sustainable forms of transport, substantially increasing road traffic and congestion.
~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.		

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
8. To protect and enhance Northumberland's biodiversity and geodiversity.	<ul style="list-style-type: none"> Will it conserve and enhance internationally, nationally and locally nature conservation designated sites and areas of ancient woodland and protected species? Will it help to improve the quality of SSSI to help ensure more are in favourable condition? Will it maintain and enhance woodland cover and management? Will it avoid habitat fragmentation and strengthen ecological framework? Will it ensure all new developments protect and enhance local biodiversity? Will it contribute to the achievement of objectives and targets within the Northumberland Biodiversity Action Plan? Will it incorporate a network of multifunctional Green Infrastructure within new developments, where appropriate? Will it result in a net gain for the natural environment with each new development? Will it provide opportunities for people to access the natural environment? 	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
		++	Significant Positive	<p>The policy/proposal would have a positive effect on European or national designated sites, habitats or species e.g. enhancing habitats, creating additional habitat or increasing protected species population.</p> <p>The policy/proposal would create new habitat and link it with existing habitats or significantly improve existing habitats to support local biodiversity.</p> <p>The policy/proposal would have major positive effects on protected geologically important sites.</p> <p>The policy/proposal would significantly enhance the County's green infrastructure network.</p>
		+	Positive	<p>The policy/proposal would have a positive effect on regional or local designated sites, habitats or species.</p> <p>The policy/proposal would improve existing habitats to support local biodiversity.</p> <p>The policy/proposal would have positive effects on protected geologically important sites.</p> <p>The policy/proposal would enhance the County's green infrastructure network.</p>
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	<p>The policy/proposal would have negative effects on regional or local designated sites, habitats or species e.g. short term loss of habitats, loss of species and temporary effects on the functioning of ecosystems.</p> <p>The proposed policy would lead to short-term disturbance of existing habitat but would not have long-term effects on local biodiversity.</p> <p>The proposed policy would have minor negative effects on protected geologically important sites.</p> <p>The policy/proposal would adversely affect the County's green infrastructure network.</p>
		--	Significant Negative	<p>The policy/proposal would have negative effects on European or national designated sites, habitats and/or protected species (i.e. on the interest features and integrity of the site, by preventing any of the conservation objectives from being achieved or resulting in a long term decreases in the population of a priority species). These effects could not be reasonably mitigated.</p> <p>The policy/proposal would result in significant, long term negative effects on non-designated sites (e.g. through significant loss of habitat leading to a long term loss of ecosystem structure and function).</p> <p>The policy/proposal would have significant negative effects on protected geologically important sites.</p> <p>The policy/proposal would have a significant adverse effect on the County's green infrastructure network.</p>

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
9. To ensure the prudent use and supply of natural resources.	<ul style="list-style-type: none"> Will it minimise the loss of soils to development? Will it maintain and enhance soil quality and functioning? Will it ensure that mineral resources are not sterilised unnecessarily? Will it provide an adequate supply of minerals to meet society's needs? 	~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
		++	Significant Positive	The policy/proposal would result in existing land / soil contamination being removed. The policy/proposal would avoid the sterilisation of mineral resources. The policy/proposal would ensure a sufficient supply of minerals
		+	Positive	The policy/proposal would encourage development on PDL.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
		-	Negative	The policy/proposal would result in development on greenfield or would create conflicts in land-use. The policy/proposal would increase the demand for local resources.
		--	Significant Negative	The policy/proposal would result in the sterilisation of mineral resources. The policy/proposal would significantly increase the demand for local resources. The policy/proposal would result in inappropriate development within a Minerals Safeguarding Area.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
		10. To encourage the efficient use of land.	<ul style="list-style-type: none"> Will it promote the use of previously developed (PDL) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? 	++
+	Positive			The policy/proposal would encourage development on PDL. The policy/proposal would encourage the reuse of existing buildings and infrastructure.
0	Neutral			The policy/proposal would not have any effect on the achievement of the objective.
-	Negative			The policy/proposal would result in development on greenfield or would create conflicts in land-use.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	<ul style="list-style-type: none"> Will it reduce the amount of derelict, degraded and underused land? 	--	Significant Negative	The policy/proposal would result in the loss of best and most versatile agricultural land. The policy/proposal would result in land contamination.
	<ul style="list-style-type: none"> Will it encourage the reuse of existing buildings and infrastructure? 	~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
	<ul style="list-style-type: none"> Will it prevent land contamination and facilitate remediation of contaminated sites? 	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
	<ul style="list-style-type: none"> Will it maintain and where possible enhancing the flow, quality and quantity of rivers, ground and surface water bodies and coastal waters? 	++	Significant Positive	The policy/proposal would lead to a significant reduction of wastewater, surface water runoff and pollutant discharge so that the quality of groundwater and/or surface water would be significantly improved and all water targets (including those relevant to biological and chemical quality) would be met/exceeded. The policy/proposal would lead to a significant reduction in the demand for water from the County.
	<ul style="list-style-type: none"> Will it encourage sustainable and efficient management of water resources? 	+	Positive	The policy/proposal would lead to a reduction of wastewater, surface water runoff and/or pollutant discharge so that the quality of groundwater or surface water would be improved so that some water targets (including those relevant to biological and chemical quality) will be met/exceeded. The policy/proposal would lead to a reduction in the demand for water from the County.
	<ul style="list-style-type: none"> Will it ensure that essential water infrastructure is co-ordinated with all new development? 	0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
	<ul style="list-style-type: none"> Will it contribute positively to achieving objectives set for the Northumbria and Tweed/ Solway River Basin Management Plans as part of delivery of the Water Framework Directive? 	-	Negative	The policy/proposal would lead to an increase in the amount of waste water, surface water runoff and pollutant discharge so that the quality of groundwater or surface water would be reduced. The policy/proposal would lead to an increase in the demand for water from the County.
	<ul style="list-style-type: none"> Will it encourage sustainable practices in aquatic farming, fishing and other businesses? 	--	Significant Negative	The policy/proposal would lead to a significant increase in the amount of wastewater, surface water runoff and pollutant discharge so that the quality of groundwater or surface water would be decreased and water targets would not be met. The policy/proposal will lead to deterioration of the current WFD classification. The policy/proposal would lead to a significant increase in the demand for water from the County.
	<ul style="list-style-type: none"> Will it contribute positively to achieving the aims of the integrated Northumberland Coast AONB Management Plan and use an ecosystem approach to coastal and marine management? 	~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
	<ul style="list-style-type: none"> Will it contribute positively to achieving the aims of the integrated Northumberland Coast AONB Management Plan and use an ecosystem approach to coastal and marine management? 	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
12. To improve air quality.	<ul style="list-style-type: none"> Will it maintain and improve air quality? 	++	Significant Positive	The policy/proposal would significantly improve air quality and result in air quality targets being met/exceeded.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
13. To avoid or reduce flood risk to people and property.	<ul style="list-style-type: none"> Will it mitigate the impacts on air quality from road transport? 	+	Positive	The policy/proposal would improve air quality.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
	<ul style="list-style-type: none"> Will it discourage or mitigate against uses that generate NO2 or other particulates? 	-	Negative	The policy/proposal would lead to a decrease in air quality.
		--	Significant Negative	The policy/proposal would lead to a significant decrease in air quality.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
		?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
		++	Significant Positive	The policy/proposal would significantly reduce flood risk to new or existing infrastructure or communities (currently located within the 1 in 100 year floodplain).
		+	Positive	The policy/proposal would reduce flood risk to new or existing infrastructure or communities (currently located 1 in 1000 year floodplain).
	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to people and property in new and existing developments? Will it protect and enhance the natural function of floodplains Will it promote the use of Sustainable Drainage Systems (SUDS) in appropriate circumstances? Will it take into account predicted future impacts of climate change, including water scarcity and flooding events? Will it discourage development in areas at risk from flooding? Will it ensure that new development does not give rise to flood risk elsewhere? 	0	Neutral	The policy/proposal would not have any effect on the achievement of the objective. It is anticipated that the policy will neither cause nor exacerbate flooding in the catchment.
		-	Negative	The policy/proposal would result in an increased flood risk within the 1 to 1000 year floodplain. The policy/proposal would result in development being located within Flood Zone 2.
--		Significant Negative	The policy/proposal would result in an increased flood risk within the 1 to 100 year floodplain. The policy/proposal would result in development being located within Flood Zone 3.	
~		No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.	
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaption.	<ul style="list-style-type: none"> Will it reduce vulnerability to the effects of climate change e.g. flooding, disruption during extreme weather etc? Will it reduce vulnerability of the economy to climate change and 	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
		++	Significant Positive	The policy/proposal would significantly reduce greenhouse gas emissions from the County. The policy/proposal would significantly reduce energy consumption or increase the amount of renewable energy being used/generated.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	harness any opportunities that may arise?			
	<ul style="list-style-type: none"> Will it support low carbon and renewable energy and sustainable design? 			
	<ul style="list-style-type: none"> Will it ensure that impacts and opportunities of climate change on natural habitats and species are full considered and incorporated in spatial planning decisions? 	+	Positive	<p>The policy/proposal would reduce greenhouse gas emissions from the County.</p> <p>The policy/proposal would increase resilience/decrease vulnerability to climate change effects.</p> <p>The policy/proposal would reduce energy consumption or increase the amount of renewable energy being used/generated.</p>
	<ul style="list-style-type: none"> Will it reduce emissions of greenhouse gases by reducing energy consumption or providing energy from waste? 	0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
	<ul style="list-style-type: none"> Will it lead to an increased proportion of energy needs being met from renewable sources? 	-	Negative	<p>The policy/proposal would lead to an increase in greenhouse gas emissions from the County.</p> <p>The policy/proposal would not increase resilience/decrease vulnerability to climate change effects.</p>
	<ul style="list-style-type: none"> Will it promote energy efficiency in buildings and new development? 	--	Significant Negative	<p>The policy/proposal would lead to a significant increase in greenhouse gas emissions from the County.</p> <p>The policy/proposal would increase vulnerability to climate change effects.</p>
	<ul style="list-style-type: none"> Will it reduce contributions to climate change through sustainable building practices? 	~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
	<ul style="list-style-type: none"> Will it contribute to reducing Northumberland's carbon footprint? 	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
	<ul style="list-style-type: none"> Will it lead to reduced consumption of materials and resources? 	++	Significant Positive	<p>The policy/proposal would reduce the amount of waste generated through prevention, minimisation and re-use.</p> <p>The policy/proposal would significantly reduce the amount of waste going to landfill through recycling and energy recovery.</p>
	<ul style="list-style-type: none"> Will it reduce waste arisings and increase waste reuse, recycling and recovery? 	+	Positive	<p>The policy/proposal would reduce the amount of waste going to landfill through recycling and energy recovery.</p> <p>The policy/proposal would encourage the use of sustainable materials.</p>
<ul style="list-style-type: none"> Will it reduce hazardous waste? 	0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.	

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
16. To protect and enhance Northumberland's cultural heritage and diversity.	<ul style="list-style-type: none"> Will it reduce waste in the construction industry? 	-	Negative	The policy/proposal would result in an increased amount of waste going to landfill.
	<ul style="list-style-type: none"> Will it provide a framework in which businesses, communities and individuals take more responsibility for their own waste? 	--	Significant Negative	The policy/proposal would result in a significantly increased amount of waste going to landfill.
	<ul style="list-style-type: none"> Will it ensure the design and layout of new development supports sustainable waste management? 	~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
	<ul style="list-style-type: none"> Will it provide a suitable range of facilities throughout the County to assist in increasing rates of recycling and composting? 	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
	<ul style="list-style-type: none"> Will it conserve and where appropriate enhance sites, features and areas of historical, archaeological or cultural value in both urban and rural areas including Listed Buildings, Conservation Areas, and Historic Parks and Gardens? 	++	Significant Positive	The policy/proposal would protect and enhance the sites, areas and features of historic, cultural, archaeological and architectural interest with national designations (including their setting). The policy/proposal will make use of historic buildings, spaces and places through sensitive adaption and re-use allowing these distinctive assets to be access.
	<ul style="list-style-type: none"> Will it ensure appropriate archaeological or building assessments are undertaken prior to development? 	+	Positive	The policy/proposal would protect and enhance the sites, areas and features of historic, cultural, archaeological and architectural interest with regional or local designations (including their setting). The policy/proposal will increase access of historical/cultural/archaeological/architectural buildings/spaces/places.
	<ul style="list-style-type: none"> Will it promote sensitive re-use of historical assets and buildings of local historic interest, where the opportunity arises? 	0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
	<ul style="list-style-type: none"> Will it improve and broaden access to, and understanding of, local heritage and historic sites? 	-	Negative	The policy/proposal would lead to deterioration of the sites, areas and features of historic, cultural, archaeological and architectural interest with regional or local designation. The policy/proposal would temporarily restrict access to historical/cultural/archaeological/architectural buildings/spaces/places.
	<ul style="list-style-type: none"> Will it maintain and enhance the character and distinctiveness of settlements? 	--	Significant Negative	The policy/proposal would lead to deterioration of the sites, areas and features of historic, cultural, archaeological and architectural interest with national designation or result in the destruction of heritage assts (national, regional, local). The policy/proposal would permanently restrict access to historical/cultural/archaeological/architectural buildings/spaces/places.
		~	No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
17. To conserve and enhance the quality and diversity of Northumberland's rural and urban landscapes.	<ul style="list-style-type: none"> Will it reduce the amount of derelict, degraded and underused land? Will it conserve and enhance the County's townscapes, seascapes and landscape character? Will it protect and enhance natural landscapes within the urban area, including recreational open space and strategic green corridors? Will it help to deliver a comprehensive network of multifunctional Green Infrastructure, addressing deficiencies and gaps and providing Green Infrastructure with new development where appropriate? 	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.
		++	Significant Positive	The policy/proposal would offer potential to significantly enhance landscape/townscape character. The policy/proposal would ensure the long term protection of the Green Belt.
		+	Positive	The policy/proposal would offer potential to enhance landscape/townscape character.
		0	Neutral	The policy/proposal would not have any effect on the achievement of the objective.
			Negative	The policy/proposal would have an adverse effect on landscape/townscape character.
			Significant Negative	The policy/proposal would have a significant adverse effect on landscape/townscape character. The policy/proposal would result in inappropriate development in the Green Belt or affect the permanence of the Green Belt boundary.
			No Relationship	There is no clear relationship between the policy/proposal and the achievement of the objective or the relationship is negligible.
	?	Uncertain	The policy/proposal has an uncertain relationship to the objective or the relationship is dependent on the way in which the aspect is managed. In addition, insufficient information may be available to enable an assessment to be made.	

SA Objective	Guide Questions	Effect	Description	Illustrative Guidance
	<ul style="list-style-type: none">● Will it conserve and enhance areas with landscape designations and take account of their management objectives?● Will it protect the strategic function of the Green Belt?● Will it maintain and enhance the character and distinctiveness of settlements?● Will it improve access to the countryside for recreation?● Will it promote high quality design in context with its urban and rural landscape?			





Appendix E

Development Requirements and Spatial Strategy

Appraisal





Housing Target of 17,700 dwellings over the plan period (885 dwellings per annum) (Policy HOU2)

1. SA Objective	2. Guide Questions	3. core	4. Commentary
<p>1. To improve health and well-being and reduce health inequalities.</p>	<ul style="list-style-type: none"> • Will it encourage healthy lifestyles and reduce health inequalities? • Will residents' quality of life be adversely affected? • Will it help in tackling rising obesity levels? • Will it increase regular participation in sports/exercise? • Will it maintain and enhance healthcare facilities and services? • Will it provide for or improve access to high quality, accessible healthcare facilities? • Will it help to provide for and support the ageing population of Northumberland? • Will it maintain / improve access to open space, recreational and leisure facilities? • Will it help to reduce pollution (noise, emissions, light)? 	<p>++/-</p>	<p>Likely Significant Effects</p> <p>The housing provision is anticipated to have significant positive effects in relation to health, as it will help to improve living standards.</p> <p>There is potential for the construction and operation of new development to have a negative effect on the health and wellbeing of residents in close proximity to development sites and along transport routes within the County. Effects may include, for example, respiratory problems associated with construction traffic and dust. However, these effects are expected to be temporary and not significant. Once dwellings are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements.</p> <p>The extent to which new development promotes healthy lifestyles through, for example, walking and cycling will be in part dependent on its location vis-a-vis the accessibility of services, facilities, jobs and open space which is uncertain.</p> <p>Additional development within the County could increase investment in health care facilities. However, without appropriate levels of investment, there is a risk that increased demand from new residents may undermine the quality of existing facilities. GP practices overcrowding is a mixed picture across the County with some instances of overcrowding so some expansion of primary healthcare provision may be required to accommodate future growth.</p> <p>Overall, the housing target has been assessed as having a mixed significant positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>2. To improve the quality, range and accessibility of community services and facilities.</p>	<ul style="list-style-type: none"> • Will it improve the availability and accessibility of key local facilities, including healthcare, education, retail and leisure? • Will it promote the development of a range of high quality, accessible 	<p>+</p>	<p>Likely Significant Effects</p> <p>Residential development has the potential to improve the viability and vitality of existing shops, services and facilities in the areas where growth is located. New development may also encourage and support investment in existing, and the provision of new, services and facilities in the County through, for example, the receipt of developer contributions. This could help enhance the accessibility of existing and prospective residents to key services and facilities, although this</p>

1. SA Objective	2. Guide Questions	3. core	4. Commentary
	<p>community, cultural and leisure facilities?</p> <ul style="list-style-type: none"> • Will it promote the vitality and viability of town centres? • Will it encourage active involvement of local people in community activities? • Will it maintain and enhance rural facilities? • Will it decrease the amount of traffic using the road system? • Will it reduce adverse impacts of transportation on communities and the environment? 		<p>would be dependent on the exact location of new development and the level of investment generated. However, depending on where new development is located, there is the potential growth to increase pressure on existing community facilities and services.</p> <p>Overall, the housing target has been assessed as having a minor positive effect on this objective although the magnitude of effect will be dependent in part on the location of new development and the level of investment in community facilities and services generated.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The level of investment in community facilities and services that may be stimulated by new development is uncertain at this stage and will in part be dependent on the policies of the Local Plan, site specific proposals and viability.
3 To deliver safer communities.	<ul style="list-style-type: none"> • Will it promote design of buildings and spaces to reduce crime and the fear of crime? • Will it help reduce incidence of anti-social behaviour and substance misuse? • Will it encourage social inclusion? • Will it contribute towards road safety for all users? 	+/?	<p>Likely Significant Effects</p> <p>Rates of crime in the County are relatively low overall, however, the overall crime rate in the County went up slightly from March 2014 to March 2015 and tends to be more prevalent in the urban rather than the rural areas of the County. Good design of new housing development could help to reduce and deter crime so the allocation of over 17,000 new homes could have a positive effect in this regard. However, the extent to which the Local Plan can influence rates of crime is dependent upon a number of factors.</p> <p>Overall, the housing target has been assessed as having a mixed positive effect and uncertain on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The extent to which new housing development could impact on crime is uncertain as reduction in rates of crime is dependent on a number of factors.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	<ul style="list-style-type: none"> • Will it provide an adequate supply of affordable housing? 	++	<p>Likely Significant Effects</p> <p>Net additional dwellings in 2016/2017 in the County was 1,531 dwellings, which is an increase from 991 dwellings in 2015/16. Roughly half of the new homes in Northumberland (47%) in</p>

1. SA Objective	2. Guide Questions	3. core	4. Commentary
	<ul style="list-style-type: none"> • Will it support the provision of a range of house types and sizes to meet the needs of all part of the community? • Will it ensure a flexible supply of land for residential development, especially in the rural parts of Northumberland? • Will it ensure that appropriate use is made of the existing housing stock? • Will it promote of sustainable building techniques including innovative building materials and construction methods? • Will it provide housing in sustainable locations that allow easy access to a range of local services and facilities? • Will it promote improvements to the existing housing stock? • Will it help to ensure the provision of good quality, well designed homes? 		<p>2016/17 were developed on previously developed land (PDL). This proportion equates to 715 units. A net total of 417 affordable units were delivered in 2016/2017, which represents 27% of completions.</p> <p>The provision of 885 dwellings per annum is required to support the level of jobs growth forecast and this is above the minimum local housing need, and the plan proposes to deliver the right types of homes in the right places including affordable homes to buy and rent and specialist housing including extra care housing. In consequence, the housing target should provide a range of housing types to support the current and emerging need for housing in the County including for affordable housing (assuming that an appropriate affordable housing requirement is adopted as part of the Local Plan).</p> <p>Overall, the housing target has been assessed as having a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that Local Plan policies relating to affordable housing provision will be designed to meet the need identified in the OAN (as updated). <p>Uncertainties</p> <ul style="list-style-type: none"> • The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure) which is currently unknown.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	<ul style="list-style-type: none"> • Will it help provide good quality, well paid employment opportunities that meet the needs of local people? • Will it maximise opportunities for all members of society? • Will it tackle the causes of poverty and deprivation? • Will it protect and enhance the vitality and viability of existing employment areas? • Will it provide employment land in areas that are easily accessible by public transport? • Will it direct appropriate retail, leisure and/or employment opportunities to 	+	<p>Likely Significant Effects</p> <p>The construction of new dwellings would support the construction sector and has the potential to create employment opportunities as well as spend in the local supply chain. However, effects in this regard will be temporary and the extent to which the jobs that may be created benefit the County's residents will depend on the number of jobs created and the recruitment policies of prospective employers. In the longer term (once development is complete), the increase in local population could boost the local labour market and increase spend in the local economy.</p> <p>The housing target will support the level of jobs growth forecast and is above the minimum local housing need. As such, achieving the OAN would be expected to ensure that there is sufficient housing to meet the needs of workers in the County and also provide opportunities for those who currently commute into the County to live in the area.</p> <p>Further, the development of this growth target has included consideration of the growth aspirations of the North East Local Economic Partnership (LEP) Strategic Economic Plan and the Council's own growth agenda. In this way the housing growth target will help support the realisation of the economic growth objectives.</p> <p>Overall, the housing target has been assessed as having a minor positive effect on this objective.</p>

1. SA Objective	2. Guide Questions	3. core	4. Commentary
	<p>town centre locations to aid urban regeneration?</p> <ul style="list-style-type: none"> • Will it support the rural economy and farm diversification? • Will it recognise the importance of the environment to the local economy? • Will it encourage or promote tourism? • Will it encourage development of a low-carbon economy in Northumberland? 		<p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective
6. To deliver accessible education and training opportunities.	<ul style="list-style-type: none"> • Will it provide, support and improve access to high quality educational facilities? • Will it improve the skills and qualifications throughout the working age population? • Will it help to provide a supply of skilled labour to match the needs of local businesses? • Will it reduce inequalities in skills across Northumberland? • Will it support community enterprises and the voluntary sector? • Will it support the creation of flexible jobs to meet the changing needs of the population? 	+/-	<p>Likely Significant Effects</p> <p>There is pressure on school capacity in the main towns in Northumberland, though this issue is gradually being addressed by developer contributions from new housing development towards more school places. In the more rural areas school capacity is less of an issue as if anything some of the smaller schools are closing and places transferred to other schools. Population growth associated with housing delivery may therefore increase pressure on schools in the County (depending on where new development is located) and is likely to require expansion, particularly in primary education facilities provision.</p> <p>However, new development has the potential to stimulate increased investment in new facilities by generating demand (through the influx of new residents) and through developer contributions. Any investment in educational facilities and services in the County may help to improve the standards of educational attainment (in this regard, there are now some LSOAs in the more urban south east of the County which are falling into the worst 10% indicating higher levels of deprivation have become more widespread throughout the County).</p> <p>Overall, the housing target has been assessed as having a mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.

1. SA Objective	2. Guide Questions	3. core	4. Commentary
7. To reduce the need for travel and improve transport integration.	<ul style="list-style-type: none"> Will it reduce the need to travel and reliance on the private car? Will it increase the range, availability and use of sustainable travel choices i.e. public transport, walking, cycling? Will it promote car-share schemes and/or working from home? Will it reduce traffic volumes? Will it help to reduce out-commuting? Will it support investment in transport infrastructure? 	+/-	<p>Likely Significant Effects</p> <p>The development of 885 dwellings per annum would increase levels of traffic during both construction and once development is complete. This may result in localised congestion along specific routes with associated negative effects including driver delay and a potential increase in road traffic accidents. In this regard, there are areas of the County that suffer from congestion (for example in Morpeth) and there may be capacity issues on the local highway network as a result of future growth.</p> <p>The housing target would meet the County's objectively assessed housing need which could help to ensure that there is sufficient housing to meet the needs of workers in the County and also provide opportunities for those who currently commute into the County to live in the area. Achieving the OAN would be expected to support the aspirations for jobs growth outlined in Council's Economic Strategy (2015-2020) and contribute to wider aspirations in the North East LEP SEP. Based on current trends, however, it would be expected that an increased local population would result in higher levels of out-commuting.</p> <p>The delivery of over 17,000 dwellings in the County could help to maintain existing, and (potentially) stimulate investment in, public transport provision due to greater demand linked with population growth and the potential for the collection of developer contributions to support new services. This could help to increase use of public transport in parts of the County where there is currently limited public transport services.</p> <p>Overall, the housing target has been assessed as having a mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
8. To protect and enhance Northumberland's biodiversity and geodiversity.	<ul style="list-style-type: none"> Will it conserve and enhance internationally, nationally and locally nature conservation designated sites and areas of ancient woodland and protected species? Will it help to improve the quality of SSSI to help ensure more are in favourable condition? 	-	<p>Likely Significant Effects</p> <p>There are a total of 20 European Designated sites in (or partially in) the County (7 SPAs and 13 SACs) as well as four Ramsar sites and 113 SSSIs and also a number of locally designated sites.</p> <p>Due to statutory requirements and planning policy, it is assumed that development would not directly affect these sites although housing growth could have indirect negative effects on these assets due to, for example, disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation. However, this would be dependent on the exact location</p>

1. SA Objective	2. Guide Questions	3. core	4. Commentary
	<ul style="list-style-type: none"> • Will it maintain and enhance woodland cover and management? • Will it avoid habitat fragmentation and strengthen ecological framework? • Will it ensure all new developments protect and enhance local biodiversity? • Will it contribute to the achievement of objectives and targets within the Northumberland Biodiversity Action Plan? • Will it incorporate a network of multifunctional Green Infrastructure within new developments, where appropriate? • Will it result in a net gain for the natural environment with each new development? • Will it provide opportunities for people to access the natural environment? 		<p>and design of future development, the proximity of the development to the designated sites and the ease of access to the sites.</p> <p>Development requirements will mean that some greenfield land will be required within the County and which could have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and occupation of new development). The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected which is currently uncertain. Notwithstanding the above, it should be noted that planning permission has already been granted for a proportion of the housing requirement and/or sites have been built out and it is assumed that impacts on biodiversity have been duly considered, including proximity to sensitive sites and species.</p> <p>Residential development may provide opportunities to enhance the existing, or incorporate new, green infrastructure. This could potentially have a significant positive effect on this objective by improving the quality and extent of habitats and by increasing the accessibility of both existing and prospective residents to such assets. However, any benefits in this regard will be dependent on the detailed policies contained within the Local Plan and site specific proposals.</p> <p>Overall, the housing target has been assessed as having a minor negative effect on this objective. However, there is the potential for significant negative effects to arise should development result in adverse effects on designated sites, although this is currently uncertain.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that new development would not be located on land designated for nature conservation. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
9. To ensure the prudent use and supply of natural resources.	<ul style="list-style-type: none"> • Will it minimise the loss of soils to development? • Will it maintain and enhance soil quality and functioning? • Will it ensure that mineral resources are not sterilised unnecessarily? • Will it provide an adequate supply of minerals to meet society's needs? 	-	<p>Likely Significant Effects</p> <p>The new housing would involve use of natural resources, although there would be opportunities to re-use recycled materials as part of construction works, subject to the approach taken by housing. Given the amount of new housing allocated in the plan there would be would a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified.

1. SA Objective	2. Guide Questions	3. core	4. Commentary
			<p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that sites allocated for employment have taken account of mineral safeguarding areas. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
10. To encourage the efficient use of land.	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it reduce the amount of derelict, degraded and underused land? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 	+/-	<p>Likely Significant Effects</p> <p>In the monitoring period of 2016/17, 47% of new residential dwellings in the County were built on previously developed (brownfield) land. In this context, new development is expected to help encourage the further redevelopment of brownfield sites in the County, helping to minimise the loss of greenfield land and protect the soil resource.</p> <p>There will be no green belt releases for housing development, however some greenfield land will be required to accommodate future growth. The Strategic Housing Land Availability Assessment indicates future housing land supply is likely to mostly be greenfield. This will have a negative effect on this objective which could be significant depending on the quantum of greenfield land that is ultimately lost and its agricultural land quality (which is currently uncertain).</p> <p>Overall, the housing target has been assessed as having a mixed minor positive and minor negative effect on this objective, although the magnitude of effects will be dependent in part on the location of new development.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	<ul style="list-style-type: none"> Will it maintain and where possible enhancing the flow, quality and quantity of rivers, ground and surface water bodies and coastal waters? 	-	<p>Likely Significant Effects</p> <p>The construction of new development and growth in local population associated with housing delivery can be expected to increase demand on water resources, which has the potential to affect water resource availability.</p> <p>In terms of water supply, Northumberland is identified as an area of 'low water stress' by the EA. Northumbrian Water are responsible for water supply in the County. There are two Water Resource Zones (WRZ) in the Northumbrian Water area. The majority of the water is sourced from the Kielder WRZ however Berwick upon Tweed and Fowberry in the north of the county depend on groundwater supplies from the Fell Sandstone Aquifer.</p>

1. SA Objective	2. Guide Questions	3. core	4. Commentary
	<ul style="list-style-type: none"> • Will it encourage sustainable and efficient management of water resources? • Will it ensure that essential water infrastructure is co-ordinated with all new development? • Will it contribute positively to achieving objectives set for the Northumbria and Tweed/ Solway River Basin Management Plans as part of delivery of the Water Framework Directive? • Will it encourage sustainable practices in aquatic farming, fishing and other businesses? • Will it contribute positively to achieving the aims of the integrated Northumberland Coast AONB Management Plan and use an ecosystem approach to coastal and marine management? 		<p>Northumbrian Water's Water Resource Management Plan (WRMP) shows that there are adequate water resources to cater for the proposed development within the Kielder Water Resource Zone (WRZ). Proposed development in the Berwick and Fowberry WRZ can also be catered for within existing water resources. New waste water treatment capacity will be required to meet the demand resulting from planned growth. It is anticipated that this capacity will be planned for through Northumbrian Water's Asset Management Plans.</p> <p>An Outline Water Cycle Study was published by the Council in 2012, highlighted that wastewater flow from the proposed level of development (in the emerging Core Strategy) across Northumberland could be accommodated within existing consent conditions by some of the waste water treatment works (WwTW).</p> <p>This was supplemented with a detailed Water Cycle Study (published in October 2015), which identified several Wastewater Treatment Works (WwTWs) across Northumberland that currently have limited or no capacity to accept or treat any further wastewater from the proposed development. These works may require an upgrade to accommodate the new development. If capacity increases then a new discharge consent would be required to cover the increased discharge volume and the Environment Agency is then likely to request higher quality standards (to ensure no deterioration in the water environment, consistent with the Water Framework Directive). In the majority of cases this is likely to be achievable within current conventional treatment. The Council are having ongoing discussions with Northumbrian Water about additional investment in waste water infrastructure.</p> <p>Depending on the location of new development, the proximity to water bodies and the prevailing quality of the water body, there is the potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites), although it is assumed that the design of the development will include sustainable drainage systems (SuDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the housing target has been assessed as having a negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that the Council will continue to liaise with Northumbrian Water with regard to infrastructure requirements for future development. It is assumed that these will be reflected in the draft WRMP2019. • Measures contained in the Northumbrian Water WRMP would be expected to help ensure that future water resource demands are met.

1. SA Objective	2. Guide Questions	3. core	4. Commentary
			<ul style="list-style-type: none"> There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
12. To improve air quality.	<ul style="list-style-type: none"> Will it maintain and improve air quality? Will it mitigate the impacts on air quality from road transport? Will it discourage or mitigate against uses that generate NO2 or other particulates? 	-	<p>Likely Significant Effects</p> <p>There is the potential for the construction and occupation of new residential development to have negative effects on air quality due to, for example, emissions generated from plant and HGV movements during construction and increased vehicle movements once construction is complete.</p> <p>The housing target would meet the County’s objectively assessed housing need and which in-turn could help to ensure that there is sufficient housing to meet the needs of workers in the County and also provide opportunities for those who currently commute into the County to live in the area thereby reducing in-commuting. As highlighted in the assessment of the housing target against SA Objective 7, the delivery of over 17,000 dwellings could help to maintain existing, and (potentially) stimulate investment in, public transport provision in the County and which could help to minimise emissions to air associated with car use.</p> <p>However, the delivery of over 17,000 new dwellings over the plan period would result in a significant increase in car use and vehicle emissions which would, notwithstanding efforts to promote use of sustainable modes of transport have a negative effect on this objective.</p> <p>Overall, the housing target has been assessed as having a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
13. To avoid or reduce flood risk to people and property.	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to people and property in new and existing developments? Will it protect and enhance the natural function of floodplains Will it promote the use of Sustainable Drainage Systems (SUDS) in appropriate circumstances? 	0/?	<p>Likely Significant Effects</p> <p>The SFRA Flood Zones show that narrow strips of land immediately adjacent to watercourses and coastal and estuarine frontages are potentially at risk of flooding. Urban locations potentially affected by flooding include parts of Morpeth, Warkworth, Blyth, Ponteland, Hexham, Alnwick, Berwick upon Tweed, Amble, Belford, Wooler and Rothbury. However, there are also numerous small settlements at risk of flooding.</p> <p>The loss of any greenfield land as a result of the housing target could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). Notwithstanding this, it can be reasonably assumed that flood risk has been considered as part of the planning application</p>

1. SA Objective	2. Guide Questions	3. core	4. Commentary
	<ul style="list-style-type: none"> Will it take into account predicted future impacts of climate change, including water scarcity and flooding events? Will it discourage development in areas at risk from flooding? Will it ensure that new development does not give rise to flood risk elsewhere? 		<p>process where appropriate. However, flood risk can only be fully considered on a site by site basis and so there is considered to be a degree of uncertainty with respect to potential effects on this objective.</p> <p>Overall, the housing target has been assessed as having mixed neutral and uncertain effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that flood risk has been duly considered through the planning application process. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaption.	<ul style="list-style-type: none"> Will it reduce vulnerability to the effects of climate change e.g. flooding, disruption during extreme weather etc? Will it reduce vulnerability of the economy to climate change and harness any opportunities that may arise? Will it support low carbon and renewable energy and sustainable design? Will it ensure that impacts and opportunities of climate change on natural habitats and species are full considered and incorporated in spatial planning decisions? Will it reduce emissions of greenhouse gases by reducing energy consumption or providing energy from waste? Will it lead to an increased proportion of energy needs being met from renewable sources? 	-	<p>Likely Significant Effects</p> <p>Northumberland has an important role as a carbon sink due to its extensive forestry cover which means that it absorbs more CO2 than it emits. The housing target would meet the County's objectively assessed housing need and which in-turn could help to ensure that there is sufficient housing to meet the needs of workers in the County and also provide opportunities for those who currently commute into the County to live in the area thereby reducing in-commuting. As highlighted in the assessment of the housing target against SA Objective 7, the delivery of over 17,000 dwellings could help to maintain existing, and (potentially) stimulate investment in, public transport provision in the County and which could help to minimise emissions to air associated with car use.</p> <p>However, the delivery of over 17,000 new dwellings over the plan period would result in a significant increase in car use and vehicle emissions which would, notwithstanding efforts to promote use of sustainable modes of transport have a negative effect on this objective. There would also be effects arising from construction of new houses (use of (and emissions from) construction plant as well as embodied carbon in construction materials) as well as the occupation of new homes (and associated energy use).</p> <p>Overall, the housing target has been assessed as having a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p>

1. SA Objective	2. Guide Questions	3. core	4. Commentary
	<ul style="list-style-type: none"> Will it promote energy efficiency in buildings and new development? Will it reduce contributions to climate change through sustainable building practices? Will it contribute to reducing Northumberland's carbon footprint? 		<ul style="list-style-type: none"> It is assumed that low carbon design measures have been duly considered through the planning application process. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of greenhouse gas emissions associated with the employment land target will be dependent on a number of factors including: the design of new development; future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period.
<p>15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.</p>	<ul style="list-style-type: none"> Will it lead to reduced consumption of materials and resources? Will it reduce waste arisings and increase waste reuse, recycling and recovery? Will it reduce hazardous waste? Will it reduce waste in the construction industry? Will it provide a framework in which businesses, communities and individuals take more responsibility for their own waste? Will it ensure the design and layout of new development supports sustainable waste management? Will it provide a suitable range of facilities throughout the County to assist in increasing rates of recycling and composting? 	<p>--</p>	<p>Likely Significant Effects</p> <p>The construction of new dwellings will require raw materials (such as aggregates, steels and timber), although the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments.</p> <p>Residential development will generate construction waste, although it is anticipated that a proportion of this waste would be reused/recycled. Once dwellings are occupied, there would also be an increase in municipal waste arisings, although again it is anticipated that a proportion of this waste would be reused or recycled. In 2016/17, 37.7% of household waste was sent for recycling/composting/reuse. However, the scale of new housing proposed would generate a significant amount of waste.</p> <p>Overall, the housing target has been assessed as having a significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the emerging Local Plan will make provision to accommodate additional waste associated with growth in the County. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of waste associated with the housing target will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.
<p>16. To protect and enhance Northumberland's cultural heritage and diversity.</p>	<ul style="list-style-type: none"> Will it conserve and where appropriate enhance sites, features and areas of historical, archaeological or cultural value in both urban and rural areas including Listed Buildings, 	<p>+/-</p>	<p>Northumberland has a rich cultural heritage including 5,562 listed buildings, 69 conservation areas and 975 scheduled monuments. Residential development has the potential to adversely affect these assets as well as other non-designated assets that contribute to the character of the County. Adverse effects may be felt in the short term during associated construction activities and in the longer term once development is complete. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance</p>

1. SA Objective	2. Guide Questions	3. core	4. Commentary
	<p>Conservation Areas, and Historic Parks and Gardens?</p> <ul style="list-style-type: none"> • Will it ensure appropriate archaeological or building assessments are undertaken prior to development? • Will it promote sensitive re-use of historical assets and buildings of local historic interest, where the opportunity arises? • Will it improve and broaden access to, and understanding of, local heritage and historic sites? • Will it maintain and enhance the character and distinctiveness of settlements? • Will it improve and broaden access to, and understanding of, local heritage and historic sites? • Will it maintain and enhance the character and distinctiveness of settlements? 		<p>of assets are harmed). The likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development which is currently uncertain.</p> <p>New housing development could have a positive effect on this objective where it increases the accessibility of residents to cultural heritage assets. There may also be scope for heritage led development to positively impact and enhance the setting of assets and, potentially, support heritage led development and address identified Heritage at Risk sites and buildings.</p> <p>Overall, the housing target has been assessed as having a mixed minor positive and minor negative effect on this objective, although the magnitude of effect will be dependent in part on the location of new development.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <p>The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.</p>
<p>17. To conserve and enhance the quality and diversity of Northumberland's rural and urban landscapes.</p>	<ul style="list-style-type: none"> • Will it reduce the amount of derelict, degraded and underused land? • Will it conserve and enhance the County's townscapes, seascapes and landscape character? • Will it protect and enhance natural landscapes within the urban area, including recreational open space and strategic green corridors? • Will it help to deliver a comprehensive network of multifunctional Green Infrastructure, addressing deficiencies and gaps and providing Green Infrastructure with new development where appropriate? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>Northumberland has several designated landscapes including the Northumberland National Park, and two Areas of Outstanding Natural Beauty (AONBs) – the Northumberland Coast and North Pennines AONB. Green Belt covers significant parts of the South East of the County.</p> <p>There are no Green Belt deletions proposed for housing. The delivery of over 17,000 houses over the plan period is likely to result in adverse effects on landscape character and, potentially, the built environment. Effects may be felt in the short term during construction and in the longer term once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale and location of development in the context of the landscape sensitivity of the receiving environment.</p> <p>There may be the potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped.</p> <p>Overall, the housing target has been assessed as having a mixed minor positive and significant negative effect on this objective, although the magnitude of effect will be dependent in part on the location of new development.</p>

1. SA Objective	2. Guide Questions	3. core	4. Commentary
	<ul style="list-style-type: none"> • Will it conserve and enhance areas with landscape designations and take account of their management objectives? • Will it protect the strategic function of the Green Belt? • Will it maintain and enhance the character and distinctiveness of settlements? • Will it improve access to the countryside for recreation? • Will it promote high quality design in context with its urban and rural landscape? 		<p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.

Employment Land (409 ha)

5. SA Objective	6. Guide Questions	7. core	8. Commentary
<p>1. To improve health and wellbeing and reduce health inequalities.</p>	<ul style="list-style-type: none"> • Will it encourage healthy lifestyles and reduce health inequalities? • Will residents' quality of life be adversely affected? • Will it help in tackling rising obesity levels? • Will it increase regular participation in sports/exercise? • Will it maintain and enhance healthcare facilities and services? • Will it provide for or improve access to high quality, accessible healthcare facilities? • Will it help to provide for and support the ageing population of Northumberland? • Will it maintain / improve access to open space, recreational and leisure facilities? • Will it help to reduce pollution (noise, emissions, light)? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>There is potential for the construction and operation of new development to have a negative effect on the health and wellbeing of residents in close proximity to development sites and along transport routes within the County. Effects may include, for example, respiratory problems associated with construction traffic and dust. However, these effects are expected to be temporary and not significant. Once new employment developments are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements.</p> <p>The extent to which new development promotes healthy lifestyles through, for example, walking and cycling will be in part dependent on its location vis-a-vis the accessibility of services, facilities, jobs and open space which is uncertain.</p> <p>Additional development within the County could increase investment in health care facilities. However, without appropriate levels of investment, there is a risk that increased demand from new residents may undermine the quality of existing facilities. GP practices overcrowding is a mixed picture across the County with some instances of overcrowding so some expansion of primary healthcare provision may be required to accommodate future growth.</p> <p>Overall, the employment target has been assessed as having a mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>2. To improve the quality, range and accessibility of community services and facilities.</p>	<ul style="list-style-type: none"> • Will it improve the availability and accessibility of key local facilities, including healthcare, education, retail and leisure? • Will it promote the development of a range of high quality, accessible community, cultural and leisure facilities? 	<p>+</p>	<p>Likely Significant Effects</p> <p>The provision of employment land would create employment opportunities which may be accessible to the County's residents including those in deprived areas. In this regard, it is anticipated that the majority of those sites that would come forward would be situated in urban/edge of centre locations, which should help to ensure that any jobs created are accessible to the County's residents including those in Northumberland which suffer from high levels of deprivation or settlements with relatively low existing job numbers. However, the extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</p>

5. SA Objective	6. Guide Questions	7. core	8. Commentary
	<ul style="list-style-type: none"> • Will it promote the vitality and viability of town centres? • Will it encourage active involvement of local people in community activities? • Will it maintain and enhance rural facilities? • Will it decrease the amount of traffic using the road system? • Will it reduce adverse impacts of transportation on communities and the environment? 		<p>New development may also encourage and support investment in existing, and the provision of new, services and facilities in the County through, for example, the receipt of developer contributions. This could help enhance the accessibility of existing and prospective residents to key services and facilities, although this would be dependent on the exact location of new development and the level of investment generated.</p> <p>The generation of employment opportunities associated with employment land provision and the location of sites within urban areas could support increased spend in the local economy, helping to improve the viability and vitality of existing shops, services and facilities in the areas where growth is located.</p> <p>The employment land target would be expected to aid the redevelopment of those available, suitable and achievable brownfield sites, which should present opportunities to enhance settlements and deliver regeneration benefits. However, positive effects on regeneration, deprivation and accessibility will be in part dependent to an extent on the type and location of the additional growth that would be delivered which is currently uncertain.</p> <p>Overall, the employment land target has been assessed as having a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
3 To deliver safer communities.	<ul style="list-style-type: none"> • Will it promote design of buildings and spaces to reduce crime and the fear of crime? • Will it help reduce incidence of anti-social behaviour and substance misuse? • Will it encourage social inclusion? • Will it contribute towards road safety for all users? 	+/?	<p>Likely Significant Effects</p> <p>Rates of crime in the County are relatively low overall, however, the overall crime rate in the County went up slightly from March 2014 to March 2015 and tends to be more prevalent in the urban rather than the rural areas of the County. Good design of new employment development could help to reduce and deter crime so employment development could have a positive effect in this regard. Additionally new employment development could help to raise wealth levels, which could also have a positive effect on this objective as there are links between low income levels and crime.</p> <p>Overall, the employment target has been assessed as having a mixed positive effect and uncertain on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p>

5. SA Objective	6. Guide Questions	7. core	8. Commentary
			<ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which new employment development could impact on crime is uncertain as reduction in rates of crime is dependent on a number of factors.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	<ul style="list-style-type: none"> Will it provide an adequate supply of affordable housing? Will it support the provision of a range of house types and sizes to meet the needs of all part of the community? Will it ensure a flexible supply of land for residential development, especially in the rural parts of Northumberland? Will it ensure that appropriate use is made of the existing housing stock? Will it promote of sustainable building techniques including innovative building materials and construction methods? Will it provide housing in sustainable locations that allow easy access to a range of local services and facilities? Will it promote improvements to the existing housing stock? Will it help to ensure the provision of good quality, well designed homes? 	+/0/?	<p>Likely Significant Effects</p> <p>The employment land target will require the allocation of additional employment land beyond that already consented. There is the potential that the allocation of this land could affect housing land supply in the County, although this is currently uncertain and would be dependent on a number of factors including housing land supply requirements, site availability and the type/location of sites ultimately taken forward.</p> <p>The employment land target would help to create new jobs which would help to raise income levels and increase opportunities for home ownership and in turn have a positive effect on this objective.</p> <p>Overall, the employment land target has been assessed as having a mixed neutral and minor positive effect on this objective with some uncertainty.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The potential impact of additional employment land provision on housing land supply is uncertain.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	<ul style="list-style-type: none"> Will it help provide good quality, well paid employment opportunities that meet the needs of local people? Will it maximise opportunities for all members of society? Will it tackle the causes of poverty and deprivation? Will it protect and enhance the vitality and viability of existing employment areas? 	++	<p>Likely Significant Effects</p> <p>The construction of new employment space would support the construction sector and has the potential to create spend in the local supply chain. However, effects in this regard will be temporary and the extent to which the jobs that may be created benefit the County's residents will depend on the number of jobs created and the recruitment policies of prospective employers.</p> <p>Employment land provision would be expected to help further diversify the local economy, support existing businesses, attract inward investment and stimulate additional jobs growth. Jobs growth would, in-turn, increase the amount of money spent in the local economy and there may also be supply chain benefits associated with new businesses.</p> <p>Employment land provision would support proposals associated with the North East Local Economic Partnership (LEP) Strategic Employment Plan (SEP).</p>

5. SA Objective	6. Guide Questions	7. core	8. Commentary
	<ul style="list-style-type: none"> Will it provide employment land in areas that are easily accessible by public transport? Will it direct appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration? Will it support the rural economy and farm diversification? Will it recognise the importance of the environment to the local economy? Will it encourage or promote tourism? Will it encourage development of a low-carbon economy in Northumberland? 		<p>The provision of employment land would support jobs growth in the County. Further, it is anticipated that the majority of those sites that would come forward are situated in urban/edge of centre locations which should help to ensure that any jobs created are accessible to the County's residents and could reduce commuting. However, the extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.</p> <p>The employment land target would be expected to provide greater choice and flexibility in land supply. This could help to attract additional inward investment, support indigenous business growth and, potentially, facilitate diversification of the local economy.</p> <p>Overall, the employment land target has been assessed as having a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers.
6. To deliver accessible education and training opportunities.	<ul style="list-style-type: none"> Will it provide, support and improve access to high quality educational facilities? Will it improve the skills and qualifications throughout the working age population? Will it help to provide a supply of skilled labour to match the needs of local businesses? Will it reduce inequalities in skills across Northumberland? Will it support community enterprises and the voluntary sector? Will it support the creation of flexible jobs to meet the changing needs of the population? 	+	<p>Likely Significant Effects</p> <p>The decline of traditional industries such as manufacturing and the lack of economic opportunities within the County can discourage people from attempting to attain higher educational qualifications and therefore hinder the development of skills. However, NVQ levels in Northumberland are generally higher than the same figures for the North East and England as a whole.</p> <p>Whilst the provision of employment land would be unlikely to have a direct effect on this objective, training and apprenticeship opportunities may be provided by businesses who occupy new premises once sites have been developed. This could help to raise skill levels amongst workers and residents in the County. Further, jobs growth and the creation of employment opportunities in the County associated with employment land provision could encourage educational attainment.</p> <p>Overall, the employment land target has been assessed as having a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified.

5. SA Objective	6. Guide Questions	7. core	8. Commentary
			<p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>7. To reduce the need for travel and improve transport integration.</p>	<ul style="list-style-type: none"> Will it reduce the need to travel and reliance on the private car? Will it increase the range, availability and use of sustainable travel choices i.e. public transport, walking, cycling? Will it promote car-share schemes and/or working from home? Will it reduce traffic volumes? Will it help to reduce out-commuting? Will it support investment in transport infrastructure? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The provision of employment land would increase levels of traffic during both the construction of premises and once development is complete. This may result in congestion with associated negative effects including driver delay and an increase in road traffic accidents, particularly in respect of those sites in urban areas. However, it is assumed that impacts on transport have been duly considered through the planning process.</p> <p>The provision of local employment opportunities may help to reduce out-commuting (at the time of the 2011 census there was a net outflow of 22,024 workers), although this will be dependent on the type of jobs created in the context of the local labour market and as such, there is also the potential for increased in-commuting as a result of jobs creation in the County.</p> <p>It is anticipated that the majority of those sites that would come forward under the employment land target would be situated in urban/edge of centre locations which could help to promote public transport use and walking/cycling.</p> <p>Overall, the employment land target has been assessed as having a mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. . <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that transport impacts have been duly considered through the planning application process. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>8. To protect and enhance Northumberland's biodiversity and geodiversity.</p>	<ul style="list-style-type: none"> Will it conserve and enhance internationally, nationally and locally nature conservation designated sites and areas of ancient woodland and protected species? Will it help to improve the quality of SSSI to help ensure more are in favourable condition? 	<p>-</p>	<p>Likely Significant Effects</p> <p>There are a total of 20 European Designated sites in (or partially in) the County (7 SPAs and 13 SACs) as well as four Ramsar sites and 113 SSSIs and also a number of locally designated sites.</p> <p>Due to statutory requirements and planning policy, it is assumed that development would not directly affect these sites although employment growth could have indirect negative effects on these assets (although likely to a much lesser extent than with housing growth) due to, for example, disturbance arising from increased noise, vehicle movement and artificial light.</p>

5. SA Objective	6. Guide Questions	7. core	8. Commentary
	<ul style="list-style-type: none"> • Will it maintain and enhance woodland cover and management? • Will it avoid habitat fragmentation and strengthen ecological framework? • Will it ensure all new developments protect and enhance local biodiversity? • Will it contribute to the achievement of objectives and targets within the Northumberland Biodiversity Action Plan? • Will it incorporate a network of multifunctional Green Infrastructure within new developments, where appropriate? • Will it result in a net gain for the natural environment with each new development? • Will it provide opportunities for people to access the natural environment? 		<p>However, this would be dependent on the exact location and design of future development, the proximity of the development to the designated sites and the ease of access to the sites.</p> <p>The employment land target would involve the development of a number of brownfield sites. It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help to minimise the risk of both direct and indirect effects on habitats and species. Notwithstanding the above, the development of employment sites to meet the target will also include greenfield land, the development of which could have a negative effect on biodiversity (e.g. due to the direct loss of habitat or adverse effects such as noise and emissions associated with the construction and occupation of new development). For sites with planning permission, it is assumed that impacts on biodiversity have been duly considered through the planning process, including proximity to sensitive sites and species.</p> <p>Overall, given the likely greenfield land take and direct and indirect effects on biodiversity, the employment land target has been assessed as having a minor negative effect on this objective.</p> <p>Overall, the employment land target has been assessed as having a minor negative effect on this objective. However, there is the potential for significant negative effects to arise should development result in adverse effects on designated sites, although this is currently uncertain and would be mitigated to an extent by policies promoting the protection of biodiversity.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that new development would not be located on land designated for nature conservation. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>9. To ensure the prudent use and supply of natural resources.</p>	<ul style="list-style-type: none"> • Will it minimise the loss of soils to development? • Will it maintain and enhance soil quality and functioning? • Will it ensure that mineral resources are not sterilised unnecessarily? • Will it provide an adequate supply of minerals to meet society's needs? 	-	<p>Likely Significant Effects</p> <p>The new employment would involve use of natural resources, although there would be opportunities to re-use recycled materials as part of construction works, subject to the approach taken by commercial developers. Given the scale of the new employment land allocated in the plan there would be would a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p>

5. SA Objective	6. Guide Questions	7. core	8. Commentary
			<ul style="list-style-type: none"> It is assumed that sites allocated for employment uses has taken account of mineral safeguarding areas. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
10. To encourage the efficient use of land.	<ul style="list-style-type: none"> Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? Will it avoid the loss of agricultural land including best and most versatile land? Will it reduce the amount of derelict, degraded and underused land? Will it encourage the reuse of existing buildings and infrastructure? Will it prevent land contamination and facilitate remediation of contaminated sites? 	+/-	<p>Likely Significant Effects</p> <p>To deliver the employment land target it is anticipated that the development of both brownfield land and greenfield land would be required and also some limited Green Belt releases (where exceptional circumstances justify this). For example, there are a number of existing employment allocations (not yet developed) on brownfield sites which have been carried through to the Local Plan.</p> <p>Overall, the employment land target has been assessed as having a mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> Proposals should encourage the effective use of land by re-using land that has been previously developed (brownfield land). Proposals should prioritise the development of brownfield over greenfield land where possible. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	<ul style="list-style-type: none"> Will it maintain and where possible enhancing the flow, quality and quantity of rivers, ground and surface water bodies and coastal waters? Will it encourage sustainable and efficient management of water resources? 	-	<p>Likely Significant Effects</p> <p>The construction of new development and growth in local population associated with economic development can be expected to increase demand on water resources, which has the potential to affect water resource availability.</p> <p>In terms of water supply, Northumberland is identified as an area of 'low water stress' by the EA. Northumbrian Water are responsible for water supply in the County. There are two Water Resource Zones (WRZ) in the Northumbrian Water area. The majority of the water is sourced from the Kielder WRZ however Berwick upon Tweed and Fowberry in the north of the county depend on groundwater supplies from the Fell Sandstone Aquifer.</p> <p>Northumbrian Water's he Water Resource Management Plan (WRMP) shows that there are adequate water resources to cater for the proposed development within the Kielder Water Resource Zone (WRZ). Proposed development in the Berwick and Fowberry WRZ can also be catered for within existing water resources. New waste water treatment capacity will be required</p>

5. SA Objective	6. Guide Questions	7. core	8. Commentary
	<ul style="list-style-type: none"> Will it ensure that essential water infrastructure is co-ordinated with all new development? Will it contribute positively to achieving objectives set for the Northumbria and Tweed/ Solway River Basin Management Plans as part of delivery of the Water Framework Directive? Will it encourage sustainable practices in aquatic farming, fishing and other businesses? Will it contribute positively to achieving the aims of the integrated Northumberland Coast AONB Management Plan and use an ecosystem approach to coastal and marine management? 		<p>to meet the demand resulting from planned growth. It is anticipated that this capacity will be planned for through Northumbrian Water's Asset Management Plans.</p> <p>An Outline Water Cycle Study was published by the Council in 2012, highlighted that wastewater flow from the proposed level of development (in the emerging Core Strategy) across Northumberland could be accommodated within existing consent conditions by some of the waste water treatment works (WwTW).</p> <p>This was supplemented with a detailed Water Cycle Study (published in October 2015), which identified several Wastewater Treatment Works (WwTWs) across Northumberland that currently have limited or no capacity to accept or treat any further wastewater from the proposed development. These works may require an upgrade to accommodate the new development. If capacity increases then a new discharge consent would be required to cover the increased discharge volume and the Environment Agency is then likely to request higher quality standards (to ensure no deterioration in the water environment, consistent with the Water Framework Directive). In the majority of cases this is likely to be achievable within current conventional treatment. The Council are having ongoing discussions with Northumbrian Water about additional investment in waste water infrastructure.</p> <p>Depending on the location of new development, the proximity to water bodies and the prevailing quality of the water body, there is the potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites), although it is assumed that the design of the development will include sustainable drainage systems (SuDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, the employment target has been assessed as having a negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the Council will continue to liaise with Northumbrian Water with regard to infrastructure requirements for future development. It is assumed that these will be reflected in the draft WRMP2019. Measures contained in the Northumbrian Water WRMP would be expected to help ensure that future water resource demands are met. There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

5. SA Objective	6. Guide Questions	7. core	8. Commentary
12. To improve air quality.	<ul style="list-style-type: none"> Will it maintain and improve air quality? Will it mitigate the impacts on air quality from road transport? Will it discourage or mitigate against uses that generate NO₂ or other particulates? 	+/-	<p>Likely Significant Effects</p> <p>There is the potential for the construction and occupation of new employment development to have negative effects on air quality due to, for example, emissions generated from plant and HGV movements during construction and increased vehicle movements once new sites are occupied. Whilst Northumberland currently has no Air Quality Management Areas (AQMAs) increased vehicle emissions could lead to increased air quality issues.</p> <p>As highlighted in the assessment of the employment land target against SA Objective 7, the provision of local employment opportunities may help to reduce out-commuting and associated emissions to air (although this will be dependent on the type of jobs created in the context of the local labour market and in this respect there is the potential that job creation could lead to increased in-commuting). The majority of those sites that would come forward are anticipated to be on urban/edge of centre locations accessible to residents which could help to promote public transport use and walking/cycling, reducing car use and related emissions.</p> <p>Whilst a large proportion of the sites that would come forward have consent, additional land has needed to be identified. These sites are largely in accessible locations which would help to encourage the use of sustainable modes of transport, although there would inevitably still be an increase in vehicle and HGV use associated with new employment development.</p> <p>Overall, the employment land target has been assessed as having a mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
13. To avoid or reduce flood risk to people and property.	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to people and property in new and existing developments? Will it protect and enhance the natural function of floodplains Will it promote the use of Sustainable Drainage Systems (SUDS) in appropriate circumstances? 	0/?	<p>Likely Significant Effects</p> <p>The SFRA Flood Zones show that narrow strips of land immediately adjacent to watercourses and coastal and estuarine frontages are potentially at risk of flooding. Urban locations potentially affected by flooding include parts of Morpeth, Warkworth, Blyth, Ponteland, Hexham, Alnwick, Berwick upon Tweed, Amble, Belford, Wooler and Rothbury. However, there are also numerous small settlements at risk of flooding.</p> <p>Given that flood risk is overall a relatively minor issue in the County and requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of development.</p>

5. SA Objective	6. Guide Questions	7. core	8. Commentary
	<ul style="list-style-type: none"> • Will it take into account predicted future impacts of climate change, including water scarcity and flooding events? • Will it discourage development in areas at risk from flooding? • Will it ensure that new development does not give rise to flood risk elsewhere? 		<p>The loss of any greenfield land associated with employment development could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new development proposals which may result in an increase in flood risk will be accompanied by a FRA and incorporate suitable flood alleviation measures thereby minimising the risk of flooding.</p> <p>There may be opportunities as part of new development proposals to enhance existing, or incorporate new, green infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage. However, this is dependent on policies contained within the Local Plan, the competing priorities for developer contributions and details of site specific proposals.</p> <p>Overall, the employment land target has been assessed as having a mixed neutral and uncertain effect on this objective, although the magnitude of effect will be dependent in part on the location of new development.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. • It is also assumed that no development would be allowed in areas of greatest risk of flooding unless a sequential test has been undertaken and there is suitable mitigation in place. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaption.	<ul style="list-style-type: none"> • Will it reduce vulnerability to the effects of climate change e.g. flooding, disruption during extreme weather etc? • Will it reduce vulnerability of the economy to climate change and harness any opportunities that may arise? • Will it support low carbon and renewable energy and sustainable design? • Will it ensure that impacts and opportunities of climate change on natural habitats and species are full 	-	<p>Likely Significant Effects</p> <p>Northumberland has a net negative emission of CO₂ due to the County's important role as a carbon sink due to its extensive forestry cover which means that it absorbs more CO₂ than it emits. The downward trend in emissions was the largest decrease in the country over this period and was largely due to a reduction in large industrial installations.</p> <p>Specific employment policies (such as ECN 2) prioritise low carbon good and services as a sector; however, overall, employment development would be expected to further increase energy consumption and greenhouse gas emissions. Sources of emissions will include the use of plant, HGV movements and the embodied carbon in materials during construction and commercial energy consumption and vehicle movements once new employment developments are occupied. There would also be effects arising from construction of new employment development (use of (and emissions from) construction plant as well as embodied carbon in construction materials) as well as the occupation of new employment premises (and associated energy use). Beneficial</p>

5. SA Objective	6. Guide Questions	7. core	8. Commentary
	<p>considered and incorporated in spatial planning decisions?</p> <ul style="list-style-type: none"> Will it reduce emissions of greenhouse gases by reducing energy consumption or providing energy from waste? Will it lead to an increased proportion of energy needs being met from renewable sources? Will it promote energy efficiency in buildings and new development? Will it reduce contributions to climate change through sustainable building practices? Will it contribute to reducing Northumberland's carbon footprint? 		<p>effects from employment on this objective could occur through the Council encouraging low carbon energy sectors and working from home which has the potential to result in the creation of less greenhouse gases than other forms of employment.</p> <p>As highlighted in the assessment of the employment land target against SA Objective 7, the provision of local employment opportunities may help to reduce out-commuting and associated greenhouse gas emissions (although this will be dependent on the type of jobs created in the context of the local labour market and in this respect, there is the potential that job creation could lead to increased in-commuting). It is anticipated that the majority of those sites that would come forward would be situated in urban/edge of centre locations accessible to residents which could help to promote public transport use and walking/cycling, reducing car use and related emissions.</p> <p>Overall, the employment land target has been assessed as having a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of greenhouse gas emissions associated with the Employment target will be dependent on a number of factors including: the location and accessibility of new development; the design of new development (including in the context of the requirements of Local Plan policies and building regulations); future travel patterns and trends; individual energy consumption behaviour; and the extent to which energy supply has been decarbonised over the plan period.
<p>15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.</p>	<ul style="list-style-type: none"> Will it lead to reduced consumption of materials and resources? Will it reduce waste arisings and increase waste reuse, recycling and recovery? Will it reduce hazardous waste? Will it reduce waste in the construction industry? Will it provide a framework in which businesses, communities and individuals take more responsibility for their own waste? 	-	<p>Likely Significant Effects</p> <p>The construction of employment premises will require raw materials (such as aggregates, steels and timber), although the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments.</p> <p>Depending on the nature of the employment use, raw materials may also be required during the operational phase, although the volume and type of resources required would be dependent on the type and scale of use.</p> <p>Commercial development will generate construction waste, although it is anticipated that a proportion of this waste would be reused/recycled. Once premises are occupied, there would also be an increase in commercial waste arisings although again, it is anticipated that a proportion of this waste would be reused or recycled.</p>

5. SA Objective	6. Guide Questions	7. core	8. Commentary
	<ul style="list-style-type: none"> Will it ensure the design and layout of new development supports sustainable waste management? Will it provide a suitable range of facilities throughout the County to assist in increasing rates of recycling and composting? 		<p>Overall, the employment land target has been assessed as having a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that the Local Plan will make provision to accommodate additional waste associated with growth in the County. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of waste associated with the housing target will be dependent on a number of factors including: the design of new development; waste collection and disposal regimes; and individual behaviour with regard to recycling and reuse.
16. To protect and enhance Northumberland's cultural heritage and diversity.	<ul style="list-style-type: none"> Will it conserve and where appropriate enhance sites, features and areas of historical, archaeological or cultural value in both urban and rural areas including Listed Buildings, Conservation Areas, and Historic Parks and Gardens? Will it ensure appropriate archaeological or building assessments are undertaken prior to development? Will it promote sensitive re-use of historical assets and buildings of local historic interest, where the opportunity arises? Will it improve and broaden access to, and understanding of, local heritage and historic sites? Will it maintain and enhance the character and distinctiveness of settlements? Will it improve and broaden access to, and understanding of, local heritage and historic sites? 	+/-	<p>Northumberland has a rich cultural heritage including 5,562 listed buildings, 69 conservation areas and 975 scheduled monuments. Employment development has the potential to adversely affect these assets as well as other non-designated assets that contribute to the character of the County. Adverse effects may be felt in the short term during associated construction activities and in the longer term once development is complete. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). The likelihood of these effects occurring and their magnitude will be dependent on the type, location and design of new development which is currently uncertain.</p> <p>Overall, the employment land target has been assessed as having mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <p>The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.</p>

5. SA Objective	6. Guide Questions	7. core	8. Commentary
	<ul style="list-style-type: none"> Will it maintain and enhance the character and distinctiveness of settlements? 		
<p>17. To conserve and enhance the quality and diversity of Northumberland's rural and urban landscapes.</p>	<ul style="list-style-type: none"> Will it reduce the amount of derelict, degraded and underused land? Will it conserve and enhance the County's townscapes, seascapes and landscape character? Will it protect and enhance natural landscapes within the urban area, including recreational open space and strategic green corridors? Will it help to deliver a comprehensive network of multifunctional Green Infrastructure, addressing deficiencies and gaps and providing Green Infrastructure with new development where appropriate? Will it conserve and enhance areas with landscape designations and take account of their management objectives? Will it protect the strategic function of the Green Belt? Will it maintain and enhance the character and distinctiveness of settlements? Will it improve access to the countryside for recreation? Will it promote high quality design in context with its urban and rural landscape? 	+/--	<p>Likely Significant Effects</p> <p>Northumberland has several designated landscapes including the Northumberland National Park, and two Areas of Outstanding Natural Beauty (AONBs) – the Northumberland Coast and North Pennines AONB. Green Belt covers significant parts of the South East of the County.</p> <p>There some limited Green Belt deletions proposed (where exceptional circumstances justify) to meet employment land needs in the County. The delivery of the employment target through the provision and development of new sites over the plan period is likely to result in adverse effects on landscape character and, potentially, the built environment. Effects may be felt in the short term during construction and in the longer term once development is complete, although the likelihood of adverse effects occurring and their magnitude will be dependent on the scale and location of development in the context of the landscape sensitivity of the receiving environment.</p> <p>Many of the County's existing employment sites which already have permission for employment uses are not affected by national or local landscape designations. The majority of sites are within, or on the edge of, urban areas with several in existing industrial estates. In consequence, it is considered that the potential for significant negative effects on landscape is low particularly as landscape impacts will have been fully considered as part of the planning application process. That said, there may be the potential for adverse effects on townscape character and visual amenity during construction and once premises are complete, particularly in respect of greenfield sites and those sites that are in close proximity to residential receptors.</p> <p>There is the potential for new development to enhance the quality of the built environment and to improve townscapes, particularly where brownfield sites are redeveloped. However, in recognition of loss of Green Belt land there are significant negative effects on this objective.</p> <p>Overall, the employment land has been assessed as having a mixed minor positive and significant negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p>

5. SA Objective	6. Guide Questions	7. core	8. Commentary
			<ul style="list-style-type: none"> None identified.

Spatial Strategy (Policy STP1)

9. SA Objective	10. Guide Questions	11. core	12. Commentary
<p>1. To improve health and well-being and reduce health inequalities.</p>	<ul style="list-style-type: none"> Will it encourage healthy lifestyles and reduce health inequalities? Will residents' quality of life be adversely affected? Will it help in tackling rising obesity levels? Will it increase regular participation in sports/exercise? Will it maintain and enhance healthcare facilities and services? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>The Spatial Strategy seeks to focus sustainable development in the main towns, service centres, and service centres in the rural areas.</p> <p>There is potential for the construction and operation of new development to have a negative effect on the health and wellbeing of residents in close proximity to development sites and along transport routes within the County. Effects may include, for example, respiratory problems associated with construction traffic and dust. However, these effects are expected to be temporary and not significant. Once dwellings / new employment uses are occupied, there may be further adverse effects on health arising from, in particular, emissions to air associated with increased traffic movements.</p>

9. SA Objective	10. Guide Questions	11. core	12. Commentary
	<ul style="list-style-type: none"> • Will it provide for or improve access to high quality, accessible healthcare facilities? • Will it help to provide for and support the ageing population of Northumberland? • Will it maintain / improve access to open space, recreational and leisure facilities? • Will it help to reduce pollution (noise, emissions, light)? 		<p>The extent to which new development promotes healthy lifestyles through, for example, walking and cycling will be in part dependent on its location vis-a-vis the accessibility of services, facilities, jobs and open space which is uncertain.</p> <p>Additional development within the County could increase investment in health care facilities. However, without appropriate levels of investment, there is a risk that increased demand from new residents may undermine the quality of existing facilities. GP practices overcrowding is a mixed picture across the County with some instances of overcrowding so some expansion of primary healthcare provision may be required to accommodate future growth.</p> <p>Overall, the housing target has been assessed as having a mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>2. To improve the quality, range and accessibility of community services and facilities.</p>	<ul style="list-style-type: none"> • Will it improve the availability and accessibility of key local facilities, including healthcare, education, retail and leisure? • Will it promote the development of a range of high quality, accessible community, cultural and leisure facilities? • Will it promote the vitality and viability of town centres? • Will it encourage active involvement of local people in community activities? • Will it maintain and enhance rural facilities? • Will it decrease the amount of traffic using the road system? 	+	<p>Likely Significant Effects</p> <p>The Spatial Strategy seeks to focus sustainable development in the main towns, service centres, and service centres in the rural areas. This will help to strengthen roles of these places and has the potential to improve the viability and vitality of existing shops, services and facilities in the areas where growth is located. New development may also encourage and support investment in existing, and the provision of new, services and facilities in the County through, for example, the receipt of developer contributions. This could help enhance the accessibility of existing and prospective residents and employees to key services and facilities, although this would be dependent on the exact location of new development and the level of investment generated. However, there is the potential for growth to increase pressure on existing community facilities and services.</p> <p>The spatial strategy specifically references the provision of services and for rural areas the retention of keys services – this will help to have a positive effect on this objective.</p> <p>Overall, the spatial strategy has been assessed as having a minor positive effect on this objective although the magnitude of effect will be dependent in part on the location of new development and the level of investment in community facilities and services generated.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified.

9. SA Objective	10. Guide Questions	11. core	12. Commentary
	<ul style="list-style-type: none"> Will it reduce adverse impacts of transportation on communities and the environment? 		<p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The level of investment in community facilities and services that may be stimulated by new development is uncertain at this stage and will in part be dependent on the policies of the Local Plan, site specific proposals and viability.
3 To deliver safer communities.	<ul style="list-style-type: none"> Will it promote design of buildings and spaces to reduce crime and the fear of crime? Will it help reduce incidence of anti-social behaviour and substance misuse? Will it encourage social inclusion? Will it contribute towards road safety for all users? 	0	<p>Likely Significant Effects</p> <p>Rates of crime in the County are relatively low overall, however, the overall crime rate in the County went up slightly from March 2014 to March 2015 and tends to be more prevalent in the urban rather than the rural areas of the County. Good design of new development could help to reduce and deter crime. However it is only through implementation of specific planning policies where good design can be implemented and so overall the effects of the spatial strategy set out in this policy is considered to be neutral.</p> <p>Overall, the spatial strategy has been assessed as having a mixed positive and uncertain effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which new development could impact on crime is uncertain as reduction in rates of crime is dependent on a number of factors.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	<ul style="list-style-type: none"> Will it provide an adequate supply of affordable housing? Will it support the provision of a range of house types and sizes to meet the needs of all part of the community? Will it ensure a flexible supply of land for residential development, especially in the rural parts of Northumberland? Will it ensure that appropriate use is made of the existing housing stock? Will it promote of sustainable building techniques including innovative 	++	<p>Likely Significant Effects</p> <p>The spatial strategy will allocate the majority of housing growth to the main towns, service centres and service villages.</p> <p>Housing delivery would help to meet need in these locations and would in combination with other policies in the plan deliver housing above OAN in order to support jobs growth.</p> <p>The spatial strategy focuses growth in some of the County's most sustainable locations, including Alnwick, Ashington, Berwick upon Tweed, Blyth, Cramlington, Hexham and Morpeth which should, as a consequence, help to ensure housing delivery (as these locations will be attractive to developers). Furthermore, enhanced viability may increase the potential for affordable housing delivery.</p> <p>Overall, the spatial strategy has been assessed as having a significant positive effect on this objective.</p>

9. SA Objective	10. Guide Questions	11. core	12. Commentary
	<p>building materials and construction methods?</p> <ul style="list-style-type: none"> Will it provide housing in sustainable locations that allow easy access to a range of local services and facilities? Will it promote improvements to the existing housing stock? Will it help to ensure the provision of good quality, well designed homes? 		<p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which new housing development meets local needs will be dependent on the mix of housing delivered (in terms of size, type and tenure) which is currently unknown.
<p>5. To strengthen and sustain a resilient local economy which offers local employment opportunities.</p>	<ul style="list-style-type: none"> Will it help provide good quality, well paid employment opportunities that meet the needs of local people? Will it maximise opportunities for all members of society? Will it tackle the causes of poverty and deprivation? Will it protect and enhance the vitality and viability of existing employment areas? Will it provide employment land in areas that are easily accessible by public transport? Will it direct appropriate retail, leisure and/or employment opportunities to town centre locations to aid urban regeneration? Will it support the rural economy and farm diversification? Will it recognise the importance of the environment to the local economy? Will it encourage or promote tourism? Will it encourage development of a low-carbon economy in Northumberland? 	<p>++</p>	<p>Likely Significant Effects</p> <p>The spatial strategy would direct employment growth to the main towns, to a lesser extent for the service centres and then small scale development to meet local needs in service villages which will help in turn to support the rural economy. This distribution is expected to help ensure that new employment opportunities are physically accessible to local people (although the extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective employers).</p> <p>The main towns are the County's principal employment centres. Allocating residential development in these settlements may therefore help to ensure that prospective residents have good access to existing employment opportunities. The relatively good accessibility of the service centres should also help to ensure that any jobs created are accessible to residents in other parts of the County and could help to reduce out-commuting.</p> <p>The spatial strategy will help to support wider economic growth ambitions with the North East Local Economic Partnership (LEP) Strategic Employment Plan (SEP) and the Borderlands initiative.</p> <p>By directing economic development to settlements such as Ashington and Blyth, the spatial strategy could help to address economic deprivation and stimulate renaissance (Ashington and Blyth are former mining community and have pockets of severe deprivation within them).</p> <p>Overall, the spatial strategy has been assessed as having a minor positive effect on this objective although the magnitude of effect is uncertain.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> The extent to which job creation is locally significant will depend on the type of jobs created (in the context of the local labour market) and the recruitment policies of prospective

9. SA Objective	10. Guide Questions	11. core	12. Commentary
6. To deliver accessible education and training opportunities.	<ul style="list-style-type: none"> Will it provide, support and improve access to high quality educational facilities? Will it improve the skills and qualifications throughout the working age population? Will it help to provide a supply of skilled labour to match the needs of local businesses? Will it reduce inequalities in skills across Northumberland? Will it support community enterprises and the voluntary sector? Will it support the creation of flexible jobs to meet the changing needs of the population? 	+/-	<p>Likely Significant Effects</p> <p>Concentrating new residential development in the main towns and other more sustainable settlements, is expected to increase the accessibility of prospective residents to schools and colleges by virtue of the proximity of these areas to existing education establishments and their good transport links.</p> <p>The spatial strategy has the potential to stimulate increased investment in new facilities by generating demand (through the influx of new residents) and through developer contributions. Any increased investment in educational facilities and services in the main towns will be welcome as there is pressure on school places (albeit that this is being addressed through ongoing developer contributions from new development). This may help also help to improve the standards of educational attainment within the County (levels of educational attainment in the County are in general lower than for Great Britain as a whole).</p> <p>However, if not properly planned, there is a risk that concentrating growth within these areas could place pressure on existing educational services and facilities. The existing capacity of educational services and facilities is a constraint in some of the main towns (although this is gradually being addressed by developer contributions from new housing developments).</p> <p>Overall, the spatial strategy has been assessed as having a mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
7. To reduce the need for travel and improve transport integration.	<ul style="list-style-type: none"> Will it reduce the need to travel and reliance on the private car? Will it increase the range, availability and use of sustainable travel choices i.e. public transport, walking, cycling? Will it promote car-share schemes and/or working from home? Will it reduce traffic volumes? Will it help to reduce out-commuting? 	+/-	<p>Likely Significant Effects</p> <p>Concentrating new development in the County's main towns, service centres and rural service villages could be expected to reduce the need to travel by car as development is likely to be in close proximity to community facilities, services and employment opportunities and be well connected to the public transport network. Development within these areas may also help to maintain existing, and (potentially) stimulate investment in, public transport provision and could help to address out-commuting and therefore there is potential to reduce the number of associated journeys on the strategic road network which will have positive effects on this objective.</p> <p>Focusing employment development in existing employment areas and near to main towns (for example the strategic allocations at Blyth and West Hartford in Cramlington in particular) is expected to help ensure that new employment opportunities are physically accessible to local</p>

9. SA Objective	10. Guide Questions	11. core	12. Commentary
	<ul style="list-style-type: none"> Will it support investment in transport infrastructure? 		<p>people. In the longer term, this may help to reduce out-commuting and associated emissions to air, although based on current trends, it would be expected that an increased local population would result in higher levels of out-commuting.</p> <p>Notwithstanding the benefits of the spatial strategy outlined above, there would inevitably be an increase in car and HGV use associated with new development and this will have a negative effect on this objective. Furthermore, there could also be negative effects associated with increased congestion (which whilst not a significant problem in Northumberland can be an issue at peak commuter times in some of the main towns).</p> <p>Overall the spatial strategy has been assessed as having a mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>8. To protect and enhance Northumberland's biodiversity and geodiversity.</p>	<ul style="list-style-type: none"> Will it conserve and enhance internationally, nationally and locally nature conservation designated sites and areas of ancient woodland and protected species? Will it help to improve the quality of SSSI to help ensure more are in favourable condition? Will it maintain and enhance woodland cover and management? Will it avoid habitat fragmentation and strengthen ecological framework? Will it ensure all new developments protect and enhance local biodiversity? Will it contribute to the achievement of objectives and targets within the Northumberland Biodiversity Action Plan? 	<p>-</p>	<p>Likely Significant Effects</p> <p>There are no internationally or nationally designated nature conservation sites within the main towns of Alnwick, Amble, Blyth, Cramlington, Haltwhistle, Hexham, Morpeth, Ponteland, and Prudhoe (where the majority of growth would be accommodated under the spatial strategy).</p> <p>However, there are several European Designated sites in the County including SACs, SSSI and Ramsar sites and also a number of locally designated sites in the wider County area. In consequence, there is the potential for indirect adverse effects on these sites associated with new development (for example, disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation). However, the scale of growth anticipated at each settlement is considered unlikely to give rise to significant adverse effects, although this will be dependent on the exact location of future development.</p> <p>The spatial strategy seeks to direct a large proportion of growth to main towns such as Alnwick, Berwick upon Tweed, Hexham and Morpeth where opportunities to use brownfield sites exist. It is recognised that in some cases brownfield land can have significant biodiversity value although it is considered that, on balance, development of brownfield sites will help minimise the risk of both direct (e.g. the loss of habitat) and indirect (e.g. noise and emissions) impacts on habitats and species. Notwithstanding this, development requirements will mean that some greenfield land will be required adjacent to the settlements. This could have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and occupation of new development).</p>

9. SA Objective	10. Guide Questions	11. core	12. Commentary
	<ul style="list-style-type: none"> Will it incorporate a network of multifunctional Green Infrastructure within new developments, where appropriate? Will it result in a net gain for the natural environment with each new development? Will it provide opportunities for people to access the natural environment? 		<p>Overall, the spatial strategy has been assessed as having a minor negative effect on this objective. However, there is the potential for significant negative effects to arise should development result in adverse effects on designated sites, although this is currently uncertain.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that new development would not be located on land designated for nature conservation. It is assumed that, on balance, the biodiversity value of brownfield sites is less than that of greenfield land. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>9. To ensure the prudent use and supply of natural resources.</p>	<ul style="list-style-type: none"> Will it minimise the loss of soils to development? Will it maintain and enhance soil quality and functioning? Will it ensure that mineral resources are not sterilised unnecessarily? Will it provide an adequate supply of minerals to meet society's needs? 	-	<p>Likely Significant Effects</p> <p>The construction of new development associated with the implementation of the spatial strategy will require raw materials (such as aggregates, steels and timber), although the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments.</p> <p>Overall, the spatial strategy has been assessed as having a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that sites allocated for employment have taken account of mineral safeguarding areas. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

9. SA Objective	10. Guide Questions	11. core	12. Commentary
<p>10. To encourage the efficient use of land.</p>	<ul style="list-style-type: none"> • Will it promote the use of previously developed (brownfield) land and minimise the loss of greenfield land? • Will it avoid the loss of agricultural land including best and most versatile land? • Will it reduce the amount of derelict, degraded and underused land? • Will it encourage the reuse of existing buildings and infrastructure? • Will it prevent land contamination and facilitate remediation of contaminated sites? 	<p>+/-/?</p>	<p>Likely Significant Effects</p> <p>In the monitoring period of 2016/17, 47% of new residential dwellings in the County were built on previously developed (brownfield) land. In this context, the spatial strategy is expected to help encourage the further redevelopment of brownfield sites in the County, helping to minimise the loss of greenfield land and protect the soil resource.</p> <p>There will be no green belt releases for housing development, however some greenfield land will be required to accommodate future growth and there will be some limited green belt releases for employment (all of which would be implemented through the spatial strategy and subsequent housing and employment policies). The Strategic Housing Land Availability Assessment indicates future housing land supply is likely to mostly be Greenfield. This will have a negative effect on this objective which could be significant depending on the quantum of greenfield land that is ultimately lost and its agricultural land quality (which is currently uncertain).</p> <p>Agricultural land in England is classified under the Agricultural Land Classification (ALC) into five grades, with Grade 1 being the best quality and Grade 5 the poorest quality. The 'best and most versatile land' is defined by the NPPF as that which falls into Grades 1, 2 and 3a. The majority of the County is classified as Grade 3 under the ALC, with areas of Grade 4 and 5 in the more upland areas in the west of the County. There is very little Grade 2 and no Grade 1 land within the County and so development through the spatial strategy is unlikely to result in the loss of Grade 1, or 2 land but could affect Grade 3a land subject to the exact locations and size of development.</p> <p>Overall, the spatial strategy has been assessed as having a mixed minor positive and minor negative effect (with some uncertainty) on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.
<p>11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.</p>	<ul style="list-style-type: none"> • Will it maintain and where possible enhancing the flow, quality and quantity of rivers, ground and surface water bodies and coastal waters? • Will it encourage sustainable and efficient management of water resources? 	<p>-</p>	<p>Likely Significant Effects</p> <p>The construction of new development and growth in local population associated with implementation of the Spatial Strategy can be expected to increase demand on water resources, which has the potential to affect water resource availability.</p> <p>In terms of water supply, Northumberland is identified as an area of 'low water stress' by the EA. Northumbrian Water are responsible for water supply in the County. There are two Water Resource Zones (WRZ) in the Northumbrian Water area. The majority of the water is sourced</p>

9. SA Objective	10. Guide Questions	11. core	12. Commentary
	<ul style="list-style-type: none"> • Will it ensure that essential water infrastructure is co-ordinated with all new development? • Will it contribute positively to achieving objectives set for the Northumbria and Tweed/ Solway River Basin Management Plans as part of delivery of the Water Framework Directive? • Will it encourage sustainable practices in aquatic farming, fishing and other businesses? • Will it contribute positively to achieving the aims of the integrated Northumberland Coast AONB Management Plan and use an ecosystem approach to coastal and marine management? 		<p>from the Kielder WRZ, however Berwick upon Tweed and Fowberry in the north of the county depend on groundwater supplies from the Fell Sandstone Aquifer.</p> <p>Northumbrian Water's Water Resource Management Plan (WRMP) shows that there are adequate water resources to cater for the proposed development within the Kielder Water Resource Zone (WRZ). Proposed development in the Berwick and Fowberry WRZ can also be catered for within existing water resources. New waste water treatment capacity will be required to meet the demand resulting from planned growth. It is anticipated that this capacity will be planned for through Northumbrian Water's Asset Management Plans.</p> <p>An Outline Water Cycle Study was published by the Council in 2012, highlighted that wastewater flow from the proposed level of development (in the emerging Core Strategy) across Northumberland could be accommodated within existing consent conditions by some of the waste water treatment works (WwTW).</p> <p>This was supplemented with a detailed Water Cycle Study (published in October 2015), which identified several Wastewater Treatment Works (WwTWs) across Northumberland that currently have limited or no capacity to accept or treat any further wastewater from the proposed development. These works may require an upgrade to accommodate the new development. If capacity increases then a new discharge consent would be required to cover the increased discharge volume and the Environment Agency is then likely to request higher quality standards (to ensure no deterioration in the water environment, consistent with the Water Framework Directive). In the majority of cases this is likely to be achievable within current conventional treatment. The Council are having ongoing discussions with Northumbrian Water about additional investment in waste water infrastructure.</p> <p>Overall, the spatial strategy has been assessed as having minor negative negative effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that the Council will continue to liaise with Northumbrian Water with regard to infrastructure requirements for future development. It is assumed that these will be reflected in the draft WRMP2019. • Measures contained in the Northumbrian Water WRMP would be expected to help ensure that future water resource demands are met. • There will be no development that will require diversion or modification of existing watercourses. However, if such measures are required, this could affect local water quality. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.

9. SA Objective	10. Guide Questions	11. core	12. Commentary
12. To improve air quality.	<ul style="list-style-type: none"> Will it maintain and improve air quality? Will it mitigate the impacts on air quality from road transport? Will it discourage or mitigate against uses that generate NO2 or other particulates? 	+/-	<p>Likely Significant Effects</p> <p>There is the potential for the construction and operation of new development to have negative effects on air quality due to emissions generated from plant and HGV movements during construction and increased vehicle movements during operation.</p> <p>Concentrating new residential development and employment uses in the County's more sustainable settlements, including the main towns, is expected to reduce the need to travel by car as new development is likely to be in close proximity to services, facilities and employment uses and be well connected to the public transport network. This is likely to reduce emissions to air, having a positive effect on this objective.</p> <p>Notwithstanding that the spatial strategy will help to reduce the need to travel and help ensure that new development is well connected to public transport and that this policy seeks to deliver sustainable development, there will inevitably be an increase in car and HGV use and associated increases in vehicle emissions which will have negative effects on this objective.</p> <p>Overall, the spatial strategy has been assessed as having a mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that air quality impacts have been duly considered through the planning application process. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
13. To avoid or reduce flood risk to people and property.	<ul style="list-style-type: none"> Will it help to minimise the risk of flooding to people and property in new and existing developments? Will it protect and enhance the natural function of floodplains Will it promote the use of Sustainable Drainage Systems (SUDS) in appropriate circumstances? Will it take into account predicted future impacts of climate change, including water scarcity and flooding events? 	0/?	<p>Likely Significant Effects</p> <p>The SFRA Flood Zones show that narrow strips of land immediately adjacent to watercourses and coastal and estuarine frontages are potentially at risk of flooding. Urban locations potentially affected by flooding include parts of Morpeth, Warkworth, Blyth, Ponteland, Hexham, Alnwick, Berwick upon Tweed, Amble, Belford, Wooler and Rothbury. However, there are also numerous small settlements at risk of flooding.</p> <p>Given that flood risk is an issue in the certain parts of the County, but also requirements for proposals to be accompanied by a Flood Risk Assessment (FRA) where appropriate, it is considered unlikely that new development would be at significant risk of flooding, although this is dependent on the exact location of sites.</p> <p>The loss of any greenfield land could lead to an increased risk of flooding (as a result of the increase in impermeable surfaces). However, it can be reasonably assumed that new</p>

9. SA Objective	10. Guide Questions	11. core	12. Commentary
	<ul style="list-style-type: none"> Will it discourage development in areas at risk from flooding? Will it ensure that new development does not give rise to flood risk elsewhere? 		<p>development proposals which may result in an increase in flood risk will be accompanied by a FRA and incorporate suitable flood alleviation measures thereby minimising the risk of flooding.</p> <p>There may be opportunities as part of new development proposals to enhance existing, or incorporate new, green infrastructure which could potentially have a positive effect on this objective by providing space for flood waters to flow through and additional areas for future flood storage. However, this is dependent on policies contained within the Local Plan, the competing priorities for developer contributions and details of site specific proposals.</p> <p>Overall, the spatial strategy has been assessed as having a neutral and uncertain effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that, where appropriate, development proposals would be accompanied by a FRA and that suitable flood alleviation measures would be incorporated into the design of new development where necessary to minimise flood risk. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
<p>14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation.</p>	<ul style="list-style-type: none"> Will it reduce vulnerability to the effects of climate change e.g. flooding, disruption during extreme weather etc? Will it reduce vulnerability of the economy to climate change and harness any opportunities that may arise? Will it support low carbon and renewable energy and sustainable design? Will it ensure that impacts and opportunities of climate change on natural habitats and species are full considered and incorporated in spatial planning decisions? Will it reduce emissions of greenhouse gases by reducing energy consumption or providing energy from waste? 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>Northumberland has an important role as a carbon sink due to its extensive forestry cover which means that it absorbs more CO2 than it emits.</p> <p>The volume of greenhouse gas emissions associated with the spatial strategy are primarily influenced by the quantum of development to be accommodated in the County over the plan period and which has been appraised separately. Further, detailed Local Plan policies covering sustainable design as well as the scale of developments brought forward and competing priorities for developer contributions (relating to the viability of incorporating sustainable design techniques) will influence the scale of emissions.</p> <p>Notwithstanding the above, as set out under the appraisal of the spatial strategy against SA Objective 7, it is expected that focusing growth in the County's most sustainable towns, service centres and rural areas will help to reduce the need to travel by car by ensuring good accessibility to public transport, employment opportunities and services and facilities, all of which would have a positive effect in respect of this objective.</p> <p>However, new development in the County would be expected to further increase energy consumption and greenhouse gas emissions. Sources of emissions will include the use of plant, HGV movements and the embodied carbon in materials during construction, energy consumption and vehicle movement's once new developments are occupied, which will have negative effects on this objective.</p>

9. SA Objective	10. Guide Questions	11. core	12. Commentary
	<ul style="list-style-type: none"> Will it lead to an increased proportion of energy needs being met from renewable sources? Will it promote energy efficiency in buildings and new development? Will it reduce contributions to climate change through sustainable building practices? Will it contribute to reducing Northumberland's carbon footprint? 		<p>Overall, the spatial strategy has been assessed as having a mixed minor positive and negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	<ul style="list-style-type: none"> Will it lead to reduced consumption of materials and resources? Will it reduce waste arisings and increase waste reuse, recycling and recovery? Will it reduce hazardous waste? Will it reduce waste in the construction industry? Will it provide a framework in which businesses, communities and individuals take more responsibility for their own waste? Will it ensure the design and layout of new development supports sustainable waste management? Will it provide a suitable range of facilities throughout the County to assist in increasing rates of recycling and composting? 	-	<p>Likely Significant Effects</p> <p>The construction of new development will require raw materials (such as aggregates, steels and timber), although the volume of materials required is not expected to be significant (in a regional or national context). Further, it is anticipated that there would be opportunities to utilise recycled and sustainably sourced construction materials as part of new developments. New development will generate construction waste, although it is anticipated that a proportion of this waste would be reused/recycled.</p> <p>Overall, the spatial strategy has been assessed as having a minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that waste and resource management measures have been duly considered through the planning application process. <p>Uncertainties</p> <ul style="list-style-type: none"> The exact scale of waste associated with the implementation of the spatial strategy will be dependent on a number of factors including the design of new development. The exact scale of resource use associated with the implementation of the spatial strategy will be dependent on the final scale and type of uses that come forward.
16. To protect and enhance Northumberland's cultural heritage and diversity.	<ul style="list-style-type: none"> Will it conserve and where appropriate enhance sites, features and areas of historical, archaeological or cultural value in both urban and rural areas including Listed Buildings, 	+/-	<p>Northumberland has a rich cultural heritage including 5,562 listed buildings, 69 conservation areas and 975 scheduled monuments.</p> <p>Additional development has the potential to adversely affect the character of the growth towns, service centres and service villages both in the short term during associated construction activities (e.g. as a result of vibrations) and in the longer term once development is complete (e.g. due to the built form of new development).</p>

9. SA Objective	10. Guide Questions	11. core	12. Commentary
	<p>Conservation Areas, and Historic Parks and Gardens?</p> <ul style="list-style-type: none"> • Will it ensure appropriate archaeological or building assessments are undertaken prior to development? • Will it promote sensitive re-use of historical assets and buildings of local historic interest, where the opportunity arises? • Will it improve and broaden access to, and understanding of, local heritage and historic sites? • Will it maintain and enhance the character and distinctiveness of settlements? • Will it improve and broaden access to, and understanding of, local heritage and historic sites? • Will it maintain and enhance the character and distinctiveness of settlements? 		<p>Development may have a direct impact on cultural heritage features where it involves the loss of, or alteration to, assets or indirect adverse effects on their settings. In this context, there are a number of designated cultural heritage assets within and in close proximity to the settlements which are to be the focus for growth under the spatial strategy. There are a number of listed buildings and other heritage assets (including conservation areas) contained within the main towns, service centres and some of the service villages, as well as more widely in rural areas of the County. There is the potential for these assets, or their settings, to be adversely affected by new development, although this will be dependent on the exact type, location and design of new development which is uncertain at this stage.</p> <p>Locating new development in close proximity to these assets may increase the accessibility of prospective residents to them, generating a potentially positive effect on this objective. There may also be opportunities for heritage-led development, which could serve to protect and enhance areas or buildings of historical, archaeological and cultural value, and potentially to enhance the setting of assets (for example, through the sensitive redevelopment of brownfield sites).</p> <p>The spatial strategy supports sustainable development within the built up form where it is of an appropriate scale and it can be demonstrated that it does not adversely impact on the character of the settlement. The spatial strategy also stipulates criteria under which development in the open countryside will be permitted and this includes re-use of disused building and for a house innovative architecture which enhances the immediate setting. These measures will help to protect cultural heritage and there could be opportunities for heritage enhancements subject to the location and design of development.</p> <p>Overall, the spatial strategy has been assessed as having a mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <p>The form and function of any development will have the potential to enhance or detract from designated heritage and cultural assets and/or their settings.</p>
<p>17. To conserve and enhance the quality and diversity of Northumberland's rural and urban landscapes.</p>	<ul style="list-style-type: none"> • Will it reduce the amount of derelict, degraded and underused land? • Will it conserve and enhance the County's townscapes, seascapes and landscape character? • Will it protect and enhance natural landscapes within the urban area, 	<p>+/-</p>	<p>Likely Significant Effects</p> <p>Northumberland has several designated landscapes including the Northumberland National Park, and two Areas of Outstanding Natural Beauty (AONBs) – the Northumberland Coast and North Pennines AONB. Green Belt covers significant parts of the South East of the County.</p> <p>The spatial strategy is expected to help avoid significant adverse effects on landscape character by minimising development in the more rural parts of the County (except for some limited development in service villages to meet local needs). Additionally, the strategy is expected to</p>

9. SA Objective	10. Guide Questions	11. core	12. Commentary
	<p>including recreational open space and strategic green corridors?</p> <ul style="list-style-type: none"> • Will it help to deliver a comprehensive network of multifunctional Green Infrastructure, addressing deficiencies and gaps and providing Green Infrastructure with new development where appropriate? • Will it conserve and enhance areas with landscape designations and take account of their management objectives? • Will it protect the strategic function of the Green Belt? • Will it maintain and enhance the character and distinctiveness of settlements? • Will it improve access to the countryside for recreation? • Will it promote high quality design in context with its urban and rural landscape? 		<p>encourage the use of brownfield land thereby minimising development on greenfield sites and associated impacts on local landscape character and visual amenity.</p> <p>Notwithstanding the above, development requirements will mean that some greenfield (including some limited Green Belt land deletions for employment uses) is required. This could have significant adverse effects on landscape and townscape character subject to design and exact locations of new development. It is expected that whilst there would be opportunities to utilise brownfield sites, a fair amount of greenfield land would be required. This would be likely to substantially affect local landscape character.</p> <p>There is potential for new development to enhance the quality of the built environment and improve townscapes (subject to more detailed policies on design contained within the Local Plan). The spatial strategy is also expected to encourage the redevelopment of brownfield sites including vacant and derelict land by concentrating development within existing settlements and focusing growth where key brownfield sites exist. This could improve the built form.</p> <p>The spatial strategy supports sustainable development within the built up form where it is of an appropriate scale and it can be demonstrated that it does not adversely impact on the character of the settlement. The spatial strategy also stipulates criteria under which development in the open countryside will be permitted and this includes re-use of disused building and for a house innovative architecture which enhances the immediate setting. These measures will help to have associated positive landscape effects and in turn a positive effect on this objective.</p> <p>Overall, the spatial strategy has been assessed as having a mixed minor positive and minor negative effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • Appropriate mitigation measures are proposed in the Local Plan policies for development management. No further measures are identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified.



Appendix F

Growth Options Appraisal





Housing and Employment Growth Options

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
1. To improve health and well-being and reduce health inequalities.	+	++	++	++	<p><u>Likely Significant Effects</u></p> <p>The business as usual growth option would see the delivery of over 10,000 new homes and 6,900 workplace jobs over the plan period. The provision of new homes would help to raise living standards and have a minor positive effect on this objective and could also help through developer contributions to deliver new health facilities and services to meet needs.</p> <p>The local housing need, intermediate and ambitious jobs led housing growth options would all deliver a significant amount of new housing over the plan period (between 14,340 and 17,720 dwellings, and between 12,100 and 16,500 additional workplace jobs), and would help to support ambitious jobs led growth. In addition to the provision of new houses, the associated growth and employment would help to significantly raise living standards, which would in turn help to improve health and well-being and have a significant positive effect on this objective. These growth options could also help to deliver new health services through developer contributions which would also have a positive effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
2. To improve the quality, range and accessibility of community services and facilities.	+	++	++	++	<p><u>Likely Significant Effects</u></p> <p>The business as usual option would deliver over 10,000 new homes and 6,900 new jobs. This would help to strengthen existing facilities and services and create demand for new services. This option</p>

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
					<p>would be unlikely to deliver new community services and facilities at the same scale as the other growth options and so would have a minor positive effect on this objective.</p> <p>The local housing need, intermediate jobs-led and ambitious jobs-led housing growth would all deliver a significant amount of new housing over the plan period and also a significant amount of new workplace jobs (between 12,100 and 16,500 for the jobs-led growth options). The scale of housing and jobs delivered would help support existing facilities and services (by providing increased demand) and could create the environment for new or enhanced facilities. Some of this could be associated with the delivery of any larger housing sites, where provision could include new community facilities (whether education, retail, hall, leisure or open space). Developer contributions associated with the new development could also help deliver new community facilities and services to meet needs. The delivery of new community services and facilities at the scale to support the housing growth from these options would have significant positive effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
3. To deliver safer communities.	+	++	++	++	<p><u>Likely Significant Effects</u></p> <p>The business as usual housing growth option would deliver new housing and new workplace jobs. Through good design of new development this could help to deter crime and in turn help to deliver safer communities which would have a positive effect on this objective, although at a reduce scale than the other options.</p> <p>The local housing need, intermediate jobs led and ambitious jobs led housing growth options would deliver a significant amount of new housing (and for the jobs-led growth options new workplace jobs) which through good design (of housing and employment) could help to deter crime and in turn help to deliver safer communities which and through the scale of housing development from these options would have a significant positive effect on this objective.</p>

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
					<p>These options may also help to bring back into use any derelict areas of housing or vacant homes which may also help to deter crime, which would also help to have a positive effect on this objective.</p> <p>The business as usual and jobs led growth scenarios would also help to deliver new workplace jobs. This would in turn help to raise income levels and may help to reduce crime and in turn deliver safer communities, as there can be links between low income levels and crime.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	+/-	+/?	++	++	<p>Likely Significant Effects</p> <p>The business as usual option (10,000 dwellings) would be unlikely to deliver enough housing to meet unmet local needs (with population growth would need 12,624 dwellings over plan period for the business as usual option as opposed to 10,000 new dwellings that would be provided through this option) and so in turn over the plan period would not provide 'everyone' with the opportunity to live in a decent home. Commensurate with the overall lower level of housing provision, the option would not provide enough affordable housing to address affordability issues in the local housing market. However, this option would still provide some housing growth and so has been assessed as having mixed minor positive and minor effects reflecting delivery of some housing but not enough to meet unmet needs.</p> <p>The local housing need growth option (14,340 dwellings) provides a level of housing to meet the projected growth in household population (and projected household formations), which would have a positive effect on this objective. However, only considering the projected growth in household population may not deliver enough housing over the plan to meet future unmet needs from jobs related growth and so there are also uncertain effects on this objective from this option. This reflects that whilst there is no uncertainty that there will be some unmet growth from this option there is uncertainty as to its scale.</p>

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
					<p>The intermediate jobs led housing growth option (15,553 dwellings) would deliver a significant amount of new housing and this would be above and beyond the projected housing needs based on population and household projections. This would increase the chances of everyone living and working in the County to have the opportunity to live in a decent and affordable home, which will have a significant positive effect on this objective.</p> <p>The ambitious jobs led housing growth option (17,720 dwellings) would deliver a significant amount of new housing which would be significantly above and beyond the projected housing needs based on population and household projections. This would greatly increase the chances of everyone living and working in the County to have the opportunity to live in a decent and affordable home, which will have a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	?/-	+/?	++	++	<p>Likely Significant Effects</p> <p>The business as usual option would see the delivery of over 10,000 new homes and 6,900 new workplace jobs. However, this would not be enough to meet unmet future needs as with population growth would need 12,624 dwellings over plan period for the business as usual option as opposed to 10,000 new dwellings that would be provided through this option. This would be a constraint to economic growth and therefore this growth option has a mixed uncertain and minor negative effect on this objective.</p> <p>The local housing need growth option would help to deliver over 14,000 new dwellings which would help to support new jobs and in turn economic growth which would have a positive effect on this objective. However, this would not support the ambitious jobs-led growth that the plan is seeking to provide for and so there are also uncertain effects on this objective. The intermediate and ambitious jobs led housing growth options would deliver a significant amount of new housing and workplace jobs which would be significantly above and beyond projected needs based on population and household</p>

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
					<p>projections. This would help to meet wider economic growth ambitions from the North East SEP, the North of Tyne devolution deal and the Borderlands initiative, which would in turn help to strengthen and sustain a resilient local economy and have a significant positive effect on this objective.</p> <p>From all of these options there could be job opportunities associated with the construction of new housing. The extent of any positive effects would depend upon the approach taken by housebuilders and skills set of the local workforce.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
6. To deliver accessible education and training opportunities.	?	?	?	?	<p>Likely Significant Effects</p> <p>For all of these housing growth options there could be training opportunities associated with the construction of new housing. However, the extent of any associated positive effects would depend upon the approach taken by housebuilders and therefore overall effects on this objective are uncertain.</p> <p>There could also be additional primary and secondary school places provided (either directly through new schools, or indirectly through developer contributions) from these options. Increasing the scale of growth increases the potential for support to education provision so the local housing need and jobs-led growth options could have greater effects in this regard.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
					<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+/-	++/ --	++/ --	++/ --	<p>Likely Significant Effects</p> <p>The business as usual growth option would deliver over 10,000 new dwellings and 6,900 new workplace jobs over the 20 year period. It would be the design, individual locations, and local access to employment and other community facilities of the proposed development that would determine the demand for transport. Assuming that some of this growth is located in well-connected areas, would drive additional demand for public transport. Additional investment in public transport would be also then anticipated to support this growth and which would have a positive effect on this objective. However, it would also be anticipated that an increase in housing provision would also lead to an increase in car use which would have a negative effect on this objective.</p> <p>The local housing need option would deliver over 14,300 new dwellings over the plan period. As with the business as usual option, the effects on this objective in part will relate to the design and location of the future growth. However, the increased scale of housing development would drive additional demand for public transport and there would be commensurate investment in public transport improvements from developer contributions which would have a significant positive effect on this objective. However, the scale of housing development through this option would inevitably mean an increase in car use which would also have significant negative effects on this objective.</p> <p>Both the intermediate jobs-led and ambitious jobs led housing growth options would deliver a significant amount of new housing (over 15,500 and 17,700 new dwellings respectively) and this would be above the local housing need option. As with the business as usual option, the effects on this objective in part will relate to the design and location of the future growth. However, the scale of housing development would drive additional demand for public transport and there could be investment in public transport improvements from developer contributions which would have a significant positive effect on this objective. However, the scale of housing development through these two options would inevitably mean an increase in car use which would have significant negative effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p>

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
					<ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	+/- /?	++/ --/?	++/ --/?	++/ --/?	<p>Likely Significant Effects</p> <p>There are a total of 20 European Designated sites in (or partially in) the County (7 SPAs and 13 SACs) as well as four Ramsar sites and 113 SSSIs and also a number of locally designated sites.</p> <p>It is assumed that development would not directly affect these sites although housing and jobs growth could have indirect negative effects on these assets due to, for example, disturbance arising from increased recreational activity and wild bird and mammal loss from cat predation. However, this would be dependent on the exact location and design of future development, the proximity of the development to the designated sites and the ease of access to the sites.</p> <p>Development requirements from all of these options will mean that some greenfield land will be required within the County and which could have a negative effect in relation to this objective (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and occupation of new development). The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected which is currently uncertain. Notwithstanding the above, it should be noted that planning permission has already been granted for a proportion of the housing requirement and/or sites have been built out and it is assumed that impacts on biodiversity have been duly considered, including proximity to sensitive sites and species.</p> <p>Residential development may provide opportunities to enhance the existing, or incorporate new, green infrastructure and to a lesser extent there may be limited opportunities with employment development. This could potentially have a significant positive effect on this objective by improving the quality and extent of habitats and by increasing the accessibility of both existing and prospective residents to such</p>

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
					<p>assets. However, any benefits in this regard will be dependent on the detailed policies contained within the Local Plan and site specific proposals.</p> <p>In light of the above, all of these options are assessed as having mixed positive, negative and uncertain effects on this objective. With the scale of housing growth from the local housing need and jobs led growth options the potential positive and negative effects could be significant.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
9. To ensure the prudent use and supply of natural resources.	-	--	--	--	<p>Likely Significant Effects</p> <p>All of the housing and job growth options would involve use of natural resources, although there would be opportunities to re-use recycled materials as part of construction works, subject to the approach taken by housebuilders and commercial developers. The scale of resource use is greater with the local housing need, intermediate jobs-led and ambitious jobs-led growth options and so the extent of effects is greater for these options than for the business as usual option.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p>

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
					<ul style="list-style-type: none"> It is assumed that housing growth and new employment development would take account of minerals safeguarding areas.
10. To encourage the efficient use of land.	+/-	+/-	++/ --	++/ --	<p><u>Likely Significant Effects</u></p> <p>The business as usual and local housing need growth options would deliver a significant amount of new housing. The scale of housing development would mean that a significant amount of PDL could be re-developed which would have a positive effect on this objective. However, the scale of housing delivered through these options would also involve the loss of greenfield land the scale of which would have a significant negative effect on this objective. The level of effects would less than the jobs led growth options so these two options have been assessed as having minor positive and minor negative effects on this objective.</p> <p>Both the intermediate jobs-led and ambitious jobs led housing growth options would deliver a significant amount of new housing and this would be above the local housing need option and in the case of the jobs-led growth options new workplace jobs. The scale of housing development and new workplace jobs would mean that a significant amount of PDL could be re-developed which would have a significant positive effect on this objective. However, the scale of housing delivered through these options would also involve the loss of greenfield land the scale of which would have a significant negative effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	-	--	--	--	<p><u>Likely Significant Effects</u></p> <p>The construction of new development and growth in local population associated with housing delivery can be expected to increase demand on water resources, which has the potential to affect water resource availability.</p> <p>In terms of water supply, Northumberland is identified as an area of 'low water stress' by the EA. Northumbrian Water are responsible for water supply in the County. There are two Water Resource Zones (WRZ) in the Northumbrian Water area. The majority of the water is sourced from the Kielder WRZ, however Berwick upon Tweed and Fowberry in the north of the county depend on groundwater supplies from the Fell Sandstone Aquifer.</p> <p>Northumbrian Water's Water Resource Management Plan (WRMP) shows that there are adequate water resources to cater for the proposed development within the Kielder Water Resource Zone (WRZ). Proposed development in the Berwick and Fowberry WRZ can also be catered for within existing water resources. New waste water treatment capacity will be required to meet the demand resulting from planned growth. It is anticipated that this capacity will be planned for through Northumbrian Water's Asset Management Plans.</p> <p>An Outline Water Cycle Study was published by the Council in 2012, highlighted that wastewater flow from the proposed level of development (in the emerging Core Strategy) across Northumberland could be accommodated within existing consent conditions by some of the waste water treatment works (WwTW).</p> <p>This was supplemented with a detailed Water Cycle Study (published in October 2015), which identified several Wastewater Treatment Works (WwTWs) across Northumberland that currently have limited or no capacity to accept or treat any further wastewater from the proposed development. These works may require an upgrade to accommodate the new development. If capacity increases then a new discharge consent would be required to cover the increased discharge volume and the Environment Agency is then likely to request higher quality standards (to ensure no deterioration in the water environment, consistent with the Water Framework Directive). In the majority of cases this is likely to be achievable within current conventional treatment. The Council are having ongoing discussions with Northumbrian Water about additional investment in waste water infrastructure.</p> <p>All of these housing and jobs growth options will increase demand on water resources which would have negative effects on this objective. The extent of effects from the local housing need, intermediate jobs-led and ambitious jobs led growth options is considered to be significant as these will deliver housing at a greater scale than the business as usual option.</p>

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
					<p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
12. To improve air quality.	-	--	--	--	<p><u>Likely Significant Effects</u></p> <p>The business as usual option would see the delivery of over 10,000 new homes and 6,900 workplace jobs over the plan period. The scale of housing development would generate significant additional traffic and therefore an increase in vehicle emissions, which would in turn have a negative effect on air quality, although this would be mitigated to an extent by policies elsewhere in the plan promoting the use of sustainable modes of transport (as well as long term changes in the vehicle fleet, and the increase in low emission vehicles from national policies over the period covered by the plan – national policy is also requiring the phasing out of sales of diesel and petrol engine cars by 2040 and it is also assumed that the UK draft Clean Air Strategy will become adopted over the plan period). The effects of this option would not be as significant as the other 3 options given the reduced scale of housing development.</p> <p>The local housing need, intermediate jobs-led and ambitious jobs led housing growth options would deliver a significant amount of new housing and for the jobs-led options between 12,100 and 16,500 additional workplace jobs. The scale of housing development would generate significant additional traffic and therefore an increase in vehicle emissions, which would in turn have a significant negative effect on air quality, although this would be mitigated to an extent by policies elsewhere in the plan promoting the use of sustainable modes of transport.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p>

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
					<ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
13. To reduce and or avoid flood risk to people and property.	0/?	0/?	0/?	0/?	<p><u>Likely Significant Effects</u></p> <p>The SFRA Flood Zones show that narrow strips of land immediately adjacent to watercourses and coastal and estuarine frontages are potentially at risk of flooding. Urban locations potentially affected by flooding include parts of Morpeth, Warkworth, Blyth, Ponteland, Hexham, Alnwick, Berwick upon Tweed, Amble, Belford, Wooler and Rothbury. However, there are also numerous small settlements at risk of flooding.</p> <p>The loss of any greenfield land as a result of housing and jobs growth could lead to an increased risk of flooding off site (as a result of the increase in impermeable surfaces). Notwithstanding this, it can be reasonably assumed that flood risk has been considered as part of the planning application process where appropriate. However, flood risk can only be fully considered on a site by site basis and so there is considered to be a degree of uncertainty with respect to potential effects on this objective from all of these options.</p> <p>The scale of any effects would be greater for the housing need, intermediate jobs led and ambitious jobs led growth options as these options would deliver housing and new workplace jobs at a greater scale than for the business as usual option.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> It is assumed that new housing and employment development would be not be allowed in areas at greatest risk of flooding.

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	-	--	--	--	<p><u>Likely Significant Effects</u></p> <p>The business as usual option would see the delivery of over 10,000 new homes and 6,900 new workplace jobs over the plan period. The scale of housing development and new workplace jobs would generate significant additional traffic and therefore an increase in vehicle emissions, which would in turn have a negative effect on this objective, although this would be mitigated to an extent by policies elsewhere in the plan promoting the use of sustainable modes of transport. There would also be effects arising from construction of new houses (use of (and emissions from) construction plant as well as embodied carbon in construction materials) as well as the occupation of new homes (and associated energy use). These effects would also apply associated with the new workplace jobs where for example this related to construction of new employment development. The effects of this option would not be as significant as the other 3 options given the reduced scale of housing development.</p> <p>The local housing need, intermediate jobs-led and ambitious jobs led housing growth options would deliver a significant amount of new housing and for the jobs-led options between 12,100 and 16,500 additional workplace jobs. The scale of housing development and additional workplace jobs would generate significant additional traffic and therefore an increase in vehicle emissions, which would in turn have a negative effect on this objective, although this would be mitigated to an extent by policies elsewhere in the plan promoting the use of sustainable modes of transport.</p> <p>For these options there would also (as highlighted above) effects associated with construction and occupation of new development, whether for housing or employment and the scale of those effects would be greater for these three options.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • It is assumed over the plan period that there will be increased use of energy from renewable sources with subsequent overall reductions in greenhouse gas emissions. This will be important as demand for energy use will increase over the plan period as a consequence of additional development. Government projections show that the low carbon share of UK

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
					electricity generation (renewables and nuclear) is projected to rise from 22% in 2010 to 58% in 2020.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	-	--	--	--	<p><u>Likely Significant Effects</u></p> <p>The business as usual option would see the delivery of over 10,000 new homes and 6,900 workplace jobs over the plan period. The scale of housing development and new workplace jobs would generate significant waste (both during construction and in subsequent occupation) which would in turn have a negative effect on this objective, although this would be mitigated to an extent by policies elsewhere in the plan promoting the reduction of waste. The effects of this option would not be as significant as the other 3 options given the reduced scale of housing development.</p> <p>The local housing need, intermediate jobs-led and ambitious jobs led housing growth options would deliver a significant amount of new housing and for the jobs-led options between 12,100 and 16,500 additional workplace jobs. The scale of housing development and additional workplace jobs would generate a significant amount of waste, which would in turn have a significant negative effect on this objective, although this would be mitigated to an extent by policies elsewhere in the plan promoting the reduction of waste.</p> <p>Waste is currently disposed of in part by sending to an Energy from Waste facility in Teesside (this accounts for over 90,000 tonnes of non-recycled household waste each year) and then to other waste facilities in Northumberland and the Council also have a Private Finance Initiative contract with SITA for waste disposal. No new waste facilities are allocated in the Draft Local Plan so existing waste management procedures will deal with additional waste arisings over the lifetime of the plan.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p>

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
					<ul style="list-style-type: none"> It is assumed that the Local Plan will make provision to accommodate additional waste associated with growth in the County.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	+/-	+/-	+/-	+/-	<p><u>Likely Significant Effects</u></p> <p>Northumberland has a rich cultural heritage including 5,562 listed buildings, 69 conservation areas and 975 scheduled monuments. Residential development and new workplace jobs have the potential to adversely affect these assets as well as other non-designated assets that contribute to the character of the County. Adverse effects may be felt in the short term during associated construction activities and in the longer term once development is complete. Effects may be direct (where development involves the loss of, or alteration to, assets) or indirect (where elements which contribute to the significance of assets are harmed). The likelihood of these effects occurring and their magnitude will be dependent on the type, and design of residential development, but also exactly where such development is in relation to heritage assets, and the extent to which these effects would be mitigated to an extent by policies elsewhere in the plan promoting the preservation and enhancement of cultural heritage assets.</p> <p>Overall, given the scale of housing all of these options have been assessed as having a mixed minor positive and minor negative effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	+/-	+/--	+/--	+/--	<p><u>Likely Significant Effects</u></p> <p>Northumberland has several designated landscapes including the Northumberland National Park, and Areas of Outstanding Natural Beauty – the Northumberland Coast and North Pennines AONB. Green Belt covers significant parts of the South East of the County.</p>

SA Objective	Housing and Employment Growth Options				Commentary
	Business As Usual	Local Housing Need	Intermediate jobs-led	Ambitious Jobs Led	
					<p>The business as usual option would deliver over 10,000 new jobs and 6,900 new workplace jobs. This would result in the opportunity use a significant amount of PDL (although at a reduced scale compared to the other three options) and this could result in preferential use of infill on sites and this could have a significant positive effect as will help to reduce adverse effects on landscape. There would still be use of greenfield land through this option and so this option would have significant positive and minor negative effects (reflecting the reduced scale of greenfield development from this option). Furthermore, there are some limited Green Belt deletions proposed (where exceptional circumstances justify) to meet employment land needs in the County which will help to deliver the new workplace jobs, however this will have adverse landscape effects.</p> <p>The local housing need, intermediate jobs-led and ambitious jobs led housing growth options would deliver a significant amount of new housing and for the jobs-led options new workplace jobs. The scale of housing development would result in a significant amount of PDL to be re-developed and this could have associated positive landscape effects, (for example preferential use of infill on sites will reduce adverse effects on landscape, although would be more pronounced with the business as usual lower housing option as highlighted above) which would be significant given the scale of development. Whilst there are no Green Belt releases for housing there would be a need to develop on greenfield land which would have significant negative effects on this objective.</p> <p>PDL can be associated with listed buildings/industrial heritage and so there may be instances where use of PDL could have adverse landscape effects if development poorly designed or located.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.



Appendix G

Spatial Distribution of Development Options





Spatial Distribution of Development Options

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
1. To improve health and well-being and reduce health inequalities.	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	<p><u>Likely Significant Effects</u></p> <p>All of the options would see the creation of new developments across the County.</p> <p>Options 1 and 2 would focus new development in key settlements and areas and would afford access to existing centres of health care provision. They may also provide opportunities to address specific areas of poor health through regeneration of deprived areas such as Ashington and Cramlington. Options 3 and 4 take an increasingly dispersed approach to allocating growth which may then limit the extent to which proposed growth can be used to support larger scale redevelopment and regeneration opportunities; however, may be more effective in beginning to address issues in each community.</p> <p>Option 5 would see the creation of new settlements in the south east of Northumberland and close to Tyneside. This would result in less development in and around other key settlements and in rural areas and any effects from regeneration on existing communities would be limited.</p> <p>All options will lead to the potential for some investment in local healthcare facilities and services through developer contributions, with the greatest opportunities with those options that are associated with the largest scale of growth. However, unless phasing of healthcare provision is addressed, there may be short term issues associated with constraints arising from increased demand for services without a corresponding increase in provision.</p> <p>Options 1 and 2 will focus growth on key settles and are more likely to lead to greater use of sustainable modes of transport for journeys. This may limit any adverse health effects associated with vehicle emissions and changes to local air quality.</p>

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>All options may result in the loss of some greenfield land; however, Option 2 may lead to fewer effects than the other options. Option 2 looks to allocate growth within the existing Green Belt constraints and as such, is least likely to lead to loss of open space used for amenity and recreation. The remaining options all envisage some loss of Green Belt. Option 1 focuses growth on key settlements; however, is likely to require an element of Green Belt around a number of settlements. Option 3 will require land to be deleted from the Green Belt around a number of larger settlements. Option 4, by dispersing growth across the district, may make use of PDL sites across the County, otherwise not used by options that seek to focus growth but would also require some Green Belt deletions. In consequence Options 1, 3, 4 and 5 may have greater effects on recreational activities, unless alternative provision for access to green infrastructure is made.</p> <p>Overall, these Options are considered to have a mixture of minor positive, minor negative and uncertain effects, though the different Options have nuances that make these effects different from each other.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
2. To improve the quality, range and accessibility of community services and facilities.	++	++	++	+	+	<p>Likely Significant Effects</p> <p>All of the options would see the creation of new developments across the County.</p> <p>The new development would improve the range of services and facilities available across the County, by both direct provision and through support from</p>

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>developer contributions, with the greatest opportunities with those options that are associated with the largest scale of growth. The creation of new services and facilities would also improve the overall accessibility of services and facilities across the County.</p> <p>Options 1, 2 and 3 would all see these new services and facilities located near to existing key settlements, whilst Option 4 would see new services and facilities located in a more dispersed pattern that would support more rural settlements. The dispersed approach to allocating development in Option 4 may limit the scale of individual investments and opportunities for improvement and in consequence, it may have a lower cumulative effect on the communities. The new settlement approach of Option 5 would see new developments located in new settlements in the south east of Northumberland which would provide new community services and facilities in those areas but not in other areas of the County.</p> <p>Overall, Options 1, 2 and 3 would have a significant positive effect on this objective whilst Option 4 and Option 5 would have a minor positive effect.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
3. To deliver safer communities.	~	~	~	~	~	<p><u>Likely Significant Effects</u></p> <p>All of the options would see the creation of new developments across the County.</p>

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>Options 1 and 2 would focus new development in key settlements and areas and could afford opportunities to provide regeneration and redevelopment. However, the extent to which it will affect perceptions of crime, and local community safety will reflect specific open space design, as well as factors outside the scope of the plan.</p> <p>In consequence, overall, these options are considered to have no relationship to this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	++	++	++	++	+	<p>Likely Significant Effects</p> <p>Options 1, 2 and 3 would see the creation of new housing developments located in and around the key settlements of Northumberland, which is where the need for new housing is highest. Option 4 would take a more dispersed approach to the allocation of housing, and whilst it would not meet the housing needs of the largest communities, it would ensure that the housing needs of rural communities were met. Option 5 would aid in meeting the housing needs of the south east of Northumberland by focusing development in that area (specifically near to Tyneside). However, it would have little effect on the housing provision across the rest of the County. The south east could also only accommodate so much housing development before it would become unsustainable to have more, potentially effecting how much housing this Option could truly provide.</p>

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>Overall, all of the Options would have a significant positive effect on this objective, besides Option 5 which would have a minor positive effect.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	++	++	++	+	+	<p><u>Likely Significant Effects</u></p> <p>Options 1, 2 and 3 would see the creation of new economic development and opportunities across the whole of Northumberland, though most new developments would be located within the key settlements of Northumberland. This would increase the accessibility of new job opportunities across the County, though less opportunities would be created in rural areas than in the key settlements. These options would increase the range of employment opportunities available and strengthen local economies across the County.</p> <p>Option 4 would have similar effects to the other options but these positive effects would be localised to rural areas and would have considerably less positive effects for the key settlements of Northumberland. The dispersed approach to allocating growth would be less well aligned with the economic ambitions for the County which are linked to Northumberland contributing to delivering the objectives of the North East Strategic Economic Plan (SEP), the North of Tyne devolution deal and the Borderlands initiative.</p> <p>Similar to the reason outlined for Option 4, Option 5 would have positive effects localised to where the new settlements would be created (in the south east of Northumberland), with the option having little effects elsewhere in the County.</p>

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>Focusing development in this way would limit the type and amount of economic development that would result from Option 5.</p> <p>Overall, Options 1, 2 and 3 would have a significant positive effect on this objective whilst Option 4 and Option 5 would have a minor positive effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
6. To deliver accessible education and training opportunities.	++	++	++	+	+	<p>Likely Significant Effects</p> <p>All options will lead to the potential for some investment in local education facilities through either direct provision or developer contributions, with the greatest opportunities with those options that are associated with the largest scale of growth. However, unless phasing of additional education provision is addressed, there may be short term issues associated with constraints arising from increased demand for services without a corresponding increase in provision.</p> <p>Any educational or training opportunities provided by these options are likely to be located in areas that are accessible and useable by a large number of the County's residents due to their location in key settlements. This would also increase the sustainability of these educational facilities.</p> <p>Options 1 and 2 would focus new development in key settlements and areas and would afford access to existing education facilities. They may also provide opportunities to address specific constraints.</p>

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>Options 3 and 4 take an increasingly dispersed approach to allocating growth which may then limit the extent to which proposed growth can be used to support larger scale redevelopment and further provision of educational facilities. In particular, Option 4 would see the creation of new educational or training opportunities in rural areas, with fewer facilities likely to be created in the key settlements. Similarly, Option 5 would see growth localised to the south east of Northumberland, with little beneficial effect on the rest of the County.</p> <p>Overall, Options 1, 2 and 3 would have a significant positive effect on this objective whilst Option 4 and Option 5 would have a minor positive effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++/-	++/-	++/-	+/-	+/-	<p>Likely Significant Effects</p> <p>Options 1, 2 and 3 would all see the creation of new developments located mainly within the key settlements of the County, with some development taking place in rural areas. Any development located within the key settlements would be serviced by existing infrastructure and sustainable transport. These options would also have an increased likelihood of reducing the need to travel with the County due to the options covering both the key settlements, rural areas and therefore being close to the existing population of Northumberland. However, the infrastructure around the key settlements are currently well used, therefore an increase in development in these areas has the potential to have an effect on congestion and may require improvements to local infrastructure, though this would better align infrastructure investment with the growth areas.</p>

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>Option 4 would see the creation of new developments predominantly located in rural areas. Whilst this would potentially reduce the need to travel in rural communities, it could also see an increase in the need of the County's residents to travel to the new rural jobs, services or facilities. Furthermore, this would result in new development in areas that offer less choice for sustainable transport opportunities and these developments would mainly be accessed through the use of a car.</p> <p>Option 5 would see the creation of new settlements in the south east of Northumberland near to Tyneside. This could potentially reduce the need to travel for the residents of the south east of the Northumberland, but could also increase the need for residents to travel from other regions to the south east of the County.</p> <p>Overall, Options 1, 2 and 3 would have a significant positive effect and minor negative effect on this objective whilst Option 4 and Option 5 would have a minor positive effect and minor negative effect.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	+/--	+/-/?	+/--	+/--	+/--	<p>Likely Significant Effects</p> <p>Northumberland is home to several European Designated sites in the County including SACs, SSSI and Ramsar sites and also a number of locally designated sites. All of the options would have some effects on these important areas of biodiversity and/or geodiversity as all of the options would see the creation of new developments.</p>

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>In consequence, it is likely that all options may result in the loss of some biodiversity, as they will some greenfield land; however, Options 2 may lead to fewer effects than the other options.</p> <p>Option 2 looks to allocate growth within the existing Green Belt constraints and as such, is least likely to lead to loss of greenfield land where biodiversity assets could be important. The remaining options all envisage some loss of Green Belt. Option 1 focuses growth on key settlements; however, is likely to require an element of Green Belt around a number settlements. Option 3 will require land to be deleted from the Green Belt around a number of larger settlements. Option 4, by dispersing growth across the district would also require some Green Belt deletions and would also result in developments that are more likely to affect biodiversity/geodiversity assets due to development being located in rural areas. Option 5 would see the creation of new settlements in the south east of Northumberland which would result in the loss of some open countryside/Green Belt land. It would however, constrain the majority of development to these new settlements, protecting the biodiversity and geodiversity of other regions.</p> <p>All of the options would provide some benefits to this objective, as the developments they create would be in line with the policies of the Draft Local Plan and would have to be designed in a manner that enhances their surrounding environment.</p> <p>Overall, all of the options besides Option 2 are considered to have a minor positive and significant negative effect on this objective due the amount of development that would take place and the loss of Green Belt land. Option 2 would have a minor positive and minor negative effect on this objective as it has the potential to result in the loss of less Green Belt land, though uncertainty exists.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified.

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
9. To ensure the prudent use and supply of natural resources.	--	+/--	--	--	--	<p>Likely Significant Effects</p> <p>All of the options would result in the consumption of mineral resources through the creation of new developments across the County. These options would also result in the loss of important soil resources. This is especially true of Options 1, 3 and 5 as these options would result in more development located within the Green Belt than Option 2 and the Green Belt sometimes contains valuable soil resources. Option 4, by dispersing growth across the district, may make use of PDL sites across the County, otherwise not used by options that seek to focus growth on key settlements but would also require some Green Belt deletions, with similar effects on soil resource.</p> <p>It has been assumed that all of the options would not result in development that is located within mineral safeguarded areas, effectively affording some protection to these safeguarded minerals.</p> <p>Overall, all of the options would have a significant negative effect on this objective, with Option 2 also having a minor positive effect due to it trying to avoid the loss of Green Belt land as much as possible.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p>

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<ul style="list-style-type: none"> It is assumed that housing growth would take account of minerals safeguarding areas.
10. To encourage the efficient use of land.	+/--	+/-	+/--	+/--	--	<p><u>Likely Significant Effects</u></p> <p>All of the options would result in the creation of new developments. Option 2 looks to allocate growth within the existing Green Belt constraints and as such, is least likely to lead to loss of greenfield land. The remaining options all envisage some loss of Green Belt. Option 1 focuses growth on key settlements; however, is likely to require an element of Green Belt around a number of settlements. Option 3 will require land to be deleted from the Green Belt around a number of larger settlements. Option 4, by dispersing growth across the district, may make use of PDL sites across the County, otherwise not used by options that seek to focus growth on key settlements but would also require some Green Belt deletions, with similar loss of greenfield land. Option 5 would see development focused in new settlements located in the south east of Northumberland, resulting in the loss of Green Belt land/open countryside, with little chance of developments using PDL.</p> <p>Options that focus proposed development around key settlements may be more likely to have developable PDL; however, this remains uncertainty at this stage.</p> <p>Overall, Options 1, 3 and 4 are considered to have a minor positive effect and significant negative effect on this objective whilst Option 2 would have a minor positive and minor negative effect and Option 5 would have a significant negative effect. .</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	+/-/?	+/-/?	+/-/?	+/-/?	+/-/?	<p>Likely Significant Effects</p> <p>These options would all result in the creation of new developments located across the County. Construction works always have the potential to have an effect on the water quality and water bodies of an area. Whilst all of the options could have an effect on the water environment of the County, the policies of the Draft Local Plan (especially the water policies) would ensure that any new developments that result from these Options would have adverse effects on Northumberland's water assets.</p> <p>Overall, the Options are all considered to have a mixture of minor positive and minor negative effects on this objective, with some uncertainty.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
12. To improve air quality.	+/--	+/--	--	--	--	<p><u>Likely Significant Effects</u></p> <p>All of the options would have some effect on the air quality of Northumberland through the creation of new developments, though these developments would have to conform to the policies of the Draft Local Plan, which would ensure that they would mitigate their effects on local air quality during their construction and operation.</p> <p>However, the options would potentially result in increasing the level of traffic within Northumberland as its residents travel to and from the new developments, though Options 1, 2 and 3 is likely to have less of an effect in this regard as development would be located around key settlements that are already easily accessible by a variety of sustainable transport methods. Nevertheless, given the scale of additional growth anticipated with Option 3, it remains most likely that these additional journeys will be by car and could lead to additional effects on air quality.</p> <p>Option 4 seeks to located development across the County but focuses on locating in rural areas that are less accessible and it is likely that the majority of development resulting from Option 4 would require the use of the car.</p> <p>Option 5 would see the creation of new settlements which has the potential to have a considerable effect on the local air quality (south east of Northumberland). By located development in one region of the County, it would protect the other regions air quality from being compromised by construction activities related to the new settlements. However, Option 5 is also likely to increase car travel within the County as people have to travel to and from the new settlements.</p> <p>Overall, Options 1 and 2 would have a mixture of minor positive and significant negative effects on this objective. Option 3, 4 and 5 would have a significant negative effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
13. To reduce and or avoid flood risk to people and property.	+/-	+/-	+/-	+/-	+/-	<p>Likely Significant Effects</p> <p>All of the options would result in the creation of new developments that would conform to the policies of the Draft Local Plan. This would result in the creation of developments that are not located in areas at risk of flooding and, where appropriate utilise SuDS and high quality design to ensure they do not have an adverse effect on the flood resilience of their surroundings. This would increase the flood resilience of the County.</p> <p>Overall, these options would have a mixture of minor positive and minor negative effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none">

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	+/--	+/--	+/--	+/--	+/--	<p><u>Likely Significant Effects</u></p> <p>All of the options would result in the creation of new developments across Northumberland. This would have the dual effect of producing greenhouse gases whilst these developments are being constructed and operated. Furthermore, the developments would result in the generation of more greenhouse gases through the County's residents traveling to and from these developments, though the options would also encourage the use of less polluting forms of transport.</p> <p>The developments created by these options would have their effects mitigated to some degree as the Draft Local Plan policies would require individual developments to be well designed and energy/heat efficient, which would ensure they contribute as little greenhouse gases as possible during their construction and operation. The Draft Local Plan policies would also ensure that development avoided areas at risk of flooding and are therefore less vulnerable to the most likely effects of climate change (flooding).</p> <p>Option 3 and Option 4 are more likely to result in the generation of more greenhouse gases through encouraging a large amount of new development (Option 3) or due to the locations of the new development generating additional movements (either dispersed and in rural locations for Option 4 or by concentrating development in the south east of the County (Option 5) to the detriment of the rest of the County).</p> <p>Overall, the options are considered to have a mixture of minor positive to significant negative effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>Assumptions</p> <ul style="list-style-type: none"> It is assumed over the plan period that there will be increased use of energy from renewable sources with subsequent overall reductions in greenhouse gas emissions. This will be important as demand for energy use will increase over the plan period as a consequence of additional development. Government projections show that the low carbon share of UK electricity generation (renewables and nuclear) is projected to rise from 22% in 2010 to 58% in 2020.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	+/--	+/--	+/--	+/--	+/--	<p>Likely Significant Effects</p> <p>Household waste is mainly managed through recovery at Energy from Waste facility in Teesside (this accounts for over 90,000 tonnes of non-recycled household waste each year) and to other waste facilities in Northumberland and the Council also have a contract with Suez for waste disposal to landfill. There are also a number of waste transfer and recycling facilities in the County that manage the non-household waste. No new waste facilities are allocated in the Draft Local Plan as existing waste management options have sufficient capacity to accommodate the proposed level of growth and the additional waste arising over the lifetime of the plan.</p> <p>The options would contribute considerably to the production of waste within the County through the construction of new developments and associated infrastructure. Any waste would be sent to the waste management facilities highlighted above and put a strain on their capacity. However, the policies of the Draft Local Plan would ensure that these developments are well designed and use recycled materials where possible and produce as little waste as possible.</p> <p>Overall, these policies would have a mixture of minor positive and significant negative effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified.

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> It is assumed that the Local Plan will make provision to accommodate additional waste associated with growth in the County.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	++/-	++/-	++/-	++/-	+/-	<p><u>Likely Significant Effects</u></p> <p>Northumberland has a rich cultural heritage including 5,562 listed buildings, 69 conservation areas and 975 scheduled monuments.</p> <p>The options would all have an effect on the cultural heritage of Northumberland (especially given the considerable number of cultural heritage assets identified within the County). New development has the potential to enhance the cultural heritage assets by contributing positively to their setting and this would be required due to the policies of the Draft Local Plan. All of the Options have the opportunity to reduce the amount of derelict or degraded land within the County, though Option 4 would not be able to achieve this as much as the other Options and it is questionable whether Option 5 would be able to achieve this at all. Such land is often a considerable detractor to the character and distinctiveness of settlements and these Options provide an opportunity for such land to be redeveloped.</p> <p>Overall, the options would have a mixture of significant positive and minor negative effects on this objective, besides Option 5 which would have a minor positive and minor negative effect</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	++/--	++/--	++/--	++/--	++/--	<p>Likely Significant Effects</p> <p>Northumberland has several designated landscapes including the Northumberland National Park, and Areas of Outstanding Natural Beauty – the Northumberland Coast and North Pennines AONB. Green Belt covers significant parts of the South East of the County.</p> <p>The options have an innate dual nature as the creation of new developments may improve the urban landscapes whilst potentially compromising the County's natural landscapes. The policies of the Draft Local Plan would ensure new developments are well designed and in keeping with the setting of their surroundings, ensuring they mitigate their effects on the County's landscapes and even has the potential to enhance these landscapes to some degree.</p> <p>The options would also provide opportunities for the redevelopment of derelict or abandoned sites, converting these sites into developments that positively contribute to the urban and natural landscapes of the County.</p> <p>However, all of the options would have an effect on the strategic function of the Green Belt as all of the options would result in the loss of some Green Belt land. Option 2 would result in the smallest loss of Green Belt land. The loss of Green Belt land would also have an obvious and large effect on the landscapes of Northumberland, even with the mitigating effects of the policies contained within the Draft Local Plan.</p> <p>Option 4 has the potential to improve the accessibility of the countryside more than the other Options due to it focusing the majority of development in rural areas rather than key settlements.</p>

SA Objective	Spatial Distribution of Development Options					Commentary
	Option 1 – Proportionate Distribution	Option 2 – Proportionate within Green Belt Constraints	Option 3 – Proportionate with additional targeted growth	Option 4 – Dispersed Distribution	Option 5 – New Settlements	
						<p>Overall, these options would have a mixture of significant positive effect and significant negative effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.





Appendix H

Housing and Employment Site Appraisal Criteria





SA Objective	Appraisal Criteria	Threshold	Score
1. To improve the health and wellbeing and reduce health inequalities	Access to: -GP surgeries -open space (including sports and recreational facilities)	Within 800m walking distance of a GP surgery and open space.	++
		Within 800m of a GP surgery or open space.	+
		Between 800m and 2,000m of a GP surgery or open space.	0
		In excess of 2,000m and less than 5,000m from a GP surgery and/or open space.	-
		5,000m or greater from a GP surgery and/or open space.	--
	Neighbouring uses: Positive neighbouring uses could include open spaces, leisure centres, health centres and employment. Negative neighbouring uses could include waste recycling centres, landfill sites and noisy industrial activities.	Located in proximity to suitable neighbouring uses which could have a significant positive effect on human health.	++
		Located in proximity to suitable neighbouring uses which could have a positive effect on human health.	+
		Not located in close proximity to unsuitable neighbouring uses.	0
		Located in close proximity to unsuitable neighbouring uses and which could have an adverse effect on human health.	-
		Located in close proximity to unsuitable neighbouring uses and which could have a significant adverse effect on human health.	--
2. To improve the quality, range and accessibility of community services and facilities.	Walking distance to key services including: -GP surgeries -Pharmacies -Primary schools -Secondary schools -Post Offices -Supermarkets Proximity to town centres.	Within 800m walking distance of all services and/or a town centre.	++
		Within 800m of one or more key services and/or within 2,000m of all services/a town centre.	+
		Between 800m and 2,000m of a key service.	0
		In excess of 2,000m but within 5,000m from all services/a town centre.	-
		5,000m or greater from all services/town centre.	--
	Provision/loss of community facilities and services.	Development would contribute to the provision of key services and facilities.	++
		Development would contribute to the provision of additional services and facilities.	+
		Development would not provide or result in the loss of key services and facilities.	0
		Development would not contribute to the provision of additional services and facilities and would increase pressure on existing services and facilities.	-
		Development would result in the loss of key services and facilities without their replacement elsewhere within the area.	--
3. To deliver safer communities.	It has not been possible to identify specific site level criteria for this SA objective.	N/A	N/A
4. To ensure everyone has the opportunity to live in a decent and affordable home.	Number of (net) new dwellings proposed/loss of dwellings.	100+ dwellings (3.3ha or more).	++
		1 to 99 dwellings (up to 2.5ha).	+
		0 dwellings.	0
		-1 to -99 dwellings (-2.5ha or more).	-
		-100+ dwellings (-3.3ha or more).	--
	7.6ha+ of land.	++	

SA Objective	Appraisal Criteria	Threshold	Score
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	Net employment land provision/loss.	0.1ha to 7.6ha of land.	+
		0ha	0
		-0.1ha to -0.7.6ha of land.	-
		-7.6ha+ of land.	--
		Proximity to key employment sites.	Within 2,000m walking distance and/or 30mins travel time by public transport of a major employment site.
		2,000m or greater walking distance of a major employment site.	0
6. To deliver accessible education and training opportunities.	Access to: -primary/first/middle schools -secondary schools/further education/training establishments	Within 800m walking distance of all educational facilities.	++
		Within 800m of a primary/first school and 2,000m from a secondary school.	+
		Between 800m and 2,000m of a primary/first school.	0
		In excess of 2,000m but less than 5,000m from all educational facilities.	-
		5,000m or greater from all educational facilities.	--
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	Access to: -bus stops -railway stations	Within 400m walking distance of bus stop and 800m of railway station.	++
		Within 400m of bus stop or 800m of railway station.	+
		Between 400m and 800m of bus stop or between 800m and 2,000m from railway station	0
		800m or greater from bus stops or 2,000m or greater from railway stations.	-
	Impact on highway network.	No impact on highway network.	0
		Potential adverse impact on highway network.	-
		Potential significant adverse impact on highway network.	--
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	Proximity to: -statutory international/national nature conservation designations (SAC, SPA, Ramsar, National Nature Reserve, Ancient Woodland); -local nature conservation designations (Local Nature Reserve, Local Wildlife Site) -Regionally Important Geological Site (RIGS)	No designations affecting site.	0
		Within 100m of a locally designated site (including RIGS)/Between 500m and 100m from an international/national site.	-
		Within 100m of a statutory designated site.	--
	Presence of protected species.	Does not contain protected species.	0
		Contains protected species.	--
9. To ensure the prudent use and supply of natural resources.	Development in Minerals Safeguarding Areas.	Outside a Minerals Safeguarding Area.	0
		Within a Minerals Safeguarding Areas.	--
	Development of greenfield/ mixed land	PDL / Previously developed (PDL) land.	++
		Mixed greenfield/PDL land.	+/-

SA Objective	Appraisal Criteria	Threshold	Score
10. To encourage the efficient use of land.	Development of agricultural land including best and most versatile agricultural land (Agricultural Land Classification (ALC) grades 1, 2 and 3a)).	Greenfield (not in ALC Grades 1, 2 or 3a).	-
		Greenfield (in ALC Grade 1, 2 or 3a).	--
	Soil contamination.	Development would result in existing land / soil contamination being remediated.	++
		Development would not affect the contamination of land/soils.	0
		Development could be affected by existing contaminated land.	-
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	Proximity to waterbodies	In excess of 50m of a waterbody.	0
		Within 10-50m of a waterbody.	-
		Within 10m of a waterbody.	--
	Requirement for new or upgraded water management infrastructure.	No requirement to upgrade water management infrastructure.	0
		Requirement to upgrade water management infrastructure.	--
12. To improve air quality.	Effects on air Quality	Contribute to an improvement in air quality.	+
		No effect on air quality.	0
		Lead to a decrease in air quality.	-
13. To reduce and or avoid flood risk to people and property.	Presence of Environment Agency Flood Zones.	Within Flood Zone 1.	0
		Within Flood Zone 2.	-
		Within Flood Zone 3a/b.	--
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation.	It has not been possible to identify specific site level criteria for this SA objective.	N/A	N/A
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	It has not been possible to identify specific site level criteria for this SA objective.	N/A	N/A
16. To conserve and enhance Northumberland's cultural heritage and diversity.	Effects on designated heritage assets.	No cultural heritage designations affect the site.	0
		Development may have an adverse effect on designated heritage assets and/or their settings.	-
		Development may have a significant adverse effect on designated heritage assets or their settings	--
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's	Effects on landscape character. Presence of Green Belt.	Development offers potential to significantly enhance landscape/townscape character	++
		Development offers potential to enhance landscape/townscape character	+
		Development is unlikely to have an effect on landscape character/townscape character and/or designated landscape.	0

SA Objective	Appraisal Criteria	Threshold	Score
rural and urban landscapes.		Development may have an adverse effect on landscape character and/or designated landscape.	-
		Development may have a significant adverse effect on landscape/townscape character, and/or designated landscape and/or site is located in the Green Belt.	--



Appendix I

Employment Sites and Reasonable Alternatives Assessments





Northumberland Local Plan

Employment Land Site Option Appraisal

Introduction and Methodology

July 2018

1. Introduction

- 1.1 The NPPF (2012) identifies that "local planning authorities should have a clear understanding of business needs within the economic markets operating in and across their area" (para: 160), and likely changes to the market. Central to this is providing the right amount of land for employment use in the right locations, taking into account the existing supply and distribution of land, and the future need to provide for forecast growth rates over the plan period.
- 1.2 The primary sources of evidence for the (now withdrawn) Core Strategy are the Employment Land Review (2011) (ELR) and the Employment Land and Premises Demand Study (2015) (ELPDS). Following an independent review of that evidence base, this particular evidence has been found to be sufficiently up-to-date to be used to inform the new Local Plan. The ELR used long term employment projections produced by St Chad's College, Durham University (2010) to determine possible job and GVA growth scenarios over the plan period. These were subsequently updated by the Council utilising a similar methodological approach, but based on employment projections revised in 2014 by St Chad's College. Collectively these studies provided the basis of the objectively assessed need for employment for the (withdrawn) Northumberland Core Strategy. A further update has been carried out by PBA to inform the new Local Plan
- 1.3 The evidence base indicates that the County currently has an overall oversupply of employment land, and a degree of rationalisation of the land supply is required, but that economic growth in certain submarkets in the County may be constrained over the plan period owing to a lack of available land for new business growth. Further detail of this is presented in the Northumberland Employment Development Technical Paper.
- 1.4 This paper is the assessment of potential new employment sites in the settlements that are particularly constrained by Green Belt designations and a local undersupply. Here, despite the Countywide shortage, the evidence is strong enough to justify exceptional circumstances to allow the exploration of Green Belt areas around the settlements to facilitate the allocation of new land to provide for market need. Specifically, a need is identified in –
 - Hexham
 - Ponteland
 - Prudhoe
- 1.5 In the case of Morpeth, while the made Morpeth Neighbourhood Plan allocates land for the current Plan period, the assessment needs to be revisited to ensure that the imposition of a Green Belt inset boundary, through the Local Plan, does not constrain employment land needs for beyond the end date of the Neighbourhood Plan

2. Site option identification

- 2.1 The ELR (2011) undertook 'a call for sites' in the spring of 2010 as part of the study in order to provide options where the additional demand for employment space for the County could be provided. This produced 32 site options, although only 9 of these were proposed by the owner /

developer for b-class development. Each site was assessed using the ELR methodology used to review the existing land portfolio. The results of these assessments are presented in the Employment Land Review Appendices.

- 2.2 It was apparent that many of the sites proposed were not in areas of the County where the study identifies a need for new land. In addition the ELR has associated some sites with settlements which are quite distant, and the sites in reality were physically isolated from the town in question. Where it was known that the site is still available for employment use and could serve the settlement identified in the evidence base as requiring additional employment land, it is included in this assessment.
- 2.3 A second 'call for sites' was undertaken in 2013, as part of a joint site search with the Northumberland Strategic Housing Land Availability Assessment (SHLAA). Those submitting their land for consideration for residential development were asked if they would also be willing for their land to be considered for employment development. 43 proposed sites were submitted through this process. Where a site has the potential to provide for a settlement with identified need and where it may still be potentially available and deliverable for employment use, it is included in this assessment.
- 2.4 The most recent call for sites, for the 2018 SHELAA, brought forward 14 sites where the proposer wished to see employment use and a further thirty (approximately) where a mixed use, including some element of employment or commercial development, was being suggested. Again, many sites were in isolated locations. Some had been assessed before. Nonetheless, a handful of new sites have come forward in this way and have been added to the sites assessed
- 2.5 Site options for each settlement were mapped to approximately match the quantitative land need identified in the evidence base. Site options provide genuine alternatives for the allocation of land, but the following known constraints to each settlement were considered when identifying site options. Site identification particularly considered the importance of unconstrained access, level topography for the development of large buildings, and issues and opportunities concerning current and planned infrastructure –
 - Hexham – options were identified to maximise access from the A69, which would be a key requisite to future operators. No site options were considered on hilly areas to the south of the town, as any significant employment site would need to be accessed via residential roads, and topography would be unsuitable for large footprint commercial buildings. Known town centre congestion was also considered, and the need to avoid excessive ribbon development to the east and west of the town were also factored, although some options have been looked at.
 - Ponteland – options were provided to maximise the benefits of proximity to the A696, the Tyne and Wear Metro, and Newcastle International Airport. Sites to the north of the Ponteland were not identified because of the known traffic constraints stemming from the junction of Ponteland Road and Callerton Lane, which an employment allocation would likely accentuate. It was assumed that Ponteland was unlikely to be bypassed in the plan period, so this was not considered a viable mechanism to facilitate development to the north.

- Prudhoe – the settlement has a distinct employment area to the north which utilises level land, with residential areas south of this. The town is heavily constrained by topography, infrastructure and the River Tyne. No sites were considered to the south of the town, except for one adjacent to Prudhoe Community High School identified through a previous ‘call for sites’, owing to the steep and undulating topography and the need to access sites via residential areas. Options were focused where land is likely to be level enough for employment development, and where sites can be accessed via the A695.
- Morpeth – discussions with agents and commercial developers as part of the ELR and Employment Land and Premises Demand Study identified that market demand would be significantly reduced if the only additional land allocations were to the south or east of the town. It was identified that commercial traffic and in particular HGVs would need to traverse congested residential areas or the town centre to reach the A1 and the Clifton junction did not offer access north bound. The development of the Morpeth Northern Bypass presented the opportunity of unconstrained access to the strategic road network as well as frontage onto the A1. Options in the original assessment focused on utilising this opportunity and land allocations in this vicinity have been taken forward in the Morpeth Neighbourhood Plan. With the need to avoid overly constraining opportunities beyond the end date of the Neighbourhood Plan and, given the emergence of additional sites through the 2018 SHELAA, the assessments are reproduced, updated and added to.

3. Methodology

- 3.1 The assessment looks at the suitability, availability, achievability and deliverability of each site option in accordance with the approach to economic land availability assessment set out in the National Planning Practice Guidance. The basis of the assessment is the site survey methodology utilised for the ELR (2011).
- 3.2 The ELR (2011) reviewed the suitability of existing and potential employment sites using a set methodological approach to score different aspects of the sites physical, market and planning characteristics. The assessment criteria are –
 - Strategic road access
 - Local road access
 - Site characteristics and development constraints
 - Proximity to urban areas, and access to labour and services
 - Compatibility of adjoining land uses
 - Sustainability / Planning Factors
 - Market attractiveness
- 3.3 Commentary was also provided on the availability of sites for development and potential barriers.

- 3.4 Each criterion was scored out of 5 according to a described methodology¹. This is not prescriptive but rather provides guidance for the lowest and highest score (e.g. 5 for strategic road access when within 2km) allowing for a flexible judgement in scoring a site in-between 1-5. The accumulation of the scores provides an overall site score out of 35, which indicates if the site is 'high', 'average', or 'poor' quality for employment use. Scores were awarded based on on-site assessments and a GIS based review of constraints.
- 3.5 To ensure consistency with site assessments of potential new employment sites undertaken as part of the Employment Land Review (2011) and subsequent 'call for sites', this study utilises the same broad assessment framework. However, as the Local Plan evidence base has narrowed the local markets which require additional land for employment development a more thorough assessment has been undertaken to arrive at scores for the 7 criterion which make up the ELR approach to site assessment.

Expanded site assessment

- 3.6 The 7 key site criteria which the ELR site assessment reviewed collectively represent the key considerations of the suitability of a site for employment use. This study uses a mix of desk based assessment, utilising other evidence studies and GIS mapping, consultation with key stakeholders, and on-site assessments. The following data sources and methods have been used in the assessment -

1. Strategic road access –

- GIS review to measure distance to the nearest trunk road junction.
- Site assessment to review local traffic constraints which could impinge on efficient movement of vehicles to the nearest junction.
- Review of 2015 Transport Assessment to determine potential impact on the strategic road network junctions' road network in conjunction with other planned development.

2. Local Road Access and impact-

- Site assessment and GIS review to establish existing access points, local traffic conditions, nearby generators of traffic, and traffic sightlines.
- Consultation with County Highways to determine the feasibility of mitigation work to deliver access to the site.
- Review of Transport Assessment to determine impact on the local road network in conjunction with other planned development.

3. Site characteristics and development constraints

Ground conditions

- Site visit assessment of topography and shape to determine its suitability to develop large footprint buildings.

¹ See Employment Land Review, 2010, Appendix 4 – Site Assessment Criteria

- Review of the Coal Authority interactive map² to determine the risk to development on the site of past mine workings.
- Review of Council GIS mapping to determine if development of the site would result in sterilisation of mineral resources.
- Determination of grading of agricultural land in line with DEFRA guidelines³ using Council GIS mapping. Para 112 of the NPPF indicates that local authorities should seek to use poorer areas of agricultural land ahead of higher quality land.

Biodiversity

- Desk based assessment by the County Ecologist to determine if the site contains a protected habitat, and/or if a protected species has been recorded within or adjacent to a site.

Landscape and Green Infrastructure

- Site visit to determine the ‘feel’ of the site within the landscape and its relationship with the nearby settlement.
- Review of the Northumberland Landscape Character Assessment (2010) and the Northumberland Key Land Use Impact Study (2010) to determine the existing character of the landscape which would be impacted and its capacity to absorb development.
- Impact on designated green infrastructure and corridors using Council GIS mapping of the Northumberland PPG17 assessment (2011).

Flooding and water management infrastructure

- Flood risk (surface and fluvial) to development on the site determined through the Northumberland Strategic Flood Risk Assessment (2015).
- Impact on water and sewerage infrastructure and the need for additional investment to mitigate the development of the site option determined through consultation with Northumbrian Water.
- Water supply capacity determined through the Northumberland Water Cycle Study (2015).

Archaeology and Historic Environment

- GIS review by Council Building Conservation Officer of designated historic assets within or close to the site which may be impacted, including their setting.
- GIS review by Council Archaeology Officer of archaeological interest associated with the site and required works in advance of development.

Rights of Way

- GIS review of designated rights of way crossing the site and the constraint this may place on whole site development.

² <http://mapapps2.bgs.ac.uk/coalauthority/home.html>

³ Agricultural Land classification of England and Wales, MAFF, 1988

4. Proximity to urban areas and access to services and labour

- GIS measurement of distances to access complementary services for employment such as town centre uses, and the ease of access for labour including through sustainable transport modes.

5. Sustainability and planning factors

- Review of potential and serious sustainability constraints impacting the site as identified in Sustainability Appraisal work carried out in 2015.
- All settlements requiring additional employment land are surrounded by existing Green Belt or are within the general extent of the Green Belt extension established in policy S5 of the Northumberland Structure Plan (2005). Allocation of a new site will require Green Belt deletion or the setting of inner boundaries for Morpeth to exclude the allocated site. The Northumberland Green Belt Assessment (2015), reviewed the contribution of distinctive land parcels around settlements in terms of their contribution to the 4 main purposes of the Green Belt, as identified in the NPPF⁴. This study is reviewed to determine the likely impact on the Green Belt of the removal of the site option.

6. Compatibility of adjoining uses

- Site visits and GIS used to identify adjoining land uses which may be sensitive to employment development on the site. This includes consideration of the potential impact on residential amenity.

7. Market Attractiveness

Ownership and Availability

- Information provided through calls for sites and/or Land Registry searches used to determine land ownership and review of potential conflicts of interest which may deny the site being available for employment development.

Development costs

- Broad review of potential development costs which may impinge on the attractiveness of the site for employment development. This is not intended to be a viability assessment.

⁴ The Green Belt purpose “To assist in urban regeneration by encouraging the recycling of derelict and other urban land” was excluded from the Green Belt Assessment methodology as Green Belt land is considered to contribute equally to fulfilling this purpose by encouraging development in urban areas to an equal extent. See Table 3 of the Northumberland Green Belt Review Methodology, December 2014.

Market attractiveness

- Broad review of the local industrial and office market and physical factors which may impact on the attractiveness of the site for new employment development. Consideration is given to the business surveys and industry workshops undertaken as part of the Employment Land Review (2011) and the Employment Land and Premises Demand Study (2015).

3.7 The assessment is intended to specifically evaluate the potential for B-class uses⁵ which are:

- B1a – offices
- B1b – research and development
- B1c – light industry
- B2 – general industry
- B8 - storage and distribution

3.8 However it reasonable to assume that the mix of B-class uses is likely to vary in relation to the location of the site and the proximity of other land uses, as well as the quality of local transport infrastructure. For example, sites which are close to residential development and/or a town centre would be more likely to accommodate office development, whilst sites close to junctions on the strategic road network may attract more market demand from distribution companies. The proximity to sensitive land uses could also impact on the attractiveness of the site to B2 operators, which would not want to be impinged by restrictions on noise, hours of operation etc. Where a site is adjacent to existing employment development such as an office park, it is also reasonable to assume that an extension of the site would provide for the same type of development.

3.9 For each site option a hypothetical development mix has been modelled in relation to the location and characteristics of the site, and the scoring of the assessment criteria has been undertaken with this in mind. The development mixes are not a set indication of what will be developed on the site, but are considered to be reasonable scenarios.

3.10 From the assumed mix of uses on the site the number of jobs that would likely be delivered by the development has been modelled. The approach to this is consistent with that in the Northumberland Long Term Employment Forecasts (2014). It has been assumed for most sites 40% would be built out with the remainder being developed for ancillary uses such as roads and landscaping, but for sites where it is likely that it would be developed for B1a offices it is assumed that 60% of the site would be built-out, accounting for the typical built form of such developments. The number of jobs which the development could deliver has been modelled in relation to the assumed quantum of floorspace the site could accommodate in each use-class, and the required proportion of this floorspace which would likely be required to support each job. The assumed job densities are in the table below.

⁵ As defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) and the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

Use Class	M ² per employee
B1a – offices	11
B1b – Research and Development	29
B1c – Light industrial (suitable near residential)	47
B2 – General industrial	36
B8 – Storage or Distribution	70

4. Presentation of the Employment Land Site Option Appraisal

4.1 Due to the size of the Employment Land Site Option Appraisal, the report has been divided into 5 separate documents:

- Introduction and Methodology
- Hexham Site Option Appraisal
- Morpeth Site Option Appraisal
- Ponteland Site Option Appraisal
- Prudhoe Site Option Appraisal

Northumberland Local Plan

Employment Land Site Option Appraisal

Hexham Site Option Appraisal

July 2018

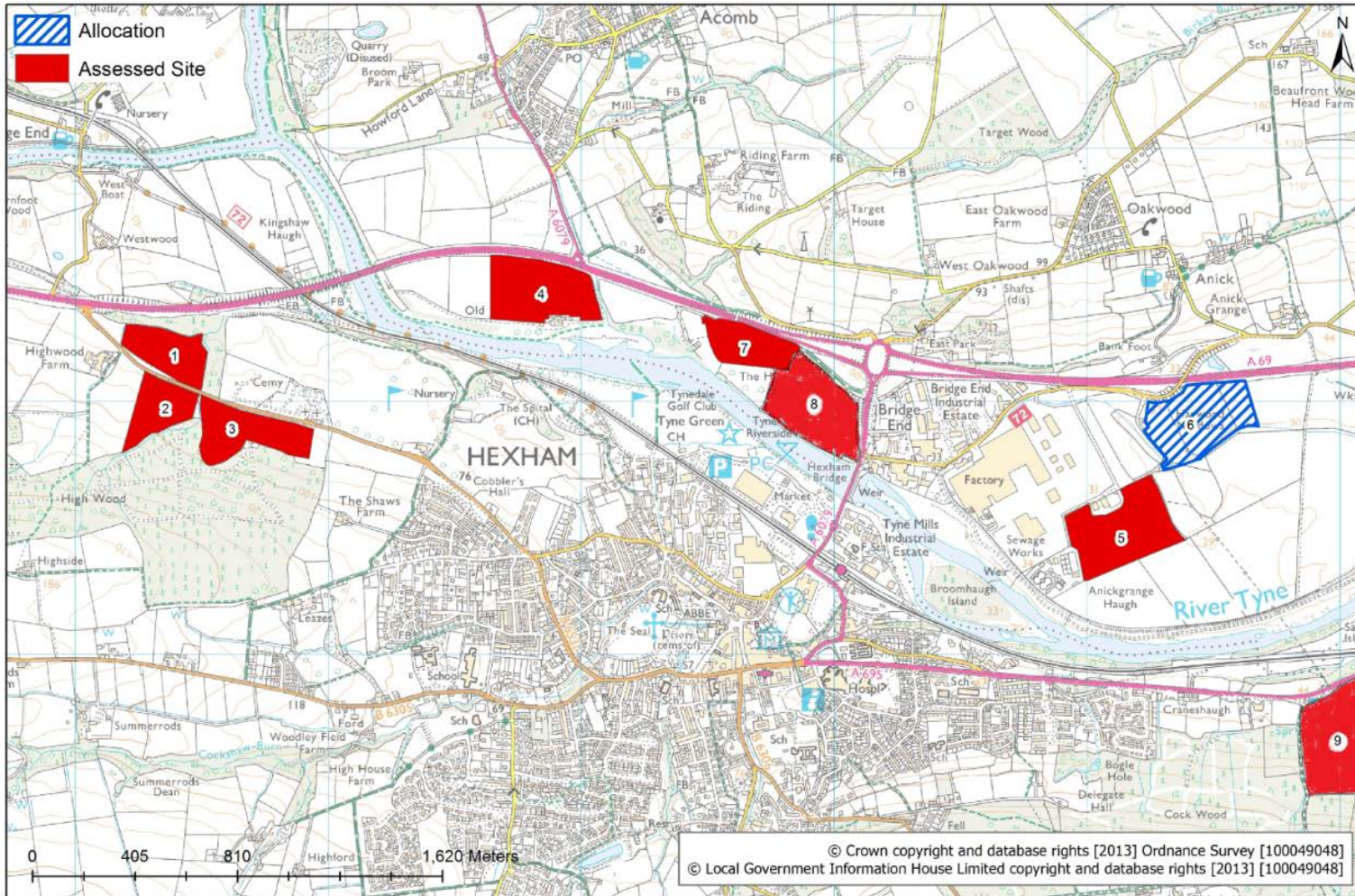
1. Introduction

- 1.1 The ELR (2011) concluded that Hexham has very low levels of employment land supply, with stakeholders agreeing that there was virtually no suitable land for development, given the constraints affecting existing allocations. It was suggested that this constrained supply impinged on development during periods of strong economic growth, which led to hidden demand on the market. Vacancy rates are low and it was the view of the industry that there is demand for office and industrial development. The study recommends a 10-15ha allocation for the town.
- 1.2 The constrained supply of land and premises in Hexham is reflected in recent levels of land take-up. In the 16 years period 1999-2014 9.58ha of land was taken-up, an average of 0.61ha per annum. However the vast majority of this relates to the expansion of Egger, and if this was stripped out average annual take-up falls to only 0.15ha per annum, which is very low in relation to the size of both the settlement and the town's commercial property market. In the same period 1.56ha of land was developed for other uses.
- 1.3 The current supply of land and property in Hexham is also very constrained. At the 31 March 2015 the vacancy rate was 3%, which is significantly below what is expected in a well-balanced market. The town also has very little land available for development. Whilst Egger has land to expand to the east, only just over 2ha is available to the market. The majority of this is at the 'former Bunker Site', which has relatively poor access.
- 1.4 The ELPDS (2015) shows through market engagement that there remains healthy demand for land and premises; both for offices and industrial, and that current supply is restrictive. However, it is considered that this may be more modest than what is indicated in the ELR and that 10ha would provide for market need. The business survey as part of the study showed that 5 businesses required additional industrial premises, mainly for smaller units, but also that larger businesses are also being frustrated by the lack of suitable premises to expand their operations. However, revealed demand for offices was not particularly strong.
- 1.5 Site options provide genuine alternatives for the allocation of land, but the following known constraints were considered when identifying site options. Site identification particularly considered the importance of unconstrained access, level topography for the development of large buildings, and issues and opportunities concerning current and planned infrastructure.
- 1.6 In Hexham, options were identified to maximise access from the A69, which would be a key requisite to future operators. No site options were considered to the south of the town, as any significant employment site would need to be accessed via residential roads, and topography would be unsuitable for large footprint commercial buildings. Known town centre congestion was also considered, and the need to avoid excessive ribbon development to the east and west of the town were also factored.
- 1.7 New sites have been suggested through the SHELAA call for sites in 2018. The additional sites that are assessed in this document, as a result of this call for sites, are limited to those that are in or well related to the town, (including Green Belt, as before), and which were put forward either for employment only or for mixed uses including commercial /

employment. In this case, the two newly assessed sites are numbered 8 and 9. The assessments published in 2016 for Sites 1-7 are the same unless circumstances have changed on the ground.

Plan of Hexham Site Options

Hexham



2. Hexham Site 1 – Land north east of Highwood Farm

Site Area (Ha): 5.291

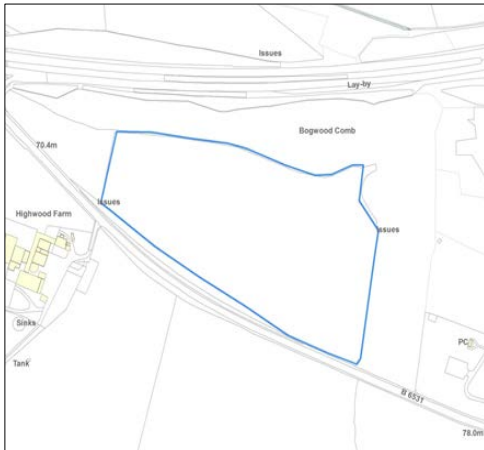
Easting: 391,369.317

Northing: 565,193.278

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	10	2,116	176
B1c	40	8,464	180
B2	30	6,348	176
B8	20	4,232	60

2.1 The site is located to the west of Hexham, on the northern side of the West Road, close to the junction with the A69.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 2.2 The site fronts the B6531 but access is not currently taken from it. Consequently, a new point of access would need to be created in order to access the site. NCC Highways determine that the creation of a priority junction would be the most appropriate solution to access the site.
- 2.3 The B6531 serves as the main route into Hexham town centre from the west. The point at where this road meets the A69 transpennine route lies approximately 400m from the centre of the site, meaning the site is well placed to access the strategic road network. In addition, its proximity to the A69 means that industrial traffic would not need to pass through residential areas or the town centre. However, the County Wide Transport Assessment (November 2015) identifies the A69 / B6531 junction, a priority crossroads junction on a major trunk road, as a sensitive receptor on the local road network and sensitive to any significant changes to traffic flows resulting from development or pinch points elsewhere on the network. Whilst there are no capacity issues with this junction that would prevent development of this site, there are clear safety issues with the current arrangement which would be exacerbated by the increased prevalence of HGVs crossing four lanes of traffic in order to travel eastwards. The TA identified that improvements to this junction would be possible but would likely need to be led by developer contributions.
- 2.4 Pedestrian and cycle connections to the network will be required.
- 2.5 The County Wide Transport Assessment identifies that Hexham is known to suffer from peak period congestion, most notably occurring on the A6079 at the A6079 / Station Road mini-roundabout junction and the A6079 / Ferry Road junction. However, the site's location means traffic generated by new development will avoid congestion in the town centre. It is unlikely that development at this site would generate a significant impact on the local road network. However, any new junction that would provide access to this site should be situated as distant from the B6531/A69 junction as possible, in order to minimise the amount of congestion in close proximity to the junction. There are no capacity constraints identified on the road network in proximity to the site.

Conclusion

- 2.6 Whilst, the site benefits from excellent access to the strategic road network due to its proximity to the A69, the safety issues identified with the B6531 / A69 junction for HGVs in particular means that strategic road access has to be given a lower score. Whilst the site does not currently have access from the B6531, a priority junction arrangement could represent an appropriate solution. There are no road capacity constraints identified in proximity to the site, and the development is unlikely to create additional congestion on the local road network, as long as the site access is situated a sufficient distance away from the existing B6531/A69 junction.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	4

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 2.7 The shape and topography of the site is prohibitive to developing the site in its entirety, particularly the eastern part of the site, which would require significant earthworks to develop large footprint buildings. It is likely that any development of this site would be concentrated on the western part of the site.
- 2.8 The site lies within a Coal Mining Reporting Area. However, there are no known Mine Entries or Abandoned Mine Workings within the site boundary.
- 2.9 Superficial sand/gravel deposits can be found across the entirety of the site. Whilst it is unlikely that this would prevent any development of the site, the benefits of its prior extraction will have to be considered in accordance with relevant policies.
- 2.10 The site is currently used for mixed arable/pasture farming and is classified as grade 3, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”¹. Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 2.11 A desk based assessment indicates there are no protected species or habitat within the site, and therefore there are no ecological constraints which would prevent employment development on the site. However, a range of protected species has been recorded locally.
- 2.12 Mature woodland can be found adjacent to the north and east of the site and a small watercourse can be found along the site’s northern boundary. Buffer zones would be required to protect both of these features.
- 2.13 A Special Area of Conservation (SAC) Local Wildlife Sites (LWSs), Sites of Special Scientific Interest (SSSIs) and Ancient Woodlands (AWs) are all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ). A HRA is likely to be required.

Landscape and Green Infrastructure

- 2.14 The site is disconnected from the built form of Hexham. The site sits within an area of open countryside which is predominantly arable farmland; whilst the A69 can be found in close proximity to the site, its detachment from Hexham means the area does not feel like urban fringe.
- 2.15 The Northumberland Landscape Character Assessment (2010) identifies the area within which the majority of the site is located as ‘Glacial Trough Valley Sides’ in character. Elements of this character area reflected strongly through this site and its immediate surroundings include: the relatively steep valley slopes, forming part of the setting to

¹ Agricultural Land classification of England and Wales, MAFF, 1988

Hexham; a mixed-scale field pattern defined by hedges, fencing and stone walls; areas of coniferous plantation; and narrow lanes running up and down valley sides. The study recommends the guiding principle for development in this area as seeking to 'Manage', i.e. strengthen existing characteristics and manage pressures for change. Any development could present an opportunity to seek improved management and extension of semi-natural woodland and improvement to hedgerows, hedgerow trees and field trees. However, development on approach routes and gateways to settlements, which the development of this site would represent, should be given careful consideration, and development extending onto upper valley sides should be discouraged.

- 2.16 The Northumberland Key Land Use Impact Study (2010) assessed landscape sensitivity in landscape character areas and noted that the landscape within which the site sits scores relatively low when compared with other areas nearby. However, historic features, condition and rarity came out as the higher scoring features. Further consideration of the impact of employment development on the landscape will be required as part of any application.
- 2.17 While development of the site would not impact on green infrastructure designations, the site represents an extension of the green corridor formed by the Tyne valley.

Flooding and water management infrastructure

- 2.18 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site. A very small amount of the northern and eastern extent of the site is at low risk of surface water flooding.
- 2.19 Consultation with NWL indicates that there is no existing sewerage or water infrastructure within the vicinity of the site. It is assumed that nearby Highwood Farm is currently served by a septic tank. As NWL have not indicated that investment is programmed for new infrastructure in this area, this would add significantly to development costs.
- 2.20 The Northumberland Water Cycle Study (2015) did not model the impact and need for development of this site. However, the modelling of a hypothetical development area for housing and employment to the west of Hexham indicates that there may be a risk of sewer flooding and/or potential capacity constraints at this location as a result of sewer flooding reported to the southeast of the potential development area option. This suggests that any connection to existing sewer infrastructure initiated by the development of this site may not be feasible without wider upgrades to the local network.
- 2.21 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 2.22 There are two buildings both at Highwood Farm listed Grade II, located on the opposite side of the road to the site. The farm itself is situated on an elevated position on the valley sides and is visible from several vantage points as well as on the approach to the site. The

impact of employment development on the setting of this asset would need to be given careful consideration by NCC Conservation and Historic England.

- 2.23 There is no known archaeological interest within the site. However, a pre-determination evaluation will be required in accordance with paragraph 128 of the NPPF, the remit of which could include field walking, geophysical survey and trial trenching. There is potential for unrecorded prehistoric or Iron Age/Roman period activity, and mitigation work will depend on the results of this initial evaluation.

Rights of way

- 2.24 There are no Public Rights of Way in the vicinity of the site that would be affected by the development of this site.

Conclusion

- 2.25 The site is somewhat constrained for employment development. The shape and topography of the site is prohibitive to developing the eastern part of the site, as significant earthworks would be required to develop large footprint buildings. There are no protected species or habitat within the site, but buffer zones would be required to protect mature woodland and a watercourse. Superficial sand/gravel deposits can be found across the entirety of the site and prior extraction will have to be considered in accordance with relevant policies. The site is not connected to water or sewer infrastructure, and connecting to nearby constrained infrastructure is likely to be costly and technically problematic. The setting of the nearby Grade II listed buildings would need to be carefully considered. Finally, the obvious encroachment into open countryside would likely have an impact upon the character of the surrounding landscape, and weight should also be given to the Landscape Character Assessment and its recommendations that development at settlement gateways should be given careful consideration. The site is not affected by past mine workings, green infrastructure, fluvial flooding, water supply or public rights of way.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 2.26 The Sustainability Appraisal that accompanied the Pre-Submission Draft of the (now withdrawn) Core Strategy (2015) indicated that employment sites to the west of the town and the option to the south of the A69 junction with Acomb are likely to require significant junction upgrades and have a high landscape impact. Site options to the east of the town are more closely associated with existing industrial estates, and junction improvements are likely to be less expensive.

- 2.27 The majority of criterion assessed for this site scored no constraint and or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the

site is 100% greenfield this was considered a major issue. The site is more than 1600m from the nearest train station, indicating a serious constraint in terms of access by alternative transport means. Highways access was also noted as a major issue, given that a new junction from the B6531 would be required to facilitate access to the site and the safety issues identified with HGVs utilising the B6531 / A69 priority crossroads junction.

- 2.28 The site is remote from services which employees would likely use. The nearest services are located circa 2.5km from the site, in Hexham town centre.
- 2.29 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.
- 2.30 The site lies within the HM19b land parcel, which is assessed as having a medium contribution to green belt purposes. Development in this area would not present a serious risk of coalescence as a result of the containment of the site by the A69, B6531, the railway and the River Tyne. However, it does form part of the green valley corridor around the north of Hexham, contributing to the wider setting of the historic town. Given that the site extends beyond the neighbouring woodland, into the open countryside, the impact of development upon the Green Belt may be significant.

Criterion 6: Compatibility of adjoining land uses

- 2.31 The site is located in an open countryside setting, albeit in close proximity to a major trunk road, unrelated to the settlement of Hexham and with agriculture the predominant land use in the site vicinity. It is located next to a junction of the A69, so it could be viewed as an “out of town” employment development which would enjoy good access to the strategic road network. Housing at the western extent of the settlement is located circa 1.1km south east of the site, with a cemetery, mature woodlands, golf course and farmland separating the site and the settlement. It is not considered that employment development would have any impact on the amenity of adjoining uses.

Conclusion

- 2.32 The Sustainability Appraisal that accompanied the Submission version of the (now withdrawn) Core Strategy (2015) identifies that whilst the site is largely sustainable for employment use, the use of a greenfield site, access to transport through alternative means and highways access are noted as significant constraints. The site is remote from services which employees would likely use, with the nearest services located 2.5km from the site in Hexham town centre. Agriculture is the predominant land use in the site vicinity and there would be no issues with compatibility of adjoining uses. The Green Belt Review identifies that the land parcel area currently offers a medium contribution to all of the Green Belt purposes, so loss of the site to employment development would have a moderate impact on the Green Belt around Hexham. Development of the site would establish a new employment area in open countryside unrelated to the settlement of Hexham, albeit in close proximity to a major trunk road.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	2
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

2.33 The site has not been proposed and/or assessed for employment use through the ELR call for sites (2010), subsequent calls for sites. It is in single private ownership. The same landowner is also promoting new development to the southeast of the site at the western extent of Hexham (Shaws Farm), although their intentions to develop this particular site are unknown.

Development costs

2.34 As a greenfield site, it is currently unserved by utilities (including water and sewerage) and does not contain any internal or external road access. The servicing of this site with utilities, internal roads and a new priority junction to serve the site from the B6531 are all likely to add significantly to the site's development costs.

2.35 Given the site's topographical constraints, a developer may choose to not develop the eastern part of the site, reducing the site's net developable area, or undertake significant earthworks in order to make the entire site suitable for large footprint buildings, which would represent an abnormal cost. Undertaking either of these options has the potential to affect the site's viability for employment development.

2.36 It is reasonable to assume that there will be no abnormal cost associated with mitigating land contamination and past mineral workings.

Market demand

2.37 The site is located in close proximity to the B6531 / A69 junction, so it has good access to the strategic road network. This could reduce transport costs and make access easier for workers, customers and freight. However, this junction has been identified as one that could benefit from upgrading. The site would enjoy prominent frontage onto a main road in and out of Hexham town centre.

2.38 Although the site is not linked to an established employment area, there are no nearby sensitive land uses which may unduly restrict the times and hours of operation of businesses on the site. This will appeal to business producing noise, odours, or a high number of lorry movements.

2.39 Evidence shows the Hexham market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development

ready site, which this site could address. It is apparent that the location is very appealing to the market in terms of physical accessibility and access to the skilled local labour market, but the site may need enabling infrastructure through gap funding or a higher value commercial uses.

Conclusion

2.40 The site is likely to be attractive to the market given the proximity to the A69 and the lack of sensitive adjoining land uses. There could be some abnormal costs associated with connecting to utilities and creating a new road junction to serve the site. There is competition for investment in the local market, but the overall demand identified for the Hexham market suggests that the site would be quite attractive to the market.

ELR site assessment score	
Criterion 7: Market attractiveness	3

Hexham Site 1 – Land north east of Highwood Farm

Total Score

Hexham Site 1	
Total site score	22

3. Hexham Site 2 – Land east of Highwood Farm

Site Area (Ha): 4.813

Easting: 391,329.996

Northing: 564,970.148

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	10	1,925.2	160
B1c	40	7,700.8	164
B2	30	5,775.6	160
B8	20	3,850.4	55

3.1 The site is located to the west of Hexham on the southern side of the West Road, close to the junction with the A69. The site lies to the west of High Wood.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 3.2 The site fronts the B6531 but access is not currently taken from it. Consequently, a new point of access would need to be created in order to access the site. NCC Highways determine that the creation of a priority junction would be the most appropriate solution to access the site.
- 3.3 The B6531 serves as the main route into Hexham town centre from the west. The point at where this road meets the A69 transpennine route lies approximately 500m from the centre of the site, meaning the site is well placed to access the strategic road network. In addition, its proximity to the A69 means that industrial traffic would not need to pass through residential areas or the town centre. However, the County Wide Transport Assessment (November 2015) identifies the A69 / B6531 junction, a priority crossroads junction on a major trunk road, as a sensitive receptor on the local road network and sensitive to any significant changes to traffic flows resulting from development or pinch points elsewhere on the network. Whilst there are no capacity issues with this junction that would prevent development of this site, there are clear safety issues with the current arrangement which would be exacerbated by the increased prevalence of HGVs crossing four lanes of traffic in order to travel eastwards. The TA identified that improvements to this junction would be possible but would likely need to be led by developer contributions.
- 3.4 Pedestrian and cycle connections to the network will be required.
- 3.5 The County Wide Transport Assessment identifies that Hexham is known to suffer from peak period congestion, most notably occurring on the A6079 at the A6079 / Station Road mini-roundabout junction and the A6079 / Ferry Road junction. However, the site's location means traffic generated by new development will avoid congestion in the town centre. It is unlikely that development at this site would generate a significant impact on the local road network. However, any new junction that would provide access to this site should be situated as distant from the B6531/A69 junction as possible, in order to minimise the amount of congestion in close proximity to the junction. There are no capacity constraints identified on the road network in proximity to the site.

Conclusion

- 3.6 Whilst, the site benefits from excellent access to the strategic road network due to its proximity to the A69, the safety issues identified with the B6531 / A69 junction for HGVs in particular means that strategic road access has to be given a lower score. Whilst the site does not currently have access from the B6531, a priority junction arrangement could represent an appropriate solution. There are no road capacity constraints identified in proximity to the site, and the development is unlikely to create additional congestion on the local road network, as long as the site access is situated a sufficient distance away from the existing B6531/A69 junction.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	4

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 3.7 There is a relatively steep slope across the entire site, with a slope from the site's northern to the southern extent, following the direction of the valley sides. This would mean that significant earthworks would be required to develop large footprint buildings on this site.
- 3.8 The site lies within a Coal Mining Reporting Area. However, there are no known Mine Entries or Abandoned Mine Workings within the site boundary.
- 3.9 Superficial sand/gravel deposits can be found across a small portion of the site at its northern extent. Whilst it is unlikely that this would prevent any development of the site, the benefits of its prior extraction will have to be considered in accordance with relevant policies.
- 3.10 The site is currently used for mixed arable/pasture farming and is classified as grade 3, which indicates "land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield"². Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 3.11 A desk based assessment indicates there are no protected species or habitat within the site, and therefore there are no ecological constraints which would prevent employment development on the site. However, a range of protected species has been recorded locally.
- 3.12 Mature woodland can be found adjacent to the southern boundary of the site. A small watercourse can also be found along the site's southern boundary. Buffer zones would be required to protect both of these features.
- 3.13 A Special Area of Conservation (SAC) Local Wildlife Sites (LWSs), Sites of Special Scientific Interest (SSSIs) and Ancient Woodlands (AWs) are all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ). A HRA is likely to be required.

Landscape and Green Infrastructure

- 3.14 The site is disconnected from the built form of Hexham. The site sits within an area of open countryside which is predominantly arable farmland; whilst the A69 can be found in close proximity to the site, its detachment from Hexham means the area does not feel like urban fringe.
- 3.15 The Northumberland Landscape Character Assessment (2010) identifies the area within which the majority of the site is located as 'Glacial Trough Valley Sides' in character. Elements of this character area reflected strongly through this site and its immediate surroundings include: the relatively steep valley slopes, forming part of the setting to

² Agricultural Land classification of England and Wales, MAFF, 1988

Hexham; a mixed-scale field pattern defined by hedges, fencing and stone walls; areas of coniferous plantation; and narrow lanes running up and down valley sides. The study recommends the guiding principle for development in this area as seeking to 'Manage', i.e. strengthen existing characteristics and manage pressures for change. Any development could present an opportunity to seek improved management and extension of semi-natural woodland and improvement to hedgerows, hedgerow trees and field trees. However, development on approach routes and gateways to settlements, which the development of this site would represent, should be given careful consideration, and development extending onto upper valley sides should be discouraged.

- 3.16 The Northumberland Key Land Use Impact Study (2010) assessed landscape sensitivity in landscape character areas and noted that the landscape within which the site sits scores relatively low when compared with other areas nearby. However, historic features, condition and rarity came out as the higher scoring features. Further consideration of the impact of employment development on the landscape will be required as part of any application.
- 3.17 Development of the site would not impact on green infrastructure designations but it is located adjacent to High Wood which is used for informal recreation.

Flooding and water management infrastructure

- 3.18 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site. A very small part at the site's centre is at low risk of surface water flooding.
- 3.19 Consultation with NWL indicates that there is no existing sewerage or water infrastructure within the vicinity of the site. It is assumed that nearby Highwood Farm is currently served by a septic tank. As NWL have not indicated that investment is programmed for new infrastructure in this area, this would add significantly to development costs.
- 3.20 The Northumberland Water Cycle Study (2015) did not model the impact and need for development of this site. However, the modelling of a hypothetical development area for housing and employment to the west of Hexham indicates that there may be a risk of sewer flooding and/or potential capacity constraints at this location as a result of sewer flooding reported to the southeast of the potential development area option. This suggests that any connection to existing sewer infrastructure initiated by the development of this site may not be feasible without wider upgrades to the local network.
- 3.21 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 3.22 There are two buildings both at Highwood Farm listed Grade II, approximately 300m north west of the site. The farm itself is situated on an elevated position on the valley sides and is visible from several vantage points as well as on the approach to the site. The impact of employment development on the setting of this asset would need to be given careful consideration by NCC Conservation and Historic England.

3.23 There is no known archaeological interest within the site. However, a pre-determination evaluation will be required in accordance with paragraph 128 of the NPPF, the remit of which could include field walking, geophysical survey and trial trenching. There is potential for unrecorded prehistoric or Iron Age/Roman period activity, and mitigation work will depend on the results of this initial evaluation.

Rights of way

3.24 There are no Public Rights of Way in the vicinity of the site that would be affected by the development of this site.

Conclusion

3.25 The site is somewhat constrained for employment development. There is a relatively steep slope across the entire site, with a slope from the site’s northern to the southern extent, meaning that significant earthworks would be required to develop large footprint buildings on this site. There are no protected species or habitat within the site, but buffer zones would be required to protect mature woodland and a watercourse. The site is not connected to water or sewer infrastructure, and connecting to nearby constrained infrastructure is likely to be costly and technically problematic. The setting of the nearby Grade II listed buildings would need to be carefully considered. Finally, the obvious encroachment into open countryside would likely have an impact upon the character of the surrounding landscape, and weight should also be given to the Landscape Character Assessment and its recommendations that development at settlement gateways should be given careful consideration. The site is not affected by past mine workings, green infrastructure, fluvial flooding, water supply or public rights of way.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

3.26 The Sustainability Appraisal that accompanied the Pre-Submission Draft of the (now withdrawn) Core Strategy (2015) indicated that employment sites to the west of the town and the option to the south of the A69 junction with Acomb are likely to require significant junction upgrades and have a high landscape impact. Site options to the east of the town are more closely associated with existing industrial estates, and junction improvements are likely to be less expensive.

3.27 The majority of criterion assessed for this site scored no constraint and or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a major issue. The site is more than 1600m from the nearest train station, indicating a serious constraint in terms of access by alternative transport means. Highways access was also noted as a major issue, given that a new junction from the B6531 would be required to facilitate access to the site and the safety issues identified with HGVs utilising the B6531 / A69 priority crossroads junction.

- 3.28 The site is remote from services which employees would likely use. The nearest services are located circa 2.5km from the site, in Hexham town centre.
- 3.29 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.
- 3.30 The site lies within the HM18b land parcel, which is assessed as having a high contribution to green belt purposes. Whilst there would be no risk of sprawl or coalescence, any development of this site would represent encroachment on the countryside and would have an effect on the wider setting of the historic town as a result of its exposure within the Tyne Valley, both of which far outweigh the former two. Whether developed in isolation or in tandem with other sites nearby, build out of this site could be very harmful to the Green Belt.

Criterion 6: Compatibility of adjoining land uses

- 3.31 The site is located in an open countryside setting, albeit in close proximity to a major trunk road, unrelated to the settlement of Hexham and with agriculture the predominant land use in the site vicinity. It is located next to a junction of the A69, so it could be viewed as an “out of town” employment development which would enjoy good access to the strategic road network. Housing at the western extent of the settlement is located circa 1km south east of the site, with a cemetery, mature woodlands, golf course and farmland separating the site and the settlement. It is not considered that employment development would have any impact on the amenity of adjoining uses.

Conclusion

- 3.32 The Sustainability Appraisal that accompanied the Pre-Submission Draft of the (now withdrawn) Core Strategy (2015) indicated that whilst the site is largely sustainable for employment use, the use of a greenfield site, access to transport through alternative means and highways access are noted as significant constraints. The site is remote from services which employees would likely use, with the nearest services located 2.5km from the site in Hexham town centre. Agriculture is the predominant land use in the site vicinity and there would be no issues with compatibility of adjoining uses. However, the Green Belt Review identifies that the site currently offers a high contribution to all of the Green Belt purposes, so loss of the site to employment development would have a significant detrimental impact on the Green Belt around Hexham. Development of the site would establish a new employment area in open countryside unrelated to the settlement of Hexham, albeit in close proximity to a major trunk road.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	2
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

3.33 The site has not been proposed and/or assessed for employment use through the ELR call for sites (2010) or subsequent calls for sites. It is in single private ownership. The same landowner is also promoting new development to east of the site at the western extent of Hexham (Shaws Farm), although their intentions to develop this particular site are unknown.

Development costs

3.34 As a greenfield site, it is currently unserved by utilities (including water and sewerage) and does not contain any internal or external road access. The servicing of this site with utilities, internal roads and a new priority junction to serve the site from the B6531 are all likely to add significantly to the site's development costs.

3.35 The site's topographical constraints and the subsequent earthworks that would be required in order for the site to accommodate large footprint buildings is likely to add significant costs to the development.

3.36 It is reasonable to assume that there will be no abnormal cost associated with mitigating land contamination and past mineral workings.

Market demand

3.37 The site is located in close proximity to the B6531 / A69 junction, so it has good access to the strategic road network. This could reduce transport costs and make access easier for workers, customers and freight. However, this junction has been identified as one that could benefit from upgrading. The site would enjoy prominent frontage onto a main road in and out of Hexham town centre.

3.38 Although the site is not linked to an established employment area, there are no nearby sensitive land uses which may unduly restrict the times and hours of operation of businesses on the site. This will appeal to business producing noise, odours, or a high number of lorry movements.

3.39 Evidence shows the Hexham market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development ready site, which this site could address. It is apparent that the location is very appealing to the market in terms of physical accessibility and access to the skilled local labour market, but the site may need enabling infrastructure through gap funding or a higher value commercial uses.

Conclusion

3.40 The site is likely to be attractive to the market given the proximity to the A69 and the lack of sensitive adjoining land uses. There could be some abnormal costs associated with connecting to utilities and creating a new road junction to serve the site. There is competition for investment in the local market, but the overall demand identified for the Hexham market suggests that the site would be quite attractive to the market.

ELR site assessment score	
Criterion 7: Market attractiveness	3

Hexham Site 2 – Land east of Highwood Farm

Total Score

Hexham Site 2	
Total site score	21

4. Hexham Site 3 – Land south of St Andrew’s Cemetery

Site Area (Ha): 7.109

Easting: 391,680.221

Northing: 564,875.502

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	30	8,530.8	710
B1c	40	11,374.4	242
B2	20	5,687.2	158
B8	10	2,843.6	41

4.1 The site is located to the west of Hexham, on the southern side of the West Road. To the south lies High Wood, and to the north St Andrew’s cemetery.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 4.2 The site fronts the B6531. Access to the site is currently taken from a small point of access leading to an existing property on the site. It is unlikely that this current access would meet adoptable standards and therefore it would be unsuitable to serve the site and a new point of access would need to be created. NCC Highways determine that the creation of a priority junction would be the most appropriate solution to access the site.
- 4.3 The B6531 serves as the main route into Hexham town centre from the west. The point at where this road meets the A69 transpennine route lies approximately 850m from the centre of the site, meaning the site is reasonably well placed to access the strategic road network. In addition, its proximity to the A69 means that industrial traffic is less likely to need to pass through residential areas or the town centre. However, the County Wide Transport Assessment (November 2015) identifies the A69 / B6531 junction, a priority crossroads junction on a major trunk road, as a sensitive receptor on the local road network and sensitive to any significant changes to traffic flows resulting from development or pinch points elsewhere on the network. Whilst there are no capacity issues with this junction that would prevent development of this site, there are clear safety issues with the current arrangement which would be exacerbated by the increased prevalence of HGVs crossing four lanes of traffic in order to travel eastwards. The TA identified that improvements to this junction would be possible but would likely need to be led by developer contributions.
- 4.4 Pedestrian and cycle connections to the network will be required.
- 4.5 The County Wide Transport Assessment identifies that Hexham is known to suffer from peak period congestion, most notably occurring on the A6079 at the A6079 / Station Road mini-roundabout junction and the A6079 / Ferry Road junction. However, the site's location means traffic generated by new development will avoid congestion in the town centre. It is unlikely that development at this site would generate a significant impact on the local road network. There are no capacity constraints identified on the road network in proximity to the site.

Conclusion

- 4.6 Whilst, the site benefits from excellent access to the strategic road network due to its proximity to the A69, the safety issues identified with the B6531 / A69 junction for HGVs in particular means that strategic road access has to be given a lower score. A priority junction arrangement would represent an appropriate solution in order to create a suitable access from the B6531 to serve the site. There are no road capacity constraints identified in proximity to the site, and the development is unlikely to create additional congestion on the local road network.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	4

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 4.7 The site is reasonably conducive to the development of large footprint buildings and is flat overall. The western part of the site slopes up to woodland, slightly reducing the total developable area of the site.
- 4.8 The site lies within a Coal Mining Reporting Area. However, there are no known Mine Entries or Abandoned Mine Workings within the site boundary.
- 4.9 Superficial sand/gravel deposits can be found across a significant part of the site. Whilst it is unlikely that this would prevent any development of the site, the benefits of its prior extraction will have to be considered in accordance with relevant policies.
- 4.10 The site is currently used for mixed arable/pasture farming and is classified as grade 3, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”³. The western part of the site has been assessed using the post-1989 methodology and has been determined as Grade 3a. However, development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 4.11 A desk based assessment indicates that badger, bats and red squirrel have been recorded on or adjacent to the site. The mitigation of this will have to be given due consideration prior to any development of the site. In addition, a range of protected species has been recorded locally.
- 4.12 Mature woodland can be found adjacent to the southern boundary of the site. A small watercourse can also be found along the site’s southern boundary. Buffer zones would be required to protect both of these features.
- 4.13 A Special Area of Conservation (SAC) Local Wildlife Sites (LWSs), Sites of Special Scientific Interest (SSSIs) and Ancient Woodlands (AWs) are all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ). A HRA is likely to be required.

Landscape and Green Infrastructure

- 4.14 The site is disconnected from the built form of Hexham. The site sits within an area of open countryside which is predominantly arable farmland.
- 4.15 The Northumberland Landscape Character Assessment (2010) identifies the area within which the majority of the site is located as ‘Glacial Trough Valley Sides’ in character. Elements of this character area reflected strongly through this site and its immediate surroundings include: the relatively steep valley slopes, forming part of the setting to Hexham; a mixed-scale field pattern defined by hedges, fencing and stone walls; areas of coniferous plantation; and narrow lanes running up and down valley sides. The study

³ Agricultural Land classification of England and Wales, MAFF, 1988

recommends the guiding principle for development in this area as seeking to 'Manage', i.e. strengthen existing characteristics and manage pressures for change. Any development could present an opportunity to seek improved management and extension of semi-natural woodland and improvement to hedgerows, hedgerow trees and field trees. However, development on approach routes and gateways to settlements, which the development of this site would represent, should be given careful consideration.

- 4.16 The Northumberland Key Land Use Impact Study (2010) assessed landscape sensitivity in landscape character areas and noted that the landscape within which the site sits scores relatively low when compared with other areas nearby. However, historic features, condition and rarity came out as the higher scoring features. Further consideration of the impact of employment development on the landscape will be required as part of any application.
- 4.17 Development of the site would not impact on green infrastructure designations but is located to the south of a cemetery and north of High Wood which is used for informal recreation.

Flooding and water management infrastructure

- 4.18 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site. A small part of site site, at its northern extent, is at a moderate to high risk of surface water flooding. This may necessitate targeting preventative measures, such as Sustainable Drainage Systems (SuDS), in this location.
- 4.19 Consultation with NWL indicates that there is no existing sewerage or water infrastructure within the vicinity of the site. It is assumed that nearby Highwood Farm is currently served by a septic tank. As NWL have not indicated that investment is programmed for new infrastructure in this area, this would add significantly to development costs.
- 4.20 The Northumberland Water Cycle Study (2015) did not model the impact and need for development of this site. However, the modelling of a hypothetical development area for housing and employment to the west of Hexham indicates that there may be a risk of sewer flooding and/or potential capacity constraints at this location as a result of sewer flooding reported to the southeast of the potential development area option. This suggests that any connection to existing sewer infrastructure initiated by the development of this site may not be feasible without wider upgrades to the local network.
- 4.21 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 4.22 A Grade II listed Park and Garden, St Andrew's Cemetery, is situated directly opposite this site. In addition to the listing of the cemetery, several buildings that form part of the entrance to the site are also listed at Grade II. The impact of employment development on the setting of this asset would need to be given careful consideration by NCC Conservation and Historic England.

4.23 There is no known archaeological interest within the site. However, a pre-determination evaluation will be required in accordance with paragraph 128 of the NPPF, the remit of which could include field walking, geophysical survey and trial trenching. There is potential for unrecorded prehistoric or Iron Age/Roman period activity, and mitigation work will depend on the results of this initial evaluation.

Rights of way

4.24 There are no Public Rights of Way in the vicinity of the site that would be affected by the development of this site.

Conclusion

4.25 The site could accommodate large footprint buildings in terms of topography and site shape and size. Protected species or habitats have been recorded on or in close proximity to the site, which will have to be given due consideration. Buffer zones will also be required to protect mature woodland and a watercourse. The site is not connected to water or sewer infrastructure, and connecting to nearby constrained infrastructure is likely to be costly and technically problematic. The setting of the nearby Grade II listed St Andrew’s Cemetery would need to be carefully considered. Finally, the obvious encroachment into open countryside would likely have an impact upon the character of the surrounding landscape, and weight should also be given to the Landscape Character Assessment and its recommendations that development at settlement gateways should be given careful consideration. The site is not affected by past mine workings, green infrastructure, fluvial flooding, water supply or public rights of way.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

4.26 The Sustainability Appraisal that accompanied the Pre-Submission Draft of the (now withdrawn) Core Strategy (2015) indicated that employment sites to the west of the town and the option to the south of the A69 junction with Acomb are likely to require significant junction upgrades and have a high landscape impact. Site options to the east of the town are more closely associated with existing industrial estates, and junction improvements are likely to be less expensive.

4.27 The majority of criterion assessed for this site scored no constraint and or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a major issue. The site is more than 1600m from the nearest train station, indicating a serious constraint in terms of access by alternative transport means. Highways access was also noted as a major issue, given that a new junction from the B6531 would be required to facilitate access to the site and the safety issues identified with HGVs utilising the B6531 / A69 priority crossroads junction.

- 4.28 The site is remote from services which employees would likely use. The nearest services are located circa 2.2km from the site, in Hexham town centre.
- 4.29 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.
- 4.30 The site lies within the HM18a land parcel, which is assessed as having a medium contribution to green belt purposes. Whilst development in this area would not present a risk of merger with other settlements, there is a risk of ribbon development from the west edge of Hexham. In addition, it forms part of the green valley corridor around the north of Hexham, contributing to the wider setting of the historic town. Developed in isolation, build out of the site would likely inflict moderate harm to the Green Belt.

Criterion 6: Compatibility of adjoining land uses

- 4.31 The site is located in an open countryside setting, unrelated to the settlement of Hexham and with agriculture the predominant land use in the site vicinity. Housing at the western extent of the settlement is located circa 800m south east of the site, with a cemetery, mature woodlands, golf course and farmland separating the site and the settlement. Residential development is proposed to the east of the site. If developed, employment development may have any impact on the amenity of local residents, and the cemetery.

Conclusion

- 4.32 The Sustainability Appraisal that accompanied the Pre-Submission Draft of the (now withdrawn) Core Strategy (2015) indicated that whilst the site is largely sustainable for employment use, the use of a greenfield site, access to transport through alternative means and highways access are noted as significant constraints. The site is remote from services which employees would likely use, with the nearest services located 2.2km from the site in Hexham town centre. Agriculture is the predominant land use in the site vicinity, though, development is likely to impact upon the amenity of residents in the proposed residential area to the immediate east, and the cemetery to the north. The Green Belt Review identifies that the site currently offers a medium contribution to all of the Green Belt purposes, so loss of the site to employment development would have a moderate impact on the Green Belt around Hexham. Development of the site would establish a new employment area in open countryside unrelated to the settlement of Hexham and endorse gradual ribbon development to the west of Hexham.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness

Ownership and availability

4.33 The site has not been proposed and/or assessed for employment use through the ELR call for sites (2010). The site was indicated as a potential employment site in the SHLAA call for sites (2013). Past indications are that the landowner would support employment development on the site as part of a mixed use development to the west of Hexham including housing. The site is under single ownership but it is apparent that the landowner would be unlikely to support employment development on this site without housing also coming forward on part of this site

Development costs

4.34 As a greenfield site, it is currently unserved by utilities (including water and sewerage) and does not contain any internal or external road access. The servicing of this site with utilities, internal roads and a new priority junction to serve the site from the B6531 are all likely to add significantly to the site's development costs.

4.35 It is reasonable to assume that there will be no abnormal cost associated with mitigating topography, land contamination or past mineral workings.

Market demand

4.36 The site is located in close proximity to the B6531 / A69 junction, so it has good access to the strategic road network. This could reduce transport costs and make access easier for workers, customers and freight. However, this junction has been identified as one that could benefit from upgrading. The site would enjoy prominent frontage onto a main road in and out of Hexham town centre.

4.37 Although the site is not linked to an established employment area, there are no nearby sensitive land uses which may unduly restrict the times and hours of operation of businesses on the site. This will appeal to business producing noise, odours, or a high number of lorry movements.

4.38 Evidence shows the Hexham market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development ready site, which this site could address. It is apparent that the location is very appealing to the market in terms of physical accessibility and access to the skilled local labour market, but the site may need enabling infrastructure through gap funding or a higher value commercial uses.

Conclusion

4.39 The site is likely to be attractive to the market given the proximity to the A69 and the lack of sensitive adjoining land uses. There could be some abnormal costs associated with connecting to utilities and creating a new road junction to serve the site. There is competition for investment in the local market, but the overall demand identified for the Hexham market suggests that the site would be quite attractive to the market.

ELR site assessment score	
Criterion 7: Market attractiveness	3

Hexham Site 3 – Land south of St Andrew’s Cemetery

Total Score

Hexham Site 3	
Total site score	22

5. Hexham Site 4 – Land north of Old Bridge End

Site Area (Ha): 9.492

Easting: 392,836.621

Northing: 565,436.653

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	50	18,984	404
B2	30	11,390.4	316
B8	20	7,593.6	108

5.1 The site is located between the River Tyne and the A69, north of Hexham, and south of Acomb. The site is open countryside close to the junction with the A6079.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 5.2 The site fronts the A69 and enjoys its own dedicated access road and junction onto the strategic road network. However, this junction only permits access to and from the westbound carriageway. It is unclear whether this junction could be upgraded to enable access from the eastbound carriageway. If a solution can be found, it will significantly add to development costs and will require further discussions with Highways England.
- 5.3 Given its remoteness from the settlement of Hexham, NCC Highways have raised access for pedestrians, cyclists and pedestrians as a concern.
- 5.4 The County Wide Transport Assessment identifies that Hexham is known to suffer from peak period congestion, most notably occurring on the A6079 at the A6079 / Station Road mini-roundabout junction and the A6079 / Ferry Road junction. However, the site's location adjacent to the strategic road network means traffic generated by new development is not likely to impact upon the local road network, if an appropriate access can be achieved.

Conclusion

- 5.5 While the site benefits from an access on the westbound A69, safe and appropriate access to the eastbound carriageway is not possible without a costly upgrade to this junction. Highways England would need to be consulted with regards to possible upgrades. NCC Highways have also raised concern for access by modes other than the private car, hence the lower score. In the event that an appropriate access can be achieved, given the location, development is unlikely to impact upon the local road network.

ELR site assessment score	
Criterion 1: Strategic road access	2
Criterion 2: Local road access and impact	3

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 5.6 The site is reasonably conducive to the development of large footprint buildings and is flat overall. However power lines cross the site which could sterilise some land from development.
- 5.7 The site lies within a Coal Mining Reporting Area. However, there are no known Mine Entries or Abandoned Mine Workings within the site boundary.
- 5.8 Superficial sand/gravel deposits and surface coal resources can be found across the entirety of the site. Whilst it is unlikely that this would prevent development of the site, the benefits of its prior extraction will have to be considered in accordance with relevant policies.
- 5.9 The site is currently used for mixed arable/pasture farming and is classified as grade 3, which indicates "land with moderate limitations which affect the choice of crops, timing

and type of cultivation, harvesting or the level of yield”⁴. Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 5.10 A desk based assessment indicates there are no protected species or habitat within the site, and therefore there are no ecological constraints which would prevent employment development on the site. However, a range of protected species has been recorded locally.
- 5.11 Woodland can be found to the south and east of the site. A small watercourse can also be found close to the site’s eastern boundary. Buffer zones are likely to be required to protect both of these features.
- 5.12 A Special Area of Conservation (SAC) Local Wildlife Sites (LWSs), Sites of Special Scientific Interest (SSSIs) and Ancient Woodlands (AWs) are all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ). A HRA is likely to be required.

Landscape and Green Infrastructure

- 5.13 The site is disconnected from the built form of Hexham. The site sits within an area of open countryside which is predominantly arable farmland. Whilst a major trunk road can be found in close proximity to the site, its detachment from Hexham means the area does not feel like urban fringe.
- 5.14 The Northumberland Landscape Character Assessment (2010) identifies the area within which the majority of the site is located as ‘Glacial Trough Valley Floor’ in character. Elements of this character area reflected strongly through this site and its immediate surroundings include: flat, well defined and sheltered valley floor; medium to large scale fields with mixed farming, defined by hedgerows and post and wire fencing; generally open character; and major transport communication routes in close proximity.
- 5.15 The study recommends the guiding principle for development in this area as seeking to ‘Manage’, i.e. strengthen existing characteristics and manage pressures for change. Any development could present an opportunity to seek improved management and extension of semi-natural woodland and the retention of meadows and glacial features to enhance visual diversity. However, new development extending onto the valley floor, which development of this site would represent, is discouraged, and the creation of strong settlement boundaries is encouraged.
- 5.16 The Northumberland Key Land Use Impact Study (2010) assessed landscape sensitivity in landscape character areas and noted that the landscape within which the site sits scores relatively low when compared with other areas nearby. However, views and landmarks, recreation, condition, distinctiveness and rarity came out as the higher scoring features. Further consideration of the impact of employment development on the landscape will be required as part of any application.

⁴ Agricultural Land classification of England and Wales, MAFF, 1988

- 5.17 Development of the site would not impact on green infrastructure designations but the site lies to the north of woodland on the northern bank of the River Tyne which represents a green corridor.

Flooding and water management infrastructure

- 5.18 The Northumberland Strategic Flood Risk Assessment (2015) indicates that the site lies within Flood Zone 2 and is therefore prone to medium probability of flooding. Whilst development should be directed to areas not at risk of flooding through a sequential testing process, commercial or industrial development on this site would not be subject to an exception test. Parts of the north and east of the site are also at low risk of surface water flooding.
- 5.19 Consultation with NWL indicates that a Water Main crosses the site. This would be required to be diverted or placed within a suitable easement. In addition, the existing building does not appear to have a connection for foul flows to the public sewerage system; a connection to the closest available sewer would require crossing two water mains and may require the provision of a new pumping station.
- 5.20 The Northumberland Water Cycle Study (2015) did not model the impact and need for development of this site. However, the modelling of a hypothetical development area for employment to the north of Hexham does not indicate a risk of sewer flooding and/or potential capacity constraints at this location. The study also indicates that the site is within the Kielder Water Resource Area, so there is no issue in terms of water supply.

Archaeology and historic environment

- 5.21 Several Grade II listed buildings can be found approximately 750m from the centre of the site at The Hermitage. Whilst relatively distant from the site, the impact of employment development on the setting of this asset would need to be given careful consideration by NCC Conservation and Historic England.
- 5.22 There is no known archaeological interest within the site. However, a pre-determination evaluation will be required in accordance with paragraph 128 of the NPPF, the remit of which could include field walking, geophysical survey and trial trenching. There is potential for unrecorded prehistoric or Iron Age/Roman period activity, and mitigation work will depend on the results of this initial evaluation.

Rights of way

- 5.23 Route 501/017 can be found to the south beyond the site boundary. It is considered that all of the site can be developed without impacting on the route.

Conclusion

- 5.24 The site could accommodate large footprint buildings in terms of topography and site shape and size. There are no protected species or habitats on or in close proximity to the site. However, buffer zones will be required to protect mature woodland and a watercourse. The site lies within Flood Zone 2 and parts of the north and east of the site are at low risk of surface water flooding. A Water Main crosses the site, which would be required to be

diverted or placed within a suitable easement, and connection to the public sewerage system is likely to be required. Consideration will need to be given to the impact of employment development on nearby Grade II listed buildings at The Hermitage. Finally, the obvious encroachment into open countryside would likely have an impact upon the character of the surrounding landscape, and weight should be given to the Landscape Character Assessment and its recommendations that new development extending onto the valley floor should be discouraged in favour of creating strong settlement boundaries. The site is not affected by past mine workings, green infrastructure, water supply or public rights of way.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 5.25 The Sustainability Appraisal that accompanied the Pre-Submission Draft of the (now withdrawn) Core Strategy (2015) indicated that employment sites to the west of the town and the option to the south of the A69 junction with Acomb are likely to require significant junction upgrades and have a high landscape impact. Site options to the east of the town are more closely associated with existing industrial estates, and junction improvements are likely to be less expensive.
- 5.26 Many of the criterion assessed for this site scored no constraint and or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a major issue. The site is more than 1600m from the nearest train station, indicating a serious constraint in terms of access by alternative transport means. Highways access was also noted as a major issue, given the aforementioned issues with the existing access onto the A69.
- 5.27 The site is remote from services which employees would likely use. The nearest services are located approximately 1.2km from the site, in Acomb village centre. However, given that sole access to the site is taken from the A69, a dual carriageway with no pedestrian or cycle access or safe crossing facilities, it is currently not possible to walk or cycle to access these services or services in Hexham town centre.
- 5.28 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.
- 5.29 The site lies within the HM2 land parcel, which is assessed as having a medium contribution to green belt purposes. Whilst this site is well contained by the River Tyne, the railway and A69, it could increase the risk of merger with Hexham, and there is little opportunity to provide strong, durable boundaries that would prevent encroachment on the countryside. Developed in isolation, build out of the site would likely inflict moderate harm to the Green Belt.

Criterion 6: Compatibility of adjoining land uses

5.30 The site is located in an open countryside setting, albeit in close proximity to a major trunk road, unrelated to the settlement of Hexham and with agriculture the predominant land use in the site vicinity. It is located directly off, and benefits from frontage to, the A69, so it could be viewed as an “out of town” employment development with convenient access to the strategic road network. Woodlands and a water course separate the site from The Hermitage, approximately 750m to the east. The River Tyne physically separates the site from Hexham proper. It is not considered that employment development would have any impact on the amenity of adjoining uses.

Conclusion

5.31 The Sustainability Appraisal that accompanied the Pre-Submission Draft of the (now withdrawn) Core Strategy (2015) indicated that whilst the site is sustainable for employment use in some way, the use of a greenfield site, access to transport through alternative means and highways access are noted as significant constraints. The site is remote from services which employees would likely use and is not currently accessible by any sustainable modes. Agriculture is the predominant land use in the site vicinity and there would be no issues with compatibility of adjoining uses. The Green Belt Review identifies that the site currently offers a medium contribution to all of the Green Belt purposes, so loss of the site to employment development would have a moderate impact on the Green Belt around Hexham. Development of the site would establish a new employment area in open countryside unrelated to the settlement of Hexham.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	1
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

5.32 The site has not been proposed and/or assessed for employment use through the ELR call for sites (2010) or subsequent calls for sites. The site is under single private ownership. It is not clear if the site is available for employment development. It is of note however, that the site is under the same ownership as site 7, which is being actively promoted for housing.

Development costs

5.33 As a greenfield site, it will require connection to some utilities and the creation of internal roads. A water main will have to be diverted or placed in suitable easement, adding to development costs. In addition, the current access road and junction from the A69 is unsuitable to serve an employment site of this scale, and it is currently unclear whether

mitigation is technically or financially feasible. Irrespective of this, any such upgrades to this junction agreed with Highways England will inevitably add significant development costs to the build out of this site for employment development.

- 5.34 It is reasonable to assume that there will be no abnormal cost associated with mitigating topography, land contamination or past mineral workings.

Market demand

- 5.35 The site enjoys direct access from the A69, albeit from the westbound carriageway only. Should the existing junction be upgraded to enable access eastbound as well as westbound, its proximity to the A69 could serve as a major benefit, reducing transport costs and making access easier for workers, customers and freight. The site would enjoy prominent frontage onto this busy transpennine route as well as on the River Tyne. Although the site is not linked to an established employment area, there are no nearby sensitive land uses which may unduly restrict the times and hours of operation of businesses on the site. This will appeal to business producing noise, odours, or a high number of lorry movements.
- 5.36 Evidence shows the Hexham market is strong with tangible demand for new business premises. This is has been restricted in the past by poor access and lack of a development ready site, which this site could address. It is apparent that the location is very appealing to the market in terms of physical accessibility and access to the skilled local labour market, but the site may need enabling infrastructure through gap funding or a higher value commercial uses.

Conclusion

- 5.37 The site is likely to be attractive to the market given the proximity to the A69 and the lack of sensitive adjoining land uses. There could be some abnormal costs associated with connecting to utilities and creating a new road junction to serve the site. There is competition for investment in the local market, but the overall demand identified for the Hexham market suggests that the site would be quite attractive to the market.

ELR site assessment score	
Criterion 7: Market attractiveness	2

Hexham Site 4 – Land north of Old Bridge End

Total score

Hexham Site 4	
Total site score	17

6. Hexham Site 5 – Land south of Egger

Site Area (Ha): 10.375

Easting: 395,140.732

Northing: 564,490.506

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	40	16,600	353
B2	40	16,600	461
B8	20	8,300	119

- 6.1 The site is located to the south of the Egger wood processing plant, between the northern bank of the River Tyne and the A69.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 6.2 The site connects with the strategic highways network at the Bridge End roundabout, approximately 1.6km to the northwest. The SRN can be accessed via Ferry Road and Rotary Way.
- 6.3 The site is set back from Ferry Road, and can be accessed via an unadopted road to the south. Third party right of access will need to be secured. Pedestrian and cycle connections to the network will be required.
- 6.4 The County Wide Transport Assessment identifies that Hexham is known to suffer from peak period congestion, most notably occurring on the A6079 at the A6079 / Station Road mini-roundabout junction and the A6079 / Ferry Road junction. Modelled impacts on the A6079 / Ferry Road junction shows congestion and delays for vehicles exiting Ferry Road, as a result of the high volume of traffic using the A6079. This results in queuing on Ferry Road, made worse by the prominence slow moving HGV traffic of existing industrial premises accessed from Ferry Road.
- 6.5 Development of the site would result in additional traffic being assigned to Ferry Road, exacerbating existing queuing quite considerably. The A6079 / Ferry Road junction suffers from constraints with the proximity of the river and bridge and level differences limiting options to the south of the junction and the embankment on the western side of the A6079 making any works potentially costly to implement.
- 6.6 As a result of the constraints identified in the 2015 County Wide Transport Assessment mitigation solutions have been explored further, utilising either a roundabout or signals. These indicate that reasonable mitigation solutions are available to support additional employment development. Soft solutions around improved cycle and pedestrian access and the avoidance of shift changes at peak times could also help to alleviate congestion.

Conclusion

- 6.7 While site access may be achievable, third party right of access will need to be achieved. Development will exacerbate existing problems at the A6079 / Ferry Road junction, however suitable mitigation solutions are available which allow for the site to be developed, but a funding solution will need to be found. When junction improvements are made the site would have good access to the strategic road network.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	3

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 6.8 The site is flat and conducive to the development of large footprint buildings.
- 6.9 There is no history of mining which could impact the site. However, superficial sand/gravel deposits can be found across the entirety of the site. There is known interest to extract this resource in the rear future and it is apparent that the development of the site could sterilise this, and the benefits of prior extraction need to be further considered.
- 6.10 The site is currently used as pasture and is classified as grade 2 agricultural land. As such, development would result in the loss of some of the best and most versatile agricultural land.

Biodiversity

- 6.11 A desk based assessment indicates there are no protected species or habitat within the site, and therefore there are no ecological constraints which would prevent employment development on the site. However, a range of protected species including great crested newts have been recorded locally.
- 6.12 Ponds can be found to the north of the site and the River Tyne to the east. A small watercourse can also be found near the southern boundary and a buffer zone may be required.
- 6.13 A Special Area of Conservation (SAC) Local Wildlife Sites (LWSs), Sites of Special Scientific Interest (SSSIs) and Ancient Woodlands (AWs) are all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

- 6.14 The site is disconnected from the built form of Hexham, but sits adjacent to the Egger manufacturing plant.
- 6.15 The Northumberland Landscape Character Assessment (2010) identifies that the site is of landscape character type 30: Glacial Trough Valley Floor; and is located with character area 30b. The study indicates that the overall approach should be to manage change while seeking to conserve and locally enhance character, taking advantage of opportunities offered by new development.
- 6.16 The study indicates that retention of meadows on the valley floor and protection of glacial features should be encouraged in order to enhance the visual diversity and topography of this landscape. It indicates that new built development should be discouraged from extending onto the valley floor, that strong settlement boundaries should be created, and that the approach routes, key views and gateways to settlements should be given particular consideration.

- 6.17 The Northumberland Key Land Use Impact Study (2010) identifies that there are areas of lower sensitivity east of the Bridge End Industrial Estate. The site is located south of this area closer to the river. The landscape in this location is considered more sensitive to development.
- 6.18 Development of the site would not impact on green infrastructure designations; however the site lies close to the River Tyne which forms a green corridor.

Flooding and water management infrastructure

- 6.19 The Northumberland Strategic Flood Risk Assessment (2015) indicates that the site lies within Flood Zone 3a and is therefore at high risk of flooding. Offices, general industry and storage and distribution uses are however considered less vulnerable to flooding, and are compatible with this flood zone. There are flood defences in place along the northern bank of the River Tyne.
- 6.20 Small areas of the site are susceptible to surface water flooding.
- 6.21 The site extends to the boundary of a sewage treatment works. This has the potential to conflict with future expansion of the work. Consultation with NWL indicates that the existing sewage network is to the north of the Egger plant and could be accessed via an off-site sewer. However, it may be possible to take flows direct to the sewage treatment works.
- 6.22 The Northumberland Water Cycle Study (2015) did not model the impact and need for development of this site. However, the modelling of a hypothetical development area for employment to the north of Hexham does not indicate a risk of sewer flooding and/or potential capacity constraints at this location. The study also indicates that the site is within the Kielder Water Resource Area, so there is no issue in terms of water supply.

Archaeology and historic environment

- 6.23 There are no listed buildings or other historic assets within or close to the site.
- 6.24 There is no known archaeological interest within the site. However, a pre-determination evaluation will be required in accordance with paragraph 128 of the NPPF, the remit of which could include field walking, geophysical survey and trial trenching. There is potential for unrecorded prehistoric or Iron Age/Roman period activity, and mitigation work will depend on the results of this initial evaluation.

Rights of way

- 6.25 The site is not impacted by public rights of way.

Conclusion

- 6.26 The presence of a sand and gravel resource (with a known interest in extraction), the potential loss of grade 2 agricultural land, potential restriction of expansion of the sewage treatment works, and the landscape impact of development are the main constraints to development. The encroachment into open countryside would likely have an impact upon the character of the surrounding landscape, and weight should be given to the Landscape

Character Assessment and its recommendations that new development extending onto the valley floor should be discouraged in favour of creating strong settlement boundaries.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 6.27 The Sustainability Appraisal that accompanied the Pre-Submission Draft of the (now withdrawn) Core Strategy (2015) indicated that the site scores highly against a number of the criteria considered. Criteria against which a major issue was identified was in relation the existing the distance from a train station, agricultural land and land use, due to the site being greenfield land. Minor issues were identified in relation to distance to a bus stop, highways access, fluvial flood risk, local wildlife and infrastructure constraints. These issues are examined in more detail in other sections.
- 6.28 The site is located approximately 2.2km from Hexham town centre. While there are footpaths adjacent to road for much of the distance, Ferry Road does not benefit from footpaths towards the site. The town centre contains a range of services which will be complementary for both staff and businesses. However, the site is not well connected to the centre. In terms of supply of labour the site is accessible from adjoining settlements. The site is some distance from residential areas. The nearest bus stops are on Ferry Road approximately 650m away.
- 6.29 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.
- 6.30 The site is located within land parcel area HM03a – Anickgrange Haugh which covers the area south and east of the Egger plant. The assessment identifies that the LPA makes an overall medium contribution to the purposes of the Green Belt.
- 6.31 It indicates that there is a risk of non-compact development adjacent to the Egger plant but that this would be limited by the River Tyne and the A69, that risk of merger with Corbridge is limited in that the western part of the LPA is well contained by meanders in the river. It indicates that field boundaries create opportunities to provide strong durable boundaries, but that glimpsed from the A69, the LPA contributes to the wider setting of the historic town.
- 6.32 Given that the site represents the western part of the LPA, adjacent to Egger and the sewage treatment works, and is partly shielded from the A69, the contribution that the site makes to the purposes of the Green Belt are less that the LPA as a whole.

Criterion 6: Compatibility of adjoining land uses

6.33 The site is located south of the Egger wood products plant, and east of a sewage works. General industrial and storage uses would be compatible with these uses, although office development may not be so compatible due to odours from the above.

Conclusion

6.34 Most employment uses are compatible with existing neighbouring land uses. Given the proximity of the Egger plant and sewage works, the impact of development on the Green Belt will be limited. The site is not however well connected to the settlement, and would result in the loss of grade 2 agricultural land.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	2
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

6.35 The site has not been proposed and/or assessed for employment use through the ELR call for sites (2010) or later calls for sites.

6.36 The site was identified as a potential employment site by Council officers. The site is known to be in private ownership and the lands deeds indicate that it is optioned by Egger for further expansion. However, there is a known interest to work the site to extract the sand mineral resource which may mean that the site is not available within the plan period for employment use.

Development costs

6.37 Securing access rights to the public highway, and the provision of footpath and cycle connections will add to development costs. Contribution to the upgrading of the junction could add significantly to development costs and alternative funding would likely be needed.

Market demand

6.38 The Employment Land and Premises Demand Study (2015) indicates that the Hexham market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development ready site, which this site could address.

6.39 The location of the site, close to the A69 will be attractive to businesses, as long as local highway constraints can be addressed. The lack of conflict with existing uses will make the

site attractive for general industry and storage, although its location adjacent to a sewage works and wood processing plant may reduce the appeal to some end users and make it unsuitable for office development.

Conclusion

6.40 The site is likely to be attractive to the market given demand for space in Hexham, the proximity to the A69 and the lack of sensitive adjoining land uses. Development costs may be significant but not prohibitive, assuming that the junction improvements at Ferry Road can be delivered through to support the development. However, the site may not be available in the plan period owing to possible mineral extraction.

ELR site assessment score	
Criterion 7: Market attractiveness	3

Hexham Site 5 – Land south of Egger

Total score

Hexham Site 5	
Total site score	21

7. Hexham Site 6 – Land at Harwood Meadows

Site Area (Ha): 9.827

Eastin: 395,441.162

Northin: 564,925.519

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	40	15,723.2	335
B2	40	15,723.2	437
B8	20	7,861.6	112

7.1 The site is located to the east of the Egger wood processing plant, on the northern side of the River Tyne, immediately south the A69.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 7.2 The site connects with the strategic highways network at the Bridge End roundabout, approximately 1.6km to the northwest. The SRN can be accessed via Ferry Road and Rotary Way.
- 7.3 The site benefits from direct access to Ferry Road. Due to the nature of the road, a priority junction is likely to be required. Pedestrian and cycle connections to the network will be required.
- 7.4 The County Wide Transport Assessment identifies that Hexham is known to suffer from peak period congestion, most notably occurring on the A6079 at the A6079 / Station Road mini-roundabout junction and the A6079 / Ferry Road junction.
- 7.5 Modelled impacts on the A6079 / Ferry Road junction shows congestion and delays for vehicles exiting Ferry Road, as a result of the high volume of traffic using the A6079. This results in queuing on Ferry Road, made worse by the prominence slow moving HGV traffic of existing industrial premises accessed from Ferry Road.
- 7.6 As a result of the constraints identified in the 2015 County Wide Transport Assessment mitigation solutions have been explored further, utilising either a roundabout or signals. These indicate that reasonable mitigation solutions are available to support additional employment development. Soft solutions around improved cycle and pedestrian access and the avoidance of shift changes at peak times could also help to alleviate congestion.

Conclusion

- 7.7 While site access may be achievable, third party right of access will need to be achieved. Development will exacerbate existing problems at the A6079 / Ferry Road junction, however suitable mitigation solutions are available which allow for the site to be developed, but a funding solution will need to be found. When junction improvements are made the site would have good access to the strategic road network.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	3

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 7.8 The site is largely flat and conducive to the development of large footprint buildings.
- 7.9 There is no history of mining which could impact the site. However, superficial sand/gravel deposits can be found across the entirety of the site. There is known interest to extract this resource in the rear future and it is apparent that the development of the site could sterilise this, and the benefits of prior extraction need to be further considered. It is indicated that the resource could be extracted and still allow for the site to accommodate employment development.

7.10 The site is currently used for agricultural and is identified as grade 2 and 3, with the majority being grade 2. This indicates that the development of the site would result in the loss of high grade agricultural land.

Biodiversity

7.11 A desk based assessment indicates there are no protected species or habitat within the site, and therefore there are no ecological constraints which would prevent employment development on the site. However, a range of protected species including great crested newts have been recorded locally.

7.12 Ponds can be found to the north of the site and the River Tyne to the east. A small watercourse can also be found near the southern boundary and a buffer zone may be required.

7.13 A Special Area of Conservation (SAC) Local Wildlife Sites (LWSs), Sites of Special Scientific Interest (SSSIs) and Ancient Woodlands (AWs) are all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

7.14 The Northumberland Landscape Character Assessment (2010) identifies that the site is of landscape character type 30: Glacial Trough Valley Floor; and is located with character area 30b. The study indicates that the overall approach should be to manage change while seeking to conserve and locally enhance character, taking advantage of opportunities offered by new development.

7.15 The study indicates that retention of meadows on the valley floor and protection of glacial features should be encouraged in order to enhance the visual diversity and topography of this landscape. It indicates that new built development should be discouraged from extending onto the valley floor, that strong settlement boundaries should be created, and that the approach routes, key views and gateways to settlements should be given particular consideration.

7.16 The Northumberland Key Land Use Impact Study (2010) identifies that there are areas of lower sensitivity east of the Bridge End Industrial Estate. The site is partly located in this area but extends further to the east, so the landscape impact may be significant. The site is currently detached from the existing industrial uses along Ferry Road. However, with the development of the Egger expansion site, the site would represent an extension of this.

7.17 Development of the site would not impact on green infrastructure designations or corridors.

Flooding and water management infrastructure

7.18 The Northumberland Strategic Flood Risk Assessment (2015) indicates that the southern and central parts of the site lie within Flood Zone 3a and is therefore at high risk of flooding. Offices, general industry and storage and distribution uses are however considered less

vulnerable to flooding, and are compatible with this flood zone. There are flood defences in place along the northern bank of the River Tyne.

- 7.19 A significant proportion of the site is susceptible to surface water flooding.
- 7.20 Consultation with NWL indicates that foul flows could be directed to an existing manhole via an off-site sewer. However, it may be possible to take flows direct to the sewage treatment works.
- 7.21 The Northumberland Water Cycle Study (2015) did not model the impact and need for development of this site. However, the modelling of a hypothetical development area for employment to the north of Hexham does not indicate a risk of sewer flooding and/or potential capacity constraints at this location. The study also indicates that the site is within the Kielder Water Resource Area, so there is no issue in terms of water supply.

Archaeology and historic environment

- 7.22 There are no listed buildings or other historic assets within or close to the site.
- 7.23 There is no known archaeological interest within the site. However, a pre-determination evaluation will be required in accordance with paragraph 128 of the NPPF, the remit of which could include field walking, geophysical survey and trial trenching. There is potential for unrecorded prehistoric or Iron Age/Roman period activity, and mitigation work will depend on the results of this initial evaluation.

Rights of way

- 7.24 The site is not impacted by public rights of way.

Conclusion

- 7.25 The presence of sand and gravel resource, the potential loss of high grade agricultural land, and the landscape impact of development are the main constraints to development. The indicated timescales for the extraction of the mineral resource suggest that this could be done and still enable employment development on the site within the plan timeframe.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	3

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 7.26 The Sustainability Appraisal that accompanied the Pre-Submission Draft of the (now withdrawn) Core Strategy (2015) indicated that the site scores highly against a number of the criteria considered. Criteria against which a major issue was identified was in relation the existing the distance from a train station, agricultural land and land use, due to the site being greenfield land. Minor issues were identified in relation to highways access, fluvial flood risk, local wildlife and infrastructure constraints. These issues are examined in more detail in other sections.

- 7.27 The site is located approximately 2.2km from Hexham town centre. While there are footpaths adjacent to road for much of the distance, Ferry Road does not benefit from footpaths towards the site. The town centre contains a range of services which will be complementary for both staff and businesses. However, the site is not well connected to the centre. In terms of supply of labour the site is accessible from adjoining settlements. The site is some distance from residential areas. The nearest bus stop is on Ferry Road, close to the site.
- 7.28 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.
- 7.29 The site is located within land parcel area HM03a – Anickgrange Haugh which covers the area south and east of the Egger plant. The assessment identifies that the LPA makes an overall medium contribution to the purposes of the Green Belt.
- 7.30 It indicates that there is a risk of non-compact development adjacent to the Egger plant but that this would be limited by the River Tyne and the A69, that risk of merger with Corbridge is limited in that the western part of the LPA is well contained by meanders in the river. It indicates that field boundaries create opportunities to provide strong durable boundaries, but that glimpsed from the A69, the LPA contributes to the wider setting of the historic town.
- 7.31 The site represents the northeast corner of the LPA. While the site is adjacent to the Egger expansion area it does represent an eastward extension of development into an area which is characterised by its openness. Robust, defensible boundaries will need to be created to minimise encroachment into the countryside.

Criterion 6: Compatibility of adjoining land uses

- 7.32 The site is located east of the Egger wood processing plant, and south of the A69. There are no conflicts with neighbouring uses.

Conclusion

- 7.33 Most employment uses are compatible with existing neighbouring land uses. Given the proximity of the Egger plant the impact of development on the Green Belt is less than may otherwise be the case. The site is not however well connected to the town centre.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	2
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	4

Criterion Ownership and availability

- 7.34 The site has not been proposed and/or assessed for employment use through the ELR call for sites (2010) or subsequent, calls for sites.
- 7.35 The site was identified as a potential employment site by Council officers. The site is known to be in private ownership and the lands deeds indicate that it is optioned by Egger for further expansion. However, there is a known interest to work the site to extract the sand mineral resource, but given the required timescales indicated to remove the resource, the site could still deliver employment growth in the plan period.

Development costs

- 7.36 The cost of the providing suitable access and footpath and cycle connections will add to development costs, as will utility connections. Contribution to the upgrading of the junction could add significantly to development costs and alternative funding would likely be needed. However restoration of the site after mineral extraction could be an opportunity to provide a new site access and prepare the site for employment use.

Market demand

- 7.37 The Employment Land and Premises Demand Study (2015) indicates that the Hexham market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development ready site, which this site could address.
- 7.38 The location of the site, close to the A69 will be attractive to businesses, as long as local highway constraints can be addressed. The lack of conflict with existing uses will make the site attractive for general industry and storage, although its location adjacent to the wood processing plant may reduce the appeal to some end users, especially offices.

Conclusion

- 7.39 The site is likely to be attractive to the market given demand for space in Hexham, the proximity to the A69 and the lack of sensitive adjoining land uses. Development costs may be significant but not prohibitive, assuming that funding of the road improvements is supported through other means. The site is available for employment uses, but likely only after extraction of the site's mineral resource.

ELR site assessment score	
Criterion 7: Market attractiveness	4

Hexham Site 6 – Land at Harwood Meadows

Total score

Hexham Site 6	
Total site score	23

8. Hexham Site 7 – Land at the Hermitage (1)

Site Area (Ha): 5.107

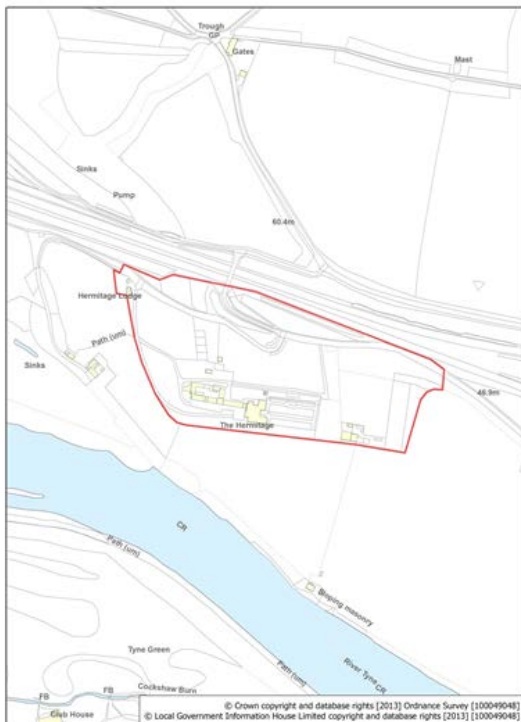
Easting: 393,661.492

Northing: 565,222.971

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	80	16,342.4	1361
B1c	10	2,042.8	43
B8	10	2,042.8	29

- 8.1 The site is located between the River Tyne and the A69, and is centred upon the Hermitage, and listed residential property and its associated buildings. The site contains a number of mature deciduous trees.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 8.2 The site connects with the strategic highways network at the Bridge End roundabout, approximately 750m to the northwest. Access is via a minor road off the Rotary Way, or via a minor road over a narrow bridge over the A69.
- 8.3 The access road to the site is unsuitable for industrial use and turning movements are restricted. In order to access the site from Rotary Way, traffic from the A69 would need to enter Hexham or order to turn around which would be undesirable.
- 8.4 The County Wide Transport Assessment identifies that Hexham is known to suffer from peak period congestion, most notably occurring on the A6079 at the A6079 / Station Road mini-roundabout junction and the A6079 / Ferry Road junction. Modelled impacts on the A6079 / Ferry Road junction shows congestion and delays for vehicles exiting Ferry Road, as a result of the high volume of traffic using the A6079. This results in queuing on Ferry Road, made worse by the prominence slow moving HGV traffic of existing industrial premises accessed from Ferry Road.
- 8.5 Development of the site would result in additional traffic being assigned to Ferry Road, exacerbating existing queuing quite considerably. The A6079 / Ferry Road junction suffers from constraints with the proximity of the river and bridge and level differences limiting options to the south of the junction and the embankment on the western side of the A6079 making any works potentially costly to implement.
- 8.6 As a result of the constraints identified in the 2015 County Wide Transport Assessment mitigation solutions have been explored further, utilising either a roundabout or signals. These indicate that reasonable mitigation solutions are available to support additional employment development off the Ferry Road junction. However, it is apparent that the possible mitigation measures may not benefit the site as the roundabout or signals would not be located adjacent to the site entrance. Therefore entrance to the site from the A69 would still require a right hand turn across traffic, or turning on either existing roundabouts south of the Tyne or a possible new one further south on Ferry Road. This would essentially send further traffic into the town centre and exacerbate existing congestion and existing infrastructure would be unsuitable for turning HGVs. In addition the access road is not suitable for employment traffic and would require substantial upgrading.

Conclusion

- 8.7 Appropriate highway access cannot be achieved. Potential means of access would also exacerbate existing problems on congested junctions on the approach to Hexham.

ELR site assessment score	
Criterion 1: Strategic road access	2
Criterion 2: Local road access and impact	2

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 8.8 The site is largely flat and conducive to the development of large footprint buildings, however the land occupied by and the positioning of listed buildings would restrict the area of the site which could accommodate such development.
- 8.9 Superficial sand/gravel deposits can be found across the entirety of the site. Whilst it is unlikely that this would prevent development of the site, the benefits of its prior extraction will have to be considered in accordance with relevant policies.
- 8.10 The site is currently used for agriculture and is identified as grade 3 agricultural land. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 8.11 A desk based assessment indicates there are bats and red squirrels recorded on or adjacent to the site. A number of other protected species, including great crested newts have been recorded locally. The River Tyne is located approximately 50m to the south.
- 8.12 A Special Area of Conservation (SAC) Local Wildlife Sites (LWSs), Sites of Special Scientific Interest (SSSIs) and Ancient Woodlands (AWs) are all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ). A HRA is likely to be required.

Landscape and Green Infrastructure

- 8.13 The Northumberland Landscape Character Assessment (2010) identifies that the site is of landscape character type 30: Glacial Trough Valley Floor; and is located with character area 30b. The study indicates that the overall approach should be to manage change while seeking to conserve and locally enhance character, taking advantage of opportunities offered by new development.
- 8.14 The study indicates that the conservation of historic parks and gardens, and the management of semi-natural woodland should be encouraged. The Northumberland Key Land Use Impact Study (2010) identifies the green area, within which the site is located, as being a key landscape characteristic of Hexham.
- 8.15 Development would not impact on green infrastructure designations, although the site does represent a continuation of green space along the Tyne valley.

Flooding and water management infrastructure

- 8.16 The Northumberland Strategic Flood Risk Assessment (2015) indicates that the western edge of the site lie within Flood Zone 3a and is therefore at high risk of flooding. Offices, general industry and storage and distribution uses are however considered less vulnerable to flooding, and are compatible with this flood zone. Small areas of the site are susceptible to surface water flooding.

- 8.17 Consultation with NWL indicates that there is no existing sewerage infrastructure in the vicinity of the site.
- 8.18 The Northumberland Water Cycle Study (2015) did not model the impact and need for development of this site. However, the modelling of a hypothetical development area for employment to the north of Hexham does not indicate a risk of sewer flooding and/or potential capacity constraints at this location. The study also indicates that the site is within the Kielder Water Resource Area, so there is no issue in terms of water supply.

Archaeology and historic environment

- 8.19 The Hermitage, a series of grade II listed buildings lies within the centre of the site. Development will have the potential to impact on the listed building, its setting and any features of special architectural or historic interest which it possesses. Whilst the buildings could potentially be sensitively converted for office use, their position at the centre of the site and the clear adverse impact adjacent employment development would have, essentially sterilises the site. A Heritage Statement would be required and should inform the design of any development.
- 8.20 There is no known archaeological interest within the site. However, a pre-determination evaluation will be required in accordance with paragraph 128 of the NPPF, the remit of which could include field walking, geophysical survey and trial trenching. There is potential for unrecorded prehistoric or Iron Age/Roman period activity, and mitigation work will depend on the results of this initial evaluation.

Rights of way

- 8.21 The site is not impacted by public rights of way, although a byway forms the north eastern boundary of the site.

Conclusion

- 8.22 The presence of protected species on or adjacent to the site, a lack of sewerage infrastructure, server heritage constraints, and the impact that development will have on the green space which is identified as a key characteristic of Hexham, are the main constraints to development.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 8.23 The Sustainability Appraisal that accompanied the Pre-Submission Draft of the (now withdrawn) Core Strategy (2015) indicated that the site scores highly against a number of the criteria considered. Criteria against which a major issue was identified was in relation to highways access and heritage assets. Minor issues were identified in relation to the distance

to a bus stop, distance to a railway station, SSSI, land use and marketability. These issues are examined in more detail in other sections.

- 8.24 The site is located approximately 1.7km from Hexham town centre. While there are footpaths adjacent to road for much of the distance, the access road from Rotary Way does not have footpaths. The route to the town centre is beside a busy main road. The town centre contains a range of services which will be complementary for both staff and businesses. However, the site is not well connected to the centre. In terms of supply of labour the site is accessible from adjoining settlements. The site is some distance from residential areas. The nearest bus stops are at the Egger plant to the east, or Hexham railway station, approximately 1.5km away.
- 8.25 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.
- 8.26 The site is located within land parcel area HM02 – The Hermitage which extends from Rotary way in the east to where the A69 crosses the River Tyne in the west. The assessment identifies that the LPA makes an overall medium contribution to the purposes of the Green Belt.
- 8.27 The assessment identifies that while the LPA is contained by road and the river, there is a risk of non-compact development. It identifies that there is little opportunity to provide strong durable boundaries to prevent encroachment into the countryside, and that the recreational use of the historic ornamental parkland means the LPA contributes to the wider setting of the town.
- 8.28 The LPA represents only a small part of the LPA, and does currently contain a number of structures. However, the LPA assessment is considered applicable to the site too.

Criterion 6: Compatibility of adjoining land uses

- 8.29 The site is occupied in part by the Hermitage, a residential property, not currently in use. There is no conflict with neighbouring uses.

Conclusion

- 8.30 While there is not conflict with neighbouring uses, the site makes a significant contribution to the purposes of the Green Belt and is not well connected, or related to the town.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	2
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

8.31 The site was proposed for employment use through the ELR call for sites (2010). The site is under single ownership. However, since the ELR call for sites was undertaken it has become apparent that the landowner has aspirations to develop the site for housing (SHLAA site 8042). As such it not considered that the site is now available for employment use.

Development costs

8.32 While it may not be possible to achieve appropriate access, if a transport solution can be found it is likely to be prohibitively expensive, as it would require junction and access road improvements. The length of the access road in particular could result in substantial costs. Provision of sewerage infrastructure into this area will increase costs.

Market demand

8.33 The Employment Land and Premises Demand Study (2015) indicates that the Hexham market is strong with tangible demand for new business premises. This is has been restricted in the past by poor access and lack of a development ready site, which this site could address.

8.34 The location of the site, close to the A69 will be attractive to businesses. However, the constrained nature of the site may reduce its market demand as it would restrict how the site could be developed. However, it may still be attractive to conversion for small scale offices.

Conclusion

8.35 While demand for space in Hexham is high, and the proximity to the A69 will be attractive to the market, the constrained nature of the site will make it less appealing to end users. Development costs may be prohibitive, even if appropriate access can be achieved. The site is also considered to be unavailable given clear aspirations for residential development.

ELR site assessment score	
Criterion 7: Market attractiveness	3

Hexham Site 7 – Land at the Hermitage

Total score

Hexham Site 7	
Total site score	18

9. Hexham Site 8 – Land at the Hermitage (2)

Site Area (Ha): 10.698

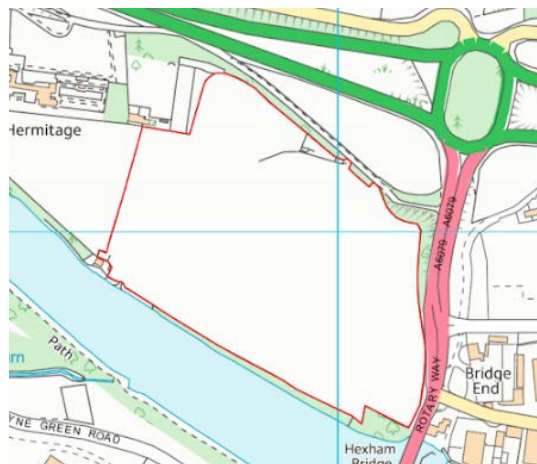
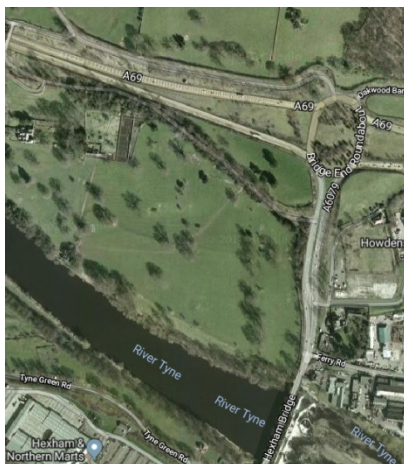
Easting: 393,933.340

Northing: 564,978.910

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	80	51,350	4668
B1c	10	4,279.2	91
B8	10	4,279.2	61

- 8.1 The site is located between the River Tyne and the A69, and is east of the Hermitage, a listed residential property and its associated buildings. The site contains a number of mature deciduous trees.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 9.2 The site is close to the strategic highways network at the Bridge End roundabout, to the northwest. Access at present is via a minor road off the Rotary Way, or via a minor road over a narrow bridge over the A69.
- 9.3 The access road to the site is unsuitable for industrial use and turning movements are restricted. In order to access the site from Rotary Way, traffic from the A69 would need to enter Hexham or order to turn around which would be undesirable, unless a major junction improvement (that between Ferry Road and Rotary Way) were improved.
- 9.4 The County Wide Transport Assessment identifies that Hexham is known to suffer from peak period congestion, most notably occurring on the A6079 at the A6079 / Station Road mini-roundabout junction and the A6079 / Ferry Road junction. Modelled impacts on the A6079 / Ferry Road junction shows congestion and delays for vehicles exiting Ferry Road, as a result of the high volume of traffic using the A6079. This results in queuing on Ferry Road, made worse by the prominence slow moving HGV traffic of existing industrial premises accessed from Ferry Road.
- 9.5 Development of the site would result in additional traffic being assigned to Ferry Road, exacerbating existing queuing quite considerably. The A6079 / Ferry Road junction suffers from constraints with the proximity of the river and bridge and level differences limiting options to the south of the junction and the embankment on the western side of the A6079 making any works potentially costly to implement.
- 9.6 As a result of the constraints identified in the 2015 County Wide Transport Assessment mitigation solutions have been explored further, utilising either a roundabout or signals. These indicate that reasonable mitigation solutions are available to support additional employment development off the Ferry Road junction. However, it is apparent that the possible mitigation measures may not benefit the site as the roundabout or signals would not be located adjacent to the site entrance. Therefore entrance to the site from the A69 would still require a right hand turn across traffic, or turning on either existing roundabouts south of the Tyne or a possible new one further south on Ferry Road. This would essentially send further traffic into the town centre and exacerbate existing congestion and existing infrastructure would be unsuitable for turning HGVs. In addition the access road is not suitable for employment traffic and would require substantial upgrading.

Conclusion

- 9.7 Appropriate highway access cannot be achieved without major strategic highway works. Potential means of access would also exacerbate existing problems on congested junctions on the approach to Hexham.

ELR site assessment score	
Criterion 1: Strategic road access	2
Criterion 2: Local road access and impact	2

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 9.8 The site is largely flat and conducive to the development of large footprint buildings.
- 9.9 Superficial sand/gravel deposits can be found across the entirety of the site. Whilst it is unlikely that this would prevent development of the site, the benefits of its prior extraction will have to be considered in accordance with relevant policies.
- 9.10 The site is currently used for agriculture and is identified as grade 3 agricultural land. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 9.11 A desk based assessment of an adjacent site indicates there are bats and red squirrels recorded on or adjacent to the site. A number of other protected species, including great crested newts have been recorded locally. The River Tyne is located immediately to the south.
- 9.12 A Special Area of Conservation (SAC) Local Wildlife Sites (LWSs), Sites of Special Scientific Interest (SSSIs) and Ancient Woodlands (AWs) are all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ). A HRA is likely to be required.

Landscape and Green Infrastructure

- 9.13 The Northumberland Landscape Character Assessment (2010) identifies that the site is of landscape character type 30: Glacial Trough Valley Floor; and is located with character area 30b. The study indicates that the overall approach should be to manage change while seeking to conserve and locally enhance character, taking advantage of opportunities offered by new development.
- 9.14 The study indicates that the conservation of historic parks and gardens, and the management of semi-natural woodland should be encouraged. The Northumberland Key Land Use Impact Study (2010) identifies the green area, within which the site is located, as being a key landscape characteristic of Hexham.
- 9.15 Development would not impact on green infrastructure designations, although the site does represent a continuation of green space along the Tyne valley.

Flooding and water management infrastructure

- 9.16 The Northumberland Strategic Flood Risk Assessment (2015) indicates that only the southern edge of the site lies within Flood Zones 2 and 3a and is therefore at risk of flooding. Offices, general industry and storage and distribution uses are however considered less vulnerable to flooding, and are compatible with this flood zone. An east-west strip along the central part of the site is susceptible to surface water flooding.

- 9.17 Consultation with NWL regarding an adjacent site indicated that there is no existing sewerage infrastructure in the vicinity of the site.
- 9.18 The Northumberland Water Cycle Study (2015) did not model the impact and need for development of this site. However, the modelling of a hypothetical development area for employment to the north of Hexham does not indicate a risk of sewer flooding and/or potential capacity constraints at this location. The study also indicates that the site is within the Kielder Water Resource Area, so there is no issue in terms of water supply.

Archaeology and historic environment

- 9.19 The Hermitage, a series of grade II listed buildings, lies west of the site, including the Grade II Garden Cottage immediately adjacent. Development could have the potential to impact on their setting and any features of special architectural or historic interest which they possess. A Heritage Statement may to inform the design of any development.
- 9.20 There is no known archaeological interest within the site. However, a pre-determination evaluation will be required in accordance with paragraph 128 of the NPPF, the remit of which could include field walking, geophysical survey and trial trenching. There is potential for unrecorded prehistoric or Iron Age/Roman period activity, and mitigation work will depend on the results of this initial evaluation.

Rights of way

- 9.21 A Bridleway, (PROW 501/023) skirts the north of the site.

Conclusion

- 9.22 The presence of protected species on or adjacent to the site, a lack of sewerage infrastructure, server heritage constraints, and the impact that development will have on the green space which is identified as a key characteristic of Hexham, are the main constraints to development.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 9.23 The Sustainability Appraisal that accompanied the Pre-Submission Draft of the (now withdrawn) Core Strategy (2015) indicated that an adjacent site scores highly against a number of the criteria considered. Criteria against which a major issue was identified was in relation to highways access and heritage assets. Minor issues were identified in relation to the distance to a bus stop, distance to a railway station, SSSI, land use and marketability. These issues are examined in more detail in other sections.
- 9.24 The site is located approximately 1km from Hexham town centre. While there are footpaths adjacent to road for much of the distance, the access road from Rotary Way does not have

footpaths. The route to the town centre is beside a busy main road. The town centre contains a range of services which will be complementary for both staff and businesses. Some services have been located, such as a coffee shop have been located at Bridge End, about 200 metres from the site. However, the site is not well connected to the centre. In terms of supply of labour the site is accessible from adjoining settlements. The site is some distance from residential areas. The nearest bus stops are at the Egger plant to the east, or Hexham railway station, approximately 750m away.

- 9.25 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.
- 9.26 The site is located within land parcel area HM02 – The Hermitage which extends from Rotary way in the east to where the A69 crosses the River Tyne in the west. The assessment identifies that the LPA makes an overall medium contribution to the purposes of the Green Belt.
- 9.27 The assessment identifies that while the LPA is contained by road and the river, there is a risk of non-compact development. It identifies that there is little opportunity to provide strong durable boundaries to prevent encroachment into the countryside, and that the recreational use of the historic ornamental parkland means the LPA contributes to the wider setting of the town.
- 9.28 The site represents only a small part of the LPA but the LPA assessment is considered applicable to the site too.

Criterion 6: Compatibility of adjoining land uses

- 9.29 The site adjoins buildings associated with the Hermitage but there should be no conflict with neighbouring uses.

Conclusion

- 9.30 While there is not conflict with neighbouring uses, the site makes a significant contribution to the purposes of the Green Belt and is not well connected, or related to the town.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

9.31 The site was proposed for employment use through the ELR call for sites (2010). The site is under single ownership. However, since the ELR call for sites was undertaken it has become apparent that the landowner has aspirations to develop the site for housing or mixed uses. It has been included in this assessment due to the mixed use element, although it is clear that the intention is not for B-class uses. As such it not considered that the site is truly available for employment use.

Development costs

9.32 While it may not be possible to achieve appropriate access, if a transport solution can be found it is could prove expensive, as it would require junction and access road improvements. There is also a change in levels that could add further to the cost. Provision of sewerage infrastructure into this area will increase costs.

Market demand

9.33 The Employment Land and Premises Demand Study (2015) indicates that the Hexham market is strong with tangible demand for new business premises. This is has been restricted in the past by poor access and lack of a development ready site, which this site could address.

9.34 The location of the site, close to the A69 will be attractive to businesses. However, the constrained nature of the site may reduce its market demand as it would restrict how the site could be developed. However, it may still be attractive to conversion for small scale offices.

Conclusion

9.35 While demand for space in Hexham is high, and the proximity to the A69 will be attractive to the market, the constrained nature of the site will make it less appealing to end users. Development costs may be prohibitive, even if appropriate access can be achieved. The site is also considered to be unavailable given clear aspirations for residential development.

ELR site assessment score	
Criterion 7: Market attractiveness	3

Hexham Site 8 – Land at the Hermitage 2

Total score

Hexham Site 8	
Total site score	19

10. Hexham Site 9 – Land East of Hexham and South of the A695

Site Area (Ha): 21.494

Easting: 396,107.780

Northing: 563,667.920

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	80	103,200	9381
B1c	10	8,600	182
B8	10	8,600	122

10.1 The site is located east of the built-up area of Hexham on the Corbridge Road (A695) the River Tyne and the A69, and is east of the Hermitage, a listed residential property and its associated buildings. The site contains a number of mature deciduous trees.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 10.2 The site is on an A-class road. In order to reach the strategic highway network, it is necessary to pass through the town of Hexham to the west or via the A695.
- 10.3 The County Wide Transport Assessment identifies that Hexham is known to suffer from peak period congestion, including substantial queues at key junctions. So industrial traffic passing through the town could encounter delays.
- 10.4 Access road to the site itself from the A69 would be possible but a new junction would be necessary.

Conclusion

- 10.5 Appropriate highway access to the site could be achieved, with a new junction appropriate to the volume of development on the site. While the local road system is good, heavy traffic seeking to access the main road network would need to pass through the congested centre of Hexham or travel some 5 kilometres via the narrow streets of Corbridge.

ELR site assessment score	
Criterion 1: Strategic road access	2
Criterion 2: Local road access and impact	3

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 10.6 The site slopes from south to north, which would preclude the largest footprint buildings.
- 10.7 Superficial sand/gravel deposits can be found across the northern third of the site. Whilst it is unlikely that this would prevent development of the site, the benefits of its prior extraction may need to be considered in accordance with relevant policies.
- 10.8 The site is currently used for agriculture and the northern third is identified as grade 2, some of the best in the County, while the remainder is grade 3 agricultural land. As such development of the site could be seen as resulting in the loss of some of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 10.9 There are no designations in the immediate vicinity of the site, however it is known that there is wildlife interest in the area. The site lies within a Sites of Special Scientific Interest (SSSI) Impact Risk Zone, however, the nearest SSSIs are located a significant distance away.
- 10.10 Ancient Woodlands exist within 1km and further consultation with Natural England could be required.

Landscape and Green Infrastructure

10.11 The Northumberland Landscape Character Assessment (2010) identifies the northern part of the site as being of landscape character type 30: Glacial Trough Valley Floor; and as being located with character area 30b. The study indicates that the overall approach should be to manage change while seeking to conserve and locally enhance character, taking advantage of opportunities offered by new development. The conservation of historic parks and gardens, and the management of semi-natural woodland should be encouraged.

10.12 The Northumberland Landscape Character Assessment (2010) identifies the southern part of the site as being of landscape character type 31: Glacial Trough Valley Sides; and as being located with character area 31d. The study indicates that the overall approach should be to manage change while discouraging new built development from extending onto upper valley sides, and encourage the creation of good settlement boundaries. The setting of towns is seen as especially important, with approach routes, key views and gateways to settlements needing to be given particular consideration.

10.13 Therefore, while the site lies on a side of Hexham with lower landscape sensitivity than other edges of the town (see the Northumberland Key Land Use Impact Study (2010)), the character of the landscape can only be preserved if development on this edge of the settlement, on a key route in, is carefully managed, with building not stretching up the sloping area and any new building recognising the need for a well-designed settlement edge in terms of built form and landscaping associated with it.

10.14 Development would not impact on green infrastructure designations.

Flooding and water management infrastructure

10.15 The Northumberland Strategic Flood Risk Assessment (2015) indicates no part of the site as being in Flood Zones 2 or above. There are no particular surface water issues except in the extreme NW corner of the site. Clearly, being on a hillside, there is a need to be vigilant that development does not exacerbate any surface water drainage issues from the hillside above.

10.16 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area, so there is no issue in terms of water supply.

Archaeology and historic environment

10.17 The closest listed building is the Grade II Red Lion House to the west.

10.18 There is no known archaeological interest within the site. However, a pre-determination evaluation will be required in accordance with paragraph 128 of the NPPF, the remit of which could include field walking, geophysical survey and trial trenching.

Rights of way

10.19 A public footpath, (PROW 534/032) skirts the western side of the site.

Conclusion

10.20 The main constraint from a natural and historic environment point of view would be likely to be the proximity of wooded areas, (including nearby ancient woodland), and the possibility of protected species being indirectly affected). The landscape considerations could also form strong arguments against buildings extending all the way to the upper (southern) end of the site, while anything close to the A695 would need to be carefully designed to blend with local character and provide an enhanced settlement edge. This lower part of the site also provides good quality agricultural land which should only be lost to development if there are no alternatives.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

10.21 In terms of sustainability, the site lies over 2 kilometres from the centre of Hexham with no intervening shops or related services, although it does lie on an existing bus route that can be seen as relatively frequent in a rural context. The proximity to an A-class road from which vehicular access could be provided could be seen as a plus factor.

10.22 The site is adjacent to the most easterly (newly built) residential areas of the town.

10.23 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.

10.24 The site is located within land parcel area HM13 and the contribution to the Green Belt is high for reasons of historic town settings and views between Hexham and Corbridge

Criterion 6: Compatibility of adjoining land uses

10.25 The site adjoins open countryside as well as some new housing. Depending on the eventual uses, there could be conflict, although the site is large enough to offer the opportunity for suitable buffer treatments.

Conclusion

10.26 The site makes a significant contribution to the purposes of the Green Belt and is only moderately well connected, or related to the town.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	4
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness

Ownership and availability

10.27 The site is under single ownership. It is apparent that the landowner has aspirations to develop the site for housing or mixed uses, which could include offices, light industry and commercial. It has been included in this assessment due to the mixed use element. As such it not considered that the site is truly available for employment use in its entirety, although some employment could be included, should it be developed.

Development costs

10.28 It may not be too costly to achieve appropriate access. The slope of the site could add slightly to development costs. The site is an agricultural field and would need to be provided with all access roads, sewerage and other utilities-related infrastructure.

Market demand

10.29 The Employment Land and Premises Demand Study (2015) indicates that the Hexham market is strong with tangible demand for new business premises. This is has been restricted in the past by poor access and lack of a development ready site, which this site could address.

10.30 The location of the site, away from the A69 will be somewhat less attractive to businesses, from an accessibility point of view, than other parts of the town. However, the landscape and attractiveness of the site could balance this the other way.

Conclusion

10.31 While demand for space in Hexham is high, the appeal to end users will depend on their attitude towards the need for easy access from the main trunk road system and the attractiveness of the site itself.

ELR site assessment score	
Criterion 7: Market attractiveness	3

Hexham Site 9 – – Land East of Hexham and South of the A695

Total score

Hexham Site 9	
Total site score	20

11. Hexham Total Site Scores

<i>Site reference</i>	Site name	Strategic Road Access	Local Road Access and congestion	Site characteristics and development constraints	Proximity to urban areas and access to services and labour	Sustainability and planning factors	Compatibility of adjoining uses	Market attractiveness	Total site score
1	Land north east of Highwood Farm	4	4	2	2	2	4	3	22
2	Land east of Highwood Farm	4	4	2	2	2	4	3	21
3	Land south of St Andrew's Cemetery	4	4	2	3	3	3	3	22
4	Land north of Old Bridge End	2	3	2	1	3	4	2	17
5	Land south of Egger	4	3	2	2	3	4	3	21
6	Land at Harwood Meadows	4	3	3	2	3	4	4	23
7	Land at the Hermitage 1	2	2	2	2	3	4	3	18
8	Land at the Hermitage 2	2	2	2	3	3	4	3	19
9	Land East of Hexham and South of the A695	2	3	2	4	3	3	3	20

11.1 The assessment indicates that site 6 is the most suitable location for employment development in Hexham. Sites to the west of Hexham scored reasonably well but are generally restricted by the topography of the sites (not site 3) and the impact that development may have on the landscape and the purposes of the Green Belt. Sites 4, 7 and 8 are constrained by poor access, and in the case of sites 7 and 8, heritage / landscape assets. The sites are also remote from services and sustainable transport options. Sites 5 and 6 share similar characteristics and are not unconstrained, with both at risk of fluvial flooding, and development would result in the loss of high grade agricultural land. The market attractiveness of site 5 would be lessened by adjoining uses and access may be constrained. Site 9 is attractive from the point of view of the greenfield location but has agricultural land and a landscape / Green Belt purpose constraints. It is on the wrong side of Hexham from a strategic access point of view. Key to delivering an extension to the current employment area north of the River Tyne is the upgrading of the access from Rotary Way and it is clear that mitigation solutions are technically available.

Northumberland Local Plan

Employment Land Site Option Appraisal

Morpeth Site Option Appraisal

July 2018

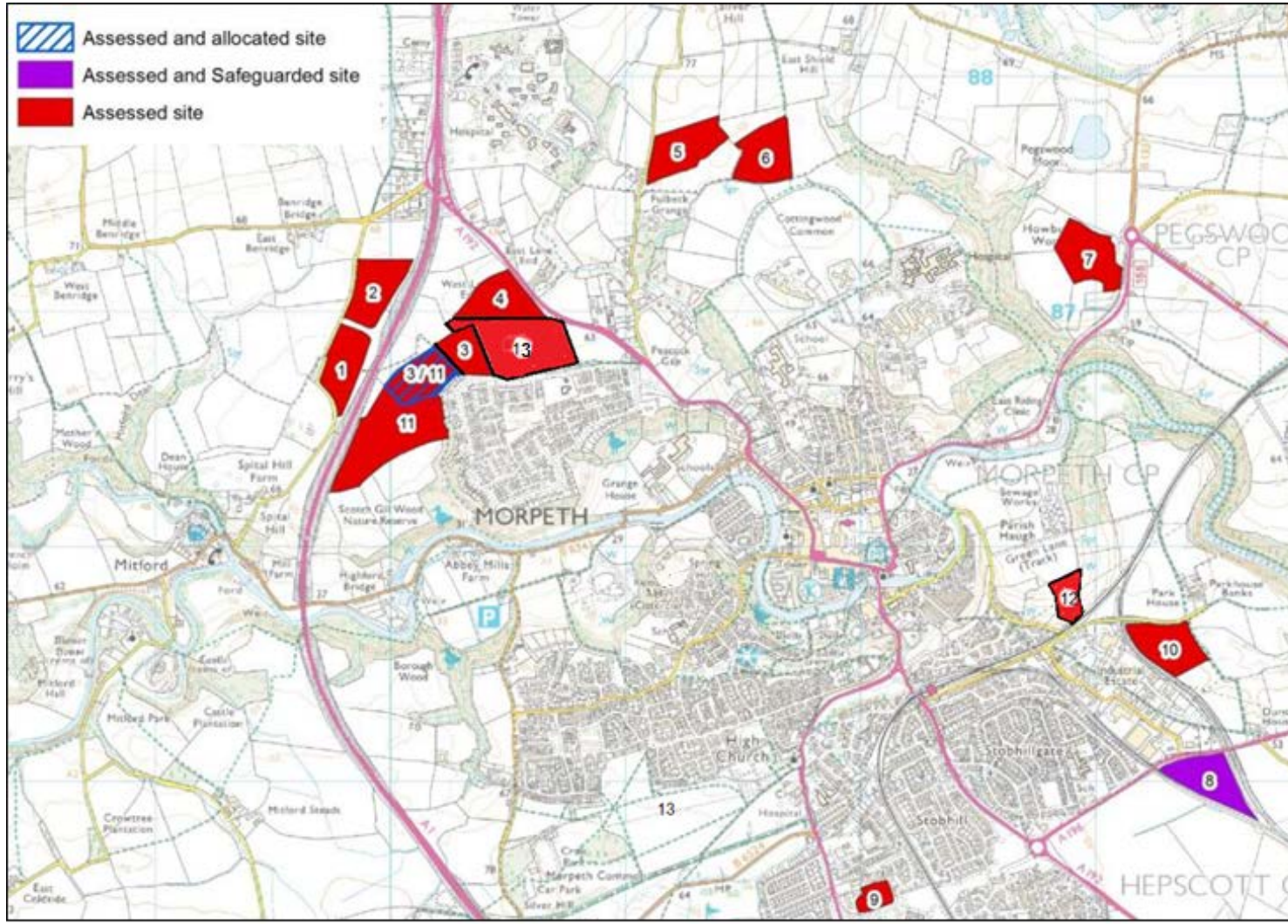
1. Introduction

- 1.1 The ELR (2011) concluded that there is the potential need for around 5ha of additional land to serve the Morpeth market, assuming that remaining sites at Fairmoor are retained. This need is affirmed by the ELPDS (2015) which indicates that the completion of the Morpeth Northern By-pass will increase the market attractiveness of sites by improving strategic road access. Since then the Morpeth neighbourhood plan has been made and allocates certain sites.
- 1.2 The Morpeth market has not had a constrained supply of employment in recent years, but previously allocated sites at Fairmoor have not come forward, which the ELR concluded was largely as result of poor access to the A1. As such the average take-up (1999-2014) of 0.1ha and the yearly average developed for other uses of 0.48ha is not an accurate reflection of market demand.
- 1.3 The vacancy rate for existing premises is currently 5.2%, and a business survey as part of the ELPDS (2015) showed that 11 businesses are seeking to expand into new premises. This includes a mix of office and industrial based companies seeking a range of different sized premises. Many have expressed that the current offer in the town is not matching their requirements and they may be forced to relocate elsewhere.
- 1.4 At the time when this site options appraisal was first carried out, (2015), Morpeth had 18.75ha of available allocated employment land, however nearly 8.5ha of this land had extant permission for residential development. Since then, (2017 assessment), construction on much of the housing has commenced and the available land recorded as slightly below 11 hectares.
- 1.5 Discussions with agents and commercial developers as part of the ELR and ELPDS (2015) identified that market demand would be significantly reduced if most land allocations were in the south or east of the town. It was identified that commercial traffic and in particular HGVs would need to traverse congested residential areas or the town centre to reach the A1 and the Clifton junction did not offer access north bound. The development of the Morpeth Northern Bypass presents the opportunity of unconstrained access to the strategic road network as well as frontage onto the A1. Options have therefore been focused on utilising this opportunity.
- 1.6 The Morpeth Neighbourhood Plan has now allocated a number of sites but there may be a need to identify additional land to take the supply on a further five years. The original site assessments are therefore retained notwithstanding that some are now allocations in the Neighbourhood Plan.
- 1.7 New sites have been suggested through the SHELAA call for sites in 2018. The additional sites that are assessed in this document, as a result of this call for sites, are limited to those that are in or well related to the town, (including Green Belt, as before), and which were put forward either for employment only or for mixed uses including commercial / employment. In this case, the two newly assessed sites are numbered 12 and 13. The assessments published in 2016 for Sites 1-11 are the same unless circumstances have changed on the ground.

Morpeth

Plan of Site Options

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2. Morpeth site 1 – Land to the West of the A1 (south)

Site Area (Ha): 4.42

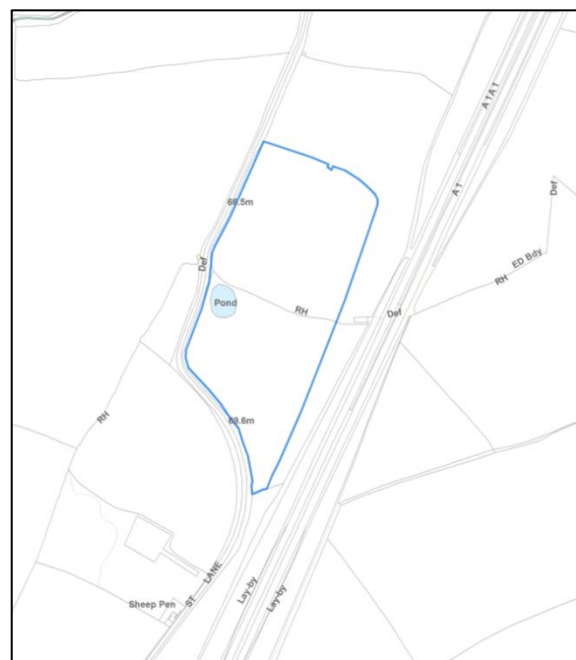
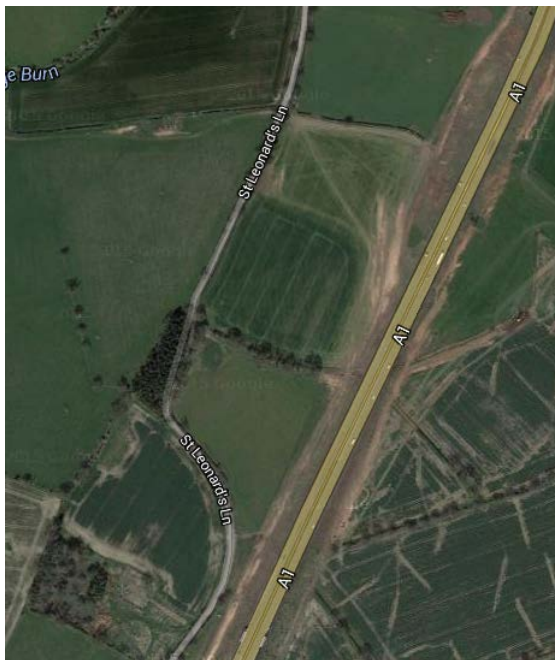
Easting: 417,778.980

Northing: 586,733.798

Indicative employment mix (assuming 40% build out of site):

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	40	7,000	148
B2	30	5,200	144
B8	30	5,200	74

- 2.1 The site is situated in-between the A1 and St Leonards Lane to the west of Morpeth. The site is currently used for mixed arable/pasture agriculture with a mature hedgerow boundary running alongside St Leonards Lane.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 2.2 The site can currently be accessed from St Leonard's Lane directly to the west, which is an unclassified road and would be problematic for HGV traffic. Therefore County Highways conclude this would not be suitable for point of access. However the site will be immediately adjacent to a roundabout, at the Morpeth Northern bypass, which serves the exit and entrance slip roads for the north bound carriageway. The highway design includes an agricultural entrance into the site accessed from a 5.5m carriageway stemming from the roundabout. This local road connection is of a good standard and offers quick access to the strategic road network immediately to the east. Employment traffic would not need to traverse residential areas to access the site, and traffic would likely be uncongested to access the strategic road network.
- 2.3 County Highways assessment concludes that mitigation would allow for a suitable access to the site utilising this infrastructure, and that onsite requirements could be accommodated on the site. It is specifically noted that cycle and pedestrian connections to the existing network would be required.
- 2.4 The Transport Assessment (carried out in relation to the now withdrawn Core Strategy) concluded that the impacts of the new bypass are wide ranging including the grade separated junction adjacent to the site improving access to south east Northumberland, which in turn will reduce traffic flows through the town centre including the key pinch point at Telford Bridge. Without factoring planned development significant reductions can be observed in the AM and PM peak periods at two key links that entering Morpeth from the south that regularly experience traffic congestion during the peak periods, notably the A197 at Mafeking and A192 at Telford Bridge. Overall, across the selected links, traffic reductions of approximately 10% can be anticipated. When other planned development is factored in, impacts remain positive, with only modest increases in traffic flow at 2 key junctions.

Conclusion

- 2.5 The site will have excellent and local and strategic road access on completion of the North Morpeth Bypass, free from traffic stemming from other uses. The impact of the sites development in terms of congestion on the local road network would be likely to not have an unacceptable adverse impact on key local junctions, in conjunction with other planned development; accounting for the excess local capacity to bypass will deliver.

ELR site assessment score	
Criterion 1: Strategic road access	5
Criterion 2: Local road access and impact	5

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 2.6 The shape and topography of the site is generally conducive with developing large footprint buildings. The land form slopes gently toward the northern end of the site where a new access road to the A1 is being developed. The remainder of the site is level and minimum earth movement would be required for employment development.
- 2.7 The site has no history of coal mining and the Coal Authority identifies no risks associated with the site.
- 2.8 The site is not within any mineral safeguard or resource area and as such it is evident that development of the site would not result in material sterilisation.
- 2.9 The site is currently used for mixed arable/pasture farming and is classified as grade 3, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”¹. Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 2.10 It was observed during the on site assessment that although the site is predominantly agricultural land, the site is bounded by mature, mixed hedgerows, and that a small pond is located close to the western boundary of the site, both of which indicate the potential for ecological interest.
- 2.11 Desk based assessment indicates there are no protected species or habitat within the site, and therefore there are no ecological constraints which would prevent employment development on the site. However it is likely that the pond to the south of the site would need to be retained. A range of protected species has been recorded locally.
- 2.12 There are Local Wildlife Sites (LWSs), Local Nature Reserves (LNRs), Ancient Woodlands (AWs) all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

- 2.13 The site is disconnected from the built form of Morpeth by the A1 which runs north to south alongside the eastern boundary. The site protrudes into an area of open countryside which is predominantly arable farmland, and as a result of its detachment from Morpeth the area does not feel like urban fringe.
- 2.14 The Northumberland Landscape Character Assessment (2010) identifies the majority of the site as ‘Mid-Northumberland, lowland rolling farmland’ character area; a notable key feature in relation to the site is “field enclosure by hedgerows, with frequent hedgerow trees”, which feature strongly. The study recommends that as a guiding principle to development the

¹ Agricultural Land classification of England and Wales, MAFF, 1988

landscape should be 'managed', which denotes that if features of the character area are maintained it has a "greater ability to absorb change, without significant detriment to the innate character". With maintaining of site features such as the strong hedgerow boundaries the surrounding landscape does have the potential to accommodate such development.

- 2.15 The Northumberland Key Land Use Impact Study (2010) in assessing landscape sensitivity at settlement edges did include the site in its assessment, given its location beyond the A1. This is telling that development of the site would encroach into an area of open countryside which is disconnected from Morpeth to the degree that it is not considered 'edge of settlement'. It is apparent therefore the development risks urbanising the character of the surrounding landscape.
- 2.16 Development of the site would not impact on green infrastructure designations.

Flooding and water management infrastructure

- 2.17 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site, and some areas at minor risk of surface water flooding.
- 2.18 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure but it is not being assessed as part of NWL's 'North Morpeth Strategic Sewerage Project'. The Northumberland Water Cycle Study (2015) also did not model the impact and need for development of this site. However, the modelling of a hypothetical employment area to the east of the A1 indicated that foul sewerage pipe runs to the south east of the site (to the east of the A1), which would require the provision of a new pumping station. It is reasonable to assume that Morpeth site 1 requires significantly more expenditure to link to this foul sewerage system given its location beyond the A1, but it is not clear if this is technically feasible.
- 2.19 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 2.20 There are no listed buildings within or close to the site; however a scheduled ancient monument (WW2 pillbox) is located 25m to the west of the site. The setting of this asset would need to be considered by Historic England as part of the sites development.
- 2.21 There is no known archaeological interest within the site, however there may be interest associated with the nearby Pillbox. As per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.
- 2.22 Although the setting of the nearby pillbox would need to be closely considered and further archaeological investigation required as part of any further application it is apparent that the site is not heavily constrained in terms of the historic environment.

Rights of way

2.23 Route 415/021 crosses the east to west and the southern boundary of the site. Nearly all of the site can be developed without impacting on the route.

Conclusion

2.24 The site is largely unconstrained for employment development and little mitigation would likely be required. The site could accommodate large footprint buildings in terms of topography and site shape and size. It is also unaffected by past mine workings, minerals resources, flooding, green infrastructure, and there are no protected habitats or known protected species within the site. The setting of the nearby SAM would need to be carefully considered, but there are no other historic environment constraints. The main constraint would be the obvious encroachment into open countryside and the impact this would have on the character of the surrounding landscape, albeit it is an area which can more readily absorb additional development.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	4

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

2.25 Previous sustainability appraisal work (carried out in relation to the (now withdrawn) Core Strategy), showed that for the majority of criterion assessed for the site scored no constraint and or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint. It was also noted that the site is more than 1600m from the nearest train station, indicating a serious constraint in terms of access by alternative transport means. Pedestrian and cycle links to the site from residential areas will be improved as part of the North Morpeth Bypass development, which will also improve connection to the nearest bus stop which is within 800m.

2.26 It is apparent that the site is isolated from other services which employees would be likely to use: both the town centre and the facilities at Heighley Gate Garden Centre are circa 2.5km from the site. The site is somewhat isolated from significant residential areas, and it is likely this will remain the case for the plan period as land to the east is planned to be safeguarded for development beyond the plan period.

2.27 As indicated, the site is relatively unconstrained by ecological, heritage, and the effects of flooding.

2.28 The site falls within the general extent of the Green Belt extension established in policy S5 of the Northumberland Structure Plan (2005). The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish the most appropriate inner boundary by testing their contribution to the main purposes of the Green Belt in the NPPF.

- 2.29 The site is split between 2 land parcels in the Green Belt Assessment: the north of the site in MH13 and the southern portion in MH16. MH13 has a high contribution to 3 of the purposes of the Green Belt and medium contribution to the other. Development in this area particularly risks non-compact urban sprawl through encroachment into an area of open countryside, which in turn could impact on the historic setting of Morpeth. There is also a long term risk that Morpeth would merge with Fairmoor and Mitford. Parcel MH16 has a high contribution to all purposes of the Green Belt for similar reasons to MH13, but there is clearly a greater risk in the long term of merging with Mitford.
- 2.30 Although the site does have physical features which could denote the inner boundary, it is apparent that the A1 currently serves as a strong, durable feature for the setting of the limits of the Green Belt, and to develop into the open countryside to the west of it clearly represents urban sprawl. Development of the site would therefore be harmful to the Green Belt.

Criterion 6: Compatibility of adjoining land uses

- 2.31 The site would not immediately adjoin an existing employment area; however there is an existing , but undeveloped, employment allocation circa 100m to the east of the site beyond the A1, assuming this is retained. Development of the site could be viewed as an extension to this planned cluster of employment around the new A1 access being constructed as part of the North Morpeth By-pass, albeit it would cross the threshold of the A1 and introduce development into an area of open countryside.
- 2.32 The site is surrounded by agricultural land, with the A1 running along the eastern boundary. Housing is located circa 500m to the north of the site, beyond open farmland. As such it is not considered that employment development would have any impact on the amenity of adjoining uses.

Conclusion

- 2.34 Past Sustainability Appraisal work has identified that the site is largely sustainable for employment use. However, the use of a greenfield site and the loss of agricultural land are noted as constraints, and the Green Belt assessment identifies that development of the site would negatively impact on 3 of the 4 functions of the Green Belt result. Of particular note is the resultant urban sprawl as the development would protrude into an area of open countryside and cross the threshold of the A1. This serves as a very strong boundary for the setting of new Green Belt boundaries.
- 2.35 The site is somewhat isolated from labour in terms of access by alternative transport modes, albeit links are being improved, and it is remote from complementary services. Development of the site would establish a new employment area in open countryside, which has the potential to impact on landscape character. However the amenity of adjoining land uses would not be impacted if the site were used for employment activity.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	2
Criterion 5: Sustainability and planning factors	2

Criterion 7: Market Attractiveness

Ownership and availability

2.36 The site has not been proposed for employment use during in the ELR call for sites (2010) or subsequent SHLAA calls for sites. It is in dual private ownership, which could compromise the delivery of the site in its entirety. The owner of the southern portion of the site is also promoting land to the east for development, which is beyond the settlement limits set in the Morpeth Neighbourhood Development Plan. The northern part of the site is under the same private ownership as employment land to the east of Site 1, with residential development also being promoted at this location. It is apparent that development of Site 1 may be dependent on the successful promotion of other land interests of the sites owners, and therefore its availability is unclear.

Development costs

2.37 As a greenfield site it is currently unserviced in terms of utilities and internal roads which would add to the site preparation cost. An agricultural access will be added as part of the bypass development but additional cost would also be associated with upgrading it to dimensions suitable for employment use. As the site is generally level there will likely be lower additional costs associated with ground levelling, it is reasonable to assume that there will be no abnormal cost associated with mitigating land contamination and past mineral workings.

Market demand

2.38 The site has immediate and good quality access to the strategic road network from the improved junction layout being developed as part of the Morpeth Northern By-pass. This could reduce transport costs and make access easier for workers, customers and freight. The frontage of the site will also be a positive feature to prospective operators.

2.39 The completion of the Morpeth Northern Bypass provides an unconstrained linkage between the A1 corridor and sites in south east Northumberland. It is unclear to what extent this may shift demand in the local industrial and office market.

2.40 Although the site is not linked to an established employment area there are no nearby sensitive land uses which may unduly restrict the times and hours of operation of businesses on the site, which will appeal to business producing noise, odours, or a high number of lorry movements.

2.41 Evidence shows the Morpeth market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development ready site, which this site could address. It is apparent that the location is very appealing to the market in terms of access onto the A1 and the skilled local labour market, but the site may need enabling infrastructure through gap funding or a higher value commercial uses.

Conclusion

2.42 The site is likely to be attractive to the market given the proximity to the A1 and the lack of sensitive adjoining land uses. The site will not have abnormal costs associated with development, but provision of services is required which will likely require gap funding. There is competition for investment in the local market, but the overall demand identified for wider Morpeth market suggests that the site would be quite attractive to the market.

ELR site assessment score	
Criterion 7: Market attractiveness	4

Morpeth site 1 – Land to the West of the A1 (south)

Total Score

Morpeth Site 1	
Total site score	25

3. Morpeth site 2 – Land to the West of the A1 (north)

Site Area (Ha): 5.98

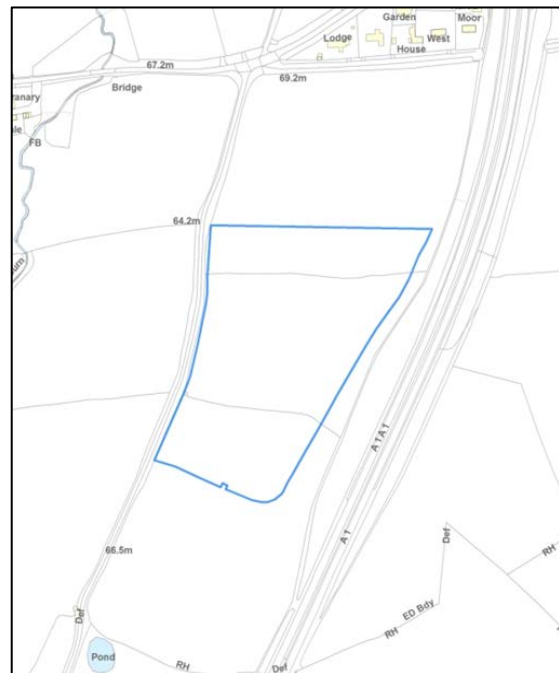
Easting: 417,924.625

Northing: 587,099.564

Indicative employment mix (assuming 40% build out of site):

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	40	9,500	202
B2	30	7,100	197
B8	30	7,100	101

3.1 The site is situated in-between the A1 and St Leonards Lane to the west of Morpeth. The site is currently used for mixed arable/pasture agriculture with a mature hedgerow boundary running alongside St Leonards Lane and housing located to the north. The site is immediately north of site option 1.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 3.2 The site can currently be accessed from St Leonard's Lane directly to the west, which is an unclassified road and would be problematic for HGV traffic. Therefore County Highways conclude this would not be suitable for point of access. However, like site 1 the site will be immediately adjacent to a roundabout, at the Morpeth Northern bypass, which serves the exit and entrance slip roads for the north bound carriageway. The highway design includes an agricultural entrance into the site accessed from a 5.5m carriageway stemming from the roundabout. This local road connection is of a good standard and offers quick access to the strategic road network immediately to the east. Employment traffic would not need to traverse residential areas to access the site, and traffic would likely be uncongested to access the strategic road network.
- 3.3 County Highways assessment concludes that mitigation would allow for a suitable access to the site utilising this infrastructure, and that onsite requirements could be accommodated on the site. It is specifically noted that cycle and pedestrian connections to the existing network would be required.
- 3.4 The Transport Assessment (carried out in relation to the now withdrawn Core Strategy) concluded that the impacts of the new bypass are wide ranging including the grade separated junction adjacent to the site improving access to south east Northumberland, which in turn will reduce traffic flows through the town centre including the key pinch point at Telford Bridge. Without factoring planned development significant reductions can be observed in the AM and PM peak periods at two key links that entering Morpeth from the south that regularly experience traffic congestion during the peak periods, notably the A197 at Mafeking and A192 at Telford Bridge. Overall, across the selected links, traffic reductions of approximately 10% can be anticipated. When other planned development is factored in, impacts remain positive, with only modest increases in traffic flow at 2 key junctions.

Conclusion

- 3.5 Site 2, like site 1, would have immediate and unconstrained access to the strategic road network, given that the North Morpeth Bypass is now complete, and the local road network would likely be free of traffic generated from other road users. The impact of the sites development in terms of congestion on the local road network would be likely to not have an unacceptable adverse impact on key local junctions, in conjunction with other planned development; accounting for the excess local capacity to bypass will deliver.

ELR site assessment score	
Criterion 1: Strategic road access	5
Criterion 2: Local road access and impact	5

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 3.6 The topography and shape of the site would allow for the development of large footprint commercial buildings. The site gently slopes northward from the logical point of access, with no undulation, and the gradient would likely not demand significant site preparation for employment use.
- 3.7 The site has no history of coal mining and the Coal Authority identifies no specific risks associated with the site. However a portion of the site does fall within the Coal Mine Reporting Area and so any application would require a mining report.
- 3.8 The site is not within any mineral safeguard or resource area and as such it is evident that development of the site would not result in material sterilisation.
- 3.9 The site is currently used for mixed arable/pasture farming and is classified as grade 3, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”². Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 3.10 It was observed during the on site assessment that although the site is predominantly agricultural land, the site is bounded by mature, mixed hedgerows interspersed with semi mature trees. Desk based assessment indicates there are red squirrels reported within or adjacent to the site, although this would not prevent the site from being developed for employment, loss of relevant habitat when the site is developed would need to be avoided and/or mitigated/compensated as part of the site layout. This has the potential to add development cost through loss of developable area.
- 3.11 It is likely that the pond to the south of the site would need to be retained. A range of other protected species has been recorded locally. There are Local Wildlife Sites (LWSs), Local Nature Reserves (LNRs), Ancient Woodlands (AWs) all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

- 3.12 The site is disconnected from the built form of Morpeth by the A1 which runs north to south alongside the eastern boundary. The site protrudes into an area of open countryside which is predominantly arable farmland, and as a result of its detachment from Morpeth the area does not feel like urban fringe, despite proximity to residential development at Fairmoor.
- 3.13 The Northumberland Landscape Character Assessment (2010) identifies the majority of the site as ‘Mid-Northumberland, lowland rolling farmland’ character area; a notable key feature in relation to the site is “field enclosure by hedgerows, with frequent hedgerow trees”, which

² Agricultural Land classification of England and Wales, MAFF, 1988

feature strongly. The study recommends that as a guiding principle to development the landscape should be 'managed', which denotes that if features of the character area are maintained it has a "greater ability to absorb change, without significant detriment to the innate character". With maintaining of site features such as the strong hedgerow boundaries the surrounding landscape does have the potential to accommodate such development.

- 3.14 The Northumberland Key Land Use Impact Study (2010) in assessing landscape sensitivity at settlement edges did include the site in its assessment, given its location beyond the A1. This is telling that development of the site would encroach into an area of open countryside which is disconnected from Morpeth to the degree that it is not considered 'edge of settlement'. It is apparent therefore the development risks urbanising the character of the surrounding landscape.
- 3.15 Development of the site would not impact on green infrastructure designations.

Flooding and water management infrastructure

- 3.16 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site, and some areas at minor risk of surface water flooding.
- 3.17 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure but it is not being assessed as part of NWL's 'North Morpeth Strategic Sewerage Project'. The Northumberland Water Cycle Study (2015) also did not model the impact and need for development of this site. However, the modelling of a hypothetical employment area to the east of the A1 indicated that foul sewerage pipe runs to the south east of the site (to the east of the A1), which would require the provision of a new pumping station. It reasonable to assume that Morpeth site 1 requires significantly more expenditure to link to this foul sewerage system given its location beyond the A1, but it is not clear if this is technically feasible.
- 3.18 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 3.19 There are no listed buildings within or close to the site; however a scheduled ancient monument (WW2 pillbox) is located circa 150m to the south west of the site. The setting of this asset would need to be considered by Historic England as part of the sites development.
- 3.20 There is no known archaeological interest within the site, however there may be interest associated with the nearby Pillbox. As per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.
- 3.21 Although the setting of the nearby pillbox would need to be closely considered and further archaeological investigation required as part of any further application it is apparent that the site is not heavily constrained in terms of the historic environment.

Rights of way

3.22 The site is not impacted by any rights of way.

Conclusion

3.23 The site is largely unconstrained for employment development aside from the need to address the presence of red squirrels through the design of the site to ensure retention of habitat. The site could accommodate large footprint buildings in terms of topography and site shape and size. It is also unaffected by past mine workings, minerals resources, flooding, and green infrastructure within or adjacent to the site. The setting of the nearby SAM would need to be carefully considered, but there are no other historic environment constraints. The main constraint would be the obvious encroachment into open countryside and the impact this would have on the character of the surrounding landscape, albeit it is an area which can more readily absorb additional development.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	3

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

3.24 Previous sustainability appraisal work (carried out in relation to the (now withdrawn) Core Strategy), showed that for the majority of criterion assessed for the site scored no constraint and or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint. It was also noted that the site is more than 1600m from the nearest train station, indicating a serious constraint in terms of access by alternative transport means. Pedestrian and cycle links to the site from residential areas will be improved as part of the North Morpeth Bypass development, which will also improve connection to the nearest bus stop which is within 800m.

3.25 It is apparent that the site is isolated from other services which employees would be likely to use: both the town centre and the facilities at Heighley Gate Garden Centre are circa 2.5km from the site. The site is somewhat isolated from significant residential areas, and it is likely this will remain the case for the plan period as land to the east is planned to be safeguarded for development beyond the plan period.

3.26 As indicated, the site is relatively unconstrained by heritage and the effects of flooding, and ecological constraints would not prevent the site's development for employment.

3.27 The site falls within the general extent of the Green Belt extension established in policy S5 of the Northumberland Structure Plan (2005). The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish the most appropriate inner boundary by testing their contribution to the main purposes of the green belt in the NPPF.

- 3.28 The site falls within land parcel MH13 in the Green Belt Assessment: the north of the site in MH13 and the southern portion in MH16. MH13 has a high contribution to 3 of the purposes of the Green Belt and medium contribution to the other. Development in this area particularly risks non-compact urban sprawl through encroachment into an area of open countryside, which in turn could impact on the historic setting of Morpeth. There is also a long term risk that Morpeth would merge with Fairmoor and Mitford.
- 3.29 Although the site does have physical features which could denote the inner boundary (hedge lined field boundaries), it is apparent that the A1 currently serves as a strong, durable feature for the setting of the limits of the Green Belt, and to develop into the open countryside to the west of it clearly represents urban sprawl. Development of the site would therefore be harmful to the Green Belt.

Criterion 6: Compatibility of adjoining land uses

- 3.30 The site would not immediately adjoin an existing employment area; however there is an existing, but undeveloped, employment allocation circa 100m to the east of the site beyond the A1, assuming this is retained . Development of the site could be viewed as an extension to this planned cluster of employment around the new A1 access being constructed as part of the North Morpeth By-pass, albeit it would cross the threshold of the A1 and introduce development into an area of open countryside.
- 3.31 The site is surrounded by agricultural land, with the A1 running along the eastern boundary. Housing is located circa 180m to the north of the site, beyond open farmland. As such it is not considered that employment development would have any impact on the amenity of adjoining uses. Site design, through planting on the northern boundary, could help to mitigate visual impact for these residents.

Conclusion

- 3.32 Previous sustainability appraisal work (carried out in relation to the (now withdrawn) Core Strategy), showed that the site is largely sustainable for employment use. However, the use of a greenfield site and the loss of agricultural land are noted as constraints, and the Green Belt assessment identifies that development of the site would negatively impact on 3 of the 4 functions of the Green Belt result. Of particular note is the resultant urban sprawl as the development would protrude into an area of open countryside and cross the threshold of the A1. This serves as a very strong boundary for the setting of new Green boundaries.
- 3.33 The site is somewhat isolated from labour in terms of access by alternative transport modes, albeit links are being improved, and it is remote from complementary services. Development of the site would establish a new employment area in open countryside, which has the potential to impact on landscape character. However the amenity of adjoining land uses would not be impacted if the site were used for employment activity.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	2
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness

Ownership and availability

3.34 The site was not proposed for employment use during in the ELR call for sites (2010), or SHLAA call for sites (2013) but has subsequently been put forward as such. It is in single ownership, along with the current employment allocation.

Development costs

3.35 As a greenfield site it is currently unserviced in terms of utilities and internal roads which would add to the site preparation cost. An agricultural access will be added as part of the bypass development but additional cost would also be associated with upgrading it to dimensions suitable for employment use. As the site is generally level there will likely be lower additional costs associated with ground levelling, it is reasonable to assume that there will be no abnormal cost associated with mitigating land contamination and past mineral workings.

Market demand

3.36 The site has immediate and good quality access to the strategic road network from the improved junction layout being developed as part of the Morpeth Northern By-pass. This could reduce transport costs and make access easier for workers, customers and freight. The frontage of the site will also be a positive feature to prospective operators.

3.37 The completion of the Morpeth Northern Bypass provides an unconstrained linkage between the A1 corridor and sites in south east Northumberland. It is unclear to what extent this may shift demand in the local industrial and office market.

3.38 Although the site is not linked to an established employment area there are no nearby sensitive land uses which may unduly restrict the times and hours of operation of businesses on the site, which will appeal to business producing noise, odours, or a high number of lorry movements.

3.39 Evidence shows the Morpeth market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development ready site, which this site could address. It is apparent that the location is very appealing to the market in terms of access onto the A1 and the skilled local labour market, but the site may need enabling infrastructure through gap funding or a higher value commercial uses.

Conclusion

3.40 The site is likely to be attractive to the market given the proximity to the A1 and the lack of sensitive adjoining land uses. The site will not have abnormal costs associated with development, but provision of services is required which will likely require gap funding. There is competition for investment in the local market, but the overall demand identified for wider Morpeth market suggests that the site would be quite attractive to the market. However, the known alternative development interest of the landowner in the local area means that it is uncertain if the site would be available for employment development.

ELR site assessment score	
Criterion 7: Market attractiveness	4

Morpeth site 2 – Land to the West of the A1 (north)

Total Score

Morpeth Site 2	
Total site score	24

4. Morpeth site 3 – Land east of A1 & north west of Pinewood Drive

Site Area (Ha): 8.10

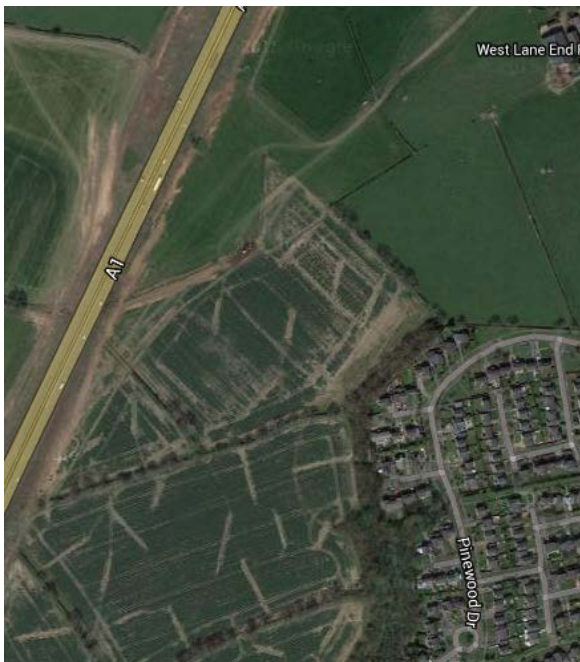
Easting: 418,208.386

Northing: 586,762.896

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	40	12,966.4	276
B2	30	9,724.8	270
B8	30	9,724.8	270

4.1 The site is situated between Lancaster Park and the North Morpeth By-pass, at the point it merges onto the A1. The site is currently used for mixed arable/pasture agriculture with mature hedgerow boundaries punctuated by mature trees. .



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 4.2 Access to the strategic road network (A1) is less than 1km from the site via the Morpeth Northern By-pass.
- 4.3 The site presently has no existing point of access with only Pinewood Drive, a residential estate road unsuitable for shared use, adjoining the site. However, upon completion of the North Morpeth Bypass a roundabout access will be available immediately to the north west of the site. The roundabout does not include a spur in its present design to enter the site but there is a gap in the bund to allow for an agricultural access road. This could allow for upgrading to deliver a suitable point of ingress and egress from the site. It would enable immediate access to the strategic road network, with no constraint from traffic stemming from other land uses.
- 4.4 County Highways assessment concludes that mitigation would allow for a suitable access to the site utilising this infrastructure, and that onsite requirements could be accommodated on the site. It is specifically noted that cycle and pedestrian connections to the existing network would be required.
- 4.5 The Transport Assessment (carried out in relation to the now withdrawn Core Strategy) concluded that the impacts of the new bypass are wide ranging including the grade separated junction adjacent to the site improving access to south east Northumberland, which in turn will reduce traffic flows through the town centre including the key pinch point at Telford Bridge. Without factoring planned development, significant reductions can be observed in the AM and PM peak periods at two key links that enter Morpeth from the south that regularly experience traffic congestion during the peak periods, notably the A197 at Mafeking and A192 at Telford Bridge. Overall, across the selected links, traffic reductions of approximately 10% can be anticipated. When other planned development is factored in, impacts remain positive, with only modest increases in traffic flow at 2 key junctions. It is apparent that given the location of the site, it is unlikely that there would be a severe impact on these two key junctions, and that there is sufficient excess capacity in the Bypass to support development at this location.

Conclusion

- 4.6 Site 3 would enable unconstrained access to the strategic road network, given that the North Morpeth Bypass is now complete. The impact of the site's development in terms of congestion on the local road network would be likely to not have an unacceptable adverse impact on key local junctions, in conjunction with other planned development; accounting for the excess local capacity the bypass will deliver.

ELR site assessment score	
Criterion 1: Strategic road access	5
Criterion 2: Local road access and impact	5

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 4.7 The site is suitable in shape and topography to allow for the development of large footprint commercial buildings. It is generally flat with very little undulation. Land to the south of the site slopes gently, intensifying in slope as toward the River Wansbeck basin.
- 4.8 Although the site falls within a coal mining reporting area, which indicates the need for mining report as part of a future planning application, the Coal Authority does not identify any specific risks or history of coal mining.
- 4.9 The site is not within any mineral safeguard or resource area and as such it is evident that development of the site would not result in material sterilisation.
- 4.10 The site is currently used for mixed arable/pasture farming. Its designation is split between grades 3 and 4, with the vast majority being the Grade 3. Grade 3 indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield” and Grade 4 indicates that it is “poor agricultural land” with “severe limitations which significantly restrict the range of crops and/or level of yields”. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 4.11 The site is open mainly agricultural land with mature hedgerow boundaries interspersed with mature deciduous trees in the southern portion of the site. A finger of mature woodland, Scotch Gill Woods, starts on the south east boundary of the site and extends southwards toward the River Wansbeck.
- 4.12 Desk based assessment indicates that a number of protected species (Bat’s, Red Squirrels and Badgers) have been recorded within or close to the site. Although this would not prevent development of the site as a whole for employment it will mean that through design and layout the loss of relevant habitat should be avoided and/or mitigated or compensated. This has the potential to add development cost through loss of developable area.
- 4.13 A range of other protected species has been recorded locally. There are Local Wildlife Sites (LWSs), Local Nature Reserves (LNRs), Ancient Woodlands (AWs) all within 2km. There is a Local Nature Reserve located to the south east and a buffer zone may be required and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

- 4.14 The site is within a wedge of green land which separates the edge of Morpeth from the A1. The area is characterised by small fields enclosed by mature hedgerows and broadleaf trees, and more open pasture land to the north east. The site is split between these two areas. The distance between the A1 and the edge of Morpeth denote a feeling of urban fringe.

- 4.15 The Northumberland Landscape Character Assessment (2010) identifies the majority of the site as 'Mid-Northumberland, lowland rolling farmland' character area; a notable key feature in relation to the site is "field enclosure by hedgerows, with frequent hedgerow trees", which feature strongly. The study recommends that as a guiding principle to development the landscape should be 'managed', which denotes that if features of the character area are maintained it has a "greater ability to absorb change, without significant detriment to the innate character". With maintaining of site features such as the strong hedgerow boundaries the surrounding landscape does have the potential to accommodate such development.
- 4.16 The southern portion of the site is within the 'Broad Lowland Valley – Wansbeck Valley' character area, which is characterised by "gentle v-shaped valleys set within rolling farmland" and "Riparian woodland". It is recommended that "the landscape should be managed to conserve both its natural and cultural history" and that development should seek "a net gain for landscape quality" with development briefs recommended for larger developments to ensure this delivered. It is apparent therefore that the southern portion of the site and land to south although suitable for development would need to ensure that the dominant landscape features are preserved and enhanced.
- 4.17 The Northumberland Key Land Use Impact Study (2010) in assessing landscape sensitivity at settlement edges does not directly assess an approach to development to the west but does, in relation to the northern suggest a need to "create distinct transition between urban and rural landscape" through the retention and strengthening of woodland belts and trees. It is apparent that such an approach could be relevant to the site and emphasises the need for any development to retain and enhance the tree cover which characterises the area to soften the transition to open countryside beyond the A1.
- 4.18 To ensure the development of the site does not impact on green infrastructure designations, a buffer zone may be required in relation to the Local Nature Reserve located to the south east of the site.

Flooding and water management infrastructure

- 4.19 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site, and some areas at minor risk of surface water flooding.
- 4.20 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure and that a foul water connection is part of the 'North Morpeth Strategic Sewage Project'. The Northumberland Water Cycle Study (2015) modelled a hypothetical employment area to the east of the A1 and indicated that the main concern was a water main running close to the site which would require to be diverted with a suitable easement, but this does not impact the site directly.
- 4.21 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 4.22 There are no listed buildings or other historic assets within or close to the site.

4.23 There is no known archaeological interest within the site. As per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

4.24 Route 415/013 runs along the southern boundary of the site, and so the layout of any development would need to ensure that this retained.

Conclusion

4.25 The site is able to accommodate large footprint buildings without substantial site levelling, and past and future mining workings will not impact development. There is no known archaeological (subject to identified investigation) interest and no historic assets would be impacted. Although there is some ecological interest in the site it would not prevent site development, but may require retention and enhancement of habitat features. Similarly the landscape is able to absorb additional development and the A1 beyond helps to denote the area as urban fringe countryside, but enhancement of key landscape features would be needed. This has the potential to add to the marketability of a future employment site.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	4

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

4.26 Previous sustainability appraisal work (carried out in relation to the (now withdrawn) Core Strategy), showed that for the majority of criterion assessed for the site scored no constraint and or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint. It was also noted that the site is more than 1600m from the nearest train station, indicating a serious constraint in terms of access by alternative transport means. Pedestrian and cycle links to the site from residential areas will be improved as part of the North Morpeth Bypass development, which will also improve connection to the nearest bus stop which is within 800m. The amenity of nearby residents is considered a potential risk as the development would be immediately adjacent to houses at Lancaster Park.

4.27 It is apparent that the site is isolated from other services which employees would be likely to use. The town centre is circa 2km from the site and there are few other amenities within the adjoining neighbourhood. The site is immediately adjacent to a residential area, although there are no present linkages to the site which would need to be improved to allow for access on foot or by cycle. A bus stop is located a suitable walking distance to the site but this could be improved.

- 4.28 As indicated, the site is relatively unconstrained by heritage and the effects of flooding, and ecological constraints would not prevent the site’s development for employment, but rather its layout and design.
- 4.29 The site falls within the general extent of the Green Belt extension established in policy S5 of the Northumberland Structure Plan (2005). The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish the most appropriate inner boundary by testing their contribution to the main purposes of the Green Belt in the NPPF.
- 4.30 The site falls within land parcel MH12a in the Green Belt Assessment, which extends from the A192 south of the site to the point the land starts to drop down into the River Wansbeck Valley. The area is considered to have a medium contribution to all of the purposes of the Green Belt. The role of the A1 to act as a strong and durable boundary for the Green Belt and prevent urban sprawl is recognised, as is the presence of built structures like roads and housing which denote a medium role for the setting of Morpeth. It is apparent that mature hedge boundaries to fields also have the potential to act as boundaries to development.

Criterion 6: Compatibility of adjoining land uses

- 4.231 The site is bounded to the A1 to the west and open farmland to the north and south. Residential properties would immediately adjoin the site to the east and so the layout of the site and location of uses would need to consider this potential impact in terms of noise, light and odour pollution. It is noted that these uses would not use a shared access and so commercial and residential traffic would not be mixed.

Conclusion

- 4.32 It is apparent that the development of this site would have a lesser impact on the Green Belt given the presence of strong and durable boundaries and the containment of any built form by the A1. Although adjoining residential areas, access for labour is relatively poor as is the access to other services, but the former will be improved by the by-pass. The proximity to housing may impact on amenity and this would need to be carefully considered in the design of any development.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	4
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness

Ownership and availability

4.33 The site has not been proposed for employment use during in the ELR call for sites (2010), or subsequent calls for sites. Ownership is split roughly in half and it is known that both landowners have been pursuing residential development in the immediate area. It is apparent that if the area is to be deliverable as an employment site the area would need to be moved to the north or south to ensure it is under single ownership, and commitment would be needed from one of the landowners to develop the site for employment use. Without this, site 3 is not a viable option. The site is being promoted as a housing site in the Northumberland SHLAA (3072 and 3073b).

Development costs

4.34 As a greenfield site it is currently unserviced in terms of utilities and internal roads which would add to the site preparation cost. However, the location of a new roundabout off the North Morpeth bypass immediately adjacent to the site will remove the normally expensive need to improve the local road network. Access from the roundabout would be short and a gap in the bund would negate earth works. The retention and enhancement of planting and tree boundaries to retain habitat and landscape character and act as buffer from adjoining residential areas could remove development land and add cost. It is not clear at this stage if a contribution would be required toward a new pumping station but this could potentially add substantial cost.

Market demand

- 4.35 The site has immediate and good quality access to the strategic road network from the improved junction layout being developed as part of the Morpeth Northern By-pass. This could reduce transport costs and make access easier for workers, customers and freight. The frontage of the site will also be a positive feature to prospective operators.
- 4.36 The completion of the Morpeth Northern Bypass provides an unconstrained linkage between the A1 corridor and sites in south east Northumberland. It is unclear to what extent this may shift demand in the local industrial and office market.
- 4.37 Although the site is not linked to an established employment area, provided the site is suitably designed it will be largely unaffected by sensitive land uses which can unduly restrict the times and hours of operation of businesses on the site. This may add to the appeal to business producing noise, odours, or a high number of lorry movements.
- 4.38 Evidence shows the Morpeth market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development ready site, which this site could address. It is apparent that the location is very appealing to the market in terms of access and frontage onto the A1 and the skilled local labour market, but the site may need enabling infrastructure through gap funding or a higher value commercial use.

Conclusion

4.39 The site is likely to be attractive to the market given clear business demand in Morpeth and excellent access to the A1, but it is apparent that the site should be shifted to ensure single ownership, if there is a commitment from a landowner to bring forward employment development. Site development costs might be comparatively low, but higher value commercial uses could be used to 'pump prime' the site, given the appeal of the location to such operators.

ELR site assessment score	
Criterion 7: Market attractiveness	4

Morpeth site 3 – Land east of A1 & north west of Pinewood Drive

Total Score

Morpeth Site 3	
Total site score	28

5. Morpeth site 4 - Land east of the A1 & west of A192

Site Area (Ha): 4.565

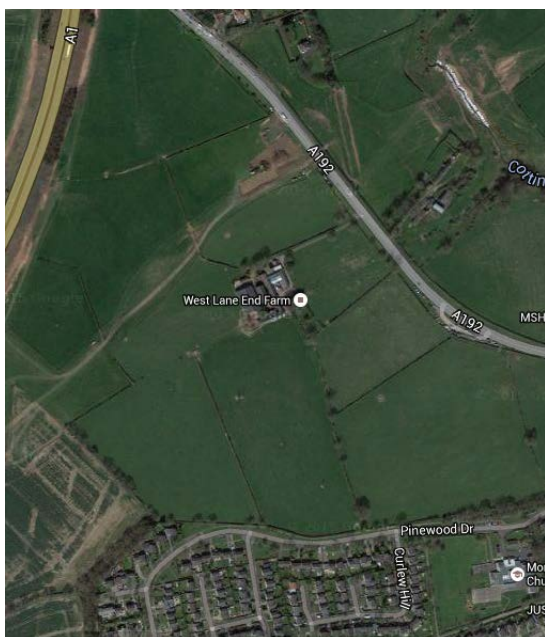
Easting: 418,468.440

Northing: 587,049,324

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	40	7,304	155
B2	30	5,478	152
B8	30	5,478	78

- 5.1 The site is situated to the south of the route of the North Morpeth By-pass and west of the A192. The site is currently used for pasture farming and the buildings associated with West Lane End Farm are located situated at the centre. Lancaster Park is located to the south beyond additional pasture fields.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 5.2 Access to the strategic road network is circa 1km from the site via either the Morpeth Northern By-pass or the A192.
- 5.3 The site can be accessed from the A192 which would be suitable to accommodate employment traffic. Although the area is largely free of residential traffic and other traffic generating uses such as schools, there is housing under construction to the north and extant permission for additional residential development. A roundabout will be developed directly to the north east of the site as part of the by-pass construction. However this already has 5 arms and it is unlikely that a 6th could be accommodated to allow for access to be direct from the roundabout. County Highways have also suggested that a suitable access could be provided through the adjoining Morpeth site 3 option, utilising the capacity of the roundabout on the By-pass to the south west of site 4. However this could potentially add cost as the access would need to cross adjacent land just to reach the site.
- 5.4 The Transport Assessment (carried out in relation to the now withdrawn Core Strategy) concluded that the impacts of the new bypass are wide ranging including the grade separated junction adjacent to the site improving access to south east Northumberland, which in turn will reduce traffic flows through the town centre including the key pinch point at Telford Bridge. Without factoring planned development, significant reductions can be observed in the AM and PM peak periods at two key links that entering Morpeth from the south that regularly experience traffic congestion during the peak periods, notably the A197 at Mafeking and A192 at Telford Bridge. Overall, across the selected links, traffic reductions of approximately 10% can be anticipated. When other planned development is factored in, impacts remain positive, with only modest increases in traffic flow at 2 key junctions. It is apparent that given the location of the site, it is unlikely that there would be a severe impact on these two key junctions, and that there is sufficient excess capacity in the Bypass to support development at this location.

Conclusion

- 5.5 Site 4 would enable unconstrained access to the strategic road network, given that the North Morpeth Bypass is now complete, via the A192. The impact of the sites development in terms of congestion on the local road network would be likely to not have an unacceptable adverse impact on key local junctions, in conjunction with other planned development; accounting for the excess local capacity to bypass will deliver.

ELR site assessment score	
Criterion 1: Strategic road access	5
Criterion 2: Local road access and impact	5

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 5.6 The site has slight undulation and it is likely that some levelling work would be required to accommodate large footprint buildings. Farm buildings associated with West Lane End Farm would need to be demolished as part of site preparation.
- 5.7 Although the site falls within a coal mining reporting area, which indicates the need for mining report as part of a future planning application, the Coal Authority does not identify any specific risks or history of coal mining.
- 5.8 The site is not within any mineral safeguard or resource area and as such it is evident that development of the site would not result in material sterilisation.
- 5.9 The site is currently used for pasture farming and is classified as grade 3, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”³. Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 5.10 The site is pasture grazing land with quite sparse hedgerow boundaries. It is apparent that biodiversity may be associated with the farm buildings rather than the greenfield portions of the site. However, desk based assessment indicates that there are no protected species or habitat associated reported on the site. A range of protected species has been recorded locally. There are Local Wildlife Sites (LWSs), Local Nature Reserves (LNRs), Ancient Woodlands (AWs) all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

- 5.11 The site is within a wedge of green land which separates the edge of Morpeth from the A1. The area is characterised by open pasture fields, with hedgerow boundaries and some deciduous trees. To the south the field boundaries become more mature with greater tree cover. The proximity to the A1, A192 and housing at Lancaster Park, which are highly visible from the site, denote a feel of urban fringe.
- 5.12 The Northumberland Landscape Character Assessment (2010) identifies the site as ‘Mid-Northumberland, lowland rolling farmland’ character area; a notable key feature in relation to the site is “field enclosure by hedgerows, with frequent hedgerow trees”, which feature strongly. The study recommends that as a guiding principle to development the landscape should be ‘managed’, which denotes that if features of the character area are maintained it has a “greater ability to absorb change, without significant detriment to the innate character”. With maintaining of site features such as the strong hedgerow boundaries the surrounding landscape does have the potential to accommodate such development.

³ Agricultural Land classification of England and Wales, MAFF, 1988

5.13 The Northumberland Key Land Use Impact Study (2010) in assessing landscape sensitivity at settlement edges does not directly assess an approach to development to the west but does , in relation to the northern suggest a need to “ create distinct transition between urban and rural landscape” through the retention and strengthening of woodland belts and trees. It is apparent that such an approach could be relevant to the site and emphasises the need for any development to retain and enhance the tree cover which characterises the area to soften the transition to open countryside beyond the A1. This suggests the need for additional tree planting as part of any development to strengthen site boundaries.

5.14 Development of the site would not impact on green infrastructure designations.

Flooding and water management infrastructure

5.15 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site, but a small area adjacent to the A192 is highly susceptible to surface water flooding.

5.16 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure and that a foul water connection is part of the ‘North Morpeth Strategic Sewage Project’. The Northumberland Water Cycle Study (2015) and consultation with Northumbrian Water indicates that a water main runs across the site which would require to be diverted with a suitable easement. This and the potential need for a new pumping station could add to the site’s development costs.

5.17 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

5.18 There are no listed buildings or other historic assets within or close to the site.

5.19 There is no known archaeological interest within the site. As per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

5.20 The site is not impacted by any rights of way.

Conclusion

5.21 It is likely that some ground levelling would be required to accommodate commercial buildings, but past and future mining workings will not impact development. There are no known archaeological (subject to identified investigation) or historic assets which would be impacted by the sites development, and there are no protected species or habitat associated with the site. The landscape is able absorb additional development and the A1 beyond helps to denote the area as urban fringe countryside, but enhancement of key landscape features would be needed. This has the potential to add to the marketability of a future employment site.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	4

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 5.22 Previous sustainability appraisal work (carried out in relation to the (now withdrawn) Core Strategy), showed that for the majority of criterion assessed for the site scored no constraint and or a positive impact. The agricultural value of the site was identified as a potential constraint and as the site is 100% greenfield this was considered a more serious constraint. It was also noted that the site is more than 1600m from the nearest train station, indicating a serious constraint in terms of access by alternative transport means. As mentioned, the risk of surface water flooding is also cited as major risk, although it is likely that this can be addressed through design.
- 5.23 It is apparent that the site is isolated from other services which employees would be likely to use. The town centre is circa 1.5km from the site and there are few other amenities within the adjoining neighbourhood, aside from a small shop associated with the petrol station to the north. The site is relatively close to existing and permitted residential schemes and existing bus services running along the A192. The site could also be readily linked to existing pedestrian and cycle connections.
- 5.24 As indicated, the site is unconstrained by heritage and ecology issues and largely unaffected by the effects of flooding, aside from a small area being especially susceptible to surface flooding. These issues would not prevent the development of the site for employment, but rather its layout and design.
- 5.25 The site falls within the general extent of the Green Belt extension established in policy S5 of the Northumberland Structure Plan (2005). The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish the most appropriate inner boundary by testing their contribution to the main purposes of the green belt in the NPPF.
- 5.26 The site falls within land parcel MH12a in the Green Belt Assessment, which extends from the A192 south of the site to the point the land starts to drop down into the River Wansbeck Valley. The area is considered to have a medium contribution to all of the purposes of the Green Belt. The role of the A1 to act as a strong and durable boundary for the Green Belt and prevent urban sprawl is recognised, as is the presence of built structures like roads and housing which denote a medium role for the setting of Morpeth. It is apparent that mature hedge boundaries to fields also have the potential to act as boundaries to development.

Criterion 6: Compatibility of adjoining land uses

5.27 Adjoining uses are compatible with employment development. The site will be bounded by the Morpeth Northern Bypass to the north and west and the A192 to the east. An area of open farmland buffers the site from residential areas to the south, but planting may be required on the southern boundary.

Conclusion

5.28 It is apparent that the development of this site would have a lesser impact on the Green Belt given the presence of strong and durable boundaries and the containment of any built form by the A1, and adjoining uses are compatible for employment development. It is considered to be sustainable in terms access by alternative means and its environmental impact would not be adverse.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	4
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

5.29 The site has not been proposed for employment use during in the ELR call for sites (2010) or through subsequent calls for sites. The site is under single ownership but land registry records indicate that the land is optioned by a residential developer, indicating that the site is unavailable for employment development. The site is being promoted as a housing site in the Northumberland SHLAA (3072), with a favourable assessment.

Development costs

5.30 As a greenfield site it is currently unserviced in terms of utilities and internal roads which would add to the site preparation cost. An access would need to be provided from the A192, or more expensively via site 3 from the bypass roundabout closest to the A1. It is not clear at this stage if a contribution would be required toward a new pumping station but this could potentially add substantial cost. Some cost would also be associated with the moving of the water which crosses the site.

Market demand

5.31 The site has quick and good quality access to the strategic road network from the improved junction layout being developed as part of the Morpeth Northern By-pass. This could reduce transport costs and make access easier for workers, customers and freight.

5.32 The completion of the Morpeth Northern Bypass provides an unconstrained linkage between the A1 corridor and sites in south east Northumberland. It is unclear to what extent this may shift demand in the local industrial and office market.

5.33 Although the site is not linked to an established employment area, provided the site is suitably designed it will be largely unaffected by sensitive land uses which can unduly restrict the times and hours of operation of businesses on the site. This may add to the appeal to business producing noise, odours, or a high number of lorry movements.

5.34 Evidence shows the Morpeth market is strong with tangible demand for new business premises. This is has been restricted in the past by poor access and lack of a development ready site, which this site could address. It is apparent that the location is very appealing to the market in terms of access onto the A1 and the skilled local labour market, but the site may need enabling infrastructure through gap funding or a higher value commercial use.

Conclusion

5.35 The site is likely to be attractive to the market given clear business demand in Morpeth and excellent access to the A1. It is clear however that the site is not available for employment development, even if the potential abnormal development cost could be met, and should be discounted for this reason.

ELR site assessment score	
Criterion 7:Market demand and availability	2

Morpeth Site 4 – Land east of the A1 & west of A192

Total Score

Morpeth Site 4	
Total site score	27

6. Morpeth Site 5 – Land north of Fulbeck Grange

Site Area (Ha): 5.419

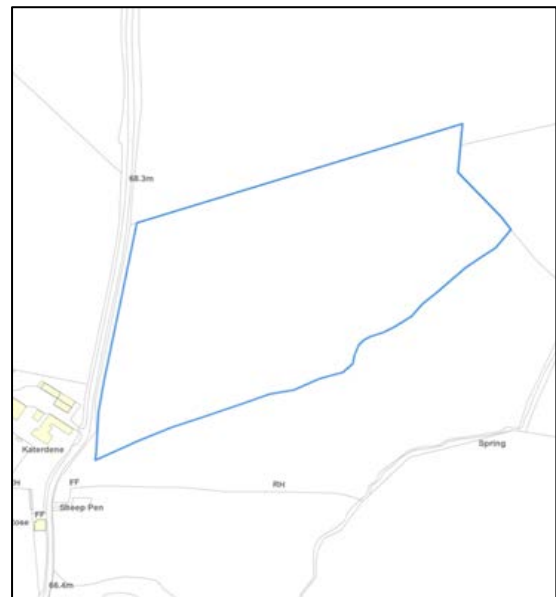
Easting: 419,250.766

Northing: 587,694.671

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	50	10,838	231
B2	30	6,502.8	181
B8	20	4,335.2	62

- 6.1 The site is located immediately to the north of the Morpeth Northern By-pass, specifically adjacent to a roundabout being constructed to access the St Georges Hospital site to the south. The site is currently used for arable farming and is surrounded by the same use, with a residential property located to the west beyond a minor road.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 6.2 Access to the strategic road network will be via the Morpeth Northern Bypass, meaning that it will be suitable for HGVs, and it is circa 1.5km to the junction with the A1. Although significant residential traffic will use the by-pass it is not considered that this will impinge on the good access the site will have to the strategic network.
- 6.3 At present the site has poor access, with only a minor road running along the western boundary. However upon completion of the Morpeth Northern by-pass a roundabout will be located directly to the south. This is intended to access housing development to the south of the By-pass and so presently only one arm is planned. However it clear that there is capacity to add an additional arm to access site 5, which is supported by County Highways as an acceptable approach, although this would add to development cost. Access would not demand traversing any residential areas, and although the site would need to share a roundabout with a residential area, it is not considered that this will impact on quick and safe access for employment traffic. Pedestrian and cycle infrastructure connections from the site to the wider network will be required as part of the sites development.
- 6.4 The Transport Assessment (carried out in relation to the now withdrawn Core Strategy) concluded that the impacts of the new bypass are wide ranging including the grade separated junction adjacent to the site improving access to south east Northumberland, which in turn will reduce traffic flows through the town centre including the key pinch point at Telford Bridge. Without factoring planned development, significant reductions can be observed in the AM and PM peak periods at two key links that entering Morpeth from the south that regularly experience traffic congestion during the peak periods, notably the A197 at Mafeking and A192 at Telford Bridge. Overall, across the selected links, traffic reductions of approximately 10% can be anticipated. When other planned development is factored in, impacts remain positive, with only modest increases in traffic flow at 2 key junctions. It is apparent that given the location of the site, it is unlikely that there would be a severe impact on these two key junctions, and that there is sufficient excess capacity in the Bypass to support development at this location.

Conclusion

- 6.5 Site 5 would enable unconstrained access to the strategic road network, despite passing present and planned residential development, and access to the site can be readily provided from the roundabout on the route of the by-pass. The development would not have a severe impact on the local road network as a result of additional traffic generation.

ELR site assessment score	
Criterion 1: Strategic road access	5
Criterion 2: Local road access and impact	5

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 6.6 The site slopes gently to the south, however the gradient would not prevent the development of large footprint commercial buildings and only minimum earth works would likely be required. Earth moved as part of the construction of the by-pass is currently stored on the site
- 6.7 Although the site falls within a coal mining reporting area, which indicates the need for mining report as part of a future planning application, the Coal Authority does not identify any specific risks or history of coal mining.
- 6.8 The south east corner of the site is within a sand and gravel safeguarding area. This does not necessarily mean that the site should be developed, but in terms of this portion at least, sterilisation should be avoided and reasonable alternatives should be favoured.
- 6.9 The site is currently used for mixed arable/pasture farming and is classified as grade 3, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”⁴. Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 6.10 The site is used for arable farming with only sparse hedgerows along the northern boundary of the site.
- 6.11 Desk based assessment indicates there are red squirrels reported within or adjacent to the site, although this would not prevent the site from being developed for employment, loss of relevant habitat when the site is developed would need to be avoided and/or mitigated/compensated as part of the site layout. This has the potential to add development cost through loss of developable area.
- 6.12 A range of other protected species has been recorded locally. There is a pond approximately 250m south of the site and substantial ponds and wetlands approx 1.5km to the NE. There are Local Wildlife Sites (LWSs), Local Nature Reserves (LNRs), Ancient Woodlands (AWs) all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

- 6.13 The site is part of an open area of agricultural land which opens out from the wooded river gorges which characterise the northern boundary of Morpeth. Fields have thin hedgerow boundaries and there is minimal tree cover in amongst the hedgerows.
- 6.14 The Northumberland Landscape Character Assessment (2010) identifies the site as ‘Mid-Northumberland, lowland rolling farmland’ (longhorsley) character area; a notable key feature in relation to the site is “field enclosure by hedgerows, with frequent hedgerow trees”, which

⁴ Agricultural Land classification of England and Wales, MAFF, 1988

feature strongly. The study recommends that as a guiding principle to development the landscape should be 'managed', which denotes that if features of the character area are maintained it has a "greater ability to absorb change, without significant detriment to the innate character". With maintaining of site features such as the strong hedgerow boundaries the surrounding landscape does have the potential to accommodate such development.

6.15 The Northumberland Key Land Use Impact Study (2010) in assessing landscape sensitivity at settlement edges identifies that at the northern edge of Morpeth it is lowest in areas associated with St Georges Hospital site. It is suggested that the settlement edge should be strengthened through retention of existing trees and field boundaries and the development of new woodland belts and trees. This should aim to create a distinct transition between urban and rural landscapes. It is apparent that the existing sparse tree cover and hedgerows do not offer strong boundaries to the site and would do little to soften the impact of the introduction of hard features into the open area north of the By-pass. This suggests the need for substantive planting around the site, particularly as the road and mature woodland to the south of the site already create a distinct mix of natural and man-made features to denote the transition from Morpeth to open countryside. The introduction of development beyond the by-pass appears to be a protrusion of development into open countryside which may be difficult to mitigate.

6.16 Development of the site would not impact on green infrastructure designations.

Flooding and water management infrastructure

6.17 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site, and only small areas of the centre of the site are at lower risk of surface water flooding, which would not necessarily prevent development.

6.18 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure. Whilst the site has not been considered as part of the 'North Morpeth Strategic Sewage Project' it is indicated that the site is close enough to connect post 2017, although suggestion that the sites be future proofed as part of the by-pass development may not be possible at this stage of construction.

6.19 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

6.20 There are no listed buildings or other historic assets within or close to the site.

6.21 There is no known archaeological interest within the site. As per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

6.22 The site is not impacted by any rights of way.

Conclusion

- 6.23 It is likely that some minor ground levelling would be required to accommodate commercial buildings. Further work would be needed to determine if the area of the site impacted by mineral safeguarding could be developed. There are no known historic assets which would be impacted by the sites development, and although there are protected species recorded close to the site, it would likely not prevent its use for employment development if the site was design appropriately. However it may be difficult to blend the development to form a soft transition from urban area to countryside and projecting development beyond the by-pass risks damaging the character of the surrounding landscape.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	3

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 6.24 Previous sustainability appraisal work (carried out in relation to the (now withdrawn) Core Strategy), showed that for the majority of criterion assessed for the site scored no constraint and or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint. As noted, landscape sensitivity was also identified as a serious constraint as development of the site risks damaging the character of the open countryside beyond the route of the by-pass. It was also noted that the site is more than 1600m from the nearest train station, indicating a serious constraint in terms of access by alternative transport means, and over 800m from the nearest bus stop. In terms of the latter access by bus may improve as the St Georges housing scheme is developed.
- 6.25 The site is currently isolated from complementary services with the town centre being circa 1.5km from the site. However, a local centre is planned as part of the St Georges hospital development which may deliver closer services. As indicated in the SA, access by alternative transport means for labour is currently quite poor, and access for pedestrians and cycles is also relatively restrictive with no dedicated infrastructure in place along the minor road to the west of the site.
- 6.26 There is not considered to be a high risk to the environment, providing that red squirrel habitat is at least retained.
- 6.27 The site falls within the general extent of the Green Belt extension established in policy S5 of the Northumberland Structure Plan (2005). The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish the most appropriate inner boundary by testing their contribution to the main purposes of the Green Belt in the NPPF.
- 6.28 The site falls within land parcel MH06 in the Green Belt Assessment, which extends north from the route of the bypass, and runs from the edge of the wooded Northgate hospital site to the

limit of former surface mining restoration to the east. It is considered that the land parcel has a high contribution to 2 of the purposes of the Green Belt, specifically the areas is considered open countryside with little opportunity for setting strong and durable boundaries to prevent encroachment, and is important for the historic setting of Morpeth. There is also a medium risk of urban sprawl through non-compact growth of Morpeth. There is no risk of settlement merger.

Criterion 6: Compatibility of adjoining land uses

6.29 Adjoining uses are largely compatible with employment development. The site will be bounded by the Morpeth Northern Bypass to the south, with residential some distance beyond this. A residential property is located immediately to the west, and the amenity of its occupants would need to be closely considered in relation to future applications on the site. Although the agricultural would be unaffected functionally, as indicated the character of the landscape could be detrimentally impacted.

Conclusion

6.30 It is apparent that there are serious sustainability constraints impacting the site, although some may be lessened as adjoining housing development advances. Access to the site for labour, other than by car is particularly an issue, although there are fewer concerns in terms of environmental impact. It is considered that development of the site would constitute urban sprawl into open countryside with no clear features to denote an inner Green Belt boundary.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

6.31 The site has not been proposed for employment use during in the ELR call for sites (2010) or through subsequent calls for sites. The site is under single ownership, and although there are no indications that the site is being promoted for alternative uses, it is not clear that use for employment development would be supported.

Development costs

6.32 As a greenfield site it is currently unserved in terms of utilities and internal roads which would add to the site preparation cost. Some minor levelling may also be required. It would be relatively straight forward to provide access from the roundabout on the by-pass to the south, and the removal of the cost of adding the roundabout itself is significant. Substantial planting would be needed to establish a durable boundary for the Greenbelt and mitigate impact on the landscape.

Market demand

- 6.33 The site has quick and good quality access to the strategic road network from the improved junction layout at the Morpeth Northern Bypass, and it is only a short distance for HGV traffic to reach this, although this could add cost for businesses compared to sites closer to the A1. The site lacks frontage onto a trunk road, but the bypass would still provide prominence for relevant businesses. Road access for workers, customers and freight will likely be unconstrained by traffic congestion, but access by other means for staff is poor and there are no complementary services nearby.
- 6.34 The completion of the Morpeth Northern Bypass provides an unconstrained linkage between the A1 corridor and sites in south east Northumberland. It is unclear to what extent this may shift demand in the local industrial and office market.
- 6.35 Although the site is not linked to an established employment area, provided the site is suitably designed it will be largely unaffected by sensitive land uses which can unduly restrict the times and hours of operation of businesses on the site. This may add to the appeal to business producing noise, odours, or a high number of lorry movements.
- 6.36 Evidence shows the Morpeth market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development ready site, which this site could address. It is apparent that the location is very appealing to the market in terms of access onto the A1 and the skilled local labour market, but the site may need enabling infrastructure through gap funding or a higher value commercial uses.

Conclusion

- 6.37 The site is likely to be attractive to the market given clear business demand in Morpeth and excellent access to the A1, but the lack of frontage onto the A1 and the slightly extended distance from the strategic road network could add cost for businesses. The site is not being actively promoted for employment use, but contesting development plans are known.

ELR site assessment score	
Criterion 7: Market attractiveness	4

Morpeth Site 5 – Land north of Fulbeck Grange

Total Score

Morpeth Site 5	
Total site score	26

7. Morpeth Site 6 – Land north of Cottingwood Common

Site Area (Ha): 4.277

Easting: 419,596.358

Northing: 587,668.606

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	50	8,554	182
B2	30	5,132.4	143
B8	20	3,421.6	49

- 7.1 The site is located immediately to the south of the Morpeth Northern By-pass, specifically east of a roundabout being constructed to access the St Georges Hospital site to the south. The site is currently used for pasture farming, with other farmland and woods to the east and west. Open space to the south is part of the St Georges Strategic housing site.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 7.2 Access to the strategic road network will be via the Morpeth Northern Bypass, meaning that it will be suitable for HGVs, and it is circa 1.8km to the junction with the A1. Although significant residential traffic will use the by-pass it is not considered that this will impinge on the good access the site will have to the strategic network.
- 7.3 At present the site has poor access, but upon completion of the Morpeth Northern by-pass a roundabout will be located directly to the west. The arm extending to the south of this roundabout will act as an entrance to the St Georges Strategic Housing site. County Highways indicate that access would only be acceptable from the bypass roundabout, but it was apparent on the site visit that this may not be feasible as the access road would have to cross a substantial dip in the land, adding significantly to cost. An alternative could be to access the site slightly further south from a roundabout leading into the St George's development, but this will result in a shared housing / employment access road, which has safety and congestion implications at peak times. However in technical terms the road would likely be suitable for employment traffic. Pedestrian and cycle infrastructure connections from the site to the wider network will be required as part of the sites development
- 7.4 The Transport Assessment (carried out in relation to the now withdrawn Core Strategy) concluded that the impacts of the new bypass are wide ranging including the grade separated junction adjacent to the site improving access to south east Northumberland, which in turn will reduce traffic flows through the town centre including the key pinch point at Telford Bridge. Without factoring planned development, significant reductions can be observed in the AM and PM peak periods at two key links that entering Morpeth from the south that regularly experience traffic congestion during the peak periods, notably the A197 at Mafeking and A192 at Telford Bridge. Overall, across the selected links, traffic reductions of approximately 10% can be anticipated. When other planned development is factored in, impacts remain positive, with only modest increases in traffic flow at 2 key junctions. It is apparent that given the location of the site, it is unlikely that there would be a severe impact on these two key junctions, and that there is sufficient excess capacity in the Bypass to support development at this location.

Conclusion

- 7.5 Site 6 would have good and relatively unconstrained access to the strategic road network. Access to the site directly from the roundabout on the bypass may not be a feasible option and an entrance off the road leading into the St Georges sites would effectively lead to a shared housing / employment access road.

ELR site assessment score	
Criterion 1: Strategic road access	5
Criterion 2: Local road access and impact	4

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 7.6 Site 6 is largely level but, but circa 25% of the area along the western and northern boundaries slopes and would likely be unsuitable for the development of large footprint commercial buildings. It is not considered feasible to mitigate this. It may be more appropriate to shift the site area to the east to take advantage of level ground.
- 7.7 The site falls within a coal mining reporting area and coal mining high risk area, on account of a coal outcrop that runs underneath the site. This does not necessarily exclude development as a significant proportion of land in Northumberland falls under these two designations. The risks to development and therefore possible approaches and costs to mitigation would need to be addressed in mining risk assessment as part of any future planning application.
- 7.8 The extreme north west corner of the site is within a sand and gravel safeguarding area. This does not necessarily mean that the site should be developed, but in terms of this portion at least, sterilisation should be avoided and reasonable alternatives should be favoured. It is noted that this area is sloping and unsuitable for employment development.
- 7.9 The site is currently used for pasture farming and is classified as grade 3b, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”⁵. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 7.10 The site is used for pasture farming with quite mature deciduous tree lined boundaries to the south and west. An area of ancient woodland is located around 170m to the west of the site.
- 7.11 Desk based assessment indicates there are red squirrels reported within or adjacent to the site, although this would not prevent the site from being developed for employment, loss of relevant habitat when the site is developed would need to be avoided and/or mitigated/compensated as part of the site layout. It is also noted that a watercourse stemming from a spring runs along the western boundary which may require a buffer. This has the potential to add development cost through loss of developable area.
- 7.12 A range of other protected species has been recorded locally. There is a pond approximately 390m south west of the site and substantial ponds and wetlands approx 1.5km to the NE. There are Local Wildlife Sites (LWSs), Local Nature Reserves (LNRs), Ancient Woodlands (AWs) all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

- 7.13 The site is part of an open area of agricultural land which opens out from the wooded river gorges which characterise the northern boundary of Morpeth. Fields have thin hedgerow boundaries and there is minimal tree cover in amongst the hedgerows.

⁵ Agricultural Land classification of England and Wales, MAFF, 1988

- 7.14 The Northumberland Landscape Character Assessment (2010) identifies the site as ‘Mid-Northumberland, lowland rolling farmland’ (longhorsley) character area; a notable key feature in relation to the site is “field enclosure by hedgerows, with frequent hedgerow trees”, which feature strongly. The study recommends that as a guiding principle to development the landscape should be ‘managed’, which denotes that if features of the character area are maintained it has a “greater ability to absorb change, without significant detriment to the innate character”. With maintaining of site features such as the strong hedgerow boundaries the surrounding landscape does have the potential to accommodate such development.
- 7.15 The Northumberland Key Land Use Impact Study (2010) in assessing landscape sensitivity at settlement edges identifies that at the northern edge of Morpeth it is lowest in areas associated with St Georges Hospital site. It is suggested that the settlement edge should be strengthened through retention of existing trees and field boundaries and the development of new woodland belts and trees. This should aim to create a distinct transition between urban and rural landscapes. The site is contained within the route of the bypass which helps to retain the open feel of countryside to the north, and tree lined boundaries to the south and east will help to blend natural and developed land forms and transition from the settlement in to countryside. Planting may be required along the northern boundary to help mask the site from long range views from the north.
- 7.16 Development of the site would not impact on green infrastructure designations.

Flooding and water management infrastructure

- 7.17 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site, and only small areas of the south of the site are at lower or intermediate risk of surface water flooding, which would not necessarily prevent development.
- 7.18 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure. Whilst the site has not been considered as part of the ‘North Morpeth Strategic Sewage Project’ it is indicated that the site is close enough to connect post 2017, although suggestion that the sites be future proofed as part of the by-pass development may not be possible at this stage of construction.
- 7.19 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 7.20 There are no listed buildings or other historic assets within or close to the site.
- 7.21 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

7.22 Route 407/009 runs along the western boundary of the site and would need to be retained. This has implications if the site area were to be shifted eastward to take include more level ground.

Conclusion

7.23 A portion of the site is sloped enough to be unsuitable for development, but moving of the allocation eastward could address this. Further work would be needed to determine if the area of the site impacted by mineral safeguarding could be developed, and there is a potential high risk from past coal mining. There are no known historic assets which would be impacted by the sites development, and although there are protected species recorded close to the site, it would likely not prevent its use for employment development if the site was design appropriately. Impact on landscape is lessened being south of the bypass and come enclosure by tree lined boundaries, assuming additional planting to the north. Constraints would not prevent development on most of the site.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	4

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

7.23 Previous sustainability appraisal work (carried out in relation to the (now withdrawn) Core Strategy), showed that for the majority of criterion assessed for the site scored no constraint and or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint. Landscape sensitivity was also identified as a serious constraint but it is apparent that being located south of the bypass and the presence of stronger natural site boundaries, suggest that impact on landscape can be more readily mitigated than if the site was located within the open land to the north. It was also noted that the site is more than 1600m from the nearest train station, indicating a serious constraint in terms of access by alternative transport means, and over 800m from the nearest bus stop. In terms of the latter access by bus may improve as the St Georges housing scheme is developed. As mentioned, the risk of surface water flooding is also cited as major risk, although it is likely that this can be addressed through design.

7.24 The site is currently isolated from complementary services with the town centre being circa 1.5km from the site. However, a local centre is planned as part of the St Georges hospital development which may deliver closer services. As indicated in the SA, access by alternative transport means for labour is currently quite poor, and access for pedestrians and cycles is also relatively restrictive with no dedicated infrastructure in place at present, although this can be addressed through the provision of better connections to the St George's housing development when an access road is developed from the bypass.

- 7.25 There is not considered to be a high risk to the environment, providing that red squirrel habitat is at least retained.
- 7.26 The site falls within the general extent of the Green Belt extension established in policy S5 of the Northumberland Structure Plan (2005). The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish the most appropriate inner boundary by testing their contribution to the main purposes of the green belt in the NPPF.
- 7.27 The site falls within land parcel MH03 (Cottingwood Common) in the Green Belt Assessment, which encompasses the areas south of the bypass up to the boundary of St Georges Hospital, and extends east to west from Howburn Wood to Fullbeck Grange.
- 7.28 The area overall provides a medium contribution to Green Belt purposes. Whilst there is no risk of settlement merger if the site was developed, it is clear that the bypass to will provide a strong and durable boundary for the edge for the Green Belt to prevent sprawl. However the area itself is currently open countryside with no clear features to limit the growth of the settlement. The area currently does not contribute to the historic setting of Morpeth given the expanse of open countryside beyond, but may play a greater role once the bypass is constructed.

Criterion 6: Compatibility of adjoining land uses

- 7.29 Existing adjoining uses are largely compatible with employment development. The site will be bounded by the Morpeth Northern Bypass to the north, with agricultural land beyond this and to the east. A large residential development is planned immediately to the south of the site and there is the potential for the amenity of future residents to be impacted if particular types of employment operations are developed on the site. There may also be potential issues regarding a shared access for housing and employment.

Conclusion

- 7.30 It is apparent that there are serious sustainability constraints impacting the site, although some may be lessened as adjoining housing development advances. Access to the site for labour, other than by car is particularly an issue, although there are fewer concerns in terms of environmental impact. It is considered that development of the site would not constitute urban sprawl into open countryside and the bypass is the strongest feature to north of Morpeth to which to set the inner Green Belt boundary. This suggests that it is appropriate for the site to not be included in the Green Belt.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

7.31 The site has not been proposed for employment use during in the ELR call for sites (2010) or through subsequent calls for sites. The site is under single ownership, and although it is not indicated on the land registry title, it is understood that the land is optioned for residential development. The site is being promoted as a housing site in the Northumberland SHLAA (8057), with a reasonably favourable assessment. This indicates that the land is unavailable for employment development.

Development costs

7.32 As a greenfield site it is currently unserviced in terms of utilities and internal roads which would add to the site preparation cost. An access directly for the bypass roundabout to the west may be beyond benchmark cost owing to the unfavourable topography. Providing an access off the planned road leading into the St Georges site would also add cost. The design of the site would also need to address the risk of surface water flooding, although it is not clear if this would add abnormal costs to the site development.

Market demand

7.33 The site has quick and good quality access to the strategic road network from the improved junction layout at the Morpeth Northern Bypass, and it is only a short distance for HGV traffic to reach this, although this could add cost for businesses compared to sites closer to the A1. The site lacks frontage onto a trunk road, but the bypass would still provide prominence for relevant businesses, albeit that this could be restricted if planting is provided on the northern boundary. Road access for workers, customers and freight will likely be largely unconstrained by traffic congestion, but access by other means for staff is poor and there are no complementary services currently nearby.

7.34 The completion of the Morpeth Northern Bypass provides an unconstrained linkage between the A1 corridor and sites in south east Northumberland. It is unclear to what extent this may shift demand in the local industrial and office market.

7.35 The site is not linked to an established employment area, and when planned housing is developed to the south of the site it may significantly reduce the appeal to businesses producing noise, odours, and most businesses would be wary that residential amenity may restrict hours of operation. A shared access route could also detract market demand for businesses requiring a high number of lorry movements.

7.36 Evidence shows the Morpeth market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development ready site, which this site could address. It is apparent that the location is very appealing to the market in terms of access onto the A1 and the skilled local labour market, but the site may need enabling infrastructure through gap funding or a higher value commercial uses.

Conclusion

7.37 The general area is likely to be attractive to the market given clear business demand in Morpeth but proximity to planned residential development may be a deterrent to some businesses. Good access to the strategic road network will be attractive, although frontage may be restricted. It is known that the land is optioned for alternative development and as such it is not considered to be available for employment development.

ELR site assessment score	
Criterion 7: Market attractiveness	2

Morpeth Site 6 – Land north of Cottingwood Common

Total Score

Morpeth Site 6	
Total site score	25

8. Morpeth Site 7 – Land west of Whorral Bank Roundabout

Site Area (Ha): 5.65

Easting: 420,971.465

Northing: 587,235.998

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	50	11,300	240
B2	30	6,780	188
B8	20	4,520	65

- 8.1 The site is located to the south west of the junction of the Morpeth Northern Bypass and the A197, with agricultural land surrounding the site, bar a veterinary practice to the east. The site is currently used for arable and pasture farming, with the some tree planting close to the roundabout.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 8.2 Access to the strategic road network will be via the Morpeth Northern Bypass, meaning that it will be suitable for HGVs, and it is circa 3.6km to the junction with the A1. Although significant residential traffic will use the by-pass it is not considered that this will impinge on the good access the site will have to the strategic network.
- 8.3 The site can only be feasibly accessed from the roundabout linking the A197 and the B137 located to the north east of the site. This currently has four arms and a fifth will be added when the construction of the bypass is complete. It is indicated by County Highways that the roundabout is now at capacity in terms of the number of routes it serves as the addition of another would result in an unsafe junction. Other options such as accessing the site from the A197 (Whorral Bank) and directly from the bypass further to the west would likely not be safe, particularly for HGV traffic, and left turn only exits would be inappropriate for an employment site, and would require significantly more developer investment.
- 8.4 The Transport Assessment (carried out in relation to the now withdrawn Core Strategy) concluded that the impacts of the new bypass are wide ranging including the grade separated junction adjacent to the site improving access to south east Northumberland, which in turn will reduce traffic flows through the town centre including the key pinch point at Telford Bridge. Without factoring planned development, significant reductions can be observed in the AM and PM peak periods at two key links that entering Morpeth from the south that regularly experience traffic congestion during the peak periods, notably the A197 at Mafeking and A192 at Telford Bridge. Overall, across the selected links, traffic reductions of approximately 10% can be anticipated. When other planned development is factored in, impacts remain positive, with only modest increases in traffic flow at 2 key junctions. It is apparent that given the location of the site, it is unlikely that there would be a severe impact on these two key junctions, and that there is sufficient excess capacity in the Bypass to support development at this location.

Conclusion

- 8.5 Although site 7 would have good and unconstrained access to the strategic road network, and there is capacity in the local road network to accommodate the development of the site, the lack of a viable option for traffic to access the site effectively and safely excludes site 7 as an option.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	1

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 8.6 The site undulates slightly and slopes gently to the south so would require some levelling, but the topography would likely not preclude the development of large footprint buildings. The ground starts to slope south of the site, which may exclude any subsequent phases of development in this area.
- 8.7 The site falls within a coal mining reporting area and coal mining high risk area, on account of a coal outcrops that run underneath the site. The Coal Authority also identifies 'probable shallow workings' impacting the whole of the site. This does not necessarily exclude development as a significant proportion of land in Northumberland is impacted by these issues, however, shallow workings in particular may demand significant abnormal costs to site preparation. The risks to development and therefore possible approaches and costs to mitigation would need to be addressed in mining risk assessment as part of any future planning application.
- 8.8 The site falls within the coal and brick clay mineral safeguarding area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. An application would need to demonstrate the effect on the resource.
- 8.9 The site is currently used for pasture and arable farming and is classified as grade 3b, which indicates "land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield"⁶. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 8.10 The site is used for pasture and arable farming with some relatively recent tree planting to the north east of the site. Howburn Woods is located to the west and south some distance beyond further pasture farmland.
- 8.11 Desk based assessment indicates there is no protected habitat and there have been no recordings of protected species on the site. A range of protected species has been recorded locally. There is a large pond approx 330m to the N with smaller ponds approx 50m S, 90m E, 210m NW, 450m NE and substantial ponds and wetlands approx 1km to the N. There are Local Wildlife Sites (LWSs), Local Nature Reserves (LNRs), Ancient Woodlands (AWs) all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

- 8.12 The site is part of an open area of agricultural land which opens out from the wooded river gorges which characterise the northern boundary of Morpeth. Fields have thin hedgerow boundaries and there is minimal tree cover in amongst the hedgerows.

⁶ Agricultural Land classification of England and Wales, MAFF, 1988

- 8.13 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate development.
- 8.14 The Northumberland Key Land Use Impact Study (2010) in assessing landscape sensitivity at settlement edges identifies that at the north east of Morpeth as Pegswood Manor and notes that it is of "lower sensitivity", though development would raise issues of coalescence, and would extend the settlement beyond a strong existing boundary" which is currently strongly defined by Howburn woods. Therefore the landscape could accommodate additional development, but may bring about degrading of the strength of the settlement boundary.
- 8.15 Development of the site would not impact on green infrastructure designations.

Flooding and water management infrastructure

- 8.16 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site, and only small areas of the east of the site are at lower risk of surface water flooding, which would not necessarily prevent development, but may affect the design and layout of any development.
- 8.17 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure. The site has not been considered as part of the 'North Morpeth Strategic Sewage Project'. Therefore the site does not have a public foul sewage system and no investment is planned from NWL to provide this. Adjacent development relies on septic tanks. The provision of such infrastructure could add significantly to site development costs.
- 8.18 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 8.19 There are no listed buildings or other historic assets within or close to the site.
- 8.20 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

- 8.21 No public rights of way impact the site.

Conclusion

- 8.22 The site is suitable for development in terms of topography and there are no constraints concerning natural and historic assets. The site does have some area of constraint concerning the past mining and mineral safeguarding but it is not clear that this would exclude development. The landscape is able to accommodate additional development, but development would effectively leapfrog Howburn Woods, which serves as a strong north east boundary to Morpeth. The lack foul sewerage infrastructure has the potential to add cost.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	3

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 8.23 Previous sustainability appraisal work (carried out in relation to the (now withdrawn) Core Strategy), showed that for the majority of criterion assessed for the site scored no constraint and or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint. As the site cannot be accessed from the adjoining roundabout for employment use, highways access is also identified as a serious constraint. As a consequence marketability for the intended is constrained. It was also noted that the site is more than 1600m from the nearest train station, indicating a serious constraint in terms of access by alternative transport means. There is not considered to be a high risk to the environmental indicators of sustainability.
- 8.24 The site is currently quite isolated from complementary services with the town centre being circa 1.5km from the site. Whilst the site is accessible by car by the labour force of Morpeth and south east Northumberland, it has poor infrastructure to access by other means. With no residential development within the vicinity of the site it is not clear bus services could be improved if the site was built out.
- 8.25 The site falls within the general extent of the Green Belt extension established in policy S5 of the Northumberland Structure Plan (2005). The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish the most appropriate inner boundary by testing their contribution to the main purposes of the Green Belt in the NPPF.
- 8.26 The site falls within land parcel MH07 (Pegswood Manor) in the Green Belt Assessment, which encompasses the area around the site and the restored former surface coal mine to the north.
- 8.27 The area overall provides a high contribution to Green Belt purposes. There is a medium risk of urban sprawl as although it risk leapfrog development, it is contained strongly within the route of the bypass and A197. However, as it is open countryside which is separated from the rest of Morpeth by Howburn Woods there is high risk of encroachment. The also a high risk of merger with Pegswood and the area contributes highly to the historic setting of Morpeth.

Criterion 6: Compatibility of adjoining land uses

8.28 Existing adjoining uses are largely compatible with employment development. The site will be bounded by the Morpeth Northern Bypass to the north, with agricultural land beyond this and to the west and south. The veterinary practice beyond the A197 would not be adversely impacted.

Conclusion

8.29 The site does not have any non-conductive neighbouring uses, but it is apparent that there are serious sustainability constraints impacting the use of the site for employment use. It is also somewhat isolated from services and has quite poor sustainable access for labour. The area contributes highly to the role of the Green Belt and so may it may not be appropriate the set the inner boundary in this parcel of land.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	5

Criterion 7: Market Attractiveness

Ownership and availability

8.30 The site has not been proposed for employment use during in the ELR call for sites (2010) or through subsequent calls for sites. The site is predominantly under single ownership, with only a thin strip of land alongside the A197 not being under the land owners control. The site is being promoted as a housing site in the Northumberland SHLAA (6900), although was assessed unfavourably. It is reasonable to assume that the site is not available for employment use.

Development costs

8.31 As a greenfield site some levelling may be required and as it is not currently unserved in terms of utilities and internal roads, which could all add to the site preparation cost. The need to provide connection to the foul sewerage system without planned NWL investment could add prohibitive costs. With the straight forward access route via the adjacent roundabout not being a viable option on grounds of safety, other options would need to be explored which would likely to be substantially more expensive. The design of the site would also need to address the risk of surface water flooding, although it is not clear if this would abnormal costs to the site development.

Market demand

8.32 Evidence shows the Morpeth market is strong with tangible demand for new business premises, but poor access to employment sites has restricted past delivery. The site has quick and good quality access to the strategic road network from the improved junction layout at

the Morpeth Northern Bypass, and it is only a short distance for HGV traffic to reach this, although this could add cost for businesses compared to sites closer to the A1. However, as the site cannot be readily accessed from the adjacent roundabout, the additional abnormal costs associated with an alternative access (if this is feasible at all) would likely make the site unviable and so would consequently diminish market demand.

Conclusion

8.33 The site is likely to be attractive to the market given clear business demand in Morpeth and although the site would have good and unconstrained access to the strategic road network, the lack of a viable option to for traffic to access the site effectively and safely excludes the site as a viable option. The site is not being actively promoted for employment use, and contesting development plans are known.

ELR site assessment score	
Criterion 7: Market attractiveness	1

Morpeth Site 7 – Land west of Whorral Bank Roundabout

Total Score

Morpeth Site 7	
Total site score	20

9. Morpeth Site 8 – Land south of Coopies Lane

Site Area (Ha): 5.015

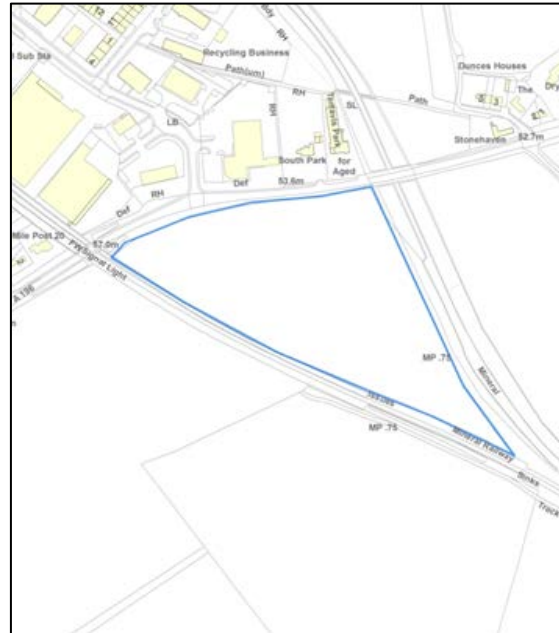
Easting: 421,485.322

Northing : 585,006.011

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	60	12,036	256
B2	30	6,018	167
B8	10	2,006	29

9.1 The site is located immediately to the south of Coopies Lane Industrial Estate beyond the A196, and is enclosed by freight railway lines to the west and east. Beyond this is farmland to the east and south and a housing development is under construction to the west.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 9.2 The site is located to the south east of Morpeth, with the A1 running long the western boundary of the settlement. Therefore access to the strategic road network is circa 5km from the site. The Clifton junction is the closest but does not have a northbound slip road, and so works traffic originating from the site would have to travel south to the junction with Stannington to travel north, adding circa 5km to a journey north. This would have time and cost implications for businesses. Alternatively the junction on the A1 at the Morpeth Northern Bypass construction could be used, which provides and south and north bound slips. However, this junction is also circa 5km from the site, and would require employment traffic to past through the town centre, including the constrained junction at Telford Bridge. It is apparent that both junctions with the A1 are remote from the site and require traversing residential areas and/or the town centre and the residential traffic congestions associated with this. A third but somewhat unreasonable option is for generated employment traffic to use the A192 to access the strategic road network at Cramlington some 13km to the south.
- 9.3 The site can be accessed from the A196 running along the northern boundary of the site. County Highways suggest alignment with the entrance to Coopies Lane, utilising either a roundabout or signalled junction would be the best option. Pedestrian and cycle infrastructure connections from the site to the wider network will be required as part of the sites development. As stated above, although the site could have suitable access, the local road network to the west of the site is constrained by residential and town centre traffic, and there are consequential impacts on noise and air pollution if HGVs use these routes.
- 9.4 The Transport Assessment (carried out in relation to the now withdrawn Core Strategy) concluded that the impacts of the new bypass are wide ranging including the grade separated junction improving access to south east Northumberland, which in turn will reduce traffic flows through the town centre including the key pinch point at Telford Bridge. Without factoring planned development, significant reductions can be observed in the AM and PM peak periods at two key links that entering Morpeth from the south that regularly experience traffic congestion during the peak periods, notably the A197 at Mafeking and A192 at Telford Bridge. Overall, across the selected links, traffic reductions of approximately 10% can be anticipated. When other planned development is factored in, impacts remain positive, with only modest increases in traffic flow at 2 key junctions. However, it is apparent that given the location of the site there is a risk of adding traffic load to the most constrained junctions in the town, in particular the River Wansbeck crossing at Telford Bridge which the study identifies as Morpeth's "key pinch point".

Conclusion

- 9.5 Site 8 would have constrained and distant access to the strategic road network which would demand traversing residential areas and/or the town centre, and could have adverse impact on the key constrained junction at Telford Bridge. However, access to the site itself would be readily achievable via a shared junction with Coopies Lane.

ELR site assessment score	
Criterion 1: Strategic road access	1
Criterion 2: Local road access and impact	2

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 9.6 The majority of site 8 is level, with a gentle slope at the extreme south. It would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks.
- 9.7 The site falls within a coal mining reporting area and coal mining high risk area, on account of a coal outcrop that runs underneath the site. This does not necessarily exclude development as a significant proportion of land in Northumberland falls under these two designations. The risks to development and therefore possible approaches and costs to mitigation would need to be addressed in mining risk assessment as part of any future planning application.
- 9.8 The site falls within the coal and brick clay mineral safeguarding area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. An application would need to demonstrate the effect on the resource.
- 9.9 The site is currently used for pasture farming and is classified as grade 3a, which indicates “land capable of consistently producing moderate to high yields of a narrow range of arable crops”⁷. As such development of the site would result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF. As per paragraph 112 of the NPPF, preference should be given to developing lower grade land before higher grade.

Biodiversity

- 9.10 The site is used for arable farming, with patchy hedgerows to the north and a bush and tree belt alongside the railway line to the east.
- 9.11 Desk based assessment indicates there are no protected species or habitat within the site, and therefore there are no ecological constraints which would prevent employment development on the site. A range of protected species has been recorded locally. There are Local Wildlife Sites (LWSs), Local Nature Reserves (LNRs), Ancient Woodlands (AWs) all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

- 9.12 The site is part of an open area of agricultural land which opens out from the wooded river gorges which characterise the eastern boundary of Morpeth. Fields have thin hedgerow boundaries and there is minimal tree cover in amongst the hedgerows.

⁷ Agricultural Land classification of England and Wales, MAFF, 1988

- 9.13 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.
- 9.14 The Northumberland Key Land Use Impact Study (2010) in assessing landscape sensitivity at settlement edges identifies that "rising ground to the south of Morpeth and the valley of the Coal Burn to the southwest are considered to be of higher landscape sensitivity as they play an important role in allowing visual separation between Morpeth and settlements further south, including Hepscoth, Clifton and Stannington Station". It is advised that consideration should be given that development south of the A196 views into the settlement and the setting of settlements to the south. It is apparent therefore that although the site is within a broad landscape capable of accommodating new development, the area south of Morpeth is locally sensitive and high quality treatment to boundaries may help to mitigate impact. It is noted that the adjoining housing development protrudes into the open landscape and its impact was deemed to be acceptable.
- 9.15 Development of the site would not impact on green infrastructure sites or corridors.

Flooding and water management infrastructure

- 9.16 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site, and only very small areas of the east of the site are at lower risk of surface water flooding, which would not necessarily prevent development.
- 9.17 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure. A foul water connection can also be readily be made with the existing head of the public sewer on Coopies Way.
- 9.18 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 9.19 There are no listed buildings or other historic assets within or close to the site.
- 9.20 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

9.21 The site is not impacted by public rights of way.

Conclusion

9.22 The site is largely unconstrained and conducive for employment development. The site is greenfield and is higher quality agricultural land which will need to be factored against other site options. The potential impact on the landscape would need to be carefully considered in the design of the site and the incorporated boundary treatments.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	4

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

9.23 Previous sustainability appraisal work (carried out in relation to the (now withdrawn) Core Strategy), showed that for the majority of criterion assessed for the site scored no constraint and or a positive impact, with only assessed to be a serious limitation, the current greenfield status of the site. As the site is also categorised as grade 3a agricultural land this is considered a potential constraint, as is the sensitivity of the landscape. As discussed, highways access is a potentially major constraint, and factoring evidence in the Northumberland Transport Assessment it could be reasonable to identify this as a serious constraint to sustainability. Conversely however, unlike site options to the north of the town the site is 1.5km to the nearest train station. Amenity it is also a potential constraint given the ongoing construction of housing immediately to the west. There is not considered to be any significant risk to the environment.

9.24 The edge of town site is currently isolated from other services associated with the town centre which is circa 2km away, but Coopies Lane contains a range of complementary operators for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements and is relatively close to residential areas allowing for cycle and pedestrian access. A bus stop is already located close to the site and there are regular services serving nearby development.

9.25 The site falls within the general extent of the Green Belt extension established in policy S5 of the Northumberland Structure Plan (2005). The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish the most appropriate inner boundary by testing their contribution to the main purposes of the Green Belt in the NPPF.

9.26 As the site is enclosed by a road and railway line the site has been assessed as its own land parcel: MH31a (Stobhill North).

9.27 The area overall provides a medium contribution to Green Belt purposes. The main high contribution is to safeguarding of the merger of settlements as it would bring the boundary of

Morpeth significantly closer to Hepscott. However, only a medium contribution is considered in relation to checking unrestricted sprawl as the site is contained by existing man made features. Consequently there is a low contribution to safeguarding the countryside from encroachment given the urbanising effect of the railway lines in close proximity, and the area does not contribute to the historic setting of Morpeth.

Criterion 6: Compatibility of adjoining land uses

9.28 Existing adjoining uses are largely compatible with employment development; with existing employment development to the north and agricultural land the east and south. The main concern is the proximity of housing under construction to the east. There is potential for the amenity of residents to be impacted by noise/light/odour in relation to the likely types of operators on the site. A bund/landscaped buffer would likely be required along the western boundary.

Conclusion

9.29 Although a greenfield site, it is a largely sustainable location for development with the loss of high quality agricultural land and the highways access being the main constraints, or the latter is significant. Adjoining uses are generally compatible if concerns about residential amenity were addressed in the site design, and the site contributes less to the purposes of the Green Belt than other site options.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	4
Criterion 5: Sustainability and planning factors	4
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

9.30 The site has not been proposed for employment use during in the ELR call for sites (2010) or through subsequent calls for sites. It is however being promoted as a housing site in the Northumberland SHLAA (8007). Past indications are that the landowner, whilst being supportive of the land being developed, is not supportive of the site providing additional employment growth. It is reasonable to conclude that the site is unavailable for employment use.

Development costs

9.31 As a greenfield site it is currently unserviced in terms of utilities and internal roads which would add to the site preparation cost. An access would require signalling or a roundabout at the junction with Coopies Way which may add to generally assumed external costs of an employment site. Connection to water infrastructure can be made without substantial works.

Market demand

9.32 Evidence shows the Morpeth market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development ready site. The adjacent Coopies Lane site remains relatively attractive to employment operators, although the vacancy rate as of the 31st March 2015 was over 15%. However the site is effectively built out with no land available for new development. Access to the strategic road network is a key requisite for industrial / distribution operators, as indicated in evidence base documents, and the identified issues concerning efficient access to the A1 will likely be a significant constraint on future market demand. Industry consultation as part of the ELR (2011) and ELPDS (2015) acknowledged the opportunity to expand Coopies Lane into the site, building on the presence of existing commercial activity. However, it is indicated that it would be constrained by the same poor access that businesses recognise impacts Coopies Lane, which is “essentially on the wrong side of the town with poor access from trunk roads”.

Conclusion

9.33 It is apparent that whilst there is likely to not be any abnormal development costs associated with the site, it is clear that the site is not available for development. Even if the site were, evidence indicates that the poor access to the strategic road network would significantly dampen market demand, and this needs to be considered against the improved access to the A1 the bypass will offer.

ELR site assessment score	
Criterion 7: Market attractiveness	2

Morpeth Site 8 – Land south of Coopies Lane

Total Score

Morpeth Site 8	
Total site score	21

10. Morpeth Site 9 – Land north west of County Hall (former fire station)

Site Area (Ha) - 1.169

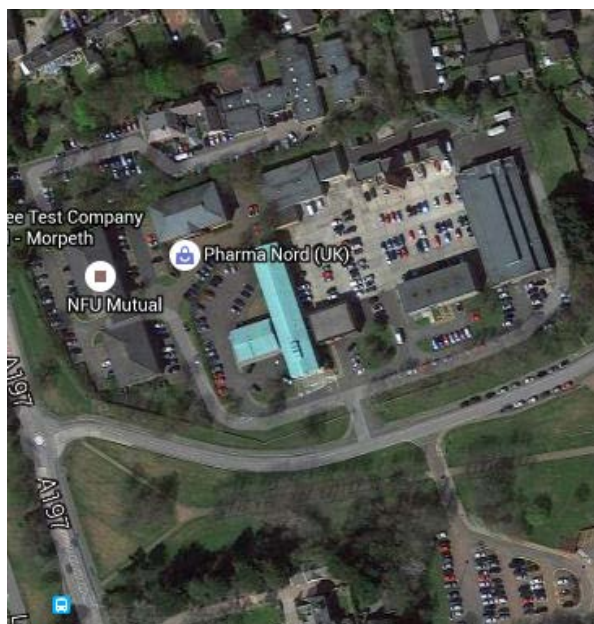
Easting - 420,060.577

Northing - 584,509.700

Indicative development mix (Assuming build out of 60% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	100	7,014	585

10.1 The former fire station site is located immediately to the east of the existing Loansdean office development, with residential and healthcare uses located to the north. County Hall is situated to the south east and the site is currently used by the County Council.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 10.2 The site is located to the south of Morpeth, with the A1 running long the western boundary of the settlement. Therefore access to the strategic road network is circa 2.2km from the site. The Clifton junction is the closest but does not have a northbound slip road, and so works traffic originating from the site would have to travel south to the junction with Stannington to travel north, adding circa 5km to a journey north. This would have time and cost implications for businesses. Alternatively the junction on the A1 being improved as part of the Morpeth Northern Bypass construction could be used, which provides and south and north bound slips. However, this junction is circa 5km from the site, and would require employment traffic to past through the town centre, including the constrained junction at Telford Bridge. It is apparent that both junctions with the A1 are remote from the site and require traversing residential areas and/or the town centre and the residential traffic congestions associated with this.
- 10.3 There is an existing access point for the site, but County Highways indicate that this may need some modification. This site entrance is off the access road leading to the County Hall site, which is immediately off the A197. This is the main route into Morpeth from the south which although passes residential development is suitable for work traffic. The County Hall access road is also physically able to accommodate works traffic and is generally free flowing, although it is also used to access a residential estate.
- 10.4 The Transport Assessment (carried out in relation to the now withdrawn Core Strategy) concluded that the impacts of the new bypass are wide ranging including the grade separated junction improving access to south east Northumberland, which in turn will reduce traffic flows through the town centre including the key pinch point at Telford Bridge. Without factoring planned development, significant reductions can be observed in the AM and PM peak periods at two key links that entering Morpeth from the south that regularly experience traffic congestion during the peak periods, notably the A197 at Mafeking and A192 at Telford Bridge. Overall, across the selected links, traffic reductions of approximately 10% can be anticipated. When other planned development is factored in, impacts remain positive, with only modest increases in traffic flow at 2 key junctions. As the Clifton A1 junction does not provide a north bound slip road, it is reasonable to assume that the traffic may traverse the town centre to use the improved junction at Fairmoor. However, it is apparent that given the location of the site there is a risk of adding traffic load to the most constrained junctions in the town, in particular the River Wansbeck crossing at Telford Bridge which the study identifies as Morpeth's "key pinch point".

Conclusion

- 10.5 Site 9 would have constrained and distant access to the north via strategic road network which would demand traversing residential areas and/or the town centre, and could have adverse impact on the key constrained junction at Telford Bridge. However, access to the south via the strategic road network would be relatively unconstrained. There is an existing access point for the site, which is also used to access a residential estate, however this may need some modification.

ELR site assessment score	
Criterion 1: Strategic road access	3
Criterion 2: Local road access and impact	3

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 10.6 The site is level throughout and would be compatible for the development of large footprint commercial buildings.
- 10.7 The site falls within a coal mining reporting area and coal mining high risk area, on account of a coal outcrop that runs underneath the site. This does not necessarily exclude development as a significant proportion of land in Northumberland falls under these two designations. The risks to development and therefore possible approaches and costs to mitigation would need to be addressed in mining risk assessment as part of any future planning application. It is noted however that the risk did not prevent the current development on the site.
- 10.8 The site falls within the coal and brick/fire clay mineral safeguarding area. This does not necessarily mean that the site cannot be redeveloped but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. An application would need to demonstrate the effect on the resource.
- 10.9 The former fire station site is currently being used for other uses associated with the County Council. The site therefore holds no value as agricultural land.

Biodiversity

- 10.10 The site is currently fully developed.
- 10.11 Desk based assessment indicates there are red squirrels and bats reported within or adjacent to the site, although this would not prevent the site from being developed for employment, loss of relevant habitat when the site is developed would need to be avoided and/or mitigated/compensated as part of the site layout.
- 10.12 A range of other protected species has been recorded locally. There are Ancient Woodlands (AWs) within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

- 10.13 The site is within the built up area of Morpeth and does not front onto the settlement edge. Therefore provided the scale of the development is similar to its current built form, it is apparent that the redevelopment of the site would not significantly impact on the surrounding landscape.
- 10.14 Development of the site would not impact on green infrastructure sites or corridors.

Flooding and water management infrastructure

10.15 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site, and only very small areas of the east of the site are at lower risk of surface water flooding, which would not necessarily prevent development.

10.16 Consultation with NWL indicates that a 225mm foul sewer currently crosses the site which will be readily developable with unrestricted flows for foul water. A minimum of a 50% reduction in surface water flows to reduce downstream flood risk would be required.

10.17 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

10.18 There are no listed buildings or other historic assets within or close to the site.

10.19 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

10.20 The site is not impacted by public rights of way.

Conclusion

10.21 The site is currently developed and aside for the need to protect or mitigate the current protected species habitat on the site, the site is largely unconstrained for redevelopment for employment use.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	5

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

10.22 As brownfield site within the settlement, the Pre-Submission Draft Sustainability Appraisal (2015) indicates that the site does not have any serious sustainability constraints, and only some potential constraints concerning highways access and distance to the nearest train station. However, highways access is a potentially major constraint in relation to the intended use, and factoring evidence in the Northumberland Transport Assessment it could be reasonable to identify this as a constraint to sustainability.

10.23 Although within the settlement the site is somewhat isolated from complementary services with the town centre circa 2km away. The site is readily accessible from adjacent residential

areas by foot and cycle, and is close to existing bus stops with established services serving other development.

10.24 As the site is within the current Morpeth settlement boundary the Green Belt assessment is not applicable.

Criterion 6: Compatibility of adjoining land uses

10.25 The site adjoins a current office development, which currently shares the site access.

Residential development is located immediately to the north east of the site of the site and healthcare facilities are situated to the north. Noisy / odour emitting developments may not be appropriate in such close proximity due to the impact on residential amenity, which in turn could restrict the types of businesses which could operate from the site. Such uses could also be incompatible with and impact on the marketability of the adjoining office development.

Conclusion

10.26 The site is brownfield and accessible by sustainable modes of transport. The site is close to labour which will be a positive to prospective businesses. Adjoining uses may not be compatible with some types of employment development. As such it is apparent that the site may only be suitable for office development.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	4
Criterion 5: Sustainability and planning factors	5
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness

Ownership and availability

10.27 The site owned is by the County Council and is currently used for various local authority functions. The site is currently being marketed for sale as part of the wider County Hall complex and is considered suitable for a range of uses. The site is included in the Northumberland SHLAA (3067), with a favourable assessment. There is therefore uncertainty as to whether the site may be available for employment development.

Development costs

10.28 Buildings currently on the site will need to be cleared, but as a brownfield site utilities are already in place and the site has an existing access point, albeit this may require some modification. Public assistance through site clearance could significantly improve the viability of the site.

Market demand

10.29 Evidence shows the Morpeth market is strong with tangible demand for new business premises. Assuming that the site would be developed for offices the ELPDS (2015) indicated strong demand across size ranges, and the attractiveness of the town as a location for office growth was also highlighted in the ELR (2011). However, it was indicated that a more central location would be favourable such as above shop offices, and this may be reflected in the over 10% vacancy rate of the adjacent Loansdean offices. The appeal of the site to the market could be improved through pre-emptive site clearance, given the relative lack of other abnormal costs.

10.30 There is also a clear demand for industrial and warehousing operations and so the site cannot provide for all market demand given the constraints of adjoining uses, as reflected in the site area being less than the 5ha need identified through the evidence base. Poor access to the strategic road network, in terms of there being no northbound access from the Clifton junction with the A1, could detract demand for such operations.

Conclusion

10.31 Although Morpeth, is a strong market, it is apparent that the site may not be available for employment development and even if it the site was, it could only provide for a portion of demand, as issues concerning residential amenity could restrict site uses to offices only.

ELR site assessment score	
Criterion 7: Market demand and availability	3

Morpeth Site 9 – Land north west of County Hall (former fire station)

Total Score

Morpeth Site 9	
Total site score	26

11. Morpeth Site 10 – Land East of Coopies Lane

Site Area (Ha) - 5.01

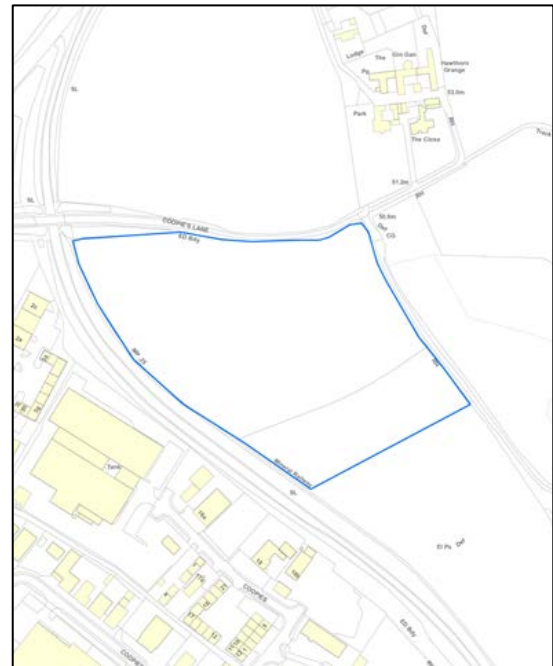
Easting - 421318.238

Northing - 585574.848

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	60	8,016	171
B2	30	8,016	223
B8	10	4,008	57

11.1 The site is located immediately to the east of Coopies Lane Industrial Estate beyond a mineral railway line, with agricultural land to the north, east and south. The site is currently used for arable farming.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 11.2 The site is located to the south east of Morpeth, with the A1 running long the western boundary of the settlement. Therefore access to the strategic road network is circa 5km from the site. The Clifton junction is the closest but does not have a northbound slip road, and so works traffic originating from the site would have to travel south to the junction with Stannington to travel north, adding circa 5km to the a journey north. This would have time and cost implications for businesses. Alternatively the junction on the A1 at the Morpeth Northern Bypass construction could be used, which provides and south and north bound slips. However, this junction is also circa 5km from the site, and would require employment traffic to past through the town centre, including the constrained junction at Telford Bridge. It is apparent that both junctions with the A1 are remote from the site and require traversing residential areas and/or the town centre and the residential traffic congestions associated with this. A third but somewhat unreasonable option is for generated employment traffic to use the A192 to access the strategic road network at Cramlington some 13km to the south.
- 11.3 Access to the site would need to be from Coopies Lane, a minor road which runs along the northern boundary of the site. This currently crosses the mineral railway line which separates the site from Coopies Lane via a narrow bridge, which would need upgrading to be used as a suitable access point. Junctions to the west of the site are also poor and not suitable for intensified use, particularly in relation to the level crossing at Salisbury Street. County Highways do not consider this to be appropriate for employment traffic and suggest that it is not feasible to mitigate. The route is undesirable as an access for pedestrians, cycles and via public transport. Even if the site area were to be shifted to the south possible access has been blocked through the construction of two residential properties alongside the A196, and visibility and safety are impacted by the railway bridge and the separation of current junctions.
- 11.4 The Transport Assessment (carried out in relation to the now withdrawn Core Strategy) concluded that the impacts of the new bypass are wide ranging including the grade separated junction improving access to south east Northumberland, which in turn will reduce traffic flows through the town centre including the key pinch point at Telford Bridge. Without factoring planned development, significant reductions can be observed in the AM and PM peak periods at two key links that entering Morpeth from the south that regularly experience traffic congestion during the peak periods, notably the A197 at Mafeking and A192 at Telford Bridge. Overall, across the selected links, traffic reductions of approximately 10% can be anticipated. When other planned development is factored in, impacts remain positive, with only modest increases in traffic flow at 2 key junctions. However, it is apparent that given the location of the site there is a risk of adding traffic load to the most constrained junctions in the town, in particular the River Wansbeck crossing at Telford Bridge which the study identifies as Morpeth's "key pinch point".

Conclusion

- 11.5 Site 10 would have constrained and distant access to the strategic road network which would demand traversing residential areas and/or the town centre, and could have adverse impact on the key constrained junction at Telford Bridge. Access to the site also be unachievable and unsuitable via Coopies Lane and the single lane railway crossing.

ELR site assessment score	
Criterion 1: Strategic road access	1
Criterion 2: Local road access and impact	1

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 11.6 The site is generally level with only a slight slope at the eastern side of the site. Extensive levelling would not be required.
- 11.7 The site falls within a coal mining reporting area and coal mining high risk area, on account of a coal outcrop that runs underneath the site and the presence of potential shallow coal workings. This does not necessarily exclude development as a significant proportion of land in Northumberland falls under designations. However, shallow coal workings have the potential to add significantly to development cost depending on the depth and nature of the shafts. The risks to development and therefore possible approaches and costs to mitigation would need to be addressed in mining risk assessment as part of any future planning application.
- 11.8 The site falls within the coal, clay (brick and fire), and sand and gravel mineral safeguarding area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. An application would need to demonstrate the effect on the resource.
- 11.9 The site is currently used for mixed arable/pasture farming and is classified as grade 3, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”⁸. Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 11.10 The site is used for arable farming, with mature hedgerow boundaries and an area of meadow with sparse tree cover to the east.
- 11.11 Desk based assessment indicates there are no protected species or habitat within the site, and therefore there are no ecological constraints which would prevent employment development on the site. A range of protected species has been recorded locally. There are Local Wildlife Sites (LWSs), Local Nature Reserves (LNRs), Ancient Woodlands (AWs) all within 2km and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

⁸ Agricultural Land classification of England and Wales, MAFF, 1988

Landscape and Green Infrastructure

- 11.12 The site is part of an open area of agricultural land which opens out from the wooded river gorges which characterise the eastern boundary of Morpeth. There are mature hedgerow boundaries to the west and an area of meadow with sparse tree cover to the east.
- 11.13 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development. However it is noted that the site is close to the areas of ancient woodland emanating out of the main River Wansbeck gorge, which would need to be closely considered in relation to future development proposals.
- 11.14 The above is recognised in the Northumberland Key Land Use Impact Study (2010) in assessing landscape sensitivity at settlement edges identifies that the railway line adjacent to the site as strong settlement boundary, with open countryside beyond. It is recommended that the rural character of this eastern side of the town is retained, which the introduction of large scale development to the east of the railway line risks preventing.
- 11.15 Development of the site would not impact on green infrastructure sites or corridors.

Flooding and water management infrastructure

- 11.16 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site, and only very small areas of the east of the site are at lower risk of surface water flooding, which would not necessarily prevent development.
- 11.17 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure. In terms of a suitable waste water connection it is indicated that the site may be able to utilise an appropriately dimensioned system located to the south west of the site. If the existing system within Coopies Lane were to be utilised, only foul flow would be possible, indicating the need for a separate solution to address surface water discharge. The lower level of the site also indicates that a new pump system would be required, which could add abnormal costs to the development.
- 11.18 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 11.19 There are no listed buildings or other historic assets within or close to the site.
- 11.20 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

- 11.21 Route 409/002 runs along the eastern boundary of the site and the retention of this would need to be factored into design of the site.

Conclusion

- 11.22 The site could potentially impact on the character of the surrounding landscape by crossing a currently strong settlement boundary into an area of open countryside. The site's topography is conducive but past and potentially future mineral workings would need further detailed assessment. The site is largely unconstrained by historic and ecological constraints.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	4

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 11.23 The site was not assessed as part of the past Sustainability Appraisal work, but following the methodology of the assessment it is apparent that the main constraints focus on site access. It is one of the closest of the site options to Morpeth train station but this is still beyond 800m and this is a potential constraint, as is distance to the nearest bus stop. As discussed, highways access is a potentially major constraint, and factoring evidence in the Northumberland Transport Assessment it could be reasonable to identify this as a serious constraint to sustainability. The development of a greenfield site and loss of grade 3 agricultural land are also potential constraints respectively.
- 11.24 The edge of town site is currently somewhat isolated from other services associated with the town centre which is circa 1.5km away, but Coopies Lane contains a range of complementary operators for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements and is relatively close to residential areas allowing for cycle and pedestrian access, albeit the access route is both undesirable and has poor legibility for users.
- 11.25 The site falls within the general extent of the Green Belt extension established in policy S5 of the Northumberland Structure Plan (2005). The Northumberland Green Belt Assessment

(2015) reviewed the contribution of land parcels around settlements to establish the most appropriate inner boundary by testing their contribution to the main purposes of the Green Belt in the NPPF.

- 11.26 The site falls with a parcel MH33 (Shadfen Park) which stretches and contained by the River Wansbeck to the north and the A196 to the south.
- 11.27 The area contributes highly to all of the Green Belt purposes. There is a risk of sprawl, in particular from ribbon development along the A196, and would encroach into the open countryside. However it is recognised that the lane to the east of the site could potentially form a new boundary, albeit not as strong as the current railway line settlement edge. The area also contributes to the historic setting of Morpeth and risks closing the separation with Guidepost.

Criterion 6: Compatibility of adjoining land uses

- 11.28 Existing adjoining uses are largely compatible with employment development; with existing employment development to the west and agricultural land surrounding the rest of the site.

Conclusion

- 11.29 The site's access is a major sustainability constraint and it is also apparent that the setting of Green Belt boundaries to exclude the site could be harmful to its purposes, as the area to the east of the railway line is sensitive to sprawl. However, surrounding uses are generally compatible.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	4
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness, Deliverability and viability

Ownership and availability

- 11.30 The site is under single ownership and is not being promoted for housing development through the Northumberland SHLAA. It is therefore reasonable to assume that the site is available for employment development.

Development costs

- 11.31 As a greenfield site it is currently unserved in terms of utilities and internal roads which would add to the site preparation cost. NWL indicate that a pumping system would be required if the existing foul water system serving Coopies Lane was to be utilised. A suitable access could be prohibitively expensive given the likely work required to the bridge over the railway line and works on the local road network.

Market demand

11.32 Evidence shows the Morpeth market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development ready site. The adjacent Coopies Land site remains relatively attractive to employment operators, although the vacancy rate as of the 31st March 2015 was over 15%. However the site is effectively built out with land available for new development. Access to the strategic road network is a key requisite for industrial / distribution operators, as indicated in evidence base documents, and the identified issues concerning efficient access to the A1 will likely be a significant constraint on future market demand. It is also evident that the very poor access to the site and expensive infrastructure required would deter investment.

Conclusion

11.33 It is apparent that whilst the site is available for employment, it would not stimulate market demand given both poor site access and distant and congested access to the strategic road network.

ELR site assessment score	
Criterion 7: Market demand and availability	2

Morpeth Site 10 – Land East of Coopies Lane

Total Score

Morpeth Site 10	
Total site score	19

12. Morpeth site 11 – Lancaster Park

Site Area (Ha): 14.45

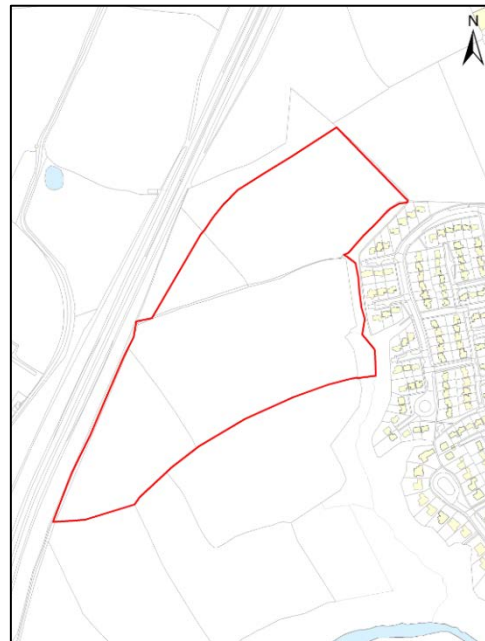
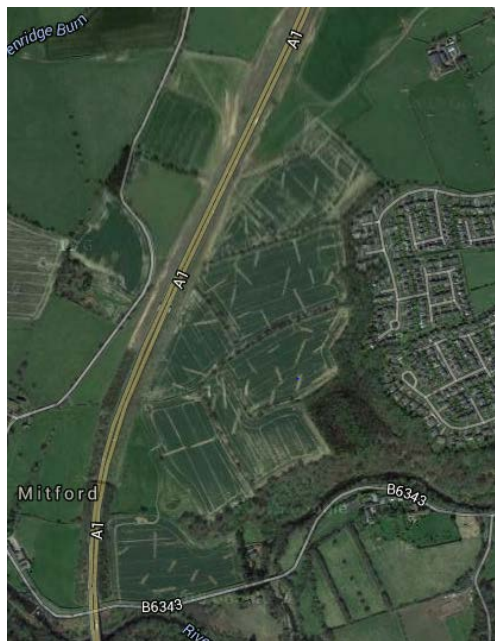
Easting: 418,066.800

Northing: 586,665.590

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	40	23,120	492
B2	30	17,340	482
B8	30	17,340	248

- 12.1 The site is situated between Lancaster Park and the North Morpeth By-pass, at the point it merges onto the A1. The site is bounded to the east by residential development at Lancaster Park, with woodland acting as a buffer. The site is currently used for mixed arable/pasture agriculture with mature hedgerow boundaries punctuated by mature trees.



12.2 Site 11 has been reviewed as the assessment of other site options indicates that whilst site 3 is the most suitable option for a new employment site, this option is constrained by the split land ownership and that it should be shifted to remove this issue. Land to the south of site 3 is under the same ownership and it is apparent that the land owner is willing for the site to be allocated and developed for employment use. The larger site also provides an alternative option for the continued allocation of land at Fairmoor (allocated in the Castle Morpeth Local Plan (2003), and designated as site D21 in the Northumberland Employment Site Schedule 2014/15), which is constrained by land ownership issues, meaning the site is likely to be unavailable for employment development. The area of site 11 is comparable to the combined area of the existing employment allocation at Fairmoor and the evidenced need for about 5ha of new land for employment development. This assessment will indicate to what degree site 11 shares the positive site characteristics and constraints which need to be overcome.

Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 12.3 Access to the strategic road network (A1) is less than 1km from the site via the Morpeth Northern By-pass. There would not be a need to traverse residential areas to reach the A1.
- 12.4 The site presently has no existing suitable point of access. However, upon completion of the North Morpeth Bypass a roundabout access will be available immediately to the north west of the site. The roundabout does not include a spur in its present design to enter the site but there is a gap in the bund to allow for an agricultural access road. This could allow for upgrading to deliver a suitable point of ingress and egress from the site. It would enable immediate access to the strategic road network, with no constraint from traffic stemming from other land uses.
- 12.5 County Highways assessment concludes that mitigation would allow for a suitable access to the site utilising this infrastructure, and that onsite requirements could be accommodated on the site. It is specifically noted that cycle and pedestrian connections to the existing network would be required.
- 12.6 The Transport Assessment (carried out in relation to the now withdrawn Core Strategy) concluded that the impacts of the new bypass are wide ranging including the grade separated junction adjacent to the site improving access to south east Northumberland, which in turn will reduce traffic flows through the town centre including the key pinch point at Telford Bridge. Without factoring planned development, significant reductions can be observed in the AM and PM peak periods at two key links that enter Morpeth from the south that regularly experience traffic congestion during the peak periods, notably the A197 at Mafeking and A192 at Telford Bridge. Overall, across the selected links, traffic reductions of approximately 10% can be anticipated. When other planned development is factored in, impacts remain positive, with only modest increases in traffic flow at 2 key junctions. It is apparent that given the location of the site, it is unlikely that there would be a severe impact on these two key junctions, and that there is sufficient excess capacity in the Bypass to support development at this location.

Conclusion

- 12.7 Site 11 would enable unconstrained access to the strategic road network, given that the North Morpeth Bypass is now complete. The impact of the sites development in terms of congestion on the local road network would be likely to not have an unacceptable adverse impact on key local junctions, in conjunction with other planned development; accounting for the excess local capacity the bypass will deliver.

ELR site assessment score	
Criterion 1: Strategic road access	5
Criterion 2: Local road access and impact	5

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 12.8 The site is suitable in shape and topography to allow for the development of large footprint commercial buildings. It is generally flat with very little undulation. Land to the south of the site slopes gently, intensifying in slope toward the River Wansbeck basin. Woodland to the east of the site corresponds with dip in the topography which would prevent employment development.
- 12.9 Although some of the site falls within a coal mining reporting area, which indicates the need for mining report as part of a future planning application, the Coal Authority does not identify any specific risks or history of coal mining.
- 12.10 The site is not within any mineral safeguard or resource area and as such it is evident that development of the site would not result in material sterilisation.
- 12.11 The site is currently used for mixed arable/pasture farming. Its designation is split between grades 3 and 4, with the vast majority being Grade 3. Grade 3 indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield” and Grade 4 indicates that it is “poor agricultural land” with “severe limitations which significantly restrict the range of crops and/or level of yields”. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 12.12 The site is open mainly agricultural land with mature hedgerow boundaries interspersed with mature deciduous trees in the southern portion of the site. A finger of mature woodland, Scotch Gill Woods, starts on the east boundary of the site and extends southwards toward the River Wansbeck. Some of this wood is within the site boundary.
- 12.13 Desk based assessment indicates that a number of protected species (Bat’s, Red Squirrels and Badgers) have been recorded within or close to the site. Although this would not prevent development of the site as a whole for employment it will mean that through design and layout the loss of relevant habitat should be avoided and/or mitigated or compensated. This has the potential to add development cost through loss of developable area. A range of other protected species has been recorded locally

12.14 The extreme south east corner of the site is designated ancient woodland and so would require a stand-off buffer which would likely slightly reduce the developable area. There are also Local Wildlife Sites (LWSs), Local Nature Reserves (LNRs), and further ancient woodlands (AWs) within 2km of the site. There is a Local Nature Reserve located to the east and south of the site and a buffer zone may be required and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

12.15 The site is within a wedge of green land which separates the edge of Morpeth from the A1. The area is characterised by small fields enclosed by mature hedgerows and broadleaf trees, and more open pasture land to the north east. The site is split between these two areas. The distance between the A1 and the edge of Morpeth denote a feeling of urban fringe.

12.16 The Northumberland Landscape Character Assessment (2010) identifies the majority of the site as 'Mid-Northumberland, lowland rolling farmland' character area; a notable key feature in relation to the site is "field enclosure by hedgerows, with frequent hedgerow trees", which feature strongly. The study recommends that as a guiding principle to development the landscape should be 'managed', which denotes that if features of the character area are maintained it has a "greater ability to absorb change, without significant detriment to the innate character". With maintaining of site features such as the strong hedgerow boundaries the surrounding landscape does have the potential to accommodate such development.

12.17 The southern portion of the site is within the 'Broad Lowland Valley – Wansbeck Valley' character area, which is characterised by "gentle v-shaped valleys set within rolling farmland" and "Riparian woodland". It is recommended that "the landscape should be managed to conserve both its natural and cultural history" and that development should seek "a net gain for landscape quality" with development briefs recommended for larger developments to ensure this delivered. It is apparent therefore that the southern portion of the site and land to south although suitable for development would need to ensure that the dominant landscape features are preserved and enhanced.

12.18 The Northumberland Key Land Use Impact Study (2010) in assessing landscape sensitivity at settlement edges does not directly assess an approach to development to the west but does , in relation to the northern suggest a need to " create distinct transition between urban and rural landscape" through the retention and strengthening of woodland belts and trees. It is apparent that such an approach could be relevant to the site and emphasises the need for any development to retain and enhance the tree cover which characterises the area to soften the transition to open countryside beyond the A1.

12.19 To ensure the development of the site does not impact on green infrastructure designations, a buffer zone may be required in relation to the Local Nature Reserve located to the east and south of the site.

Flooding and water management infrastructure

12.20 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site, and some areas at minor risk of surface water flooding.

12.21 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure and that a foul water connection is part of the ‘North Morpeth Strategic Sewage Project’. The Northumberland Water Cycle Study (2015) modelled a hypothetical employment area to the east of the A1 and indicated that the main concern was a water main running close to the site which would require to be diverted with a suitable easement, but this does not impact the site directly.

12.22 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

12.23 There are no listed buildings or other historic assets within or close to the site.

12.24 There is no known archaeological interest within the site. As per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

12.25 Route 415/013 cuts through the site, and so the layout of any development would need to ensure that this retained.

Conclusion

12.26 The site is able to accommodate large footprint buildings without substantial site levelling, and past and future mining workings will not impact development. There is no known archaeological (subject to identified investigation) interest and no historic assets would be impacted. Although there is some ecological interest in the site it would not prevent site development, but may require retention and enhancement of habitat features and a buffer zone. Similarly the landscape is able to absorb additional development and the A1 beyond helps to denote the area as urban fringe countryside, but enhancement of key landscape features would be needed. This has the potential to add to the marketability of a future employment site. The layout of the site would need to take account of the right of way which crosses the site.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	4

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

12.27 The northern part of the site has been assessed in previous Sustainability Appraisal work and this shows that for the majority of criterion assessed for the site scored no constraint and or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint. It was also noted

that the site is more than 1600m from the nearest train station, indicating a serious constraint in terms of access by alternative transport means. Pedestrian and cycle links to the site from residential areas will be improved as part of the North Morpeth Bypass development, which will also improve connection to the nearest bus stop which is within 800m. The amenity of nearby residents is considered a potential risk as the development would be immediately adjacent to houses at Lancaster Park.

12.28 It is apparent that the site is isolated from other services which employees would be likely to use. The town centre is circa 2km from the site and there are few other amenities within the adjoining neighbourhood. The site is immediately adjacent to a residential area, although there are no present linkages to the site which would need to be improved to allow for access on foot or by cycle. A bus stop is located a suitable walking distance to the site but this could be improved.

12.29 As indicated, the site is relatively unconstrained by heritage and the effects of flooding, and ecological constraints would not prevent the site's development for employment, but rather its layout and design.

12.30 The site falls within the general extent of the Green Belt extension established in policy S5 of the Northumberland Structure Plan (2005). The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish the most appropriate inner boundary by testing their contribution to the main purposes of the Green Belt in the NPPF.

12.31 The site falls within land parcel MH12a in the Green Belt Assessment, which extends from the A192 south of the site to the point the land starts to drop down into the River Wansbeck Valley. The area is considered to have a medium contribution to all of the purposes of the Green Belt. The role of the A1 to act as a strong and durable boundary for the Green Belt and prevent urban sprawl is recognised, as is the presence of built structures like roads and housing which denote a medium role for the setting of Morpeth. It is apparent that mature hedge boundaries to fields also have the potential to act as boundaries to development.

Criterion 6: Compatibility of adjoining land uses

12.32 The site is bounded to the A1 to the west and open farmland to the north and south. Residential properties would immediately adjoin the site to the east and so the layout of the site and location of uses would need to consider this potential impact in terms of noise, light and odour pollution. It is noted that these uses would not use a shared access and so commercial and residential traffic would not be mixed.

Conclusion

12.33 It is apparent that the development of this site would have a lesser impact on the Green Belt given the presence of strong and durable boundaries and the containment of any built form by the A1. Although adjoining residential areas, access for labour is relatively poor as is the access to other services, but the former will be improved by the by-pass. The proximity to housing may impact on amenity and this would need to be carefully considered in the design of any development.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	4
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness

Ownership and availability

12.34 The site has not been proposed for employment use during in the ELR call for sites (2010) or through subsequent calls for sites. It is in single ownership, and it is known that the landowner has been pursuing residential development in the immediate area. The site has been promoted as a housing site in the Northumberland SHLAA (3072 and 3073b), however the land owner has subsequently indicated that it would be supportive of the site being allocated and developed for employment use.

Development costs

12.35 As a greenfield site it is currently unserviced in terms of utilities and internal roads which would add to the site preparation cost. However, the location of a new roundabout off the North Morpeth bypass immediately adjacent to the site will remove the normally expensive need to improve the local road network. Access from the roundabout would be short and a gap in the bund would negate earth works. The retention and enhancement of planting and tree boundaries to retain habitat and landscape character and act as buffer from adjoining residential areas could remove development land and add cost. It is not clear at this stage if a contribution would be required toward a new pumping station but this could potentially add substantial cost.

Market demand

12.36 The site has immediate and good quality access to the strategic road network from the improved junction layout being developed as part of the Morpeth Northern By-pass. This could reduce transport costs and make access easier for workers, customers and freight. The frontage of the site will also be a positive feature to prospective operators.

12.37 The completion of the Morpeth Northern Bypass provides an unconstrained linkage between the A1 corridor and sites in south east Northumberland. However, it is unclear to what extent this may shift demand in the local industrial and office market.

12.38 Although the site is not linked to an established employment area, but there is clear support from the landowner to develop the site for employment use and they are actively pursuing development partnerships to bring forward and anchor a new location for economic growth. Provided the site is suitably designed it will be largely unaffected by sensitive land uses which can unduly restrict the times and hours of operation of businesses on the site. This may add to the appeal to business producing noise, odours, or a high number of lorry movements.

12.39 Evidence shows the Morpeth market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development ready site, which this site could address. It is apparent that the location is very appealing to the market in terms of access and frontage onto the A1 and the skilled local labour market, but the site may need enabling infrastructure through gap funding or a higher value commercial use.

Conclusion

4.39 The site is likely to be attractive to the market given clear business demand in Morpeth and excellent access to the A1, and there is a commitment from the landowner to bring forward employment development. Site development costs might be comparatively low, but higher value commercial uses could be used to ‘pump prime’ the site, given the appeal of the location to such operators.

ELR site assessment score	
Criterion 7: Market attractiveness	5

Morpeth site 11 – Lancaster Park

Total Score

Morpeth Site 11	
Total site score	29

13. Morpeth Site 12 – Land North of Coningsby House

Site Area (Ha) - 1.93

Easting - 420883.600

Northing - 585776.620

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	50	5,790	526
B1c	50	3,860	82

13.1 The site is located north of Coopies Lane Industrial Estate beyond a mineral railway line, with agricultural land to the north, east and south. The site is currently used for arable farming.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 13.2 The site is located to the north of the existing Coopies Lane employment area and would have to be accessed via a level crossing across the minerals rail line and then via Coopies lane to the A192 at the Morpeth rail station. Therefore access to the strategic road network is circa 5km from the site. The Clifton junction is the closest but does not have a northbound slip road, and so works traffic originating from the site would have to travel south to the junction with Stannington to travel north, adding circa 5km to the a journey north. This would have time and cost implications for businesses. Alternatively the junction on the A1 at the Morpeth Northern Bypass could be used, which provides and south and north bound slips. However, this junction is also circa 5km from the site, and would require employment traffic to past through the town centre, including the constrained junction at Telford Bridge. It is apparent that both junctions with the A1 are remote from the site and require traversing residential areas and/or the town centre and the residential traffic congestions associated with this. A third but somewhat unreasonable option is for generated employment traffic to use the A192 to access the strategic road network at Cramlington some 13km to the south.
- 13.3 Access to the site would need to be from Coopies Lane via a narrow level crossing, which would need upgrading to be used as a suitable access point. Thereafter the access would be across a field that is not part of the site, so would add cost. Junctions to the west of the site are also poor and not suitable for intensified use. County Highways, in commenting on a site with similar access, do not consider this particular road system to be appropriate for increased employment traffic and suggest that it is not feasible to mitigate. The route is undesirable as an access for pedestrians, cycles and via public transport.
- 13.4 The Transport Assessment (carried out in relation to the now withdrawn Core Strategy) concluded that the impacts of the new bypass are wide ranging including the grade separated junction improving access to south east Northumberland, which in turn will reduce traffic flows through the town centre including the key pinch point at Telford Bridge. Without factoring planned development, significant reductions can be observed in the AM and PM peak periods at two key links that entering Morpeth from the south that regularly experience traffic congestion during the peak periods, notably the A197 at Mafeking and A192 at Telford Bridge. Overall, across the selected links, traffic reductions of approximately 10% can be anticipated. When other planned development is factored in, impacts remain positive, with only modest increases in traffic flow at 2 key junctions. However, it is apparent that given the location of the site there is a risk of adding traffic load to the most constrained junctions in the town, in particular the River Wansbeck crossing at Telford Bridge which the study identifies as Morpeth's "key pinch point".

Conclusion

- 13.5 Site 12 would have constrained and distant access to the strategic road network which would demand traversing residential areas and/or the town centre, and could have adverse impact on the key constrained junction at Telford Bridge. Access to the site would also be unachievable and unsuitable via Coopies Lane and the level crossing.

ELR site assessment score	
Criterion 1: Strategic road access	1
Criterion 2: Local road access and impact	1

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 13.6 The site slopes quite steeply (25+ metres) from south to north. Extensive levelling would be required if larger footprint employment buildings were to be introduced.
- 13.7 The site falls within a coal mining reporting area and coal mining high risk area, on account of a coal outcrop that runs underneath the site and the presence of potential shallow coal workings. This does not necessarily exclude development as a significant proportion of land in Northumberland falls under designations. However, shallow coal workings have the potential to add significantly to development cost depending on the depth and nature of the shafts. The risks to development and therefore possible approaches and costs to mitigation would need to be addressed in mining risk assessment as part of any future planning application.
- 13.8 The site falls within the coal, clay (brick and fire), and sand and gravel mineral safeguarding area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. An application would need to demonstrate the effect on the resource.
- 13.9 The site is currently classified as grade 3, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”⁹. Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 13.10 The site has a small area of brownfield, derelict land towards its southern end. North of this, the site is a combination of rough grazing and wooded areas.
- 13.11 There are no wildlife designations within the site or in its near vicinity. However, given the site’s wooded nature, it is likely that wildlife interest will have established there, with the possibility of the presence of protected species. A range of protected species has been recorded locally in the past. There are Local Wildlife Sites (LWSs), Local Nature Reserves (LNRs), Ancient Woodlands (AWs) within 2km and further consultation with Natural England

⁹ Agricultural Land classification of England and Wales, MAFF, 1988

would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

- 13.12 The site is part of an open area of agricultural land which opens out from the wooded river gorges which characterise the eastern boundary of Morpeth. The wooded nature of the site and its locality have already been mentioned.
- 13.13 The Northumberland Landscape Character Assessment (2010) identifies the site to be within Landscape Character Type 35: Broad Lowland Valleys – the Font and Wansbeck Valley, the incised wooded valleys being a key feature. The local field pattern here dates back several hundred years. Development guidelines for the area note the need for long term woodland management and an examination of capacity of the landscape to absorb any larger forms of development.
- 13.14 The above is recognised in the Northumberland Key Land Use Impact Study (2010) in assessing landscape sensitivity recognition is given to the importance of this green finger (i.e. the open and wooded valley areas between the railway and the River Wansbeck to the north, which can be regarded as a key part of the green infrastructure in and around Morpeth.

Flooding and water management infrastructure

- 13.15 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site, although Flood Zone 2 lies just to the north. Surface water issues also tend to be limited to areas north of the site itself
- 13.16 Consultation with NWL on nearby sites indicated that the that development in the vicinity should be capable of being services for water supply and foul water sewerage; but considerable infrastructure investment could be needed to deal with significant increases in surface water run-off.
- 13.17 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 13.18 There are no listed buildings or other historic assets within or close to the site.
- 13.19 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

- 13.20 No public rights of way affect the site.

Conclusion

- 13.21 The site could potentially impact on the character of the surrounding landscape by encroaching into a 'green finger' area of Morpeth, where any development would need to be controlled in terms of its impact. The site's topography and historic landscape could also form an obstacle to other than small scale development. Past and potentially future mineral workings would need further detailed assessment. The site is largely unconstrained by historic or known ecological constraints.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 13.22 The site was not assessed as part of the past Sustainability Appraisal work, but following the methodology of the assessment it is apparent that the main constraints focus on site access. It is one of the closest of the site options to Morpeth train station but this is still beyond 800m and this is a potential constraint, as is distance to the nearest bus stop. As discussed, highways access is a potentially major constraint, and factoring evidence in the Northumberland Transport Assessment it could be reasonable to identify this as a serious constraint to sustainability. The development of a greenfield site and loss of wooded areas are also potential constraints respectively.
- 13.23 This part of town site is currently somewhat isolated from other services associated with the town centre which is circa 1.5km away, but Coopies Lane contains a range of complementary operators for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements and is relatively close to residential areas allowing for cycle and pedestrian access, albeit the access route is both undesirable and has poor legibility for users.
- 13.24 The site falls within the general extent of the Green Belt extension established in policy S5 of the Northumberland Structure Plan (2005). The Northumberland Green Belt Assessment

(2015) reviewed the contribution of land parcels around settlements to establish the most appropriate inner boundary by testing their contribution to the main purposes of the Green Belt in the NPPF.

- 13.25 The site falls with a parcel MH34 (Parish Haugh) contained by the River Wansbeck to the north and the railway.
- 13.26 The area contributes highly to most of the Green Belt purposes. In particular, the area contributes to the historic setting of Morpeth and risks closing the green breathing space.

Criterion 6: Compatibility of adjoining land uses

- 13.27 There is a degree of compatibility le with nearby employment uses but, on the other hand, there are intervening houses and the development of the site would encroach into the countryside.

Conclusion

- 13.28 The site’s access is a major sustainability constraint and it is also apparent that the setting of Green Belt boundaries to exclude the site could be harmful to its purposes of protecting the setting of the town and stopping sprawl within its valuable ‘green fingers’ such as this area represents. There may also be some incompatibility issues with surrounding uses.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	4
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness, Deliverability and viability

Ownership and availability

- 13.29 The site appears to be under single ownership and is not being promoted for housing development through the Northumberland SHELAA. It is therefore reasonable to assume that the site is available for employment development.

Development costs

- 13.30 As a greenfield site it is currently unserviced in terms of utilities, meaning a degree of expense to deal with surface water etc. and internal roads which would add to the site preparation cost. A suitable access could be prohibitively expensive given the likely work required to the level crossing and an internal access road.

Market demand

- 13.31 Evidence shows the Morpeth market is strong with tangible demand for new business premises. This is has been restricted in the past by poor access and lack of a development ready site. Nearby Coopies Land site remains relatively attractive to employment operators,

although the vacancy rate as of the 31st March 2015 was over 15%. However the site is effectively built out with land available for new development. Access to the strategic road network is a key requisite for industrial / distribution operators, as indicated in evidence base documents, and the identified issues concerning efficient access to the A1 will likely be a significant constraint on future market demand. It is also evident that the very poor access to the site and expensive infrastructure required would deter investment.

Conclusion

13.32 It is apparent that whilst the site is available for employment, it would not stimulate market demand given both poor site access and distant and congested access to the strategic road network.

ELR site assessment score	
Criterion 7: Market demand and availability	2

Morpeth Site 12 – Land North of Coningsby House

Total Score

Morpeth Site 12	
Total site score	15

14. Morpeth site 13 – Land north of Pinewood Drive

Site Area (Ha): 9.89

Easting: 418,543.970

Northing: 586,854.000

Indicative development mix (Assuming build out of between 60 and 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	80	47,472.4	4,315
B1c	20	9,724.8	421

- 14.1 The site is that part of a SHELAA submission for mixed uses in 2018 that was not already part of an assessed site. It is situated between Lancaster Park and the North Morpeth By-pass, at the point it merges onto the A1. The site is currently used for mixed arable/pasture agriculture with mature hedgerow boundaries punctuated by mature trees.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 14.2 Access to the strategic road network (A1) is less than 1km from the site via the Morpeth Northern By-pass.
- 14.3 The site could be accessed either from the A192. The other road that runs alongside the site (serving the residential development to the south) would be unsuitable for shared use.
- 14.4 County Highways assessment on the adjacent site concludes that mitigation would allow for a suitable access from the new roundabout close to the A1 junction although this would have to be via the adjacent site 3.
- 14.5 The Transport Assessment (carried out in relation to the now withdrawn Core Strategy) concluded that the impacts of the new bypass are wide ranging including the grade separated junction adjacent to the site improving access to south east Northumberland, which in turn will reduce traffic flows through the town centre including the key pinch point at Telford Bridge. Without factoring planned development, significant reductions can be observed in the AM and PM peak periods at two key links that entering Morpeth from the south that regularly experience traffic congestion during the peak periods, notably the A197 at Mafeking and A192 at Telford Bridge. Overall, across the selected links, traffic reductions of approximately 10% can be anticipated. When other planned development is factored in, impacts remain positive, with only modest increases in traffic flow at 2 key junctions. It is apparent that given the location of the site, it is unlikely that there would be a severe impact on these two key junctions, and that there is sufficient excess capacity in the Bypass to support development at this location.

Conclusion

- 14.6 Site 13 would enable unconstrained access to the strategic road network, given that the North Morpeth Bypass is now complete. The impact of the sites development in terms of congestion on the local road network would be likely to not have an unacceptable adverse impact on key local junctions, in conjunction with other planned development; accounting for the excess local capacity the bypass will deliver.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	5

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 14.7 The site slopes relatively gently, so will be suitable in shape and topography to allow for the development of relatively large footprint commercial buildings.
- 14.8 Although the site falls within a coal mining reporting area, which indicates the need for mining report as part of a future planning application, the Coal Authority does not identify any specific risks or history of coal mining.
- 14.9 The site is not within any mineral safeguard or resource area and as such it is evident that development of the site would not result in material sterilisation.
- 14.10 The site is currently used for mixed arable/pasture farming. Its designation is split between grades 3 and 4. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 14.11 The site is open mainly agricultural land with mature hedgerow boundaries interspersed with mature deciduous trees in the southern portion of the site. A finger of mature ancient woodland, Scotch Gill Woods, is in the near vicinity, south of the site and extends southwards toward the River Wansbeck.
- 14.12 Desk based assessment indicates that a number of protected species (Bat's, Red Squirrels and Badgers) have been recorded within or close to the site. Although this would not prevent development of the site as a whole for employment it will mean that through design and layout the loss of relevant habitat should be avoided and/or mitigated or compensated. This has the potential to add development cost through loss of developable area.
- 14.13 A range of other protected species has been recorded locally. There are Local Wildlife Sites (LWSs), Local Nature Reserves (LNRs), Ancient Woodlands (AWs) all within 2km. There is a Local Nature Reserve located to the south east and a buffer zone may be required and further consultation with Natural England would be required as part of any applications as the site may be in the SSSI Impact Risk Zone (IRZ).

Landscape and Green Infrastructure

- 14.14 The site is within a wedge of green land which separates the edge of Morpeth from the A1. The area is characterised by small fields enclosed by mature hedgerows and broadleaf trees, and more open pasture land to the north east. The site is split between these two areas. The distance between the A1 and the edge of Morpeth denote a feeling of urban fringe.
- 14.15 The Northumberland Landscape Character Assessment (2010) identifies the site as 'Mid-Northumberland, lowland rolling farmland' character area; a notable key feature in relation to the site is "field enclosure by hedgerows, with frequent hedgerow trees", which feature strongly. The study recommends that as a guiding principle to development the landscape should be 'managed', which denotes that if features of the character area are maintained it

has a “greater ability to absorb change, without significant detriment to the innate character”. With maintaining of site features such as the strong hedgerow boundaries the surrounding landscape does have the potential to accommodate such development.

14.16 The Northumberland Key Land Use Impact Study (2010) in assessing landscape sensitivity at settlement edges does not directly assess an approach to development to the west but does, in relation to the northern suggest a need to “ create distinct transition between urban and rural landscape” through the retention and strengthening of woodland belts and trees. It is apparent that such an approach could be relevant to the site and emphasises the need for any development to retain and enhance the tree cover which characterises the area to soften the transition to open countryside beyond the A1.

14.17 To ensure the development of the site does not impact on green infrastructure designations, a buffer zone may be required in relation to the Local Nature Reserve located to the south of the site.

Flooding and water management infrastructure

14.18 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site, with only small areas at minor risk of surface water flooding.

14.19 Consultation with NWL on adjacent land, indicates no impact on any existing water management infrastructure and that a foul water connection is part of the ‘North Morpeth Strategic Sewage Project’. The Northumberland Water Cycle Study (2015) modelled a hypothetical employment area to the east of the A1 and indicated that the main concern was a water main running close to the site which would require to be diverted with a suitable easement, but this does not impact the site directly.

14.20 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

14.21 There are no listed buildings or other historic assets within or close to the site.

14.22 There is no known archaeological interest within the site. As per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

14.23 Route 415/013 runs along the southern boundary of the site, and so the layout of any development would need to ensure that this retained.

Conclusion

14.24 The site is able to accommodate large footprint buildings without substantial site levelling, and past and future mining workings will not impact development. There is no known archaeological (subject to identified investigation) interest and no historic assets would be impacted. Although there is some ecological interest in the site it would not prevent site

development, but may require retention and enhancement of habitat features. Similarly the landscape is able to absorb additional development and the A1 beyond helps to denote the area as urban fringe countryside, but enhancement of key landscape features would be needed. This has the potential to add to the marketability of a future employment site.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	4

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 14.25 Previous sustainability appraisal work (carried out in relation to the (now withdrawn) Core Strategy), showed that the majority of criteria assessed for this location scored no constraint and/or a positive impact. The agricultural value was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint. It was also noted that this is more than 1600m from the nearest train station, indicating a serious constraint in terms of access by alternative transport means. Pedestrian and cycle links to the site from residential areas will be improved as part of the North Morpeth Bypass development, which will also improve connection to the nearest bus stop which is within 800m. The amenity of nearby residents is considered a potential risk as the development would be immediately adjacent to houses at Lancaster Park.
- 14.26 It is apparent that the site is isolated from other services which employees would be likely to use. The town centre is circa 2km from the site and there are few other amenities within the adjoining neighbourhood. The site is immediately adjacent to a residential area, although there are no present linkages to the site which would need to be improved to allow for access on foot or by cycle. A bus stop is located a suitable walking distance to the site but this could be improved.
- 14.27 As indicated, the site is relatively unconstrained by heritage and the effects of flooding, and ecological constraints would not prevent the site's development for employment, but rather its layout and design.
- 14.28 The site falls within the general extent of the Green Belt extension established in policy S5 of the Northumberland Structure Plan (2005). The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish the most appropriate inner boundary by testing their contribution to the main purposes of the Green Belt in the NPPF.
- 14.29 The site falls within land parcel MH12a in the Green Belt Assessment, which extends from the A192 south of the site to the point the land starts to drop down into the River Wansbeck Valley. The area is considered to have a medium contribution to all of the purposes of the Green Belt. The role of the A1 to act as a strong and durable boundary for the Green Belt and prevent urban sprawl is recognised, as is the presence of built structures like roads and housing which denote a medium role for the setting of Morpeth. It is apparent that mature hedge boundaries to fields also have the potential to act as boundaries to development.

Criterion 6: Compatibility of adjoining land uses

14.30 The site is bounded to the A1 to the west and open farmland to the north and south.

Residential properties would immediately adjoin the site to the east and so the layout of the site and location of uses would need to consider this potential impact in terms of noise, light and odour pollution. It is noted that these uses would not use a shared access and so commercial and residential traffic would not be mixed.

Conclusion

14.31 It is apparent that the development of this site would have a lesser impact on the Green Belt given the presence of strong and durable boundaries and the containment of any built form by the A1. Although adjoining residential areas, access for labour is relatively poor as is the access to other services, but the former will be improved by the by-pass. The proximity to housing may impact on amenity and this would need to be carefully considered in the design of any development.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	4
Criterion 6: Compatibility of adjoining uses	2

Criterion 7: Market Attractiveness

Ownership and availability

14.32 The site has not been proposed for employment use during in the ELR call for sites (2010), or subsequent calls for sites. However the most recent SHELAA puts it forward for mixed use with this proposal extending onto parts of adjoining sites (as assessed here). The submission proposes residential or mixed uses so there is some clarity that those in control of the land would not want to see the majority developed for employment.

Development costs

14.33 As a greenfield site it is currently unserviced in terms of utilities and internal roads which would add to the site preparation cost. However, the boundary with the A192 and the location of the new roundabout off the North Morpeth bypass close to the site will remove the normally expensive need to improve the local road network. The retention and enhancement of planting and tree boundaries to retain habitat and landscape character and act as buffer from adjoining residential areas could remove development land and add cost.

Market demand

14.34 The site has immediate and good quality access to the strategic road network from the improved junction layout being developed as part of the Morpeth Northern By-pass. This could reduce transport costs and make access easier for workers, customers and freight. The frontage of the site will also be a positive feature to prospective operators.

14.35 The completion of the Morpeth Northern Bypass provides an unconstrained linkage between the A1 corridor and sites in south east Northumberland. It is unclear to what extent this may shift demand in the local industrial and office market.

14.36 Although the site is not linked to an established employment area, provided the site is suitably designed it will be largely unaffected by sensitive land uses which can unduly restrict the times and hours of operation of businesses on the site. This may add to the appeal to business producing noise, odours, or a high number of lorry movements.

14.37 Evidence shows the Morpeth market is strong with tangible demand for new business premises. This has been restricted in the past by poor access and lack of a development ready site, which this site could address. It is apparent that the location is very appealing to the market in terms of access and frontage onto the A1 and the skilled local labour market, but the site may need enabling infrastructure through gap funding or a higher value commercial use.

Conclusion

14.38 The site is likely to be attractive to the market given clear business demand in Morpeth and excellent access to the A1. However it is clear that the owner would not wish to see the majority of the site in employment use. Site development costs might be comparatively low, but higher value commercial uses could be used to ‘pump prime’ the site, given the appeal of the location to such operators.

ELR site assessment score	
Criterion 7: Market attractiveness	3

Morpeth site 13 – – Land north of Pinewood Drive

Total Score

Morpeth Site 13	
Total site score	25

13. Morpeth Total Site Scores

Site reference	Site name	Strategic Road Access	Local Road Access and congestion	Site characteristics and development constraints	Proximity to urban areas and access to services and	Sustainability and planning factors	Compatibility of adjoining uses	Market attractiveness	Total site score
1	Land to the West of the A1 (south)	5	5	4	2	2	3	4	25
2	Land to the West of the A1 (north)	5	5	3	2	2	3	4	24
3	Land east of A1 & north west of Pinewood Drive	5	5	4	3	4	3	4	28
4	Land east of the A1 & west of A192	5	5	4	3	4	4	2	27
5	Land north of Fulbeck Grange	5	5	3	3	2	4	4	26
6	Land north of Cottingwood Common	5	4	4	3	3	4	2	25
7	Land west of Whorral Bank Roundabout	4	1	3	3	3	5	1	20
8	Land south of Coopies Lane	1	2	4	4	4	4	2	21
9	Land north west of County Hall (former fire station)	3	3	5	4	5	3	3	26
10	Land East of Coopies Lane	1	1	4	4	3	4	2	19
11	Lancaster Park	5	5	4	3	4	3	5	29
12	Land North of Coningsby House	1	1	2	4	2	3	2	15
13	Land north of Pinewood Drive	4	5	4	3	4	2	3	25

13.1 The assessment indicates that site 11 is the highest scoring location in Morpeth. Although site specific issues have lessened some scores, in general sites situated along the bypass scored highly on account of excellent access to the strategic road network and unconstrained local road access, and they are also generally unconstrained by current and planned adjoining land uses. This results in high scores for market demand, but site availability does temper this in

some cases, notably site 4. Sites to the east of the town are constrained by poor access to trunk roads and the need to traverse residential areas or the town centre to get to the A1. This, and the lack of frontage onto busy roads, could inhibit market appeal. Nevertheless, the location of south of Coopies Lane site close to the main, established employment site of the town adds to its planning value despite the low score here.

Northumberland Local Plan

Employment Land Site Option Appraisal

Ponteland Site Option Appraisal

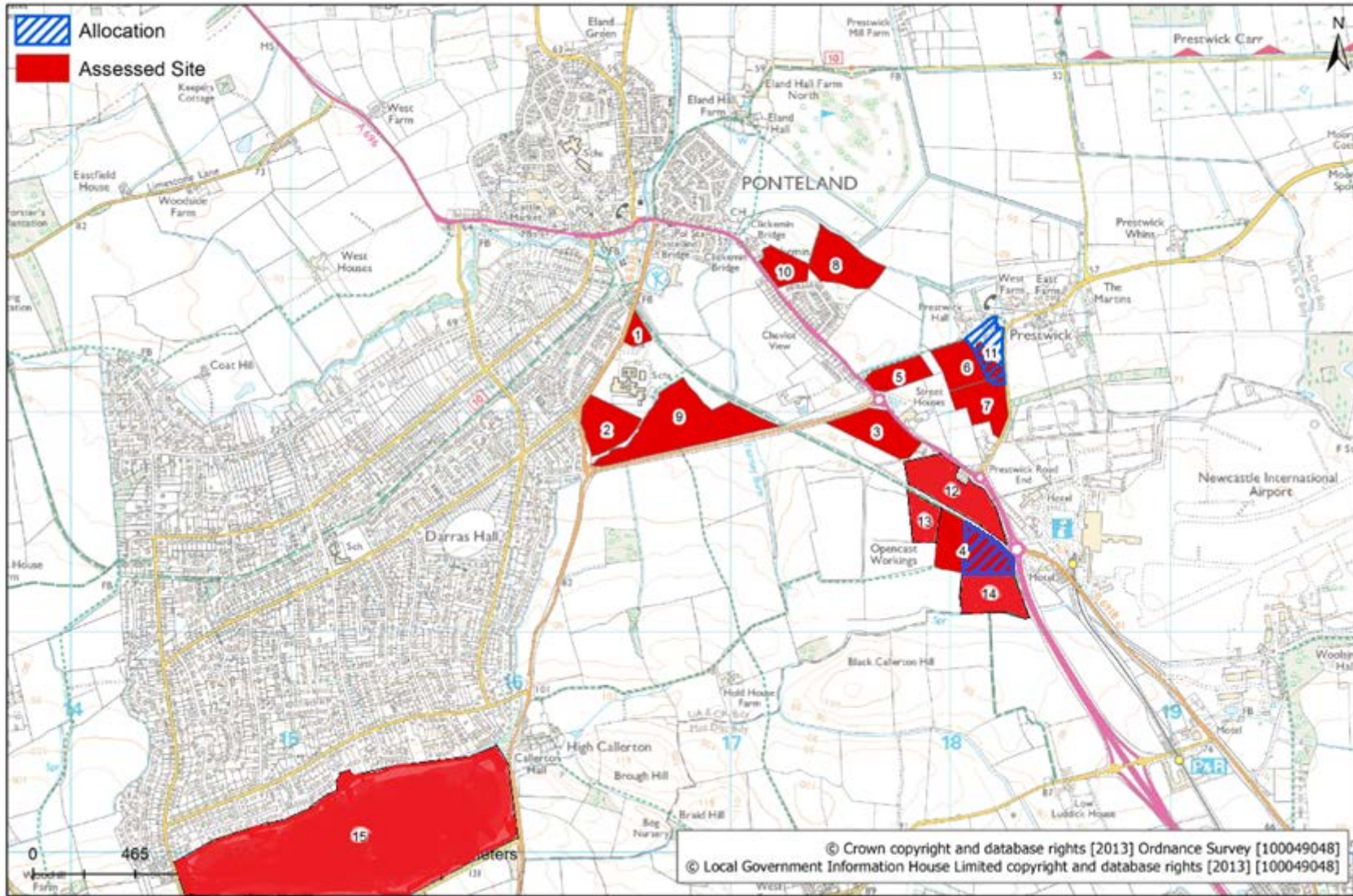
July 2018

1. Ponteland

- 1.1 The ELR (2011) noted a complete absence of available employment land in the town, despite reasonable levels of market demand. Industry consultation showed that Ponteland's excellent access to the strategic road network, the airport and the Tyneside market means that there is scope for additional land allocations to provide for office and light industrial development. In particular, there is significant demand for the former. It is recommended that allocation of around 5ha would be appropriate for all types of employment activity.
- 1.2 The conclusions of the ELR were reinforced in the ELPDS (2015), which concluded that there is a pressing need for land for both industry and offices, with around 5ha appropriate. Industry consultation showed that the market viewed Meadowfield Industrial Estate as not providing for modern need, that it is at capacity, that the market would particularly benefit from further high quality office development, and that the most appealing area for the market would be to the east of the town, maximising the good local transport links.
- 1.3 The town currently only has one allocated site, at Meadowfield Industrial Estate. As at the time of the original version of this assessment, the 4.6ha site had no land available for new development, and only 415sqm of floorspace available (data from 31st March 2015). This represents a vacancy rate of under 3%. The Prestwick Park office development was also nearly at capacity with 14 of the 15 business units currently occupied. This illustrates that constrained nature of the local market. The current constrained nature of the market is illustrated by the very low rates of new development in recent years with no land taken up in the 1999-2014 period and only 0.53ha developed for other uses.
- 1.4 Site options provide genuine alternatives for the allocation of land, but the following known constraints were considered when identifying site options. Site identification particularly considered the importance of unconstrained access, level topography for the development of large buildings, and issues and opportunities concerning current and planned infrastructure.
- 1.5 Options were provided to maximise the benefits of proximity to the A696, the Tyne and Wear Metro, and Newcastle International Airport. Sites to the north of the town were not identified because of the known traffic constraints stemming from the junction of Ponteland Road and Callerton Lane, which an employment allocation would likely accentuate. It was assumed that Ponteland was unlikely to be bypassed in the plan period, so this was not considered a viable mechanism to facilitate development to the north. Development to the west and to the south of Darras Hall would require Green Belt deletion into open countryside and would be distant from beneficial infrastructure serving Newcastle International Airport.
- 1.6 New sites have been suggested through the SHELAA call for sites in 2018. The additional sites that are assessed in this document, as a result of this call for sites, are limited to those that are in or well related to the town, (including Green Belt, as before), and which were put forward either for employment only or for mixed uses including commercial / employment. In this case, the four newly assessed sites are numbered 12 to 15. The assessments published in 2016 for Sites 1-11 are the same unless circumstances have changed on the ground.

Plan of Ponteland site options

Ponteland



2. Ponteland Site 1 – Land north of Ponteland High School

Site Area (Ha): 1.143

Easting: 416,575.774

Northing: 572,362.697

Indicative development mix (Assuming build out of 60% of the site and two storey building)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	100	13,716	1143

- 2.1 The site has previously been used as a combined police and fire station. A tree lined bridleway reruns to the east of the site. Residential development is located to the west beyond the B6323. The longstanding high school is to the south.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 2.2 The site is located to the south of Ponteland town centre. The strategic road network can be accessed at Prestwick Road End Roundabout on the A696, approximately 2.5km away. The preferable means of accessing the SRN would be via the B6323 to the south and then east along the B6545 to access the A696. An alternative route would be north along the B6323, to access the A696 in Ponteland town centre.
- 2.3 In order to access the site, a priority junction would most likely be required due to the nature of the road. Pedestrian and cycle connections will be required.
- 2.4 The Transport Assessment, carried out in 2015 in association with the (now withdrawn) Core Strategy, identified constraints associated with a mini-roundabout and the A696 / Callerton Lane junction in Ponteland town centre. If increased traffic flows accessed the site from the north, this could exacerbate the problem. The Callerton Lane / Rotary Way and A696 / Rotary Way junctions to the south and east of the site are not identified as constrained. As identified above, this would be the preferable way of accessing the SRN and would have less impact upon the local road network.

Conclusion

- 2.5 While not directly connected to the strategic road network, Site 1 would have relatively good and unconstrained access to it, avoiding Ponteland town centre, and an appropriate means of access can be achieved from the B6323.

ELR site assessment score	
Criterion 1: Strategic road access	3
Criterion 2: Local road access and impact	3

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 2.6 The majority of site 1 is level. The site is relatively small however, and an irregular shape. It would be suitable for the development of office developments without the need for substantial earthworks.
- 2.7 The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. An application would need to demonstrate the effect on the resource.
- 2.8 The site is mix of greenfield and brownfield, being used a police/fire station and incorporating grassed areas of trees. The area is identified as being of Grade 3 agricultural land, as is most of this area of Northumberland.

Biodiversity

- 2.9 The site includes a significant number of trees to the east and within the southern part.

- 2.10 Great crested newts have been recorded on the site and may represent a significant constraint to development. A range of other protected species has been recorded locally; the disused railway line to the east is known to have had badger sets on it in the past. As the site is located approximately 1km from an SSSI to the SW, further consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

- 2.11 The site is largely contained by a tree line to the east, the B6323 to the west and the middle school to the south. The site forms part of a green corridor which extends along the disused railway to form part of Ponteland Park to the northwest. Retention of trees along the eastern boundary will allow the corridor to be retained.
- 2.12 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.
- 2.13 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.
- 2.14 While the site is not located in an area identified as being of lower landscape sensitivity, the landscape impact of developing this site, close to the town centre is not considered to be significant. The green space to the east of the site is identified as being a key characteristic of the settlement.

Flooding and water management infrastructure

- 2.15 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site, and only a very small area in the centre of the site is at lower risk of surface water flooding, which would not necessarily prevent development.
- 2.16 Consultation with NWL indicates that a water main runs along the boundary of the site and will require easements to protect it. The site will be able to drain foul sewage to a manhole in

Dungreen, or to larger diameter sewers nearer the town centre as part of a wider development.

- 2.17 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 2.18 There are no listed buildings or other historic assets within or close to the site.
- 2.19 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

- 2.20 The site is not impacted by public rights of way. A bridleway along the line of the disused railway line runs along the eastern boundary of the site.

Conclusion

- 2.21 Other than biodiversity considerations, the site is largely unconstrained for an office development. The size and shape of the site may limit other B class uses. However, the presence of great crested newts on site, the potential for badgers close to the site and that other species have been recorded locally may impact upon development.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	4

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Planning and Sustainability Factors

- 2.22 Previous Sustainability Appraisal work (2015) shows that the site scores highly against many of the criteria considered. Criteria against which issues were identified were in relation to highways access, agricultural land, local wildlife and the SSSI. Given that lack of a railway station in Ponteland, the site was marked down in terms of the distance to a railway station. These issues are examined in more detail in the site characteristics and development constraints section. With the exception of biodiversity considerations, it is not considered that the above issues will affect the sustainability of the site.
- 2.23 The site is located less than 500m from Ponteland town centre, by public bridleway. The town centre contains a range services which will be complementary for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements and is relatively close to residential areas allowing for cycle and pedestrian access. A bus stop is already located approximately 300m away on Callerton Lane.

- 2.24 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.
- 2.25 The site is located within land parcel area PD08 – Rotary Drive, which covers the triangular area from the town centre to Rotary Way. The assessment identifies that the LPA makes a medium contribution to the purposes of the Green Belt. It indicates that there is a slight risk of ribbon development along the B6323, but that there are opportunities to create strong durable boundaries to prevent encroachment into the countryside.
- 2.26 Given that the site only forms a small part of the LPA, is located between the schools and the town centre and has strong boundaries to the east and west from the tree lined bridleway and the B6323, the development in this location is likely to have limited impact upon the purposes of the Green Belt.

Criterion 6: Compatibility of adjoining land uses

- 2.27 The site is adjacent to Ponteland Middle School which is located to the south, and is opposite residential development which is set back from the road. There is potential for the amenity of residents to be impacted depending upon the nature of development, although office use would be compatible. There is potential for conflict between transport associated with the site and students travelling to and from school.

Conclusion

- 2.28 The site is in a sustainable location, with the main constraints being protected species located on site, the size and shape of the site, and the potential for conflict with the adjacent school and the impact upon residential amenity. While located in the Green Belt, development in this location will have a limited impact upon the purposes of the Green Belt. The site is well situated in close proximity to Ponteland town centre.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	5
Criterion 5: Sustainability and planning factors	4
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness

Ownership and availability

- 2.29 The site was not proposed for employment use during in the ELR call for sites (2010) or in subsequent calls for sites. This Council owned site was identified by the Council as a potential employment site through its review of assets. However, since then, an application for the redevelopment of this site and sites to the north has been approved and this particular site is intended as a car park serving the school and associated facilities. Availability is therefore unlikely.

Development costs

2.30 The site already benefits from highway access, and utilities. Additional costs will be associated with providing an improved access and demolition of the existing structures.

Market demand

2.31 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses.

2.32 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues. The location close to the town centre, with its complementary services, will be appealing for offices.

Conclusion

2.33 It is apparent that whilst there is likely to not be any abnormal development costs associated with the site, its availability is now unlikely, Nevertheless demand for development in the east of Ponteland is strong, and the town centre uses will be attractive for offices developments.

ELR site assessment score	
Criterion 7: Market attractiveness	4

Ponteland Site 1 – Land north of Ponteland High School

Total score

Ponteland Site 1	
Total site score	26

3. Ponteland Site 2 – Land south of Ponteland High School

Site Area (Ha): 4.628

Easting: 416,435.382

Northing: 571,939.567

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	80	14,809.6	1,234
B1c	20	3,702.4	79

- 3.1 The site is currently used as playing fields for Ponteland High School. The southern and eastern boundaries are tree lined, and are aligned with a burn. The high school is to the north. Residential development is located to the west beyond the B6323.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 3.2 The site is located south of Ponteland town centre, and east of Darras Hall. The strategic road network can be accessed at Prestwick Road End Roundabout on the A696, approximately 2km away. The preferable means of accessing the SRN would be via the B6323 to the south and then east along the B6545 to access the A696.
- 3.3 In order to achieve access to the site, a remodelling of the existing mini-roundabout / junction to the west may be required to create a fourth arm. Pedestrian and cycle connections will be required.
- 3.4 The Transport Assessment, carried out in 2015 in association with the (now withdrawn) Core Strategy, identified constraints associated with a mini-roundabout and the A696 / Callerton Lane junction in Ponteland town centre. If increased traffic flows accessed the site from the north, this could exacerbate the problem.
- 3.5 Given the location of the site, access to the SRN is likely to be achieved avoiding the town centre, minimising the impact upon the local road network. The Callerton Lane / Rotary Way and A696 / Rotary Way junctions to the south and east of the site are not identified as constrained.

Conclusion

- 3.6 While not directly connected to the strategic road network, Site 2 would have relatively good and unconstrained access to it, avoiding Ponteland town centre. An appropriate means of access can be achieved from Callerton Lane.

ELR site assessment score	
Criterion 1: Strategic road access	3
Criterion 2: Local road access and impact	3

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 3.7 Site 2 is level. It would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks.
- 3.8 The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. It is also located within a Coal Mining Reporting Area. Any application would need to demonstrate the effect on the resource, and include a mining report. A small area in the south of the site is identified in the abandoned mines catalogue.
- 3.9 The site is greenfield, and used as school playing fields. The area is identified as being of Grade 3 agricultural land, as is most of this area of Northumberland.

Biodiversity

- 3.10 The southeast boundary of the site is lined with trees, aligned with the burn.
- 3.11 Great crested newts have been recorded on or adjacent to the site and may represent a significant constraint to development. A range of other protected species has been recorded locally. As the site is located approximately 1km from an SSSI to the SW, further consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

- 3.12 The site is largely contained by a tree line to the southeast, the B6323 to the west and the high school to the north. The site provides playing fields to the neighbouring high school. The loss of playing fields is likely to require mitigation measures to compensate for the loss of this asset.
- 3.13 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.
- 3.14 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.
- 3.15 The study identifies the green space on which the site is located as a key characteristic of the landscape.

Flooding and water management infrastructure

- 3.16 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site. An area to the south of the site is at lower risk of surface water flooding, while areas adjacent to the burn are of intermediate risk. This would not necessarily prevent development.
- 3.17 Consultation with NWL indicates that a water main runs along the boundary of the site and will require easements to protect it. The site will be able to drain foul sewage to a manhole in Dunsgreen, or to larger diameter sewers nearer the town centre as part of a wider development.

3.18 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

3.19 There are no listed buildings or other historic assets within or close to the site.

3.20 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

3.21 The site is not impacted by public rights of way.

Conclusion

3.22 The main constraints are the loss of existing playing fields and biodiversity considerations. While neither may prevent development, the presence of great crested newts on or adjacent to the site, and the potential loss of green infrastructure, may impact upon development.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

3.23 Previous Sustainability Appraisal work (2015) shows that the site scores highly against many of the criteria considered. Criteria against which major issues were identified were in relation the existing land use and distance to a railway station. Minor issues were identified in relation to highways access, agricultural land, landscape sensitivity, local wildlife and the SSSI. These issues are examined in more detail in the site characteristics and development constraints section. The loss of playing fields and biodiversity considerations, may affect the sustainability of the site.

3.24 The site is located less approximately 1km from Ponteland town centre, by footpath and public bridleway. The town centre contains a range services which will be complementary for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements and is relatively close to residential areas allowing for cycle and pedestrian access. A bus stop is already located approximately 150m away on Callerton Lane.

3.25 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.

- 3.26 The site is located within land parcel area PD08 – Rotary Drive, which covers the triangular area from the town centre to Rotary Way. The assessment identifies that the LPA makes a medium contribution to the purposes of the Green Belt. It indicates that there is a slight risk of ribbon development along the B6323, but that there are opportunities to create strong durable boundaries to prevent encroachment into the countryside.
- 3.27 Given that the site only forms a small part of the LPA, is located between the high school and the B6545, and is bounded to the east by a tree line, the impact upon the purposes of the Green Belt will be relatively limited.

Criterion 6: Compatibility of adjoining land uses

- 3.28 The site is adjacent to Ponteland High School which is located to the north, and is opposite residential development, to the west. To the southeast is agricultural land. There is potential for the amenity of residents to be impacted by noise/light/odour, depending upon the uses on the site. There is potential for conflict between transport associated with the site and students travelling to and from school.

Conclusion

- 3.29 The site is in a relatively sustainable location, in walking distance of the town centre, although there are a number of constraints, most notably the loss of playing fields, the potential presence of protected species on site and potential conflict with residents amenity and schools. While located in the Green Belt, development in this location will have a limited impact upon the purposes of the Green Belt.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	4
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	2

Criterion 7: Market Attractiveness, Deliverability and viability

Ownership and availability

- 3.30 The site was not proposed for employment use during in the ELR call for sites (2010) or in subsequent calls for sites. This Council owned site has been identified by the Council as a potential employment site through its review of assets. Proposals for the reorganisation and redevelopment of Ponteland schools are ongoing. Therefore there remain uncertainties about the availability of the site for employment use.

Development costs

- 3.31 The provision of a new access and utility connections will increase development costs but these should not be prohibitive.

Market demand

- 3.32 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses.
- 3.33 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues. While located in east Ponteland, depending upon the nature of end user, the potential for conflict with the neighbouring school and residential area may reduce the appeal of developing in this location. However, the site is well connected to the town centre and its complementary services.

Conclusion

- 3.34 It is apparent that whilst there is likely to not be any abnormal development costs associated with the site, there remain uncertainties regarding the availability of the site for development. Demand for development in the east of Ponteland is strong, though the potential for conflict with neighbouring uses may reduce the appeal, depending upon the user.

ELR site assessment score	
Criterion 7: Market attractiveness	4

Ponteland Site 2 – Land south of Ponteland High School

Total score

Ponteland Site 2	
Total site score	21

4. Ponteland Site 3 – Land south of B6545

Site Area (Ha): 4.982

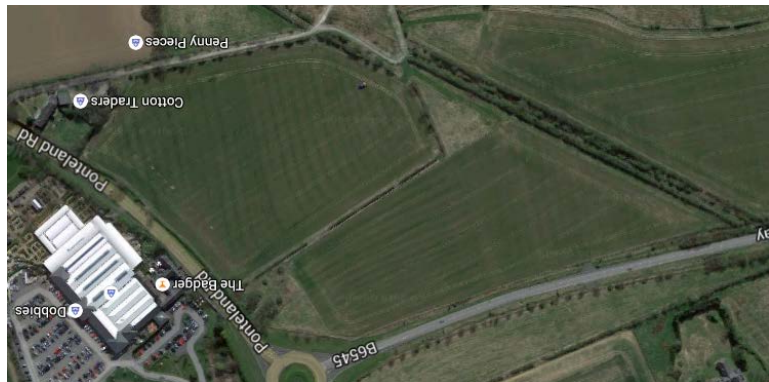
Easting: 417,675.224

Northing: 571,909.491

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	40	7,971.2	664
B1c	40	7,971.2	170
B2	20	3,985.6	111

- 4.1 The site comprises agricultural land, and is bounded to the east by the A696, and the north by Rotary Way (B6545). Dobbies Garden Centre and the Badger public house are located to the east, while residential development extends to the north from the A696 / B6545 roundabout.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 4.2 The site is located south east of Ponteland, and close to Newcastle International Airport. The strategic road network is close by and can be accessed at Prestwick Road End Roundabout on the A696, less than 500m away.
- 4.3 In order to achieve appropriate access, a new roundabout at the far western edge of the site would be required on the B6545.
- 4.4 The Transport Assessment, carried out in 2015 in association with the (now withdrawn) Core Strategy, identified constraints associated with a mini-roundabout and the A696 / Callerton Lane junction in Ponteland town centre. The A696 /Rotary Way roundabout, and the Callerton way / Rotary Way roundabouts are identified as unconstrained.
- 4.5 Traffic accessing the SRN is not therefore likely to have a significant impact upon the local road network. The impact upon the junctions in the town centre would be limited.

Conclusion

- 4.6 The site is located very close to the SRN and appropriate highways access can be achieved. Development in this location would not have a significant impact upon the local road network as the key junction, the A696/B6545 junction is relatively unconstrained.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	4

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 4.7 Site 3 is level. It would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks.
- 4.8 The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. It is also located within a Coal Mining Reporting Area. Coal outcrops cross the site from northeast to southwest. These are aligned with identified development high risk areas. Any application would need to demonstrate the effect on the resource, include a mining report, and a coal mining risk assessment.
- 4.9 The site is greenfield, and in agricultural use. The area is identified as being of Grade 3 agricultural land, as is most of this area of Northumberland.

Biodiversity

- 4.10 A number of protected species including great crested newts have been recorded locally. As the site is located approximately 2km from an SSSI to the SW, and another to the NE, further

consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

- 4.11 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.
- 4.12 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.
- 4.13 The study indicates that development should be guided to areas of lower landscape sensitivity, to the east of the settlement. The site is located within this area. The study recommends that in this location field boundaries should be retained and the settlement edge strengthened. While in an area of lower landscape sensitivity, given the open nature of the site, in an area which currently does not have development, the landscape impact may be significant.
- 4.14 Whilst development of the site would not impact upon green infrastructure, the bridleway to the rear is used for local amenity.

Flooding and water management infrastructure

- 4.15 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site. A small area within the site is at lower risk of surface water flooding.
- 4.16 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure. A foul sewer runs along the northern edge of the site which will be capable of accepting foul only flows.
- 4.17 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 4.18 Street House Farmhouse, a grade II listed building is located opposite the site. Development on the site has the potential to impact upon the setting of this listed building.
- 4.19 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

- 4.20 The site is not impacted by public rights of way. A bridleway from the northwest to southeast is located west of the site.

Conclusion

- 4.21 The main constraints to development are the presence of coal outcrops which are identified as development high risk areas, the potential for impact upon a nearby listed building, and landscape impact.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	3

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 4.22 Previous Sustainability Appraisal work (2015) shows that the site scores highly against many of the criteria considered. Criteria against which a major issue was identified were in relation the existing land use. Minor issues were identified in relation to the distance to a train station, highways access, agricultural land, landscape sensitivity, and SSSIs. These issues are examined in more detail in the site characteristics and development constraints section.
- 4.23 The site is located approximately 1.5km from Ponteland town centre, by footpath and public bridleway. The town centre contains a range of services which will be complementary for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements. The site is relatively close to residential areas. However, currently the site is not served by cycleway or footpaths. A bus stop is located approximately 300m away on Cheviot View.
- 4.24 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.
- 4.25 The site is located within land parcel area PD09b – Callerton Hall, which extends from the A696 in the east to Callerton Lane in the west. The assessment identifies that the LPA makes an overall high contribution to the purposes of the Green Belt. The LPA scores highly on all

criteria assessed. It indicates that there is a risk of leapfrog development from Newcastle and non-compact development around the A696/Airport, that development would increase the risk of merger between Ponteland and Newcastle, and that development in any part of the LPA would encroach on the countryside. While the site represents only a small part of the LPA, it is considered that the assessment is equally applicable to the site.

Criterion 6: Compatibility of adjoining land uses

4.26 The site is adjacent to Dobbies Garden Centre and the Badger Public House. A few of businesses and residential properties are located south of the site, while residential development extends north towards Ponteland along Cheviot View. The scale of the impact of development upon residential amenity would be affected by the land use but is likely to be limited, and affect relatively few properties.

Conclusion

4.27 The site is located approximately 1.5km from the Ponteland town centre, and not well connected to the settlement. Development in this location would represent encroachment into the countryside, in an area which makes a high contribution to the purposes of the Green Belt. While conflict with adjoining land uses may be minimal, the site does not score highly in terms of sustainability.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness

Ownership and availability

4.28 The site was not proposed for employment use during in the ELR call for sites (2010) or in subsequent calls for sites. The site was identified as a potential employment site by Council officers. The site is known to be in private ownership. The owner is not known to be promoting the site for development, and it is unclear whether the site will be available for employment uses. The site currently farmed.

Development costs

4.29 The provision of a new access and utility connections, and improved cycling and pedestrian access will increase development costs.

Market demand

4.30 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses.

4.31 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues. The site is located very close to the SRN and there is likely to be limited conflict with neighbouring uses, depending upon the land use. Business demand for the site is likely to be strong.

Conclusion

4.32 It is apparent that whilst abnormal development costs associated with the site are unlikely to be prohibitive, there remain uncertainties regarding the availability of the site for development. Demand for development in this location is likely to be strong.

ELR site assessment score	
Criterion 7: Market attractiveness	3

Ponteland Site 3 – Land south of B6545

Total score

Ponteland Site 3	
Total site score	22

5. Ponteland Site 4 – Land west of Newcastle Airport

Site Area (Ha): 6.744

Easting: 418,081.945

Northing: 571,378.372

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	20	5,395.2	449
B1c	40	10,790.4	230
B2	30	8,092.8	225
B8	10	2,697.6	39

- 5.1 The site is located to the west of Newcastle International Airport. The site comprises reclaimed land from surface mining. Part of the site is occupied by an ongoing waste business.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 5.2 The site is located south east of Ponteland, and very close to Newcastle International Airport. The site currently benefits from direct access to the strategic road network at the airport roundabout (albeit the A696 is not part of the trunk road network). Development in this location could impact upon the A696 and A1 junction and further consultation with Highways England would be required to ascertain the impact. Discussions with Newcastle International Airport revealed that future expansion plans of the airport would likely require the enlargement of the current roundabout access off the A696. Therefore the development of the site would have to consider its contribution to the need for this upgrade and ensure physically that there is sufficient land to allow for the improvements to be made.
- 5.3 Given that the site is connected directly off a dual carriageway, the impact of development on the local road network is considered to be minimal. Given the distance of the site from Ponteland town centre, the use of services in Ponteland by businesses and employees may generate a small amount of traffic in the town centre.

Conclusion

- 5.4 While directly connected to the SRN, further investigations would need to be undertaken to ascertain the impacts upon the SRN and whether the existing access can support development in relation to future expansion plans of the airport. The impact upon the local road network is considered to be minimal.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	4

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 5.5 Site 4 is generally level. It would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks. However the north east corner has planning permission for waste processing and substantial earth bunds have been created.
- 5.6 The site and area has a history of mining. The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. It is also located within a Coal Mining Reporting Area. The site was previously a surface mine, and may contain shallow mine workings. Coal outcrops cross the site from northeast to southwest. These are aligned with identified development high risk areas. The site includes mine entry points. Any application would need to demonstrate the effect on the resource, include a mining report, and coal mining risk assessment.

- 5.7 The site is mostly greenfield, having been reclaimed from surface mining. There are areas of hard standing associated with the existing waste business. The site is mix of Grade 3a and 3b agricultural land.

Biodiversity

- 5.8 A number of protected species including great crested newts have been recorded locally. As the site is located approximately 2km from an SSSI to the west, and another 2.5km to the north, further consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

- 5.9 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.
- 5.10 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.
- 5.11 The study indicates that development should be guided to areas of lower landscape sensitivity, to the east of the settlement. The site is located within this area. The study recommends that in this location field boundaries should be retained and the settlement edge strengthened. While in an area of lower landscape sensitivity, given the open nature of the site, in an area which currently does not have much development, the landscape impact may be significant.
- 5.12 Development of the site would not impact upon green infrastructure.

Flooding and water management infrastructure

- 5.13 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site. A number of areas of the site are at risk of surface water flooding.
- 5.14 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure.

- 5.15 The nearest public foul water sewer is in the access road to Newcastle Airport. Connecting to this sewer would require crossing of A696 at the airport roundabout.
- 5.16 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 5.17 There are no listed buildings or other historic assets within or close to the site.
- 5.18 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

- 5.19 The site is not directly impacted by public rights of way. A bridleway forms the northern boundary of the site, while a public footpath is close to the southern boundary.

Conclusion

- 5.20 Constraints to development largely relate to the mining history of the site, and the provision of utility connections. Previous mine workings and mine entry points may affect development potential, while connecting to sewers across the A696 may be problematic.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 5.21 Previous Sustainability Appraisal work (2015) shows that the site scores highly against many of the criteria considered. Criteria against which a major issue was identified were in relation the existing land use, as the majority of the site is greenfield. Minor issues were identified in relation to highways access, agricultural land and marketability. These issues are examined in more detail in other sections.
- 5.22 The site is located approximately 2.5km from Ponteland town centre, by footpath and public bridleway. The town centre contains a range of services which will be complementary for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements. The site is some distance from residential areas. The site is directly connected to Ponteland town centre by a public bridleway. A bus stop is located at the airport, approximately 350m away. A Tyne and Wear metro station is also located at the airport.
- 5.23 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.

5.24 The site is located within land parcel area PD09b – Callerton Hall, which extends from the A696 in the east to Callerton Lane in the west. The assessment identifies that the LPA makes an overall high contribution to the purposes of the Green Belt. The LPA scores highly on all criteria assessed. It indicates that there is a risk of leapfrog development from Newcastle and non-compact development around the A696/Airport, that development would increase the risk of merger between Ponteland and Newcastle, and that development in any part of the LPA would encroach on the countryside. While the site represents only a small part of the LPA, it is considered that the assessment is equally applicable to the site.

Criterion 6: Compatibility of adjoining land uses

5.25 The site is close to Newcastle International Airport, and car parks and hotels associated with the airport. There will be little conflict with neighbouring uses.

Conclusion

5.26 The site is located approximately 2.5km from the Ponteland town centre, and not well connected to the settlement. It is well connected to the Newcastle airport. Development in this location would represent encroachment into the countryside, in an area which makes a high contribution to the purposes of the Green Belt. While conflict with adjoining land uses may be minimal, the site does not score highly in terms of sustainability.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	2
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

5.27 The site was not proposed for employment use during in the ELR call for sites (2010) or in subsequent calls for sites. The site was identified as a potential employment site by Council officers. The site is known to be in private ownership. The north east of the site is currently being used for waste processing with planning permission to do this for most of the remainder of the plan period. The operation effectively blocks the entrance to the site, meaning that not only the actively used part of the site is not available, but the remainder would not be.

Development costs

5.28 The costs of securing utility connections given the complications of crossing the A696, and providing an appropriate access for this use on the SRN may be significant.

Market demand

5.29 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It

indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses.

- 5.30 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues. The site is located very close to the airport and provides direct access to the SRN. There is likely to be little conflict with neighbouring uses. However the current waste operation and aircraft noise may be prohibitive to certain types of employment development.

Conclusion

- 5.31 Development costs and the availability of the site for employment uses are significant constraints to development. Market demand for some uses would also be subdued by current uses on part of the site and potentially by aircraft noise.

ELR site assessment score	
Criterion 7: Market demand and availability	2

Ponteland Site 4 – Land west of Newcastle Airport

Total score

Ponteland Site 4	
Total site score	20

6. Ponteland Site 5 – Land east of A696

Site Area (Ha): 2.88

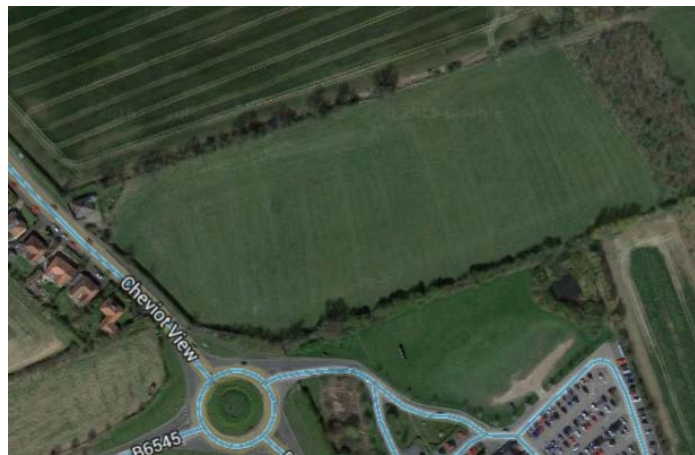
Easting: 417,766.901

Northing: 572,170.885

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	40	4,608	384
B1c	40	4,608	98
B2	20	2,304	33

6.1 The site lies to the southeast of Ponteland, north of the A696 / B6323 roundabout. The site comprises an agricultural field.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 6.2 The site is located south east of Ponteland, approximately half way between the town and Newcastle International Airport. The site is close the strategic road network which can be access at the Prestwick Road End roundabout approximately 600m away.
- 6.3 No additional arm to the roundabout will be permitted. Access could be achieved utilising the existing access road to the garden centre. Third party rights of access would need to be secured.
- 6.4 The Transport Assessment, carried out in 2015 in association with the (now withdrawn) Core Strategy, identified constraints associated with a mini-roundabout and the A696 / Callerton Lane junction in Ponteland town centre. The A696 /Rotary Way roundabout is identified as relatively unconstrained.
- 6.5 Given that access would need to be achieved via the A696 /Rotary Way roundabout the impact upon the local road network would be limited. The use of services by businesses and employees in the town centre may generate additional journeys but the impact upon the constrained junctions in the town centre is likely to be minimal.

Conclusion

- 6.6 If rights of access to the A696 / B6323 roundabout can be secured via the garden centre access road, the site is well positioned for the SRN and should not have a significant impact upon the local highways network.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	3

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 6.7 Site 5 is level. It would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks.
- 6.8 The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. It is also located within a Coal Mining Reporting Area. Coal outcrops cross the site from northeast to southwest. These are aligned with identified development high risk areas. Any application would need to demonstrate the effect on the resource, include a mining report, and a coal mining risk assessment. The area is identified in the abandoned mines catalogue.
- 6.9 The site is greenfield, and in agricultural use. The area is identified as being of Grade 3 agricultural land, as is most of this area of Northumberland.

Biodiversity

- 6.10 Otters are known to be on or adjacent to the site. A number of other protected species including great crested newts have been recorded locally. As the site is located approximately 2km from an SSSI to the west, and another 1.8km to the northeast, further consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

- 6.11 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.
- 6.12 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.
- 6.13 The study indicates that development should be guided to areas of lower landscape sensitivity, to the east of the settlement. The site is located within this area. The study recommends that in this location field boundaries should be retained and the settlement edge strengthened. While the site is located within the lower landscape sensitivity area, only a small part of it is adjacent to existing development so the landscape impact may be significant.
- 6.14 Development of the site would not impact upon green infrastructure.

Flooding and water management infrastructure

- 6.15 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site. Approximately half of the site is susceptible to surface water flooding.
- 6.16 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure. Foul water drainage can be drained to a manhole 200m north of the site.

6.17 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

6.18 Street House Farmhouse, a grade II listed building is located to the south of the site. While development has the potential to impact upon the setting, given the distance from the building, this is not considered a major constraint to development.

6.19 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

6.20 The site is not directly impacted by public rights of way. A bridleway forms the northern boundary of the site.

Conclusion

6.21 The main constraints to development are the presence of otters on or close to the site. A coal mining risk assessment will also be required.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	3

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

6.22 Previous Sustainability Appraisal work (2015) shows that the site scores highly against many of the criteria considered. Criteria against which a major issue was identified were in relation the existing land use, due to the site being brownfield land. Minor issues were identified in relation to the distance to a train station, highways access, amenity, agricultural land, surface water flood risk, SSSIs and infrastructure constraints. These issues are examined in more detail in other sections.

6.23 The site is located approximately 1.5km from Ponteland town centre, which can be accessed along a continuous footpath along Cheviot View. The town centre contains a range of services which will be complementary for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements. The site is relatively close to residential areas. The site benefits from a bus stop approximately 100m away on Cheviot View.

6.24 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.

- 6.25 The site is located within land parcel area PD06b – Dobbies’ Garden Centre, which extends from the Prestwick Road End roundabout to beyond the northern boundary of the site. The assessment identifies that the LPA makes an overall high contribution to the purposes of the Green Belt. The LPA scores highly on all criteria assessed. It indicates that there is a risk of leapfrog development from Newcastle and non-compact development around the A696/Airport, that development would increase the risk of merger between Ponteland and Newcastle, and that development in any part of the LPA would encroach on the countryside.
- 6.26 The site represents only the northern part of the LPA. However, given the size, shape and location of the site it is considered that the assessment is equally applicable to the site.

Criterion 6: Compatibility of adjoining land uses

- 6.27 The site lies opposite residential properties on Cheviot View and close to Dobbies Garden Centre. Due to the linear form of development on Cheviot Views, the amenity of only a small number of properties may be affected. However, given that the site is directly opposite, the impact may be significant, depending upon the land use.

Conclusion

- 6.28 The site is approximately 1.5km from Ponteland town centre, but is well connected to the settlement. Given the close proximity of residential properties, amenity may be affected. Development of the site would also impact upon the purposes of the Green Belt.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	2

Criterion 7: Market Attractiveness

Ownership and availability

- 6.29 The site was not proposed for employment use during in the ELR call for sites (2010) or in subsequent calls for sites. The site was identified as a potential employment site by Council officers. The site is known to be in private ownership, and the same owner also controls other site options. The owner is known to be keen to bring forward the site for employment development, but is open whether this site or another in their ownership delivers new employment growth. However access would need to cross land under different ownership to the south.

Development costs

- 6.30 The costs of securing rights of access via the access road to the Garden Centre may be significant, together with utility connections.

Market demand

- 6.31 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses.
- 6.32 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues. The site is located close to the SRN and the airport. Depending upon the land use, there is likely to be some conflict with neighbouring uses which may reduce demand in this location.

Conclusion

- 6.33 Development costs are unlikely to be prohibitive and the site is located in an area of high demand. However, the potential for conflict with neighbouring residential properties may reduce the attractiveness of the site.

ELR site assessment score	
Criterion 7: Market attractiveness	3

Ponteland Site 5 – Land east of A696

Total score

Ponteland Site 5	
Total site score	20

7. Ponteland Site 6 – Land south west of Prestwick

Site Area (Ha): 4.689

Easting: 418,073.062

Northing: 572,217.019

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	40	7,502.4	625
B1c	40	7,502.4	160
B2	20	3,751.2	104

- 7.1 The site is located adjacent to the south of the existing Prestwick Business Park, to the southeast of Ponteland, west of Prestwick village and north of Newcastle International Airport. The site comprises agricultural land.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 7.2 The site is located south west of Prestwick village, close to Newcastle International Airport. The site is close the strategic road network which can be access at the Prestwick Road End roundabout approximately 300m away.
- 7.3 The site is located on the protected line of the Ponteland Bypass identified in saved PT1 of the Castle Morpeth Local Plan. Notwithstanding this, access could be achieved off from Prestwick Road. Pedestrian and cycle connections will be required.
- 7.4 Prestwick Road provides access to the SRN. Any impacts upon the local road network are likely to be limited to Prestwick Road, a minor road.

Conclusion

- 7.5 If the protected route of the Ponteland Bypass is retained, the site will be in conflict with this. If the route is not retained, there are no prohibitive access or highways constraints.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	4

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 7.6 Site 6 is level. It would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks.
- 7.7 The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. It is also located within a Coal Mining Reporting Area. Coal outcrops cross the site from northeast to southwest. These are aligned with identified development high risk areas. Any application would need to demonstrate the effect on the resource, include a mining report, and a coal mining risk assessment. The area is identified in the abandoned mines catalogue.
- 7.8 The site is greenfield, and in agricultural use. The area is identified as being of Grade 3 agricultural land, as is most of this area of Northumberland.

Biodiversity

- 7.9 A number of other protected species including great crested newts have been recorded locally. As the site is located approximately 2.1km from an SSSI to the west, and another 1.8km to the northeast, further consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

- 7.10 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.
- 7.11 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.
- 7.12 The site is located beyond the area identified as of lower landscape sensitivity. Given that the site extends into an area with little development, the landscape impact may be significant.

Flooding and water management infrastructure

- 7.13 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site. An area to in the west of the site is susceptible to surface water flooding.
- 7.14 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure. Foul water drainage can be drained to a manhole 200m north of the nearby site 5.
- 7.15 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 7.16 Grade II listed Prestwick Hall Bath House is located less than 100m to the north of the site. Development has the potential to impact upon the setting of the building.
- 7.17 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

7.18 The site is not impacted directly by public rights of way. A public footpath is located along the northern boundary of the site.

Conclusion

7.19 The close proximity of a Grade II listed is the main constraint to development, particularly given the size of the site. The landscape impact may be significant. A coal mining risk assessment would be required to support any application in this location.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	3

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

7.20 Previous Sustainability Appraisal work (2015) shows that the site scores highly against many of the criteria considered. Criteria against which a major issue was identified were in relation to the existing land use, due to the site being brownfield land. Minor issues were identified in relation to the distance to a train station, agricultural land, landscape sensitivity, and SSSIs. These issues are examined in more detail in other sections.

7.21 The site is located approximately 2km from Ponteland town centre, via a public footpath, or 2.7km via roadside footpaths. Footpaths also connect the site to Prestwick village. While the Ponteland town centre contains a range of services which will be complementary for both staff and businesses, the site is not well related to the settlement. Prestwick does not have any services. In terms of supply of labour the site is accessible from adjoining settlements. The site is not well connected to residential areas. The closest bus stops are in Prestwick village (300m away) and on Cheviot View (600m away by public footpath) and Ponteland Road (600m away).

7.22 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.

7.23 The site is located within land parcel area PD06b – Dobbies' Garden Centre, which extends from the Prestwick Road End roundabout, up to Prestwick Business Centre. The assessment identifies that the LPA makes an overall high contribution to the purposes of the Green Belt. The LPA scores highly on all criteria assessed. It indicates that there is a risk of leapfrog development from Newcastle and non-compact development around the A696/Airport, that development would increase the risk of merger between Ponteland and Newcastle, and that development in any part of the LPA would encroach on the countryside.

7.24 The site represents a small part in the north eastern part of the LPA. While the site is adjacent to existing developments, it extends a significant distance to the south west towards Dobbies Garden. Therefore, the openness of the site makes a significant contribution to the purposes of the Green Belt.

Criterion 6: Compatibility of adjoining land uses

7.25 The site lies to the SW of the existing Prestwick Business Park. Prestwick Hall to the north is in residential use. The level of compatibility will depend upon the land use. Development of the north of the site could impact upon the amenity of residents.

Conclusion

7.26 The site is approximately 2km from Ponteland town centre, and not well connected to the settlement. Given the close proximity of the listed building, and the residential Prestwick Hall to the north, there is potential for development impact upon the setting of the listed structure and residential amenity. Given the extent of the site, development would also impact upon the purposes of the Green Belt.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness

Ownership and availability

7.27 The site was not proposed for employment use during in the ELR call for sites (2010) or in subsequent calls for sites. The site was identified as a potential employment site by Council officers. The site is known to be in private ownership and the owner is keen to develop the site for employment uses. The site is therefore available for development.

Development costs

7.28 Development costs are not considered to be prohibitive, but the establishment of a strong landscape boundary would be required.

Market demand

7.29 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses.

7.30 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues.

7.31 Prestwick Business Park has proved to be a successful development with high levels of occupation. Resident businesses have indicated a need for expansion, and would benefit from larger units in a similar type of development. Demand for employment land in this location is therefore strong.

Conclusion

7.32 The cost of expanding the existing business park is unlikely to be prohibitive. Demand is strong in this location. The site is available for development for employment purposes.

ELR site assessment score	
Criterion 7: Market attractiveness	5

Ponteland Site 6 – Land south east of Prestwick

Total score

Ponteland Site 6	
Total site score	24

8. Ponteland Site 7 – Land north west of Newcastle Airport

Site Area (Ha): 4.306

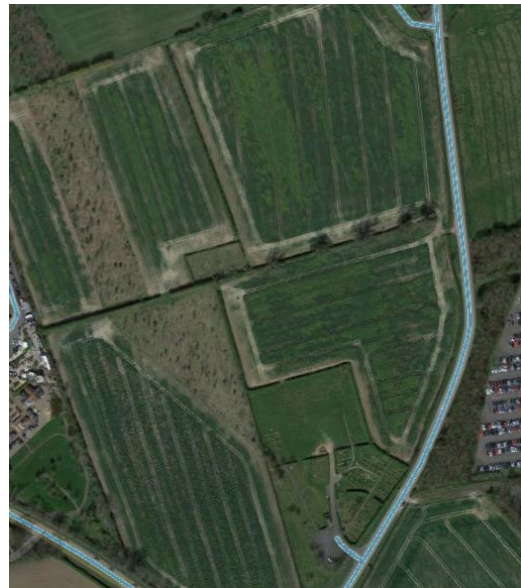
Easting: 418,155.389

Northing: 572,040.511

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	40	6,889.6	574
B1c	40	6,889.6	147
B2	20	3,444.8	96

8.1 The site is located to the south of Prestwick village and very close to Newcastle International Airport. The site comprises agricultural land.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 8.2 The site is located south west of Prestwick village, close to Newcastle International Airport. The site is close the strategic road network which can be access at the Prestwick Road End roundabout approximately 300m away.
- 8.3 The site is located on the protected line of the Ponteland Bypass identified in saved PT1 of the Castle Morpeth Local Plan. Notwithstanding this, access could be achieved off from Prestwick Road. Pedestrian and cycle connections will be required.
- 8.4 Prestwick Road provides access to the SRN. Any impacts upon the local road network are likely to be limited to Prestwick Road, a minor road.

Conclusion

- 8.5 If the protected route of the Ponteland Bypass is retained, the site will be in conflict with this. If the route is not retained, there are no prohibitive access or highways constraints.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	4

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 8.6 Site 7 is level. It would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks.
- 8.7 The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. It is also located within a Coal Mining Reporting Area. Coal outcrops cross the site from northeast to southwest. These are aligned with identified development high risk areas. Mine entry points are located on the site. Any application would need to demonstrate the effect on the resource, include a mining report, and a coal mining risk assessment. The area is identified in the abandoned mines catalogue.
- 8.8 The site is greenfield, and in agricultural use. The area is identified as being of Grade 3 agricultural land, as is most of this area of Northumberland.

Biodiversity

- 8.9 A number of other protected species including great crested newts have been recorded locally. As the site is located approximately 2.2km from an SSSI to the west, and another 1.9km to the northeast, further consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

- 8.10 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.
- 8.11 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.
- 8.12 The study indicates that development should be guided to areas of lower landscape sensitivity, to the east of the settlement. The site is located within this area. The study recommends that in this location field boundaries should be retained and the settlement edge strengthened. The site is located beyond the area identified as of lower landscape sensitivity. Given that the site extends into an area with little development, the landscape impact may be significant.
- 8.13 Development of the site would not directly impact upon green infrastructure. However, a cemetery is located immediately to the south of the site. Development may affect the amenity of the cemetery.

Flooding and water management infrastructure

- 8.14 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site. Small areas of the site are susceptible to surface water flooding.
- 8.15 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure.
- 8.16 Foul water drainage can be drained to a manhole 200m north of the nearby site 5.
- 8.17 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 8.18 Street House Farmhouse, a grade II listed building is located to the west, and grade II Prestwick Hall Bath House is located to the north of the site. While development has the potential to impact upon the setting, given the distance from these buildings, and the nature of other buildings between the site and the listed structures, this is not considered a significant constraint to development.
- 8.19 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

- 8.20 The site is not impacted by public rights of way.

Conclusion

- 8.21 The presence of mine entry points on the site represents the most significant constraint to development. A coal mining risk assessment would be required to support any application in this location. The landscape impact of development may be significant.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	3

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

- 8.22 Previous Sustainability Appraisal work (2015) shows that the site scores highly against many of the criteria considered. Criteria against which a major issue was identified were in relation the existing land use, due to the site being brownfield land. Minor issues were identified in relation to the distance to a train station, highways access, amenity, agricultural land, landscape sensitivity and SSSIs. These issues are examined in more detail in other sections.
- 8.23 The site is located approximately 2.5km from Ponteland town centre, which can be accessed by footpaths along roadside paths or along a public footpath. Footpaths also connect the site to Prestwick village. While the Ponteland town centre contains a range of services which will be complementary for both staff and businesses, the site is not well related to the settlement. In terms of supply of labour the site is accessible from adjoining settlements. The site is not well connected to residential areas. The closest bus stops are on Ponteland Road (400m away) and in Prestwick village (500m away).
- 8.24 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.

- 8.25 The site is located within land parcel area PD06b – Dobbies’ Garden Centre, which extends from the Prestwick Road End roundabout, up to Prestwick Business Centre. The assessment identifies that the LPA makes an overall high contribution to the purposes of the Green Belt. The LPA scores highly on all criteria assessed. It indicates that there is a risk of leapfrog development from Newcastle and non-compact development around the A696/Airport, that development would increase the risk of merger between Ponteland and Newcastle, and that development in any part of the LPA would encroach on the countryside.
- 8.26 The site represents an eastern part of the LPA. However, given the size, and the location of the site, away from existing development, it is considered that the assessment is equally applicable to the site.

Criterion 6: Compatibility of adjoining land uses

- 8.27 The site is lies opposite car parks associated with Newcastle International Airport, and immediately to the north of a cemetery. Development may affect the amenity of the cemetery. No residential properties are located close by.

Conclusion

- 8.28 The site is approximately 2.5km from Ponteland town centre, and not well connected to the settlement. Given the close proximity of the cemetery, amenity may be affected. Development of the site would also impact upon the purposes of the Green Belt.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness

Ownership and availability

- 8.29 The site was not proposed for employment use during in the ELR call for sites (2010) or in subsequent calls for sites. The site was identified as a potential employment site by Council officers. The site is understood to be in multiple, private ownership, but the owner of the majority of the site is known to support employment development on the site.

Development costs

- 8.30 The costs of securing an appropriate access to Preswick Road and the provision of utility connections may be significant but not prohibitive.

Market demand

- 8.31 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It

indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses.

- 8.32 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues. The site is located close to the SRN and the airport. An established business park is located a short distance to the north. There may be some conflict with the use of the neighbouring cemetery, but demand in this location is likely to be strong.

Conclusion

- 8.33 Development costs are unlikely to be prohibitive and the site is located in an area of high demand.

ELR site assessment score	
Criterion 7: Market attractiveness	4

Ponteland Site 7 – Land north west of Newcastle Airport

Total Score

Ponteland Site 7	
Total site score	23

9. Ponteland Site 8 – Land north of Ridgely Drive

Site Area (Ha): 5.708

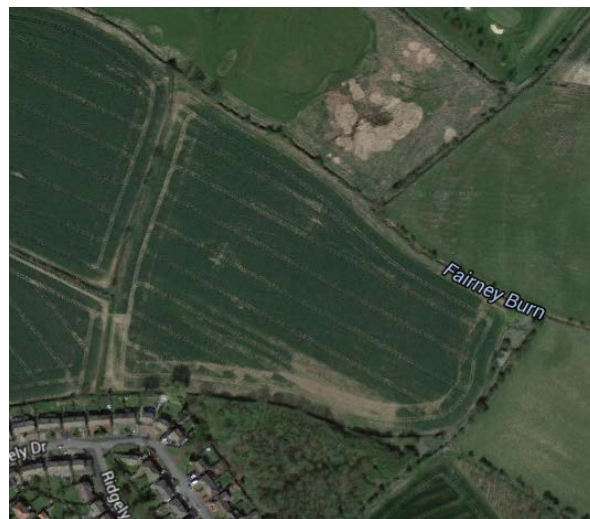
Easting: 417495.57

Northing: 572660.24

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	10	9132	761
B1c	40	9232	194
B2	20	4566	126

9.1 Site 8 is located north east of the Ridgely Drive residential development to the south east of Ponteland. It is surrounded by agricultural land in other directions.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 9.2 The nearest point of access to the strategic road network is at the roundabout at Prestwick Road End, approximately 1.2km to the south east. However, the site does not connect to the public highway and there are no suitable means of connection. The site is located on the protected line of the Ponteland Bypass identified in saved PT1 of the Castle Morpeth Local Plan, but there are no firm plans for this to be developed. There are also no plans for land to the west to be developed to allow for an access from here. It is therefore considered that over the plan period the site cannot be accessed.
- 9.3 The Transport Assessment, carried out in 2015 in association with the (now withdrawn) Core Strategy, identified no capacity constraints in relation to the A696 / Rotary Way roundabout. However, as indicated above, access cannot be achieved.

Conclusion

- 9.4 Site access cannot be achieved.

ELR site assessment score	
Criterion 1: Strategic road access	1
Criterion 2: Local road access and impact	1

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 9.5 Due to lack of access, the condition of the site has not been assessed from a site visit. However, it is considered that the site is largely level and would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks.
- 9.6 The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. The site is also within a Coal Mining Reporting Area. Any application would need to demonstrate the effect of development on the resource, and include a mining report.
- 9.7 The site is greenfield in nature and in agricultural use. The area is identified as being of Grade 3 agricultural land, as is most of this area of Northumberland.

Biodiversity

- 9.8 A range of other protected species has been recorded locally. As the site is located approximately 1.9km from an SSSI to the SW, and another approximately 1.6km to the NE, further consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

- 9.9 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral

extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are “there are pockets of unaltered rural character”, particularly areas of ancient woodland. The guiding principle for the landscape is to “plan”. It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.

- 9.10 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.
- 9.11 The study indicates that development should be guided to areas of lower landscape sensitivity, to the east of the settlement. The site is located partly within this area. The study recommends that in this location field boundaries should be retained and the settlement edge strengthened.
- 9.12 While development of the site would field boundaries to be retained, development would represent an extension of the settlement to the north east and not strengthen the settlement edge, and may have a significant landscape impact.

Flooding and water management infrastructure

- 9.13 The Northumberland Strategic Flood Risk Assessment (2015) indicates that the north east boundary of the site borders an area in Flood zone 3a. A small area of the site to the southeast is susceptible to surface water flooding.
- 9.14 Consultation with NWL indicates that a 400mm diameter strategic sewage pumping main crosses this site and would require diversion or significant easements to protect it. The site is also crossed by 2 foul water sewers and has a small NWL pumping station in the north east corner.
- 9.15 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 9.16 There are no listed buildings or other historic assets within or close to the site.
- 9.17 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for

unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

9.18 The site is not impacted by public rights of way.

Conclusion

9.19 The main constraints to development are the potential landscape impact, and utility constraints.

ELR site assessment score	
Criterion 3:Site characteristics and development constraints	3

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

9.20 The Major Modifications Sustainability Appraisal update (2016) shows that the site scores highly against many of the criteria considered. Criteria against which major issues were identified were in relation to distance to train station, amenity and land use, the latter as a result of the land being greenfield land. Minor issues were identified in relation to highways access, amenity, agricultural land, local wildlife, SSSIs, marketability and infrastructure constraints. These issues are examined in more detail in other sections.

9.21 The site is located approximately 1km from Ponteland town centre, which contains a range of services which will be complementary for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements and is close to residential areas. However, as indicated previously there is no access to the site. A bus stop is already located approximately 250m away on Cheviot View.

9.22 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.

9.23 The site is located within land parcel area PD06a – Clickemin, which covers the area the length of Cheviot View up to the burn to the NE. The assessment identifies that the LPA makes a medium contribution to the purposes of the Green Belt. It indicates that there is a slight risk of leapfrog development from Newcastle, but given that development extends along much of Cheviot View, there would be a medium risk of merger between Newcastle and Ponteland. The assessment identifies that there are opportunities to create strong durable boundaries to prevent encroachment into the countryside.

9.24 The site extends significantly into the Green Belt to the northeast, and is not bounded by development on any side. The impact of development upon the purposes of the Green Belt would be significant.

Criterion 6: Compatibility of adjoining land uses

9.25 While not directly adjacent to it, the site is located close to the Ridgely Drive residential area. There is potential for the amenity of residents to be impacted.

Conclusion

9.26 Development of the site would impact adversely upon the Green Belt, and has the potential to affect the amenity of local residents. While the site is located within walking distance of the town centre, the site cannot be accessed.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	2

Criterion 7: Market Attractiveness

Ownership and availability

9.27 The site was submitted for consideration for employment uses in the employment land review (2011). The site is understood to be in single private ownership and the same owner is promoting other sites for housing in the local area. It is understood the owner may support employment development on the site as part of wider mixed use development. Therefore as a standalone development the site would not be available.

Development costs

9.28 If an appropriate access can be achieved, the cost of doing so may be prohibitive. The costs of addressing utility constraints may also be significant.

Market demand

9.29 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses.

9.30 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues.

9.31 However, given the proximity of residential properties and constraints to delivery, the site will be less attractive.

Conclusion

9.32 While the site may be available for development, the costs of developing the land may be prohibitive. While demand to the east of Ponteland is strong, site constraints will make this site less attractive to the market.

ELR site assessment score	
Criterion 7: Market attractiveness	3

Ponteland Site 8 – Land north of Ridgely Drive

Total score

Ponteland Site 8	
Total site score	15

10. Ponteland Site 9 – Land south east of Ponteland High School

Site Area (Ha) - 12.472

Easting - 416,791.190

Northing - 571,939.554

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	60	29,932.8	2,484
B1c	20	9,977.6	212
B2	20	9,977.6	277

10.1 Site 9 is located north of Rotary Way and southeast of Ponteland High School.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 10.1 The site is located south of Ponteland town centre, and east of Darras Hall. The strategic road network can be accessed at Prestwick Road End Roundabout on the A696, approximately 1.2km away.
- 10.2 In order to achieve access to the site, a roundabout to the south of the Site on the B6545 would be required at suitable distance from the existing roundabout. Pedestrian and cycle connections will be required.
- 10.3 The Transport Assessment, carried out in 2015 in association with the (now withdrawn) Core Strategy, identified constraints associated with a mini-roundabout and the A696 / Callerton Lane junction in Ponteland town centre.
- 10.4 Given the location of the site, access to the SRN can be achieved avoiding the town centre, minimising the impact upon the local road network. The A696 / Rotary Way junctions to the south and east of the site are not identified as constrained.

Conclusion

- 10.5 The site is located close the strategic road network, and suitable access can be achieved by means of creating a new roundabout. Traffic flows would not greatly adversely impact upon the local road network as the key roundabout to the east is not constrained.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	4

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 10.6 The site is level, and as such would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks.
- 10.7 The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. It is also located within a Coal Mining Reporting Area. Coal outcrops traverse the SE corner of the site. This area is identified as a development high risk area. A small area in the south of the site is identified in the abandoned mines catalogue. Any application would need to demonstrate the effect on the resource, include a mining report, and a coal mining risk assessment.
- 10.8 The site is greenfield in nature and in agricultural use. The area is identified as being of Grade 3 agricultural land, as is most of this area of Northumberland.

Biodiversity

- 10.9 A number of other protected species including great crested newts have been recorded locally.

- 10.10 A watercourse runs adjacent to the site along the entire length of the northern boundary, and crosses the site in the east. Buffers may be required. Ponds are located approximately 285m to the NW and 200m to the east.
- 10.11 As the site is located approximately 550m from an SSSI to the southwest, and another 2.5km to the northeast, further consultation may be needed with Natural England as part of any application, as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

- 10.12 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.
- 10.13 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.
- 10.14 The study indicates that development should be guided to areas of lower landscape sensitivity, to the east of the settlement. While the site is not located within this area, the green space to the NE and west of the site is identified as a key characteristic of the landscape.
- 10.15 Development of the site would not impact upon green infrastructure designations, although it is adjacent to school playing fields for the west, and a green corridor aligned with a track to the NE.

Flooding and water management infrastructure

- 10.16 The Northumberland Strategic Flood Risk Assessment (2015) indicates that a small part of the site to the north is in flood zone 3a and is therefore at high risk of flooding. Offices, general industry and storage and distribution uses are however considered less vulnerable to flooding, and are compatible with this flood zone. A significant area of the site is susceptible to surface water flooding; particularly the areas adjacent to the watercourses.

10.17 Consultation with NWL indicates that a water main runs along the boundary of the site and will require easements to protect it. The site could drain foul sewage to a manhole in Dunsgreen. However, there may be a possibility of directing sewage to the larger diameter foul water sewers nearer the town centre.

10.18 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

10.19 There are no listed buildings or other historic assets within or close to the site.

10.20 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

10.21 A public footpath crosses from north to south, across the middle of the site, and forms part of the northern boundary. A bridleway forms part of the boundary to the east.

Conclusion

10.22 The main constraints to development are the public footpath which traverses the site, and the flood risk and biodiversity considerations, in relation to developing areas close the water courses.

ELR site assessment score	
Criterion 3:Site characteristics and development constraints	3

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

10.23 Previous Sustainability Appraisal work (2015) shows that the site scores highly against many of the criteria considered. Criteria against which major issues were identified were in relation to distance to a train station and land use, the latter as a result of it being greenfield land. Minor issues were identified in relation to highways access, agricultural land, landscape sensitivity, local wildlife and the SSSI. These issues are examined in more detail in other sections.

10.24 The site is located approximately 800m from Ponteland town centre, by public bridleway, or 1.5km by footpaths beside main roads, although there are no footpaths on Rotary way. The town centre contains a range services which will be complementary for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements and is close to residential areas allowing for cycle and pedestrian access. The nearest bus stop is located on Middle Drive, approximately 500m to the west.

- 10.25 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.
- 10.26 The site is located within land parcel area PD08 – Rotary Drive, which covers the triangular area from the town centre to Rotary Way. The assessment identifies that the LPA makes a medium contribution to the purposes of the Green Belt. It indicates that there is a slight risk of ribbon development along the B6323, but that there are opportunities to create strong durable boundaries to prevent encroachment into the countryside.
- 10.27 The site forms the southern part of the LPA, with Rotary Way forming a strong durable boundary to the south, and the bridleway to the east. With the schools being located to the north, the impact of development on openness would be reduced.

Criterion 6: Compatibility of adjoining land uses

- 10.28 The site lies to the SE of Ponteland High School which is located to the north, and there is residential development close by, to the west. There is potential for the amenity of residents to be impacted by development, depending upon the land use. While potential access to the site would be away from the schools, there is potential for conflict between transport associated with the site and students travelling to and from school.

Conclusion

- 10.29 The site is in a sustainable location with access to services in the town centre. The impact of development on the Green Belt is reduced as a result of the close proximity of the high school and the availability of strong boundaries to the site, particularly to the south. There may be an element of conflict with neighbouring uses due to the proximity of the school and residential properties.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness

Ownership and availability

- 10.30 The site was identified as a potential site through the SHLAA in 2013, when it was promoted for residential development. The site is understood to be in private ownership. There is a lease on the land which expires in 2037. While it is understood the site could be made available for development, given that a housebuilder is known to have an interest in the land, it is considered unlikely that the site will be made available for employment uses.

Development costs

10.31 The provision of a new roundabout access and utility connections will increase development costs but should not be prohibitive.

Market demand

10.32 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses.

10.33 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues.

10.34 While located in east Ponteland, with good access to the SRN, depending upon the nature of end user, the potential for conflict with the neighbouring school and residential area may reduce the appeal of developing in this location.

Conclusion

10.35 While development costs may not be prohibitive, there remains significant uncertainty about the availability of the site for employment uses. Demand for development in the east of Ponteland is strong, though the potential for conflict with neighbouring uses may reduce the appeal.

ELR site assessment score	
Criterion 7: Market attractiveness	2

Ponteland Site 9 – Land south east of Ponteland High School

Total score

Ponteland Site 9	
Total site score	22

11. Ponteland Site 10 – Clickemin Farm

Site Area (Ha): 2.66
 Easting: 417,243.727
 Northing: 572,656.924

Indicative development mix (Assuming build out of 60% of the site and single storey buildings)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	100	15960	1330

11.1 The site is located to the southeast of Ponteland town centre, between Clickemin Farm and the Ridgely Drive residential area. The site comprises agricultural land. Given the proximity to residential development an all office scheme has been assumed.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 11.2 The site is located to the southeast of Ponteland town centre. The strategic road network can be accessed at Prestwick Road End Roundabout on the A696, approximately 1.5km away.
- 11.3 NCC Highways have stated that access could be acceptable if achieved off the A696. The location of any access point should not preclude development to the west of the A696. It may be beneficial for access points to both sites to align. Development may also need to take into account Ponteland Bypass proposals (saved policy P1 & P2 Castle Morpeth plan).
- 11.4 The Transport Assessment, carried out in 2015 in association with the (now withdrawn) Core Strategy, identified constraints associated with a mini-roundabout and the A696 / Callerton Lane junction in Ponteland town centre. In order to access the SRN, traffic will use the A696 / Rotary Way roundabout. No capacity constraints are identified in relation to this roundabout. Impacts upon the road network would be limited to those associated with traffic generation along Cheviot View. The site is close enough to Ponteland that the town centre is accessible by foot and cycle so development should not exacerbate existing problems in the centre of the town.

Conclusion

- 11.5 NCC Highways have stated that access could be acceptable if achieved off the A696. Constraints associated with a mini-roundabout and the A696 / Callerton Lane junction in Ponteland town centre have been identified, but the site is close enough to Ponteland that the town centre is accessible by foot and cycle.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	3

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 11.6 The majority of site 10 is largely level, but with a slight slope from northwest to southeast. It would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks.
- 11.7 The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. The site is also within a Coal Mining Reporting Area. Any application would need to demonstrate the effect of development on the resource, and include a mining report.
- 11.8 The site is greenfield in nature and in agricultural use. The area is identified as being of Grade 3 agricultural land, as is most of this area of Northumberland.

Biodiversity

11.9 A range of other protected species has been recorded locally. As the site is located approximately 1.8km from an SSSI to the SW, and another approximately 2.2km to the NE, further consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

11.10 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.

11.11 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.

11.12 The study indicates that development should be guided to areas of lower landscape sensitivity, to the east of the settlement. The site is located within this area. The study recommends that in this location field boundaries should be retained and the settlement edge strengthened. Given that the site is located between Ponteland and the Ridgely Drive residential area, the impact of development upon the landscape is likely to be limited.

11.13 Development of the site would not impact upon green infrastructure designations.

Flooding and water management infrastructure

11.14 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site. The site also identified as not being susceptible to surface water flooding

11.15 Consultation with NWL indicates that a water main and a sewer cross the site and that these would need diverting will require easements to protect them.

11.16 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

11.17 There are no listed buildings or other historic assets within or close to the site.

11.18 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

11.19 The site is not impacted by public rights of way.

Conclusion

11.20 There are no significant constraints to the development of the site.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	4

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

11.21 The Major Modifications Sustainability Appraisal update (2016) shows that the site scores highly against many of the criteria considered. Criteria against which major issues were identified were in relation to distance to train station, amenity and land use, the latter as a result of the land being greenfield land. Minor issues were identified in relation to highways access, agricultural land, SSSIs, marketability and infrastructure constraints. These issues are examined in more detail in other sections.

11.22 The site is located approximately 900m from Ponteland town centre, and can be accessed by continuous footpath beside the A696. The town centre contains a range services which will be complementary for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements and is close to residential areas allowing for cycle and pedestrian access. A bus stop is already located approximately 200m away on Cheviot View.

11.23 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.

11.24 The site is located within land parcel area PD06a – Clickemin, which covers the area the length of Cheviot View up to the burn to the NE. The assessment identifies that the LPA makes a medium contribution to the purposes of the Green Belt. It indicates that there is a slight risk of leapfrog development from Newcastle, but given that development extends along much of Cheviot View, there would be a medium risk of merger between Newcastle and Ponteland.

The assessment identifies that there are opportunities to create strong durable boundaries to prevent encroachment into the countryside.

11.25 Given that the site represents the area of the LPA which is closest to the existing development and therefore does not extend significantly into the countryside, the contribution that the site makes to the purposes of the Green Belt may be less than the LPA as a whole.

Criterion 6: Compatibility of adjoining land uses

11.26 The site is located adjacent and opposite residential properties on Ridgeley Drive and Cheviot View. It is assumed the site would be developed for office space and therefore the impact on the adjoining residential properties would be lessened compared to a mixed employment development. However, increased local traffic flows and light and visual pollution could potentially impact on residential amenity and the design of the site would need to minimise this.

Conclusion

11.27 The site is in a sustainable location, in that it is accessible from Ponteland town centre and well related to the settlement. The impact of development on the purposes of the Green Belt, while significant would not be severe. However, being located adjacent to and opposite residential developments, there is a significant risk that development for employment land may impact upon the amenity of local residents.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	4
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

11.28 The site was proposed for employment use during in the ELR call for sites (2010). However, prior to this it was submitted for consideration for housing in preparation of Castle Morpeth Borough Council's Core Strategy in 2007. The site is understood to be in single private ownership and the same owner is promoting other sites for housing in the local area. It is understood the owner may support employment development on the site as part of wider mixed use development, but this is not certain. Therefore as a standalone development the site would not be available.

Development costs

11.29 Development costs are not considered likely to be prohibitive.

Market demand

11.30 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses. Ponteland in particular is considered to be strong market for office based businesses and rental levels would support speculative development.

11.31 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues.

11.32 While located southeast of Ponteland in a high demand area, the potential for conflict with the neighbouring residential area is likely to reduce the appeal of developing in this location.

Conclusion

11.33 While development costs are not likely to be prohibitive, and the site is located in a high demand area, the potential for conflict with neighbouring residential properties may reduce the appeal of the site. There is a level of uncertainty as to whether the land would be released for employment purposes given the promotion of the site and surrounding land for housing.

ELR site assessment score	
Criterion 7: Market demand and availability	3

Ponteland Site 10 – Clickemin Farm

Total Score

Ponteland Site 10	
Total site score	25

12. Ponteland Site 11 – Prestwick Park Phase 2

Site Area (Ha): 2 (available area)

Easting: 418177.89

Northing: 572283.35

Indicative development mix (Assuming build out of 60% of the site and single storey buildings)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	100	12000	1000

12.1 The site is located adjacent to the existing business park at Prestwick Park to the southeast of Ponteland. The site comprises agricultural land on either side of the existing access road to the business park.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 12.2 The site is located west of Prestwick village and north of Newcastle International Airport. The strategic road network can be accessed at Prestwick Road End Roundabout on the A696, approximately 500m away, via Prestwick Road.
- 12.3 An existing access to the adopted highway is already in use which should continue to be used if development proposals came forward. Development needs to take into account Ponteland Bypass proposals (saved policy P1 & P2 Castle Morpeth Plan). However, the site is located to the north of the protected line.
- 12.4 Pedestrian and cycle connections to the network required will be required where appropriate.
- 12.5 Prestwick Road provides access to the SRN. Any impacts upon the local road network are likely to be limited to Prestwick Road, a minor road.

Conclusion

- 12.6 There is already an existing access to the highway which can support development. The site is well connected to the SRN and the impact on local roads would be minimal.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	4

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 12.7 Site 11 is level. It would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks.
- 12.8 The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. The site is also within a Coal Mining Reporting Area. Coal outcrops cross the site from northeast to southwest; these areas are identified as a development high risk area. Any application would need to demonstrate the effect of development on the resource, include a mining report and a mining risk assessment.
- 12.9 The site is greenfield in nature and in agricultural use. The area is identified as being of Grade 3 agricultural land, as is most of this area of Northumberland.

Biodiversity

- 12.10 A range of other protected species has been recorded locally. As the site is located approximately 1.6km from an SSSI to the NE, and another approximately 2.4km to the SW, further consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

- 12.11 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.
- 12.12 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.
- 12.13 The site is located outside of the area identified as of lower landscape sensitivity. Given that the site represents an extension of the existing business park, the landscape impact of development is likely to be less than it would otherwise have been.
- 12.14 Development of the site would not impact upon green infrastructure designations.

Flooding and water management infrastructure

- 12.15 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site. The site also identified as not being susceptible to surface water flooding.
- 12.16 Consultation with NWL indicates that the site does not impact on any existing water management infrastructure. Foul water drainage can be drained to a manhole 200m north of the nearby site 5.
- 12.17 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 12.18 The Grade II listed Bath House of Prestwick Hall is located to the north of the site. Development of the site has the potential to impact upon the setting of this listed building. While much of the site is screened somewhat by the existing business park, any development would need to consider the setting.

12.19 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

12.20 The site is not impacted by public rights of way. A public footpath from NE to SW which passes, a little way north of the site.

Conclusion

12.21 Any development will need to consider the setting of Prestwick Hall Bath House, and an application supported by a mining risk assessment. Otherwise the site is relatively unconstrained. The landscape impact of development could be mitigated by design.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	3

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

12.22 The Major Modifications Sustainability Appraisal update (2016) shows that the site scores highly against many of the criteria considered. Criteria against which major issues were identified were in relation to land use, as a result of the site being greenfield in nature. Minor issues identified were in relation to distance to railway station, highways access, agricultural land, landscape sensitivity, heritage assets, SSSI and infrastructure constraints. These issues are examined in more detail in other sections.

12.23 The site is located approximately 2km from Ponteland town centre, via a public footpath to the north of the site, or approximately 2.7kms by footpaths beside the road. The site is better related to Prestwick village. The town centre contains a range services which will be complementary for both staff and businesses. Prestwick does not have any facilities. In terms of supply of labour the site is accessible from adjoining settlements but is a little detached from residential areas. A bus stop is located in Prestwick village approximately 250m from the site, and another at the Prestwick Road End roundabout approximately 600m away.

12.24 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.

12.25 The site traverses two land parcel areas; PD06b – Dobbies Garden Centre, and PD07 – Prestwick. The site represents the extreme NE corner of PD06b and the western edge of PD07.

12.26 The assessment identifies that the LPA PD06b makes an overall high contribution to the purposes of the Green Belt. The LPA scores highly on all criteria assessed. It indicates that there is a risk of leapfrog development from Newcastle and non-compact development

around the A696/Airport, that development would increase the risk of merger between Ponteland and Newcastle, and that development in any part of the LPA would encroach on the countryside.

12.27 The assessment of LPA PD07 identifies that it makes an overall high contribution to the purposes of the Green Belt. The LPA scores highly on all criteria assessed. It indicates that there is a risk of leapfrog development from Newcastle and ribbon development along the C354, that development would risk of merger between Ponteland and Newcastle, and that the LPA comprises countryside with limited opportunities to strong, durable boundaries to prevent encroachment.

12.28 While both LPAs score highly in terms of the contribution they make to purposes of the Green Belt, the site represents a very small part of each LPA. The eastern part of the site, in LPA PD07 is bounded by the C354 to the, the existing business park and the business park's access road. While development would result in an element of ribbon development along the C354, the development will be contained by strong boundaries. The western boundary of the part of the site in LPA PD06b is represented by a continuation of a line from NW to SE formed by the car park serving the existing business park, down to Prestwick Road. A new boundary to the site will need to be created to provide a durable boundary.

Criterion 6: Compatibility of adjoining land uses

12.29 The site is located adjacent to the existing Prestwick Business Park. Development of the site is unlikely to conflict with adjoining land uses.

Conclusion

12.30 The site is located is close the strategic road network and Newcastle International Airport. The site however not well related, or connected to Ponteland. Given that development would represent an extension of the existing business park, there should be no conflict with neighbouring land uses, particularly if similar uses are proposed. While the LPAs within which the site located make a strong contribution to the purposes of the Green Belt, given the scale of the site and its location adjacent to the existing development, a carefully designed development, with a new durable boundary, would have a limited impact upon the Green Belt.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	3
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

12.31 The site was not proposed for employment use during in the ELR call for sites (2010) or in subsequent calls for sites. The site was identified as a potential employment site by Council

officers. The site is known to be in single private ownership. The owner is known to be keen to bring forward the site for employment uses having previously developed Prestwick Business Park.

Development costs

12.32 The site is connected to the highway and the existing business site is connected with utilities. Development costs are not considered likely to be prohibitive but a string landscape boundary will be required. However rental levels are likely to be sufficient to support speculative development.

Market demand

12.33 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses. Ponteland in particular is considered to be strong market for office based businesses and rental levels would support speculative development.

12.34 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues.

12.35 Prestwick Business Park has proved to be a successful development with high levels of occupation. It is likely that provision of further units of this size would bring strong demand for other small scale businesses locate on the business park. However as businesses have currently moved away from the development as they have grown, it is therefore apparent that there would be demand for slightly larger move on office space. Larger scale offices are also permitted at the airport allowing for a comprehensive local offer.

Conclusion

12.36 The cost of expanding the existing business park is unlikely to be prohibitive and there is a clear willingness from the landowner to bring forward the development. Demand is strong in this location for office accommodation.

ELR site assessment score	
Criterion 7: Market demand and availability	5

Ponteland Site 11– Prestwick Park Phase 2

Total Score

Ponteland Site 11	
Total site score	26

13. Ponteland Site 12 – Newcastle Airport (north west)

Site Area (Ha): 7.683

Easting: 417,675.224

Northing: 571,909.491

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1b	40	12,292.8	424
B2	40	12,292.8	341
B8	20	6,146.4	88

4.1 The site comprises agricultural land, and is bounded to the east by the A696 with the junction to Prestwick (B6545) half way along this boundary and the Airport junction at the southern end. The former railway line forms the long boundary along the SW side.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 13.2 The site is located south east of Ponteland, and close to Newcastle International Airport. The strategic road network is close by and can be accessed at Prestwick Road End Roundabout on the A696, less than 500m away.
- 13.3 In order to achieve appropriate access, changes to one or both of the existing roundabouts that adjoin the site would be needed.
- 13.4 The Transport Assessment, carried out in 2015 in association with the (now withdrawn) Core Strategy, identified constraints associated with a mini-roundabout and the A696 / Callerton Lane junction in Ponteland town centre. The A696 /Rotary Way roundabout, and the Callerton way / Rotary Way roundabouts are identified as unconstrained.
- 13.5 Traffic accessing the SRN is not therefore likely to have a significant impact upon the local road network. The impact upon the junctions in the town centre would be limited.

Conclusion

- 13.6 The site is located very close to the SRN and appropriate highways access can be achieved. Development in this location would not have a significant impact upon the local road network as at least one of the possible access junctions is relatively unconstrained.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	4

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 13.7 Site 12 is relatively level. It would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks.
- 13.8 The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. It is also located within a Coal Mining Reporting Area. Coal outcrops cross the site from northeast to southwest. These are aligned with identified development high risk areas. Any application would need to demonstrate the effect on the resource, include a mining report, and a coal mining risk assessment.
- 13.9 The site is greenfield, and in agricultural use. The area is identified as being of Grade 3 agricultural land, as is most of this area of Northumberland.

Biodiversity

- 13.10 A number of protected species including great crested newts have been recorded locally. As the site is located approximately 2km from an SSSI to the SW, and another to the NE, further

consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

13.11 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.

13.12 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.

13.13 The study indicates that development should be guided to areas of lower landscape sensitivity, to the east of the settlement. The site is located within this area. The study recommends that in this location field boundaries should be retained and the settlement edge strengthened. While in an area of lower landscape sensitivity, given the open nature of the site, in an area which currently does not have development, the landscape impact may be significant.

13.14 Whilst development of the site would not impact upon green infrastructure, the bridleway to the SW (former railway line) is used for local amenity.

Flooding and water management infrastructure

13.15 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site. A small area within the site is at lower risk of surface water flooding.

13.16 Consultation with NWL indicates that the locality does not impact on any existing water management infrastructure.

13.17 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

13.18 Street House Farmhouse, a grade II listed building is located opposite the site. Development on the site has the potential to impact upon the setting of this listed building.

13.19 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

13.20 The site is not impacted by public rights of way. A bridleway from the northwest to southeast is located west of the site. Having said this, if access were to be from the Airport roundabout, this could be impacted by the necessary roadline

Conclusion

13.21 The main constraints to development are the presence of coal outcrops which are identified as development high risk areas, the potential for impact upon a nearby listed building, and landscape impact.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	3

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

13.22 Previous Sustainability Appraisal work (2015) shows that sites in this locality score highly against many of the criteria considered. Criteria against which a major issue was identified were in relation the existing land use. Minor issues were identified in relation to the distance to a train station, highways access, agricultural land, landscape sensitivity, and SSSIs. These issues are examined in more detail in the site characteristics and development constraints section.

13.23 The site is located approximately 1.9km from Ponteland town centre, by footpath and public bridleway. The town centre contains a range of services which will be complementary for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements. The site is relatively close to residential areas. However, currently the site is not served by cycleway or footpaths. Bus stops are located close to the southern end of the site, outside the Airport.

13.24 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.

13.25 The site is located within land parcel area PD09b – Callerton Hall, which extends from the A696 in the east to Callerton Lane in the west. The assessment identifies that the LPA makes an overall high contribution to the purposes of the Green Belt. The LPA scores highly on all criteria assessed. It indicates that there is a risk of leapfrog development from Newcastle and non-compact development around the A696/Airport, that development would increase the risk of merger between Ponteland and Newcastle, and that development in any part of the LPA would encroach on the countryside. While the site represents only a small part of the LPA, it is considered that the assessment is equally applicable to the site.

Criterion 6: Compatibility of adjoining land uses

13.26 The site is adjacent to a handful of houses on its north-eastern side and Dobbies Garden Centre and the Badger Public House are a short distance to the north. The scale of the impact of development upon residential amenity would be affected by the land use but is likely to be limited, and affect relatively few properties.

Conclusion

13.27 The site is located approximately 1.9km from the Ponteland town centre, and not well connected to the settlement. Development in this location would represent encroachment into the countryside, in an area which makes a high contribution to the purposes of the Green Belt. While conflict with adjoining land uses may be minimal, the site does not score highly in terms of sustainability.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	3
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness

Ownership and availability

13.28 The site was not proposed for employment use during in the ELR call for sites (2010) or in subsequent calls for sites until its recent suggestion in the SHELAA 2018. The site is known to be in private ownership. The owner is not known to be promoting the site for economic development. The site currently farmed.

Development costs

13.29 The provision of a new access and utility connections, and improved cycling and pedestrian access will increase development costs.

Market demand

13.30 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It

indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses.

13.31 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues. The site is located very close to the SRN and there is likely to be limited conflict with neighbouring uses, depending upon the land use. Business demand for the site is likely to be strong.

Conclusion

13.32 It is apparent that whilst abnormal development costs associated with the site are unlikely to be prohibitive. Demand for development in this location is likely to be strong.

ELR site assessment score	
Criterion 7: Market attractiveness	3

Ponteland Site 12 – Newcastle Airport (north west)

Total score

Ponteland Site 12	
Total site score	22

14. Ponteland Site 13 – Newcastle Airport (west)

Site Area (Ha): 2.30

Easting: 417,889.530

Northing: 571,512.460

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	40	3,680.0	78
B2	40	3,680.0	102
B8	20	1,840.0	26

14.1 The site is located to the west of Newcastle International Airport. It is thought to have formed part of an area reclaimed from surface mining. This is the remaining part of a stretch of land submitted to the 2018 SHELAA that was not also part of the already assessed Site 4, (above).



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 14.2 The site is located south east of Ponteland, and very close to Newcastle International Airport. The site lies west of a site that currently benefits from direct access to the strategic road network at the airport roundabout. Development in this location could impact upon the A696 and A1 junctions and further consultation with Highways England would be required to ascertain the impact. Discussions with Newcastle International Airport revealed that future expansion plans of the airport would likely require the enlargement of the current roundabout access off the A696. Therefore the development of the site would have to consider its contribution to the need for this upgrade and ensure physically that there is sufficient land to allow for the improvements to be made.
- 14.3 Given that the site is only connected indirectly off the dual carriageway, the impact of development on the local road network would only be minimised if developed after the site that lies immediately adjacent to this junction. Given the distance of the site from Ponteland town centre, the use of services in Ponteland by businesses and employees may generate a small amount of traffic in the town centre.

Conclusion

- 14.4 While connected to the SRN, further investigations would need to be undertaken to ascertain the impacts upon the SRN and whether the existing access can support development in relation to future expansion plans of the airport. The impact upon the local road network is considered to be minimal.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	3

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 14.5 Site 13 is generally level. It would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks.
- 14.6 The site and area has a history of mining. The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. It is also located within a Coal Mining Reporting Area. The site was previously a surface mine, and may contain shallow mine workings. Coal outcrops cross the site from northeast to southwest. These are aligned with identified development high risk areas. The site includes mine entry points. Any application would need to demonstrate the effect on the resource, include a mining report, and coal mining risk assessment.
- 14.7 The site is greenfield, having been reclaimed from surface mining. The site is mix of Grade 3a and 3b agricultural land.

Biodiversity

14.8 A number of protected species including great crested newts have been recorded locally. As the site is located approximately 2km from an SSSI to the west, and another 2.5km to the north, further consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

14.9 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.

14.10 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.

14.11 The study indicates that development should be guided to areas of lower landscape sensitivity, to the east of the settlement. The site is located within this area. The study recommends that in this location field boundaries should be retained and the settlement edge strengthened. While in an area of lower landscape sensitivity, given the open nature of the site, in an area which currently does not have much development, the landscape impact may be significant.

14.12 Development of the site would not impact upon green infrastructure.

Flooding and water management infrastructure

14.13 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site. However a large part of the site is at risk of surface water flooding.

14.14 Consultation with NWL indicates that the location would not impact on any existing water management infrastructure.

14.15 The nearest public foul water sewer is in the access road to Newcastle Airport. Connecting to this sewer would require crossing of A696 at the airport roundabout.

14.16 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

14.17 There are no listed buildings or other historic assets within or close to the site.

14.18 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

14.19 The site is not directly impacted by public rights of way. A bridleway (419/055) forms the northern boundary of the site, while a public footpath is not far from the southern boundary.

Conclusion

14.20 Constraints to development largely relate to the mining history of the site, and the provision of utility connections. Previous mine workings and mine entry points may affect development potential, while connecting to sewers across the A696 may be problematic. Issues of surface water flooding could create an obstacle.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

14.21 Previous Sustainability Appraisal work (2015) shows that the immediately adjoining site scores highly against many of the criteria considered. Criteria against which a major issue was identified were in relation to the existing land use, as the site is greenfield. Minor issues were identified in relation to highways access, agricultural land and marketability. These issues are examined in more detail in other sections.

14.22 The site is located approximately 2.5km from Ponteland town centre, by footpath and public bridleway. The town centre contains a range of services which will be complementary for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements. The site is some distance from residential areas. The site is directly connected to Ponteland town centre by a public bridleway. A bus stop is located at the airport, approximately 500m away. A Tyne and Wear metro station is also located at the airport.

14.23 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.

14.24 The site is located within land parcel area PD09b – Callerton Hall, which extends from the A696 in the east to Callerton Lane in the west. The assessment identifies that the LPA makes an overall high contribution to the purposes of the Green Belt. The LPA scores highly on all criteria assessed. It indicates that there is a risk of leapfrog development from Newcastle and non-compact development around the A696/Airport, that development would increase the risk of merger between Ponteland and Newcastle, and that development in any part of the LPA would encroach on the countryside. While the site represents only a small part of the LPA, it is considered that the assessment is equally applicable to the site.

Criterion 6: Compatibility of adjoining land uses

14.25 The site is close to Newcastle International Airport, and car parks and hotels associated with the airport. There will be little conflict with neighbouring uses.

Conclusion

14.26 The site is located approximately 2.5km from the Ponteland town centre, and not well connected to the settlement. It is well connected to the Newcastle Airport. Development in this location would represent encroachment into the countryside, in an area which makes a high contribution to the purposes of the Green Belt. While conflict with adjoining land uses may be minimal, the site does not score highly in terms of sustainability.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	2
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

14.27 The site was not proposed for employment use during in the ELR call for sites (2010) or in subsequent calls for sites but has now been identified in the 2018 SHELAA call for sites. The site is known to be in private ownership. Part of the site, across which access may need to be taken, is currently being used for waste processing with planning permission to do this for a number of years ahead.

Development costs

14.28 The costs of securing utility connections given the complications of crossing the A696, and providing an appropriate access for this use on the SRN may be significant. The need for an access road through the neighbouring land will also add to costs.

Market demand

14.29 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It

indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses.

14.30 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues. The site is located very close to the airport and provides almost direct access to the SRN. There is likely to be little conflict with neighbouring uses. However the current waste operation and aircraft noise may be prohibitive to certain types of employment development.

Conclusion

14.31 Development costs and the availability of the site for employment uses are significant constraints to development. Market demand for some uses would also be subdued by current uses on part of the site and potentially by aircraft noise.

ELR site assessment score	
Criterion 7: Market demand and availability	2

Ponteland Site 13 –Newcastle Airport (west)

Total score

Ponteland Site 13	
Total site score	19

15. Ponteland Site 14 – Newcastle Airport (south-west)

Site Area (Ha): 4.366

Easting: 418,180.080

Northing: 571,185.560

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1b	40	6,985.6	241
B2	40	6,985.6	194
B8	20	3,492.8	50

15.1 The site is located to the west of Newcastle International Airport. It is adjacent to an area reclaimed from surface mining but is greenfield, in agricultural use. This is a submission to the 2018 SHELAA.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 15.2 The site is located south east of Ponteland, and very close to Newcastle International Airport. The site lies south of a site that currently benefits from direct access to the strategic road network at the airport roundabout. Development in this location could impact upon the A696 and A1 junctions and further consultation with Highways England would be required to ascertain the impact. Discussions with Newcastle International Airport revealed that future expansion plans of the airport would likely require the enlargement of the current roundabout access off the A696. Therefore the development of the site would have to consider its contribution to the need for this upgrade and ensure physically that there is sufficient land to allow for the improvements to be made.
- 15.3 Given that the site is only connected indirectly off the dual carriageway, the impact of development on the local road network would only be minimised if developed after the site that lies immediately adjacent to this junction. Given the distance of the site from Ponteland town centre, the use of services in Ponteland by businesses and employees may generate a small amount of traffic in the town centre.

Conclusion

- 15.4 While connected to the SRN, further investigations would need to be undertaken to ascertain the impacts upon the SRN and whether the existing access can support development in relation to future expansion plans of the airport. The impact upon the local road network is considered to be minimal.

ELR site assessment score	
Criterion 1: Strategic road access	4
Criterion 2: Local road access and impact	3

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 15.5 Site 14 is generally level. It would be suitable for the development of large footprint commercial buildings without the need for substantial earthworks.
- 15.6 The site and area has a history of mining. The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. It is also located within a Coal Mining Reporting Area. The site was previously a surface mine, and may contain shallow mine workings. Coal outcrops cross the site from northeast to southwest. These are aligned with identified development high risk areas. The site includes mine entry points. Any application would need to demonstrate the effect on the resource, include a mining report, and coal mining risk assessment.
- 15.7 The site is greenfield. The site is mix of Grade 3a and 3b agricultural land.

Biodiversity

15.8 A number of protected species including great crested newts have been recorded locally. As the site is located approximately 2km from an SSSI to the west, and another 2.5km to the north, further consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

15.9 The Northumberland Landscape Character Assessment (2010) identifies the site to be within the 'coalfield farmland' character area. The area is impacted by "historic and ongoing mineral extraction which has affected large parts of the landscape, while urban fringe is also a key influence. This is a heavily modified landscape which has lost much of its natural landscape structure and which is dominated by man-made elements. However there are "there are pockets of unaltered rural character", particularly areas of ancient woodland. The guiding principle for the landscape is to "plan". It is suggested significant damage to landscape has already occurred and developments should try and restore and recreate where the landscape is damaged, or where key qualities remain their long term viability should be retained. In short, it is apparent that in general it is a landscape that can accommodate additional development.

15.10 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape surrounding the settlement is locally characterised by parkland landscape and historic estates, which are considered to be of higher landscape sensitivity. The River Pont valley is also identified as being of higher sensitivity due to its importance as a landscape feature. The study identifies that to the east of Ponteland the landscape is locally modified and influenced by the airport and associated infrastructure, and is considered to be of lower sensitivity. It identifies that the potential exists to enhance the eastern settlement edge along the A696 through carefully planned new development.

15.11 The study indicates that development should be guided to areas of lower landscape sensitivity, to the east of the settlement. The site is located within this area. The study recommends that in this location field boundaries should be retained and the settlement edge strengthened. While in an area of lower landscape sensitivity, given the open nature of the site, in an area which currently does not have much development, the landscape impact may be significant.

15.12 Development of the site would not impact upon green infrastructure.

Flooding and water management infrastructure

15.13 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site. However the southern half of the site is at risk of surface water flooding.

15.14 Consultation with NWL indicates that the location would not impact on any existing water management infrastructure.

15.15 The nearest public foul water sewer is in the access road to Newcastle Airport. Connecting to this sewer would require crossing of A696 at the airport roundabout.

15.16 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

15.17 There are no listed buildings or other historic assets within or close to the site.

15.18 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

15.19 A Public Footpath (419/017) crosses the northern part of the site E-W and could reduce the developable area unless a diversion is put in place.

Conclusion

15.20 Constraints to development largely relate to the mining history of the site, and the provision of utility connections. Previous mine workings and mine entry points may affect development potential, while connecting to sewers across the A696 may be problematic. Issues of surface water flooding could create an obstacle, as could the footpath that crosses the site.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

15.21 Previous Sustainability Appraisal work (2015) shows that the immediately adjoining site scores highly against many of the criteria considered. Criteria against which a major issue was identified were in relation to the existing land use, as the site is greenfield. Minor issues were identified in relation to highways access, agricultural land and marketability. These issues are examined in more detail in other sections.

15.22 The site is located approximately 3km from Ponteland town centre, by footpath and public bridleway. The town centre contains a range of services which will be complementary for both staff and businesses. In terms of supply of labour the site is accessible from adjoining settlements. The site is some distance from residential areas. The site is directly connected to Ponteland town centre by a public bridleway. A bus stop is located at the airport, approximately 400m away. A Tyne and Wear metro station is also located at the airport.

15.23 The site falls within the Tyne and Wear Green Belt. The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements by testing their contribution to the main purposes of the Green Belt as defined in the NPPF.

15.24 The site is located within land parcel area PD09b – Callerton Hall, which extends from the A696 in the east to Callerton Lane in the west. The assessment identifies that the LPA makes an overall high contribution to the purposes of the Green Belt. The LPA scores highly on all criteria assessed. It indicates that there is a risk of leapfrog development from Newcastle and non-compact development around the A696/Airport, that development would increase the risk of merger between Ponteland and Newcastle, and that development in any part of the LPA would encroach on the countryside. While the site represents only a small part of the LPA, it is considered that the assessment is equally applicable to the site.

Criterion 6: Compatibility of adjoining land uses

15.25 The site is close to Newcastle International Airport, and car parks and hotels associated with the airport. There will be little conflict with neighbouring uses.

Conclusion

15.26 The site is located approximately 3km from the Ponteland town centre, and not well connected to the settlement. It is well connected to the Newcastle Airport. Development in this location would represent encroachment into the countryside, in an area which makes a high contribution to the purposes of the Green Belt. While conflict with adjoining land uses may be minimal, the site does not score highly in terms of sustainability.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	2
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	4

Criterion 7: Market Attractiveness

Ownership and availability

15.27 The site was not proposed for employment use during in the ELR call for sites (2010) or in subsequent calls for sites but has now been identified in the 2018 SHELAA call for sites. The site is known to be in private ownership. Part of the site, across which access may need to be taken, is currently being used for waste processing with planning permission to do this for a number of years ahead.

Development costs

15.28 The costs of securing utility connections given the complications of crossing the A696, and providing an appropriate access for this use on the SRN may be significant. The need for an access road through the neighbouring land will also add to costs.

Market demand

15.29 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It

indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses.

15.30 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues. The site is located very close to the airport and provides almost direct access to the SRN. There is likely to be little conflict with neighbouring uses. However the current waste operation and aircraft noise may be prohibitive to certain types of employment development.

Conclusion

15.31 Development costs and the availability of the site for employment uses are significant constraints to development. Market demand for some uses would also be subdued by current uses on part of the site and potentially by aircraft noise.

ELR site assessment score	
Criterion 7: Market demand and availability	2

Ponteland Site 14 –Newcastle Airport (south-west)

Total score

Ponteland Site 14	
Total site score	19

16. Ponteland Site 15 – Land at Birney Hill

Site Area (Ha): 40 (Developable)

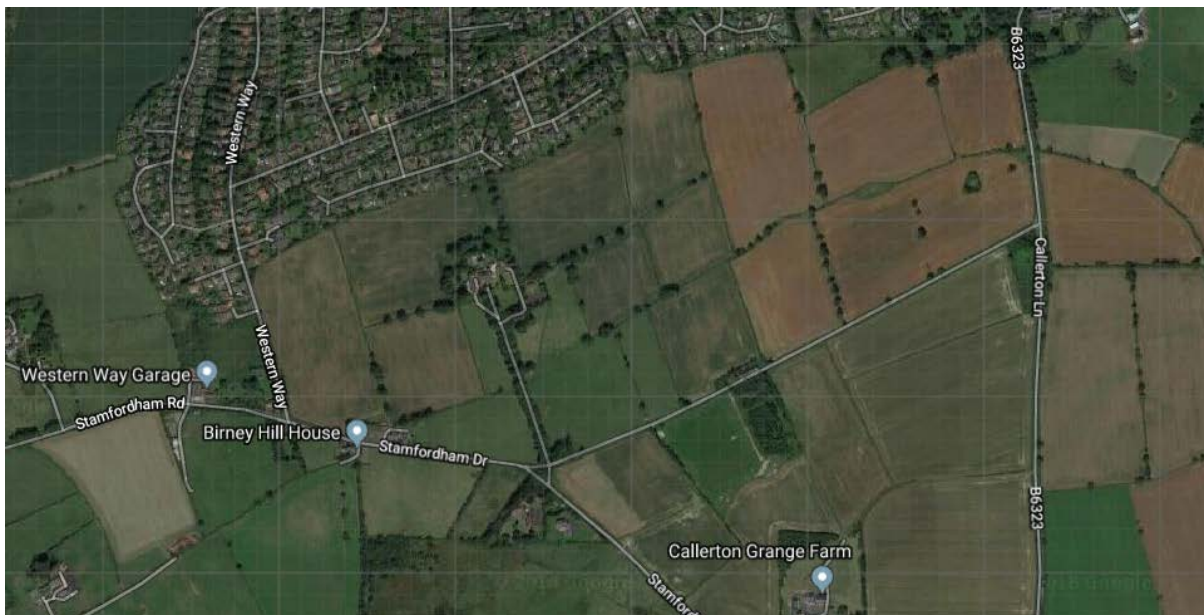
Easting: 415,341.000

Northing: 570,041.000

Indicative development mix (Assuming build out of 40% of 40% of the developable area)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	20	16,000	1,454
B1c	20	16,000	340

16.1 The site is located to the south of Darras Hall on open farmland. It has been the subject of an Appeal relating to housing and related uses which was dismissed. It has now been submitted to the 2018 SHELAA for a mixture of uses and it is being assumed (above) that about 40 % of the 40Ha of developable land would be for these B-class employment uses.



Criterion 1: Strategic Road Access

Criterion 2: Local Road Access and Impact

- 16.2 The site is located south of the large Darras Hall Estate in Ponteland. It is in the near vicinity of Newcastle Airport. A number of minor roads surround the site, including the B6323 on its eastern side. It is about three kilometres by road to the nearest point on the A696 strategic road network. A development of the scale being proposed would be likely to require considerable upgrading of the B and C class roads that link it to more major routes.
- 16.3 The large size of the site would require considerable internal road infrastructure and suitable access points from the surrounding road system.

Conclusion

- 16.4 Significant investment is likely to be needed , both to link the site to the A-Class Roads and to provide access and egress to and from the development and circulation within it.

ELR site assessment score	
Criterion 1: Strategic road access	2
Criterion 2:Local road access and impact	2

Criterion 3: Site Characteristics and Development Constraints

Ground conditions

- 16.5 The site is undulating falling gradually from south to north. Much of it could be suitable for the development of larger footprint commercial buildings without the need for substantial earthworks.
- 16.6 The site falls within a surface coal resource area. This does not necessarily mean that the site cannot be developed but unnecessary sterilisation should be avoided and reasonable alternatives should be favoured. It is also located within a Coal Mining Standing Advice area and the eastern end is a Coal Mining Referral area. Any application would need to demonstrate the effect on the resource, include a mining report, and coal mining risk assessment.
- 16.7 The site is greenfield. The site Grade 3 agricultural land.

Biodiversity

- 16.8 A number of protected species have been recorded locally. As the site is located approximately 1km from an SSSI to the north, further consultation would be needed with Natural England as part of any application as it may be in a SSSI impact risk zone.

Landscape and Green Infrastructure

- 16.9 The Northumberland Landscape Character Assessment (2010) identifies the western two-thirds of the site to be within LCA 38d Pont Valley. This area is a medium- to small-scale shallow valley. The dominant land use is pasture, and a particular characteristic of this area is the higher frequency of mature hedgerow trees. The recommended approach is to manage

the landscape- i.e. where key qualities are intact, securing their long-term viability while restoring and replacing them, where damaged. Meanwhile the eastern third of the site is in LCA 39c Stannington, a more modified landscape with an urban fringe character. The approach here is to retain traditional features but plan to restore features where possible.

16.10 The Northumberland Key Land Use Impact Study (2010) identifies that the landscape on this side of the built-up area of Darras Hall is of higher sensitivity. It has a guideline requiring protection of the remnant parkland at Birney Hall

16.11 The past Birney Hill appeal Inspector found value in the landscape because the site is “the long-standing and deliberate setting of the Darras Hall Estate”, providing the setting for listed buildings. It includes “remnant parkland” and shows “remarkable historical continuity”. He stated that “...a parkland and agricultural landscape of local value would be replaced by a suburban development and recreational space substantially altering its character.”

16.12 Development of the site would also impact upon green infrastructure in the form of the hedgerows that sub-divide the area.

Flooding and water management infrastructure

16.13 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial flooding of the site. Only small areas of the site are at risk of surface water flooding.

16.14 Some water cycle related issues, to do with surface water run-off, were addressed during the appeal process on the previous residential application. However these were not insurmountable, through suitable SuDS etc.

16.15 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

16.16 Within the appeal site, though not forming part of it, stands Birney Hall, a grade II listed building (with a separately-listed gateway). It is surrounded by fairly dense tree and shrub growth and has a formal avenue leading to it from Birney Hill Lane. On the north side of Stamfordham Road, and within the site, stands a former windmill, listed in grade II but derelict and lacking (for very many years) its cap and sails. A little to its west along the road, between the mill and Birney Hall and again within the appeal site, are the buildings of Birney Hill Farm; many are traditional farm buildings, some are more modern, none is listed. On the south side of Stamfordham Road, more or less opposite the mill and outside the appeal site, stands Birney Hall Farmhouse, originally an inn, and also listed in grade II.

16.17 The previous appeal found that development would harm the settings of three listed buildings. While this would be less than substantial, it was found that the desirability of preserving their settings would need to be given significant weight in the planning balance.

16.18 There is no known archaeological interest within the site. However, as per NPPF para 128 any planning application would require pre-determination evaluation (e.g. field walking, geophysical survey (that part not previously surveyed) and trial trenching) potential for

unrecorded prehistoric or Iron Age/Roman period activity. Mitigation work will depend on results of this evaluation.

Rights of way

16.19 No PROWs cross the site, although some meet its outer edges.

Conclusion

16.20 Constraints to development largely relate to the impact of large scale development on the landscape and, in particular, the settings of Listed structures. Other issues tend to affect small parts of the site and/or could be overcome with a degree of mitigation which could nevertheless be costly on a site of this magnitude. The landscape / setting issues are important ones, however.

ELR site assessment score	
Criterion 3: Site characteristics and development constraints	2

Criterion 4: Proximity to urban areas, and access to labour and services

Criterion 5: Sustainability and planning factors

16.21 The Previous appeal inspector considered sustainability issues and found that distances involved in reaching key local services would be greater than thought appropriate for walking and the development would almost inevitably be car-orientated. On the other hand he acknowledged that drives to reach Newcastle and other important services would not be lengthy – something which could be of equal weight when considering journeys to any employment located here.

16.22 The site is located approximately 2.5 to 3km from Ponteland town centre. The town centre contains a range of services which will be complementary for both staff and businesses. Some other services are located slightly closer, at 1 to 2 km distant. In terms of supply of labour the site is accessible from adjoining settlements.

16.23 The site falls within the Tyne and Wear Green Belt. The previous appeal inspector took the view that the effect of development here would be “to compromise the Green Belt purposes to check the unrestricted sprawl of a large built-up area (Ponteland), prevent neighbouring towns (Newcastle and Ponteland) merging into one another and safeguard the countryside from encroachment.”

Criterion 6: Compatibility of adjoining land uses

16.24 While mixed uses are encouraged, the residential and rural nature of surrounding areas and parts of the site itself could have the effect of limiting the range of employment that could be located here.

16.25 The location alongside the main airport flight path is also a potential constraint as to what land uses are distributed where, if the site is developed.

Conclusion

16.26 The site is located approximately 2 to 3km from the Ponteland town centre, and not well connected to the settlement. Development in this location would represent encroachment into the countryside, in an area which makes a high contribution to the purposes of the Green Belt. There could be conflict with adjoining land uses. The site is close to the airport flight path. The site does not score highly in terms of sustainability.

ELR site assessment score	
Criterion 4: Proximity to urban areas and access to services and labour	2
Criterion 5: Sustainability and planning factors	2
Criterion 6: Compatibility of adjoining uses	3

Criterion 7: Market Attractiveness

Ownership and availability

16.27 The site was not proposed for employment use during in the ELR call for sites (2010) or in subsequent calls for sites but has now been identified in the 2018 SHELAA call for sites for mixed uses. The site is known to be in single private ownership.

Development costs

16.28 There would be considerable costs of securing utility connections given the separation of the area from existing development. Road upgrades will also be needed, especially if significant heavy goods vehicles are to require access to any employment element of the site.

Market demand

16.29 The Employment Land and Premises Demand Study (2015) identifies a shortage of industrial premises and capacity in the market for further office provision over the plan period. It indicates that the allocation of additional land at Ponteland should therefore be a priority for both uses.

16.30 The provision of land on the east side of Ponteland is supported by industry, to take advantage of proximity to the A696 dual carriageway and easy access to Newcastle, and to not accentuate local traffic issues. The site is, however, somewhat removed from this main road system. Having said this, the relative proximity to the airport could prove an advantage. On the other hand, aircraft noise may be prohibitive to certain types of employment development.

Conclusion

16.31 Development costs and the suitability of the site for employment uses are significant constraints to development. Market demand for some uses would also be subdued by the distance from the main road system and, while the airport, Tyneside and labour pools would be in relatively easy reach, the site is nevertheless away from the strategic road network and aircraft noise could prove a further constraint on marketability.

ELR site assessment score	
Criterion 7: Market demand and availability	2

Ponteland Site 15 –Land at Birney Hill

Total score

Ponteland Site 15	
Total site score	15

17. Ponteland Total Site Scores

Site reference	Site name	Strategic Road Access	Local Road Access and congestion	Site characteristics and development constraints	Proximity to urban areas and access to services and labour	Sustainability and planning factors	Compatibility of adjoining uses	Market attractiveness	Total site score
1	Land north of Ponteland High School	3	3	4	5	4	3	4	26
2	Land south of Ponteland High School	3	3	2	4	3	2	4	21
3	Land south of B6545	4	4	3	3	2	3	3	22
4	Land west of Newcastle Airport	4	4	2	2	2	4	2	20
5	Land east of A696	4	3	3	3	2	2	3	20
6	Land south west of Prestwick	4	4	3	3	2	3	5	24
7	Land north west of Newcastle Airport	4	4	3	3	2	3	4	23
8	Land north of Ridgley Drive	1	1	3	3	2	2	3	15
9	Land south east of Ponteland High School	4	4	3	3	3	3	2	22
10	Clickemin Farm	4	3	4	4	3	4	3	25
11	Prestwick Park Phase 2	4	4	3	3	3	4	5	26
12	Newcastle Airport (north-west)	4	4	3	3	2	3	3	22
13	Newcastle Airport (west)	4	3	2	2	2	4	2	19
14	Newcastle Airport (south-west)	4	3	2	2	2	4	2	19
15	Land at Birney Hill	2	2	2	2	2	3	2	15

17.1 The assessments indicate that the most suitable locations for employment development are Sites 1 and 11. However despite the positive aspects of the location Site 1 is not available for employment development. Other sites to the north of Rotary Way (2 and 9) are also not considered to be available and are

constrained by other issues. Site 11 also scored highly but the potential impact on the surrounding landscape and the Green Belt would need to be mitigated to ensure that the separation between Ponteland and Prestwick is maintained. Sites 5, 6, 7, 12, 13, 14 and 15 would have a greater adverse impact on the need for the Green Belt to maintain settlement separation. Site 11 therefore helps to remove this constraint by retaining a substantial open green corridor between the two settlements. Sites 3, 4, 12, 14 and 15 would introduce development to areas of open countryside and could result in urban sprawl into the Green Belt, and Sites 4 and 15 are also constrained by access and market demand issues. Site 8 is inaccessible and is not considered to be a viable option, whilst the adjoining site 10 scores highly, but it is not clear if the site is available for employment development. The evidence base suggests the need for both industrial and office base development. Some of the options are likely to be only suitable for office development and have therefore only been assessed for this use. In providing for further industrial growth consideration needs to be given that there is substantial permitted and planned employment development south of Newcastle Airport which can provide for demand in the local market. Nevertheless, despite scoring 20, part of site 4, immediately opposite the main Airport entrance road, could offer scope for B-Class uses overflowing or relocating from Ponteland, (as well as airport related uses), complementing, rather than competing with the Prestick Park site. Clearly this would require some modification to the Airport roundabout, which may be needed in any case. There is scope to reuse land that has been reclaimed and still has a partially semi- derelict appearance

Northumberland Local Plan

Employment Land Site Option Appraisal

Prudhoe Site Option Appraisal

July 2018

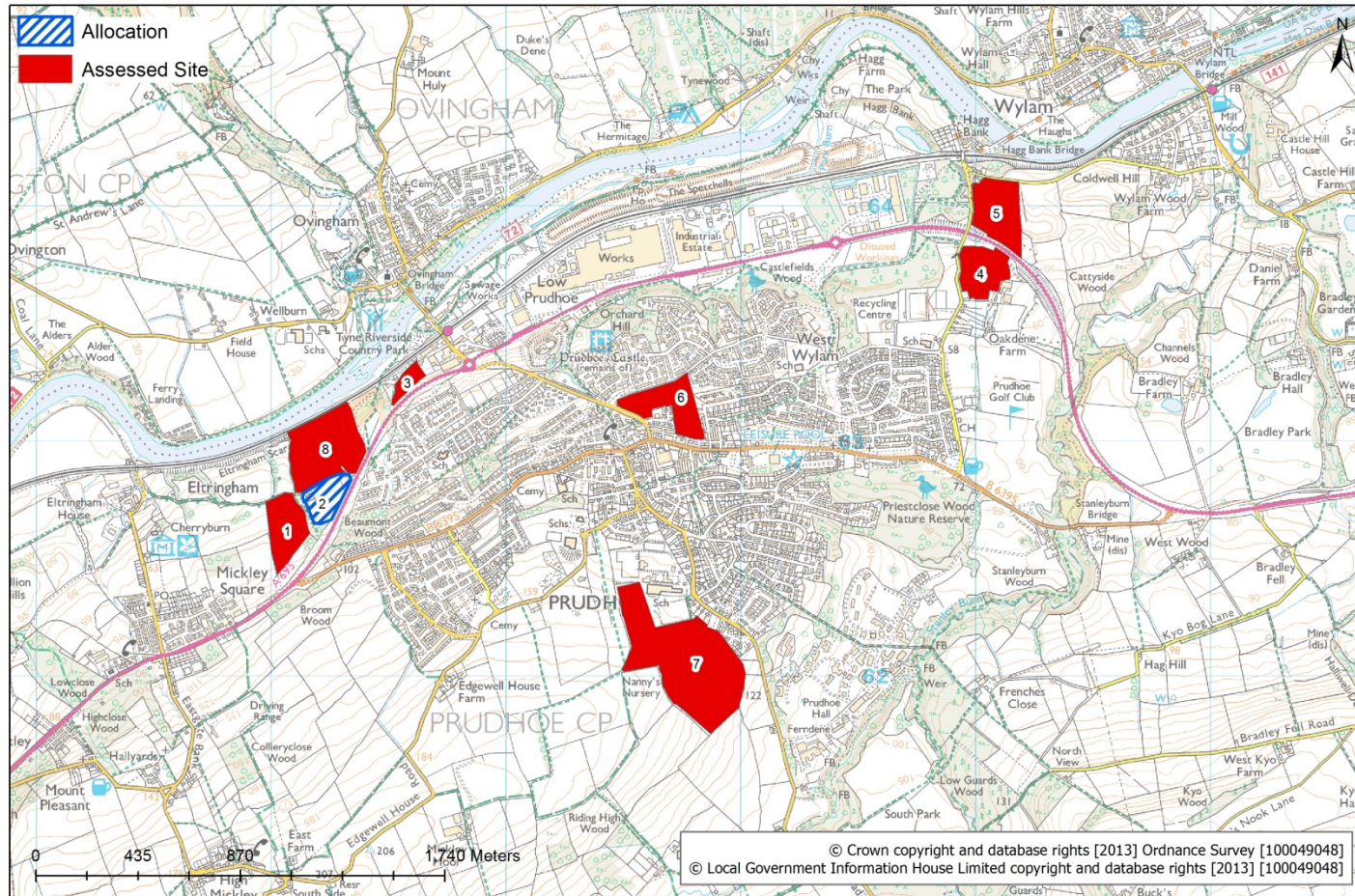
1. Prudhoe

- 1.1 The ELR (2011) concluded the potential need for additional employment land to serve Prudhoe as being 10 to 15 hectares. At the time, it was considered that, as well as available land, this would include a 7ha B1 allocation in the (then) proposed Prudhoe Hospital mixed use site, plus an additional 5ha B-class allocation adjacent to site E17 (the Hammerite site), subject to a Green Belt review.
- 1.2 It subsequently became apparent that the former Prudhoe Hospital site would not be making a contribution towards the town's employment land needs other than in terms of the continuation of health-related uses on part of the land. This decision reflected the viability and deliverability of the site as a whole, the overall availability of sustainable opportunities to meet the Prudhoe's housing need and in terms of the marketability of the site for employment uses.
- 1.3 It had also been determined that a Green Belt review would need to take place around the town, not only to meet Prudhoe's housing quota but also, (reflective of the 2011 ELR conclusion) its employment land needs.
- 1.4 The ELPDS (2015) took on board the lack of availability / marketability of the former Hospital site for employment uses and also took a 'reality check' on the situation in the town, for example comparing the initial ELR's 10-15 ha against the scale of the existing estates and actual take-up rates. This showed that a 10 ha allocation would equate to a 19% increase, while 15 ha would lead to a 28% increase in the amount of industrial land at Prudhoe.
- 1.5 Seen against towns such as Alnwick and Cramlington, where land supply is far less constrained but where take-up has been relatively slow compared with the land available, it could be demonstrated that Prudhoe could realistically expect a take-up of somewhat less than 1 ha per annum. On this basis an allocation of 15 ha for a 15 year plan period was considered to be generous particularly given the town's constraints in terms of the Green Belt, topography and infrastructure.
- 1.6 The strength of the Prudhoe market is illustrated by quite healthy levels of take-up in recent years with 5.14ha developed for b-class uses in the 1999-2014 period, an average of 0.32ha per annum. Large businesses such as SCA hygiene have also invested substantially in their existing operations. The supply of vacant premises is also restrictive with under 1% available as of the 31st March 2015.
- 1.6 The ELPDS also found that, notwithstanding its relative proximity to Tyneside, Prudhoe is not in the ideal location, office demand being stronger to the north of the Tyne, where the A69 corridor provides a quick link to the conurbation. It found rural situations for office conversions to be popular in these commutable zones – maybe more so than a town such as Prudhoe.
- 1.7 Finally, the ELPDS saw a link with the Hexham situation, such that less constrained employment land availability in Hexham could soak up some of the demand from Prudhoe.

- 1.8 Overall, therefore, the ELPDS saw a 10 ha additional land allocation as being more appropriate than the earlier ELR figure.
- 1.9 However, due to the constrained nature of the town, the role of accessible potential rural office locations, the proposed additional land at Hexham and the continued availability of land at Low Prudhoe, a lower additional amount would be appropriate.
- 1.10 The settlement has a distinct employment area to the north which utilises level land, with residential areas south of this. The town is heavily constrained by topography, infrastructure and the River Tyne. No sites were considered to the south of the town, except for one adjacent to Prudhoe Community High School identified through a previous 'call for sites', owing to the steep and undulating topography and the need to access sites via residential areas. Options were focused where land is likely to be level enough for employment development, and where sites can be accessed via the A695.
- 1.11 The following site options were reviewed for Prudhoe, assuming the quantitative need set out above.

Plan of Prudhoe Site Options

Prudhoe



2. Prudhoe Site 1 – Land north east of Mickley Square

Site Area (Ha) - 4.04
Easting - 408,062.124
Northing - 562,628.292

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sq.m)	Employees
B1c	60	9,696	206
B2	30	4,848	135
B8	10	1,616	23

- 2.1 The site is situated north of the A695 Prudhoe Bypass towards its western end. A few hundred metres to the SW is the village of Mickley Square. The site is currently used for mixed arable/pasture agriculture and is sub-divided east west by a mature hedgerow. To the east, (and overlapping onto the site itself) is a substantial area of ancient woodland, to the north runs a farm track and, a short distance to the south, the A695 itself.



Criteria 1: Strategic Road Access

Criteria 2: Local Road Access and Impact

- 2.2 The main access to the strategic road network is over 5km from the site where the A695 meets the A69. Currently, the main access to these fields emanates from the farm track to the north of the site. This emerges at the former Hammerite factory, meaning that there would be a possibility of accessing the site via the existing (former) Hammerite access road. There is also a field gate directly from the A695 slightly to the SW of the site. However the position, close to the eastern end of Mickley Square is on a relatively blind corner with a considerable slope and is very close to the junction with the access road into the town itself and also close to the eastern end of Mickley Square. In addition, the access road would have to traverse a field / woodland that does not form part of the site.
- 2.3 County Highways have confirmed there is no access to the adopted highway and suggest that access would be difficult. Even if a suitable junction onto the A695 could be achieved, it is clear that considerable lengths of new or upgraded carriageway would need to be constructed to provide full access to the site.
- 2.4 The Transport Assessment (2015) looked at four key junctions in the town, the closest of which was the roundabout between the A695 Prudhoe Bypass and Station Road (leading towards the town centre). The study did not predict any significant impacts cumulatively. So it would appear that, were it possible to overcome problems of accessing the A695 from the site, then impacts in terms of that additional volume of traffic on key junctions in the town would not be significant.

Conclusion

- 2.5 The site presents significant problems in terms of accessing the A695 Prudhoe bypass, insofar as new junctions and / or significant length of access road would need to be created. In the unlikely event that these obstacles can be overcome, the impact of the site's development in terms of congestion on the local road network would be unlikely to be unacceptable.

ELR site assessment score	
Criteria 1: Strategic road access	1
Criteria 2: Local road access and impact	1

Criteria 3: Site Characteristics and Development Constraints

Ground conditions

- 2.6 No part of the site is flat. Indeed there is a considerable slope throughout the site from south to north with the average slope being around 1 in 10, although the drop towards the southern end of the site (i.e. from the A695) is considerably more, something which could add further to the cost of accessing the site, were it to come from the SW corner.
- 2.7 While being roughly oblong in shape, the topography means that the site is generally un conducive with developing large footprint buildings.

- 2.8 The site has a history of shallow coal mining and the Coal Authority identifies it as a high risk development area. The site is within the proposed mineral safeguarding area for coal, so it would need to be confirmed whether development of the site would result in material sterilisation.
- 2.9 The site is currently used for mixed arable/pasture farming and is classified as grade 3, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”¹. Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 2.10 The SE corner of site is designated as Ancient Semi-Natural Woodland, being part of Beaumont Wood. This means that this part of the site should be discounted together with a minimum 15m buffer zone to the Ancient Semi-Natural Woodland
- 2.11 In terms of protected species, range of protected species has been recorded locally. A Local Wildlife and Geological site exists approximately 140m west of the site and an SSSI approximately 1km NE. The site may be in the SSSI IRZ, meaning that consultation with Natural England may be required.
- 2.12 A small watercourse/drain less than 10m north of the site could be significant and it should be borne in mind that the River Tyne is only around 250m further north.

Landscape and Green Infrastructure

- 2.13 The northern part of the site falls within the Glacial Trough Valley Floor landscape character type, while the southern part is of type Glacial Trough Valley Sides. Development guidelines discourage new built development from extending onto the valley floor or too far up the valley sides and encourage the creation of strong settlement boundaries. The approach routes that run through the area, (e.g. A695) should be given particular consideration, as should the settings of towns and settlement distinctiveness. All of this militates against development encroaching too far into the area of this site, although the Key Land Use Impact Study does note that limited areas of lower sensitivity below the escarpment that ‘may accommodate infill development’. This last statement is taken to refer to areas that are well-concealed and closer in to the existing built-up area so precluding the majority of this site, which is more exposed and which forms a substantial proportion of the gap area between Prudhoe and Mickley Square.

Flooding and water management infrastructure

- 2.14 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site, and similarly no areas at particular risk of surface water flooding.

¹ Agricultural Land classification of England and Wales, MAFF, 1988

- 2.15 Consultation with NWL indicates that a sewer crosses the site and that they would require it to be diverted or placed within a suitable easement. There is a 225mm diameter sewer which could be utilised as a foul outlet for the site, were it to be developed. However, this should be seen in the wider context of capacity constraints associated at Howdon WwTW which Prudhoe relies on. There is a history of sewer flooding in both Prudhoe and Mickley. While the overall Howdon issue is being tackled strategically, there are likely to be upgrades to the sewer system needed in and around the town and there is a clear need for strong SuDS ('blue infrastructure') approach to any development – particularly relevant to steeply sloping sites such as this.
- 2.16 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 2.17 There are no listed buildings within or immediately adjoining the site. However, Cherryburn lies close by to the west and it would need to be investigated how any development on this site could impact on its setting. As far as archaeology is concerned, there will require to be pre-determination evaluation (NPPF para 128) (e.g. assessment, geophysical survey and trial trenching) as there is the potential for unrecorded prehistoric or Iron Age/Roman period activity and garden archaeology. Any mitigation work will depend on the results of such an evaluation.

Rights of way

- 2.18 While no PROWs cross the site, Restricted By-way Route 538/051 passes along the northern side of the site. In addition, footpath 538/030 passes through the ancient woodland area to the east of the site. Depending on how the site would be accessed for vehicles, it would appear that the site could be developed without impacting on public rights of way.

Conclusion

- 2.19 There are a number of characteristics and constraints which would be likely to prevent development of this site for employment purposes. Primary among these are its steeply sloping topography and its key position in the landscape between Prudhoe and Mickley, meaning that development would create an appearance of the settlements merging. The land is beyond an area of Ancient Semi-natural Woodland that creates a natural edge to the SW corner of Prudhoe insofar as it exists north of the bypass. There may be issues in relation to the setting of Cherryburn.

ELR site assessment score	
Criteria 3: Site characteristics and development constraints	2

Criteria 4: Proximity to urban areas, and access to labour and services

Criteria 5: Sustainability and planning factors

- 2.20 Past Sustainability Appraisal work (2015) has shown that for the majority of criteria assessed, the site demonstrated no impact or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint.
- 2.21 In terms of accessibility, the clear issues of accessing the site from the road system (as well as for people on bicycles and on foot from nearby residential areas) are picked up as an important sustainability issue, although it is in good reach of bus stops and, to a lesser extent, the rail station in Low Prudhoe.
- 2.22 It is apparent that the site is isolated from town centre type services which employees would be likely to use.
- 2.23 As indicated, the site is relatively unconstrained by ecological, heritage, and the effects of flooding.
- 2.24 The site falls within the existing Green Belt that separates Prudhoe from Mickley Square. Prudhoe itself, including areas relatively close to the site, is inset within the Green Belt, while Mickley Square is washed over with an 'infill boundary'. A Green Belt review is likely to instigate inset areas that coincide with the infill boundaries and any more recent development beyond.
- 2.25 The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish where it would be most appropriate to extend settlements into the current Green Belt, should this be necessary and justified in terms of exceptional circumstances.
- 2.26 The site is in PE16A which makes a high contribution to all of the purposes of the Green Belt. The assessment notes a risk of ribbon development along the A695 and 'non-compact' development down the slope towards Cherryburn. It clearly points to the increased risk of merger between Prudhoe, Mickley Square and Stocksfield. The assessment also notes the very limited opportunities to establish durable boundaries to prevent encroachment into the countryside. Clearly, the woodland to the east of the site and the bypass to the north are examples of this.
- 2.27 It is therefore strongly apparent that the development of this site with large scale buildings would significantly compromise the purposes of having Green Belt in this location.

Criteria 6: Compatibility of adjoining land uses

- 2.28 The site would mainly be surrounded by woodland and agriculture with other residential and employment uses slightly removed or at least separated by woodland or the main road. Any incompatibility issues would relate to operational aspects of the agricultural unit(s) affected

Conclusion

- 2.29 There are strong Green Belt related reasons why this site should not be developed with buildings, especially those of a large scale. Such development would undermine the purposes of having defined Green Belt in the gap between Mickley and Prudhoe in the first place. The location is reasonably accessible by public transport but there are barriers to its easy access by people from nearby housing or by car. Development here would create an employment area in a location that is relatively isolated from other services that the employees and visitors to the site may wish to use.

ELR site assessment score	
Criteria 4: Proximity to urban areas and access to services and labour	3
Criteria 6: Compatibility of adjoining uses	2
Criteria 5: Sustainability and planning factors	3

Criteria 7: Market Attractiveness

Ownership and availability

- 2.30 The site has not been proposed for employment use in the ELR call for sites (2010) or subsequent calls for sites. It is in private farm-related ownership. Operational aspects of the farm would clearly be an issue that could potentially create a barrier to development.

Development costs

- 2.31 As a greenfield site, it is currently un-serviced in terms of utilities and internal roads which would add to the site preparation cost, (notwithstanding that the water authority have noted the presence of a sewer that could be accessed directly). Access has been noted above as a clear, additional cost, whether this is via the existing (former) Hammerite entrance, or the farm gate further to the west. The history of mineral workings, the slope of the site, the need for structure planting (to create a new settlement edge and the possible need for additional agricultural access ways etc. could all add to the development cost.

Market demand

- 2.32 Prudhoe is not in the most marketable part of Northumberland in terms of potential investors in employment use, being located on the other side of the River Tyne from the main east-west Trunk Road (the A69) but has strong market demand for industrial uses. Having said this, the site has some advantages in a more local marketability context, reflecting its position on the main A695 that links Prudhoe and surrounding places with Hexham and Tyneside and Prudhoe's rail access. (Accessing the site itself would need to be addressed however).
- 2.33 While within reach of Prudhoe railway station, it is still a considerable distance away for those on foot and the site is also away from other services that are found typically in larger industrial areas and town centres.

Conclusion

2.34 The site is likely to be slow to attract users due to its non-central location away from the trunk road system. Local topographic and access issues, which would add to the cost and ease of development, are also likely to conspire against the site's feasibility as an employment location.

ELR site assessment score	
Criteria 7: Market attractiveness	2

Prudhoe site 1 – Land north east of Mickley Square

Total Score

Prudhoe Site 1	
Total site score	14

3. Prudhoe Site 2 – Land at Eltringham

Site Area (Ha) - 2.51

Easting - 408,239.516

Northing - 562,757.777

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	60	5,950	127
B2	30	2,976	83
B8	10	992	14

3.1 This roughly triangular site is situated north of the A695 Prudhoe Bypass between its western end and the existing industrial premises at the former Hammerite works (to the site's north-east). There are residential properties across the A695 to the site's south-east. Its western edge is separated from countryside beyond by a strip of ancient, semi-natural woodland. To its north lies the car park of the former works and, beyond this a row of housing.



Criteria 1: Strategic Road Access

Criteria 2: Local Road Access and Impact

- 3.2 The main access to the strategic road network is over 5km from the site where the A695 meets the A69. Currently, the main access to this large field comes from the farm track to the north of the site, which, in turn is accessed via the former Hammerite factory access point on the A695. Highways
- 3.3 County Highways have confirmed that access would be via the north east corner of the site, from the road that accesses the former factory, coming from opposite the existing plant. There may be a need to upgrade this access to provide for a greater quantum of employment development and any residential development which may also require using this point of access. Pedestrian and cycle connections to the network would be required where appropriate.
- 3.4 The Transport Assessment (2015) looked at four key junctions in Prudhoe, the closest of which was the roundabout between the A695 Prudhoe Bypass and Station Road (leading towards the town centre). The study did not predict any significant impacts cumulatively. So it would appear that, were it possible to overcome problems of accessing the A695 from the site, then impacts in terms of that additional volume of traffic on key junctions in the town etc. would not be significant.

Conclusion

- 3.5 The site presents a clear opportunity to access the A695 Prudhoe bypass using the existing Hammerite junction, although it is clear that some form of upgrade to that junction would be needed, especially if this site, the former factory and its car park were all to be developed (and/or reoccupied). In terms of the wider local road network, the impact of the site's development in terms of congestion etc. would not be significant and therefore most probably acceptable.

ELR site assessment score	
Criteria 1: Strategic road access	2
Criteria 2: Local road access and impact	4

Criteria 3: Site Characteristics and Development Constraints

Ground conditions

- 3.6 No part of the site is flat, with a slope throughout the site from south to north being around 1 in 10. While such a slope can be an issue in terms of ease of development, the slopes are not so severe that they could not be overcome through careful design.
- 3.7 The site has a probable history of shallow coal mining and the Coal Authority identifies it as a high risk development area. There are former mine entrances at the southern end of the site. The site is within the proposed mineral safeguarding area for coal, so it would need to be confirmed whether development of the site would result in material sterilisation.

- 3.8 The site is currently used for pasture and is classified as grade 3, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”². Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 3.9 The southern corner of site abuts an area of Ancient Semi-Natural Woodland, being- part of Beaumont Wood. This means that part of the site should be discounted, as a minimum 15m buffer zone to the Ancient Semi-Natural Woodland is necessary.
- 3.10 In terms of protected species, range of protected species has been recorded locally. A Local Wildlife and Geological site exists approximately 350m west of the site and an SSSI approximately 790m NE. The site may be in the SSSI IRZ, meaning that consultation with Natural England may be required.
- 3.11 A small watercourse/drain less than 10m north of the site could be significant and it should be borne in mind that the River Tyne is only around 300m further north.

Landscape and Green Infrastructure

- 3.12 The site falls within the Glacial Trough Valley Floor landscape character type. Development guidelines discourage new built development from extending onto the valley floor and encourage the creation of strong settlement boundaries. The approach routes that run through the area, (e.g. A695) should be given particular consideration, as should the settings of towns and settlement distinctiveness. The contained nature of this field, being between the A695, the former factory, its car park and the ancient woodland, is therefore important in this context. The woodland strip potentially provides a strong boundary from countryside to its west, (such as is called for in the development guidelines).
- 3.13 The land is also likely to be considered part of the limited areas of lower sensitivity below the escarpment that ‘may accommodate infill development’ as set out in the Key Land Use Impact Study.

Flooding and water management infrastructure

- 3.14 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site, and similarly no areas at particular risk of surface water flooding.
- 3.15 Consultation with NWL indicates that a sewer crosses the site and that they would require it to be diverted or placed within a suitable easement. There is a 225mm diameter sewer which could be utilised as a foul outlet for the site, were it to be developed. However, this should be seen in the wider context of capacity constraints associated at Howdon WwTW which Prudhoe relies on. There is a history of sewer flooding in both Prudhoe and Mickley. While the overall

² Agricultural Land classification of England and Wales, MAFF, 1988

Howdon issue is being tackled strategically, there are likely to be upgrades to the sewer system needed in and around the town and there is a clear need for strong SuDS ('blue infrastructure') approach to any development on the site.

3.16 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

3.17 There are no Listed Buildings within or immediately adjoining the site. It may be that parts of the site, especially the trees surrounding it, would be visible from the parapets of Prudhoe Castle. This will need to be checked in terms of criteria applying to the settings of Listed Buildings. However it is considered that, given the topography, the distance and other intervening development, that, so long as building heights are not too great and materials, colours not too striking, that any impact on the setting would be marginal.

3.18 As far as archaeology is concerned, there will require to be pre-determination evaluation (NPPF para 128) (e.g. assessment, geophysical survey and trial trenching) as there is the potential for unrecorded prehistoric or Iron Age/Roman period activity and garden archaeology. Any mitigation work will depend on the results of such an evaluation.

Rights of way

3.19 While no PROWs cross the site, Restricted By-way Route 538/051 passes along the northern side of the site. In addition, footpath 538/030 passes through the ancient woodland area to the west of the site. It would appear that the site could be developed without impacting on public rights of way.

Conclusion

3.20 There are no completely show stopping barriers to the site's development in terms of local characteristics and constraints. Clearly a number of factors would require investigation, including the former coal-mining issues and the setting of Prudhoe Castle. The topography may also add something to the complexities of developing the land. Protecting the adjacent woodland will reduce the developable area slightly.

ELR site assessment score	
Criteria 3: Site characteristics and development constraints	4

Criteria 4: Proximity to urban areas, and access to labour and services

Criteria 5: Sustainability and planning factors

3.21 Past Sustainability Appraisal work (2015) has shown that for the majority of criteria assessed for the site, there was either no impact and or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint.

- 3.22 In terms of accessibility, the relatively long distance to the rail station in Low Prudhoe was seen as something of an issue in sustainability terms.
- 3.23 It is apparent that the site is isolated from town centre type services which employees would be likely to use.
- 3.24 As indicated, the site is relatively unconstrained by ecological, heritage, and the effects of flooding.
- 3.25 The site falls within the existing Green Belt. The inset boundary of Prudhoe itself includes the former Hammerite premises and car park to the north and the housing just across the A695 to the south-east. Thus the site forms a tongue of Green Belt extending into the inset area from the south-west.
- 3.26 The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish where it would be most appropriate to extend settlements into the current Green Belt, should this be necessary and justified in terms of exceptional circumstances.
- 3.27 The site is in PE16A which makes a high contribution to all of the purposes of the Green Belt. While the assessment notes a risk of ribbon development along the A695 and 'non-compact' development down the slope towards Cherryburn, as well as increased risk of merger between Prudhoe, Mickley Square and Stocksfield, this particular site is surrounded by inset land and is not considered to contribute as highly as other parts of the site.
- 3.28 The assessment also notes the very limited opportunities to establish durable boundaries to prevent encroachment into the countryside. Clearly, the woodland to the west of the site, (part of which is ancient semi-natural), would be a way of creating a strong boundary. Indeed it would create a straighter edge to the settlement.
- 3.29 It is therefore apparent that the development of this site, while removing a modest area of a high contributing segment of Green Belt, would offer opportunities to create a firm edge to the settlement, while maintaining the overall integrity of this particular land parcel area.

Criteria 6: Compatibility of adjoining land uses

- 3.30 The site abuts other (existing) employment use (assuming the reoccupation of the former factory) and would be compatible in that respect. Some existing houses on the far side of the former Hammerite car park are close by, as are houses across the A695, although the modest buffers that already exist could be enhanced to prevent noise, fumes etc. from reducing residential amenity. Any future use of the former Hammerite car park would have to be considered against the future use of the subject site. Operational aspects of the farm unit and any loss of amenity for those enjoying the adjacent public rights of way would also be a consideration.

Conclusion

- 3.31 Although a modest area of Green Belt in a high-contributing land parcel area would be deleted, there is the opportunity to create a strong edge to the settlement, while maintaining

the overall integrity of the Green Belt. The location is reasonably accessible by public transport notwithstanding its relative distance from a number of services and location across the bypass. Development here would create an employment area on a contained site adjoining a longstanding employment site and relatively close to the main strip of employment uses serving the town. Some care would be needed in relation to existing and potential future housing on adjacent and nearby sites.

ELR site assessment score	
Criteria 4: Proximity to urban areas and access to services and labour	3
Criteria 5: Sustainability and planning factors	4
Criteria 6: Compatibility of adjoining uses	3

Criteria 7: Market Attractiveness

Ownership and availability

3.32 The site was not proposed for employment use during in the ELR call for sites (2010) or subsequent calls for sites (2013). It is in private farm-related ownership. It is on the periphery of the farm concerned and the farmer has indicated his willingness to see the land go into a different use. Nevertheless operational aspects of the farm could still be an issue in relation to how any future development takes place.

Development costs

3.33 As a greenfield site, the site is currently un-serviced in terms of utilities and internal roads and this would add to the site preparation cost, (notwithstanding that the water authority have noted the presence of a sewer that could be accessed directly). Access from the A695 may well bring an additional cost, as the junction onto the A695 may need some upgrading.

3.34 The history of mineral workings and the slope of the site, could also add something to basic development costs.

Market demand

3.35 Prudhoe is not in the most marketable part of Northumberland in terms of potential investors in employment use, being located on the other side of the River Tyne from the main east-west Trunk Road (the A69) but has strong market demand for industrial uses. Having said this, the site has some advantages in a more local marketability context, reflecting its position on the main A695 that links Prudhoe and surrounding places with Hexham and Tyneside and Prudhoe's rail access.

3.36 While within reach of Prudhoe railway station, it is still some distance away for those on foot and the site is also away from other services that are found typically in larger industrial areas and town centres.

Conclusion

3.37 The site may be relatively slow in attracting users due to its non-central location away from the trunk road system and the remainder of the town’s main industrial estate. On the other hand, its self-containment and stand-alone nature could also be seen as potentially attractive. Some topographic and site specific issues (e.g. mitigating effects on adjacent ancient woodland) could also add modestly to the cost and ease of development.

ELR site assessment score	
Criteria 7: Market attractiveness	4

Prudhoe site 2 – Land at Eltringham

Total Score

Prudhoe Site 2	
Total site score	24

4. Prudhoe Site 3 – Land west of Low Prudhoe

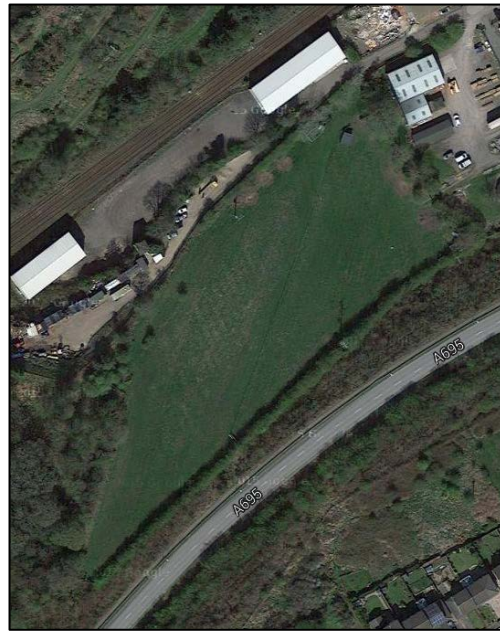
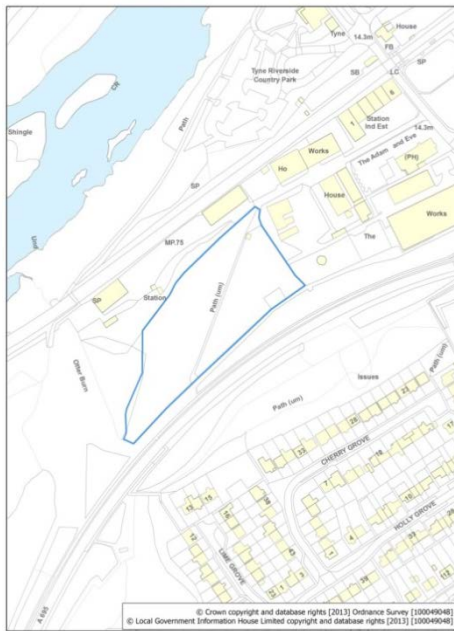
Site Area (Ha) - 0.408

Easting - 408,581.577

Northing - 563,253.008

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	70	1,142.4	24
B2	20	326.4	9
B8	10	163.2	2

- 4.1 This greenfield site is situated north of the A695 Prudhoe Bypass west of its junction with Station Road. A short distance to the north is the Newcastle to Carlisle Railway Line with an intervening industrial strip with associated buildings. There is also an industrial estate to the east. Across the bypass to the north is an open, partly wooded slope with house beyond stretching up the hill



Criteria 1: Strategic Road Access

Criteria 2: Local Road Access and Impact

- 4.2 The main access to the strategic road network is over 5km from the site where the A695 meets the A69. Access to any future employment area on this field would have to be taken from the road which accesses an assortment of industrial and mixed-use premises and yards to the north and east of the site. This narrow road, which emerges onto Station Road between the level crossing and the Adam and Eve pub, is unadopted, meaning that third party rights of access would have to be secured.
- 4.3 The Transport Assessment (2015) looked at four key junctions in the town, the closest of which was the roundabout between the A695 Prudhoe Bypass and Station Road (leading towards the town centre). The study did not predict any significant impacts cumulatively. So it would appear that, were it possible to overcome issues of accessing the site via the above-mentioned unadopted road, then impacts in terms of that additional volume of traffic on key junctions in the town etc. would not be significant.

Conclusion

- 4.4 The site presents some minor issues regarding the access point but if these can be overcome, the impact of the site's development in terms of congestion on the local road network would be unlikely to be unacceptable.

ELR site assessment score	
Criteria 1: Strategic road access	2
Criteria 2: Local road access and impact	3

Criteria 3: Site Characteristics and Development Constraints

Ground conditions

- 4.5 No part of the site is flat. Indeed there is a considerable slope throughout the site from south to north with the average slope being perhaps around 1 in 6.
- 4.6 Clearly, given the topography, site would be generally uncondusive with developing employment premises and could not viably be facilitated by site levelling
- 4.7 The Coal Authority identifies it as a high risk development area and there are former mine entrances in the immediate area. The site is within the proposed mineral safeguarding area for coal, so it would need to be confirmed whether development of the site would result in material sterilisation.
- 4.8 The site is currently used for pasture farming and is classified as grade 3, which indicates "land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield"³. Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of

³ Agricultural Land classification of England and Wales, MAFF, 1988

the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 4.9 While the woodland adjoining the western boundary of the site is not recorded as semi-ancient, it may be that a buffer between it and future development will be required
- 4.10 In terms of protected species, range of protected species has been recorded locally. An SSSI lies approximately 240 m NE. The site may be in the SSSI IRZ, meaning that consultation with Natural England may be required. Some other local wildlife interest lies within 2 kilometres.
- 4.11 A small watercourse (The Otter Burn) is about 45m west of the site and the river Tyne, though separated by the railway embankment, is some 350m to the north.

Landscape and Green Infrastructure

- 4.12 The site falls within the Glacial Trough Valley Floor landscape character type. Development guidelines discourage new built development from extending onto the valley floor and encourage the creation of strong settlement boundaries. The approach routes that run through the area, (e.g. A695) should be given particular consideration, as should the settings of towns and settlement distinctiveness. The contained nature of this field and its combinations of urban and woodland surroundings should mean that development here would not have a significant negative effect in relation to these development guidelines.
- 4.13 The land is also likely to be considered part of the limited areas of lower sensitivity below the escarpment that 'may accommodate infill development' as set out in the Key Land Use Impact Study.

Flooding and water management infrastructure

- 4.14 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site, and similarly only a very low risk of surface water flooding on a small part of the site.
- 4.15 Consultation with NWL indicates that a water main crosses the site and they would require it to be diverted or placed within a suitable easement. NWL also indicate that any foul flows could drain towards the 300mm combined sewer within station road. However, this should be seen in the wider context of capacity constraints associated at Howdon WwTW which Prudhoe relies on. Prudhoe has a history of sewer flooding. While the overall Howdon issue is being tackled strategically, there are likely to be upgrades to the sewer system needed in and around the town and there is a clear need for strong SuDS ('blue infrastructure') approach to any development – particularly relevant to steeply sloping sites such as this.

Archaeology and historic environment

- 4.16 There are no Listed Buildings within or immediately adjoining the site. It is likely that parts of the site would be visible from the parapets of Prudhoe Castle and this may also be the case from parts of the Ovingham Conservation Area (across the river). This will need to be checked

in terms of criteria applying to the settings of Listed Buildings and Conservation Areas. The local topography should dictate that any impact on the setting would be marginal, so long as building heights are not too great and materials, colours not too striking.

- 4.17 As far as archaeology is concerned, there will require to be pre-determination evaluation (NPPF para 128) (e.g. assessment, geophysical survey and trial trenching) as there is the potential for unrecorded prehistoric or Iron Age/Roman period activity and garden archaeology. Any mitigation work will depend on the results of such an evaluation.

Rights of way

- 4.18 Footpath 538/033 cuts the site in half, running diagonally from NE to SW. Bridleway Route 538/032 passes along the northern side of the site. The existence of Public Footpath No 33 (Prudhoe Town) is not considered to be an obstacle to developing the land for employment development, with diversion a possibility, however diversion matters could delay the site coming forward.

Conclusion

- 4.19 There are a number of characteristics and constraints which could restrict the scope of development on the site. Primary among these are its steeply sloping topography which it is considered would prevent employment development. The Right of Way, while not preventing development, could delay matters through any diversion procedures. Coal related considerations could become a factor. Built and natural heritage factors could require some mitigation but there is not considered to be a major likely impact on these assets.

ELR site assessment score	
Criteria 3: Site characteristics and development constraints	1

Criteria 4: Proximity to urban areas, and access to labour and services

Criteria 5: Sustainability and planning factors

- 4.20 Past Sustainability Appraisal work (2015) has shown that for the majority of criteria assessed, the site demonstrated no impact or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint.
- 4.21 The site has clear advantages over some other sites in terms of accessibility, being close to the station and adjoining public transport interchange, although the site is somewhat isolated from the town centre itself.
- 4.22 As indicated, the site is relatively unconstrained by ecological, heritage, and the effects of flooding.
- 4.23 The site falls within inset boundary of Prudhoe and so there are no Green Belt related issues to address.

Criteria 6: Compatibility of adjoining land uses

4.24 The site adjoins existing industry and warehousing. There is a buffer of other uses between it and the railway. The site is well separated from the houses to the south – by the A695 and some open land. While farmed, the site is somewhat separate from the larger expanse of farmland to the west. Neighbouring woodland is not ancient but a buffer may nevertheless be necessary

Conclusion

4.25 There are few issues of sustainability associated with the site's development. Probably the principal issues would relate to the protection of local wildlife that may reside in the neighbouring woods and the distance from the town centre. However there are many factors that would be regarded as positive in sustainable planning terms – not least the proximity of the rail interchange.

ELR site assessment score	
Criteria 4: Proximity to urban areas and access to services and labour	4
Criteria 5: Sustainability and planning factors	4
Criteria 6: Compatibility of adjoining uses	3

Criteria 7: Market Attractiveness, Deliverability and viability

Ownership and availability

4.26 The site has not been proposed for employment use in the ELR call for sites (2010) or the SHLAA call for sites (2013). The site is under single private ownership but it is not clear if it is available for employment development.

Development costs

4.27 As a greenfield site, it is currently un-serviced in terms of utilities and internal roads which would add to the site preparation cost, (notwithstanding that the water authority have noted the presence of a sewer that could be accessed directly). Access has been noted above as potentially available but with the need for negotiation – something which could add to costs and delay. The topography would reduce options on the arrangement and massing of future development and may preclude the lowest cost forms of industrial or office buildings.

Market demand

4.28 Prudhoe is not in the most marketable part of Northumberland in terms of potential investors in employment use, being located on the other side of the River Tyne from the main east-west Trunk Road (the A69) but has strong market demand for industrial uses. Having said this, the site has some advantages in a more local marketability context, reflecting its position on the main A695 that links Prudhoe and surrounding places with Hexham and Tyneside and Prudhoe's rail access. On the other hand, the access into the site could not be direct from the

A695 and would pass a number of older buildings meaning that it would not be directly accessible or necessarily visible from the main road.

- 4.29 The proximity to the bulk of the local employment uses at Low Prudhoe could also be a selling point, although the distance from the town centre services could detract from its attractiveness.

Conclusion

- 4.30 The site is well located in terms of the rail interchange and other industry, although distant from the town centre. In a local context this may attract users, although the slight ‘backland’ nature of the access to it could be a constraint in marketing terms. However the costs associated with overcoming the site topography would significantly reduce market demand.

ELR site assessment score	
Criteria 5:Market attractiveness	2

Prudhoe Site 3 – Land west of Low Prudhoe

Total Score

Prudhoe Site 3	
Total site score	19

5. Prudhoe Site 4 – Land at Eastwoods Farm

Site Area (Ha) - 3.858

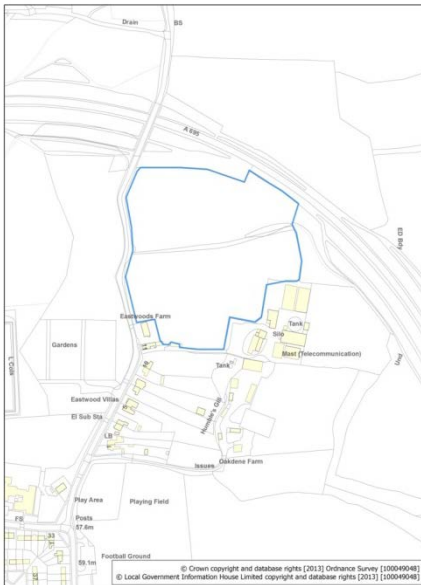
Easting - 411,030.692

Northing - 563,722.923

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	60	9,259.2	197
B2	30	4,629.6	129
B8	10	1,543.2	22

- 5.1 This greenfield site is situated south of the A695 Prudhoe Bypass towards its eastern end. The northern half of the site slopes up from the bypass, while the southern part is a flatter farmer's field and immediately adjoins farm buildings to the south-east of the site. A minor road runs along the site's western boundary, crossing the A695 northwards via a bridge (but not connecting onto it). To the south of the site, this road is lined by houses, while on the other side are allotments and grazing land.



Criteria 1: Strategic Road Access

Criteria 2: Local Road Access and Impact

- 5.2 The main access to the strategic road network is over 5km from the site where the A695 meets the A69. While the site abuts the A695, accessing it directly from this road would not be possible due to the gradients, the curved, fast nature of this stretch of road and the great expense of doing so.
- 5.3 The County Highways suggest that a priority junction onto the road to the west of the site would be the most applicable solution, although there is a note of caution over the gradient and curvature of this road, suggesting that ‘extensive works may be required’ and that the new junction would have to be ‘approximately located in the centre of the western boundary’. Pedestrian, Cycle connections to the network would also be required where appropriate.
- 5.4 One issue is that traffic coming from industrial premises here could be heavy in nature and would need to pass numerous residential properties along Eastwoods Road before reaching the main B6395 road through Prudhoe and, from there, the A695. This places a major question mark over the suitability of access to any future employment allocation here.
- 5.5 The Transport Assessment (2015) looked at four key junctions in the town, the closest of which were the eastern junction between the B6395 road through Prudhoe and the A695, (actually in Gateshead Council’s area) and the roundabout between the A695 Prudhoe Bypass and Station Road (leading towards the town centre).
- 5.6 The study did not predict any significant impacts cumulatively, except in relation to the B6395 / A695 junction, where improvements will be needed in the medium to long term as development in the town proceeds. It can be assumed that some of the traffic leaving and entering premises on the site will leave and enter Prudhoe via this B6395 / A695 junction; therefore the site’s development could add to the medium to long term traffic impacts on this junction, although the extent of this would need to be tested through modelling.

Conclusion

- 5.7 The site presents some minor significant issues regarding access. While the long term cumulative impact on the aforementioned B6395 / A695 junction will not necessarily be significant, local impacts on residential roads may not be acceptable and providing a safe access into the site from the existing minor road may also prove problematic and expensive.

ELR site assessment score	
Criteria 1: Strategic road access	1
Criteria 2: Local road access and impact	2

Criteria 3: Site Characteristics and Development Constraints

Ground conditions

- 5.8 The upper (southern) part of the site slopes quite gently from south to north. However, the northern field drops steeply towards the A695 with the slope of this second field being perhaps around 1 in 6.
- 5.9 Clearly, given the topography, the northern part of the site would be generally unconducive with developing large footprint buildings.
- 5.10 Perhaps most importantly, in terms of ground conditions, the whole of the northern part of the site and much of its eastern edge is a historic landfill site, which may add to the expense of preparing the land for development.
- 5.11 The Coal Authority identifies a high risk development area close to the southern edge of the site. The site is within the proposed mineral safeguarding area for coal, so it would need to be confirmed whether development of the site would result in material sterilisation.
- 5.12 The site is currently used for arable farming and grazing is classified as grade 3, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”⁴. Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 5.13 Desk based assessment indicates that a range of protected species have been recorded locally. With SSSIs approximately 1.8km NE & 2km W of the site, it may be in the SSSI IRZ, meaning that consultation with Natural England may be required. Some other local wildlife interest lies within 2 kilometres.
- 5.14 A small watercourse runs south to north along the north-eastern edge of the site. There are nearby ponds a few hundred metres NW of the site and the Tyne is a similar distance to the north.

Landscape and Green Infrastructure

- 5.15 The site falls within the Glacial Trough Valley Floor landscape character type. Development guidelines discourage new built development from extending onto the valley floor and encourage the creation of strong settlement boundaries. The approach routes that run through the area, (e.g. A695) should be given particular consideration, as should the settings of towns and settlement distinctiveness. Development of the site would be a clear extension of Prudhoe and would, in part, be visible from the A695 changing the current rural perceptions. Having said this, development would be contained within the line of the bypass –

⁴ Agricultural Land classification of England and Wales, MAFF, 1988

i.e. arguably better related to the settlement than development on its other side would be. It is concluded that there could be some negative effects vis-à-vis these development guidelines.

- 5.16 The Key Land Use Impact Study also notes the semi-rural nature of this part of the eastern edge of the town and recommends that it is sought to 'retain open space functions of the eastern settlement boundary'.

Flooding and water management infrastructure

- 5.17 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site, and similarly only a very low risk of surface water flooding on a small part of the site close to the water course along the eastern side.
- 5.18 A Rising Main runs along the boundary of the Site and NWL may require it to be diverted or placed within a suitable easement. Importantly, NWL state that consideration should be given to a drainage strategy for this site and any adjacent developments to enable all foul flows to be directed towards a particular existing facility, which is some way removed from the site. Surface flows should also be seen in the wider context of capacity constraints associated at Howdon WwTW which Prudhoe relies on. Prudhoe has a history of sewer flooding. While the overall Howdon issue is being tackled strategically, there are likely to be upgrades to the sewer system needed in and around the town and there is a clear need for strong SuDS ('blue infrastructure') approach to any development – particularly relevant to steeply sloping sites such as this.

Archaeology and historic environment

- 5.19 There are no Listed Buildings or structures within the site or nearby.
- 5.20 As far as archaeology is concerned, there will require to be pre-determination evaluation (NPPF para 128) (e.g. assessment, geophysical survey and trial trenching) as there is the potential for unrecorded prehistoric or Iron Age/Roman period activity and garden archaeology. Any mitigation work will depend on the results of such an evaluation.

Rights of way

- 5.21 The nearest public rights of way recorded on the definitive map run west from the north-south road that runs along the west side of the site. As such, there should be no particular issues in respect of PROWs.

Conclusion

- 5.22 While many of the possible showstoppers in terms of characteristics and constraints are absent, there are nevertheless some key constraining factors. The development of the site will take the development of the town into an open strip which provides a characteristic landscape feature along the western side of the settlement and creates a semi-rural feel along the eastern part of the A695 Prudhoe Bypass. Quite a number of protected species frequent this area of countryside. The fact that much of the site overlaps a historic landfill area will also be significant.

ELR site assessment score	
Criteria 3: Site characteristics and development constraints	2

Criteria 4: Proximity to urban areas, and access to labour and services

Criteria 5: Sustainability and planning factors

- 5.23 Past Sustainability Appraisal work (2015) has shown that for the majority of criteria assessed, the site demonstrated no impact or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint.
- 5.24 In terms of accessibility, the clear and major issues of accessing the site from the road system (as well as for people on bicycles and on foot from nearby residential areas) are picked up as an important sustainability issue.
- 5.25 It is apparent that the site is isolated from town centre type services which employees would be likely to use.
- 5.26 As indicated, the site is relatively unconstrained by some factors such as, heritage, and the effects of flooding.
- 5.27 The site falls within the existing Green Belt, the inset boundary running along the C-road that forms the site's western boundary.
- 5.28 The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish where it would be most appropriate to extend settlements into the current Green Belt, should this be necessary and justified in terms of exceptional circumstances.
- 5.29 The site is in PE10 ('Cattyside Wood') and is assessed as making a high contribution to all of the relevant purposes of the Green Belt. The assessment notes that, as well as a risk of leap-frog development from Gateshead, there is a risk of ribbon development along Eastwoods Road on the east edge of the built up area. It goes on to state that development in this LPA would increase the risk of merger between Prudhoe and Crawcrook, (Gateshead) just over 2km to the east. . In terms of the impact on the countryside, it notes that the nature of this section of countryside, (which includes a golf course further north) offers limited opportunities for strong, durable boundaries to prevent encroachment.
- 5.30 It is therefore strongly apparent that the development of this site, especially involving large scale buildings would significantly compromise the purposes of having Green Belt in this location.

Criteria 6: Compatibility of adjoining land uses

- 5.31 The site is removed from existing industrial areas of Prudhoe and, while being of a rural nature, it does lie alongside some housing ribbon development (to its north) and, as far as

traffic emanating from the site is concerned, this would need to go via a residential road – Eastwoods Road.

- 5.32 It is uncertain as to how the use would relate to existing agricultural use. As the Eastwoods Farm buildings lie immediately alongside, there may be issues in relation to operational aspects of the agricultural unit.

Conclusion

- 5.33 The Green Belt status of the land and its high contribution to the purposes of the Green Belt provide a clear reason for preventing large scale development in this location. The relative isolation of the site, albeit within the town, is also a disadvantage, as are the possible effects on residential amenity and operational aspects of farming.

ELR site assessment score	
Criteria 4: Proximity to urban areas and access to services and labour	3
Criteria 5: Sustainability and planning factors	2
Criteria 6: Compatibility of adjoining uses	2

Criteria 7: Market Attractiveness

Ownership and availability

- 5.34 The site has not been proposed for employment use in the ELR call for sites (2010). Part of the land was suggested as a SHLAA site in an earlier iteration of the SHLAA. The site has been brought forward for consideration due to its location adjoining the built-up area of the town. It belongs to Eastwoods Farm which straddles the A695.

Development costs

- 5.35 As a greenfield site, it is currently un-serviced in terms of utilities and internal roads which would add to the site preparation cost. Indeed the Water Authority had identified the need for a strategy for foul drainage for development in this general vicinity. While the site can be accessed from the road system, it would appear that there could be some off-site costs including improvements along Eastwoods Road.
- 5.36 The steep topography on the northern part of the land would reduce options on the arrangement and massing of future development in this area and preclude the lowest cost forms of industrial or office buildings.

Market demand

- 5.37 Prudhoe is not in the most marketable part of Northumberland in terms of potential investors in employment use, being located on the other side of the River Tyne from the main east-west Trunk Road (the A69) but has strong market demand for industrial uses. In addition, while the site may be visible from the main A695, it would not be accessed from that main road, instead

involving a journey through residential streets and a narrow lane. The distance from the town centre services could further detract from its attractiveness.

Conclusion

5.38 While linked to the town’s built-up area, the local labour market and some services, this site is removed from the main road system and the main services that Prudhoe has to offer. Part of the site is relatively level; however other parts are not and there may be considerable infrastructure costs on and offsite.

ELR site assessment score	
Criteria 7: Market attractiveness	1

Prudhoe Site 4 – Land at Eastwoods Farm

Total Score

Prudhoe Site 4	
Total site score	13

6. Prudhoe Site 5 – Land south of Hagg Bank

Site Area (Ha) - 5.234

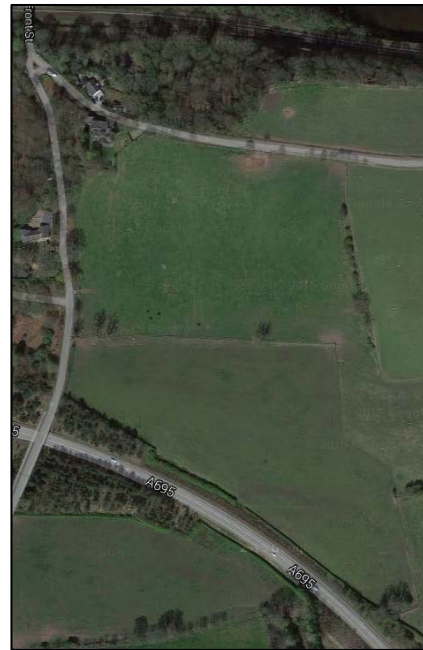
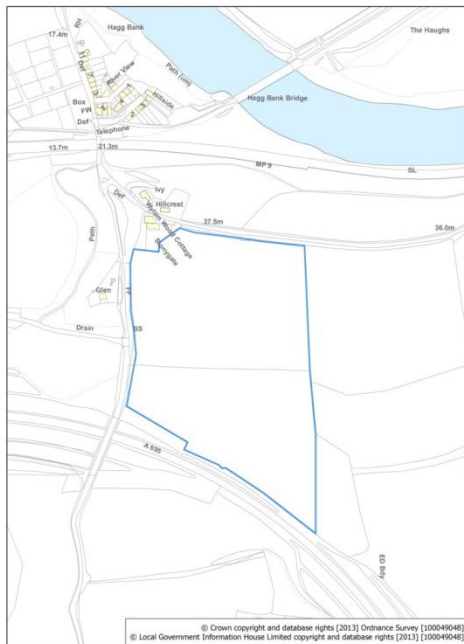
Easting - 411,099.006

Northing - 563,973.978

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	60	12,561.6	267
B2	30	6,280.8	174
B8	10	2,093.6	30

- 6.1 This undulating greenfield site is situated north of the A695 immediately to the east of the lane that leads to Hagg Bank. Along the northern side of the site the lane turns towards Wylam. The Newcastle to Carlisle Railway line lies beyond this lane, and beyond the railway is the River Tyne. To the east of the site, more open fields stretch towards the outskirts of Wylam.



Criteria 1: Strategic Road Access

Criteria 2: Local Road Access and Impact

- 6.2 The main access to the strategic road network is over 5km from the site where the A695 meets the A69. While the site abuts the A695, accessing it directly from this road would not be possible due to the gradients, the curved, fast nature of this stretch of road and the great expense of doing so.
- 6.3 The County Highways suggest that there could be no suitable access onto the narrow lane that edges the site to its west or north.
- 6.4 Even if this could be achieved, traffic coming from industrial premises here could be heavy in nature and would need to pass numerous residential properties along the lane to the south and Eastwoods Road before reaching the main B6395 road through Prudhoe and, from there, the A695. This places a major question mark over the suitability of access to any future employment allocation here.
- 6.4 The Transport Assessment (2015) looked at four key junctions in the town, the closest of which were the eastern junction between the B6395 road through Prudhoe and the A695, (actually in Gateshead Council's area) and the roundabout between the A695 Prudhoe Bypass and Station Road (leading towards the town centre).
- 6.5 The study did not predict any significant impacts cumulatively, except in relation to the B6395 / A695 junction, where improvements will be needed in the medium to long term as development in the town proceeds. It can be assumed that some of the traffic leaving and entering premises on the site will leave and enter Prudhoe via this B6395 / A695 junction; therefore the site's development could add to the medium to long term traffic impacts on this junction, although the extent of this would need to be tested through modelling.

Conclusion

- 6.6 The site presents some significant issues regarding access. While the long term cumulative impact on the aforementioned B6395 / A695 junction will not necessarily be significant, local impacts on residential roads may not be acceptable and providing a safe access into the site from the existing minor road may not be possible.

ELR site assessment score	
Criteria 1: Strategic road access	1
Criteria 2: Local road access and impact	1

Criteria 3: Site Characteristics and Development Constraints

Ground conditions

- 6.7 This is an undulating site with ridge areas at the north-east and south-east of the site, and the lowest point around half way along the western boundary.

- 6.8 Given the topography, the site would be generally unsuited to the development of large footprint buildings.
- 6.9 In terms of ground conditions, the whole of the southern part of the site is a historic landfill site, which may add to the expense of preparing the land for development.
- 6.10 The Coal Authority identifies a high risk development area stretching across the northern part of the site, with former shallow coal working and nearby former mine entrances. The site is within the proposed mineral safeguarding area for coal, so it would need to be confirmed whether development of the site would result in material sterilisation.
- 6.11 The site, currently used for pasture / grazing, is classified as grade 3, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”⁵. Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 6.12 Desk based assessment indicates that a range of protected species have been recorded locally. With SSSIs approximately 1.5km NE & 2km W of the site, it may be in the SSSI IRZ, meaning that consultation with Natural England may be required. Some other local wildlife interest lies within 2 kilometres.
- 6.13 In relation to the habitats of some of the protected species, there are ponds less than 300 metres NW with other ponds only slightly further away to the east; the Tyne is only 130m to the north.

Landscape and Green Infrastructure

- 6.14 The site falls within the Glacial Trough Valley Floor landscape character type. Development guidelines discourage new built development from extending onto the valley floor and encourage the creation of strong settlement boundaries. The approach routes that run through the area, (e.g. A695) should be given particular consideration, as should the settings of towns and settlement distinctiveness. Development of the site would be a clear extension of Prudhoe beyond and possibly visible from the A695 and would significantly alter the character which is currently distinctly rural. It is concluded that there would be notable negative effects vis-à-vis these development guidelines.
- 6.15 The Key Land Use Impact Study also notes the semi-rural nature of this part of the eastern edge of the town and recommends that it is sought to ‘retain open space functions of the eastern settlement boundary’.

⁵ Agricultural Land classification of England and Wales, MAFF, 1988

Flooding and water management infrastructure

- 6.16 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site, and similarly only a low risk of surface water flooding on a small part of the site at its western low point and also close to the A695 at the southern end.
- 6.17 A rising main crosses the site and NWL would require it to be diverted or placed within a suitable easement. Importantly, NWL state that consideration should be given to a drainage strategy for this site and any adjacent developments to enable all foul flows to be directed towards a particular existing facility, which is some way removed from the site. Surface flows should also be seen in the wider context of capacity constraints associated at Howdon WwTW which Prudhoe relies on. Prudhoe has a history of sewer flooding. While the overall Howdon issue is being tackled strategically, there are likely to be upgrades to the sewer system needed in and around the town and there is a clear need for strong SuDS ('blue infrastructure') approach to any development – particularly relevant to steeply sloping sites such as this.

Archaeology and historic environment

- 6.18 There are no Listed Buildings or structures within the site or nearby. However Prudhoe Castle is clearly visible from the north-eastern part of the site and so building here would fall within its setting – something that could limit the scope for development
- 6.19 As far as archaeology is concerned, there will require to be pre-determination evaluation (NPPF para 128) (e.g. assessment, geophysical survey and trial trenching) as there is the potential for unrecorded prehistoric or Iron Age/Roman period activity and garden archaeology. Any mitigation work will depend on the results of such an evaluation.

Rights of way

- 6.20 Footpath 551/014 runs through the northern part of the site diagonally from NE to SW. In addition, Footpath 551/013 follows the lane that coincides with the northern boundary of the site. The former footpath could add an extra constraint to the ease of development of the site – e.g. if diversion procedures are commenced.

Conclusion

- 6.21 This site has several key constraining factors. The development of the site will take the development of the town into an open strip which provides a characteristic landscape feature along the western side of the settlement and creates a semi-rural feel along the eastern part of the A695 Prudhoe Bypass. Not only this but it would take Prudhoe across its bypass and bring an urban character to an area with a rural, rolling countryside character. Part of the site would be visible from Prudhoe castle and prominent commercial buildings could adversely affect its setting. Quite a number of protected species frequent this area of countryside. The fact that much of the site overlaps a historic landfill area will also be significant.

ELR site assessment score	
Criteria 3: Site characteristics and development constraints	1

Criteria 4: Proximity to urban areas, and access to labour and services

Criteria 5: Sustainability and planning factors

- 6.22 Past Sustainability Appraisal work (2015) has shown that for the majority of criteria assessed, the site demonstrated no impact or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint.
- 6.23 In terms of accessibility, the clear and major issues of accessing the site from the road system (as well as for people on bicycles and on foot from nearby residential areas) are picked up as an important sustainability issue.
- 6.24 It is apparent that the site is isolated from town centre type services which employees would be likely to use.
- 6.25 Heritage could also be an issue in terms of the site's prominence in views from Prudhoe Castle.
- 6.26 As indicated, the site is relatively unconstrained by some factors such as the effects of flooding.
- 6.27 The site falls within the existing Green Belt, the inset boundary running along the C-road that forms the site's western boundary.
- 6.28 The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish where it would be most appropriate to extend settlements into the current Green Belt, should this be necessary and justified in terms of exceptional circumstances.
- 6.29 The site is in PE09 ('Hagg Bank Bridge') and is assessed as making a high contribution to all of the relevant purposes of the Green Belt. The assessment notes that, as well as a risk of leap-frog development from Gateshead, there is a risk of ribbon development along Eastwoods Road on the east edge of the built up area. It goes on to state that development in this LPA would increase the risk of merger between Prudhoe, South Wylam and Crawcrook, (Gateshead). In terms of the impact on the countryside, it notes that the nature of this section of countryside, offers limited opportunities for strong, durable boundaries to prevent encroachment.
- 6.30 It is therefore strongly apparent that the development of this site, especially involving large scale buildings would significantly compromise the purposes of having Green Belt in this location.

Criteria 6: Compatibility of adjoining land uses

- 6.31 The site is removed from existing industrial areas of Prudhoe and is of a rural nature. While it is not adjacent to housing areas, as far as traffic emanating from the site is concerned, this would need to go via a residential road – Eastwoods Road.
- 6.32 It is uncertain as to how the use would relate to existing agricultural use, suffice it to say that there may be issues in relation to operational aspects of the agricultural unit(s) affected. This is Eastwoods Farm, which is centred on the opposite side of the A695. Disturbance to wildlife using local woodlands, ponds and meadows in this relatively tranquil area could also be a factor.

Conclusion

- 6.33 The Green Belt status of the land and its high contribution to the purposes of the Green Belt provide a clear reason for preventing large scale development in this location. The isolation of the site, is also a clear disadvantage, as are the possible effects on rural aspects including agriculture and habitats.

ELR site assessment score	
Criteria 4: Proximity to urban areas and access to services and labour	2
Criteria 5: Sustainability and planning factors	2
Criteria 6: Compatibility of adjoining uses	2

Criteria 7: Market Attractiveness

Ownership and availability

- 6.34 The site has not been proposed for employment use in the ELR call for sites (2010). Rather, the site has been brought forward for consideration due to its location close to the built-up area of the town. It belongs to Eastwoods Farm which straddles the A695.

Development costs

- 6.35 As a greenfield site, it is currently un-serviced in terms of utilities and internal roads which would add to the site preparation cost. Indeed the Water Authority had identified the need for a strategy for foul drainage for development in this general vicinity. The current way of accessing the site from the road system is considered inadequate and there would be considerable off-site costs including improvements to the lane at the western edge of the site and along Eastwoods Road.
- 6.36 The undulating topography would severely reduce options on the arrangement and massing of future development in this area and preclude the lowest cost forms of industrial or office buildings.

Market demand

6.37 Prudhoe is not in the most marketable part of Northumberland in terms of potential investors in employment use, being located on the other side of the River Tyne from the main east-west Trunk Road (the A69) but has strong market demand for industrial uses. In addition, while the site may be next to the main A695, it would not be accessed from that main road, instead involving a journey through residential streets and a narrow lane. The distance from the town centre services could further detract from its attractiveness.

Conclusion

6.38 While close to the periphery of the town's built-up area, the local labour market and some services, this site is removed from the main road system and the main services that Prudhoe has to offer. There would clearly be considerable infrastructure costs on and offsite.

ELR site assessment score	
Criteria 7: Market attractiveness	1

Prudhoe Site 5 – Land south of Hagg Bank

Total Score

Prudhoe Site 5	
Total site score	10

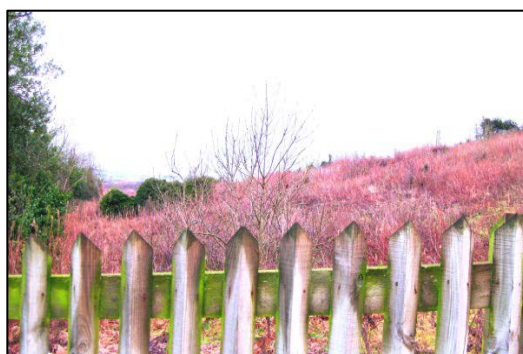
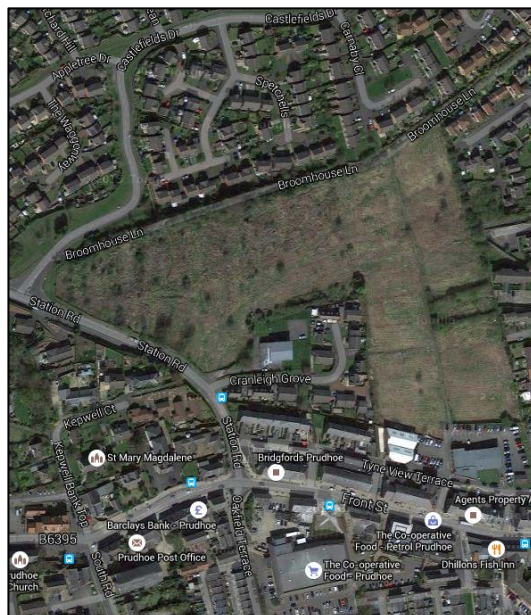
7. Prudhoe Site 6– Land south of Broomhouse Lane

Site Area (Ha) - 4.586
 Easting - 409,694.400
 Northing - 563,149.403

Indicative development mix (Assuming build out of 20% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	90	8,254.8	687
B1c	5	458.6	10
B8	5	458.6	7

7.1 This site is situated close to the town centre of Prudhoe and includes, at its southern extremity, part of the main Front Street frontage, plus backland in a range of uses, before greenfield section of the site (the bulk of its area) dips down northwards towards Broomhouse Lane, where recent housing lines the northern boundary. The eastern boundary is the edge of somewhat older housing areas and parts of the western boundary meet Station Road – the main road that links the town centre to Low Prudhoe.



Criteria 1: Strategic Road Access

Criteria 2: Local Road Access and Impact

- 7.2 The main access to the strategic road network is over 5km from the site where the A695 meets the A69. The site already has planning permission and the County Highways advises that the priority access is to the south near the social club. A roundabout would be needed also to the south opposite West and High windward. (Clearly, this assessment assumed that the site would be mixed housing and town centre uses, rather than industry / offices, which could generate traffic of different volumes / types).
- 7.3 The Transport Assessment (2015) looked at four key junctions in the town, including those at either end of Station Road.
- 7.4 The study did not predict any significant impacts in the short to medium term and only minor impacts at these two junctions in the longer term. Developments, such as that which has permission, were assumed to be going ahead and built into the model.

Conclusion

- 7.5 Given that the site has permission, albeit for other uses, it can be demonstrated that access could be provided, with the possibility that further thought will need to be given to any additional heavy goods traffic that may be generated and to the longer term effects that this may have on the junctions at the top and bottom of Station Road bank.

ELR site assessment score	
Criteria 1: Strategic road access	2
Criteria 2: Local road access and impact	3

Criteria 3: Site Characteristics and Development Constraints

Ground conditions

- 7.6 The very top (southern, developed / brownfield) end of the site is relatively flat, as compared with the bulk of the site (the former allotments) where the site slopes south to north at a gradient of about 1 in 7.
- 7.7 Given the topography, the majority of the site's area would be generally unsuited to the development of large footprint buildings – or at least not without significant re-forming of the land.
- 7.8 The Coal Authority does not identify any significant development risks, although coal outcrops along the site's northern edge. The site is within the proposed mineral safeguarding area for coal, so it would need to be confirmed whether development of the site would result in material sterilisation.
- 7.9 The site, awaiting development, is largely disused. The allotments which occupied the greenfield section were relocated some time ago. Some buildings on Front Street and areas

behind, (including a car park), which fall within the site's brownfield area, continue to be in use.

- 7.10 Being urban, the land has no agricultural land classification, although the former allotment use of the greenfield segment of the site will have had implications for the soil quality.

Biodiversity

- 7.11 Desk based assessment indicates that a range of protected species have been recorded locally. With an SSSI approximately 830m NW, it may be in the SSSI IRZ, meaning that consultation with Natural England may be required. Some other local wildlife interest lies within 2 kilometres, although they lie well away from this town centre area.

Landscape and Green Infrastructure

- 7.12 The site falls within the Glacial Trough Valley Sides landscape character type. Development guidelines discourage new built development from extending onto the upper valley sides although it is unlikely that this was intended to apply to the centre of an urban area. Settlement distinctiveness is an important consideration. In this context, it may be questioned whether large scale buildings in this location, where the scale was formerly open and small scale, would necessarily be appropriate.
- 7.13 It is concluded that, while it is difficult to see how many of the development guidelines are applicable in urban locations, there are nevertheless some for which the effects of this form of development could be negative. The Key Land Use Impact Study does not assess areas in the heart of towns.

Flooding and water management infrastructure

- 7.14 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site, and similarly only a low risk of surface water flooding on a very small part of the site where water may settle.
- 7.15 A sewer crosses the site and NWL would require it to be diverted or placed within a suitable easement.
- 7.16 The topography of the town creates issues of surface water run-off and sewer flooding in times of heavy rainfall and this key central site needs careful SuDS planning in this context.
- 7.17 NWL state that discussions with a developer regarding this site have led to the development of a potential drainage strategy for the site being agreed. This states that foul water should be directed towards a particular 225mm combined sewer.
- 7.18 Surface flows, on the other hand, have to be seen in the wider context of capacity constraints associated at Howdon WWTW which Prudhoe relies on. Prudhoe has a history of sewer flooding. While the overall Howdon issue is being tackled strategically, there are likely to be upgrades to the sewer system needed in and around the town and there is a clear need for strong SuDS ('blue infrastructure') approach to any development – particularly relevant to steeply sloping sites such as this. NWL have explained that the drainage strategy would mean

a maximum discharge of surface water of 10 l/s could be accommodated with a particular surface water sewer (within the Broomhouse Lane housing area down the hill to the north) but that this would only accommodate part of the site’s potential run-off. The likely greenfield rate from the whole development would be 20 l/s and whilst this could be sent to a particular drain to replicate the existing run off route, the strategy should in fact be to direct it to a watercourse to the north of Framwell Close, (also within the Broomhouse Lane housing area down the hill to the north).

Archaeology and historic environment

- 7.19 There are no Listed Buildings or structures within or adjoining the site. However Prudhoe Castle is clearly within reach of the site and so building here could fall within its setting and would require careful consideration, especially if large prominent buildings would be proposed.
- 7.20 As far as archaeology is concerned, site has already been evaluated but will require to be pre-determination evaluation (NPPF para 128) (e.g. assessment, geophysical survey and trial trenching) as there is the potential for unrecorded prehistoric or Iron Age/Roman period activity and garden archaeology. Any mitigation work will depend on the results of such an evaluation.

Rights of way

- 7.21 While footpaths traverse the site, associated with the allotments, and there are adopted highway areas at the site’s upper (southern) end, none is designated as a PROW, the nearest ones being off-site. Notwithstanding this, it would be desirable to maintain roughly north-south and roughly east west routes through the site for pedestrians and cycles.

Conclusion

- 7.22 While many of the key constraining factors have been addressed through previous permissions, some of the considerations could be different for employment uses, such as limitations to the scale of possible buildings; and, were the buildings to be large in scale, how this would affect matters such as the setting of Prudhoe Castle and how the site would drain.

ELR site assessment score	
Criteria 3: Site characteristics and development constraints	3

Criteria 4: Proximity to urban areas, and access to labour and services

Criteria 5: Sustainability and planning factors

- 7.23 Past Sustainability Appraisal work (2015) has shown that, for many of the criteria assessed, the site demonstrated no impact or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint – also in terms of the loss of valuable green infrastructure.

- 7.24 In terms of accessibility, highways access is seen as a moderate constraint, notwithstanding the central location.
- 7.25 It is apparent that the site is close to potential employees and town centre services which employees would be likely to use.
- 7.26 Heritage could also be a slight concern issue in terms of the site's proximity to Prudhoe Castle.
- 7.27 There is a clear need to give very careful consideration to drainage as, wrongly planned, this could prove unsustainable, especially if large expanses of hard surface (sometimes associated with employment uses) are involved – or even a re-shaping of the landscape to accommodate large buildings.
- 7.28 The site falls within the Green Belt inset boundary for Prudhoe. Therefore Green Belt issues do not arise.

Criteria 6: Compatibility of adjoining land uses

- 7.29 The nature of Prudhoe town centre is one of mixed uses. As such, it is inevitable that not all uses will be compatible with one another. Employment uses are found in the town centre but certain categories, such as 'B2' uses could be incompatible with neighbouring residential and other sensitive uses, as could be uses that may generate high numbers of HGVs.

Conclusion

- 7.30 Notwithstanding the central (and therefore accessible) location), there are some factors of sustainability – notably drainage and the loss of open land – which could be seen as negative in terms of sustainable planning. Nonetheless, the overall sustainability appraisal would be positive. The other issue would be to ensure that careful consideration is given to compatibility with adjoining uses.

ELR site assessment score	
Criteria 4: Proximity to urban areas and access to services and labour	4
Criteria 5: Sustainability and planning factors	3
Criteria 6: Compatibility of adjoining uses	2

Criteria 7: Market Attractiveness, Deliverability and viability

Ownership and availability

- 7.31 The site has been proposed for employment use in the ELR call for sites (2010) and has also featured in the SHLAA (site 2633) – having permission for housing on much of the site. The site has been retained among those being considered here due to its central location and the availability of land adjacent to the town centre. However there is extant permission on this site for a retail development and it is likely that a revised retail development will be pursued on the remaining available land on the site.

Development costs

7.32 Many of the costs associated with development are already known. The partly brownfield nature, the topography, the drainage implications etc. were all part of the consideration in relation to the development that has permission. What is understood is that retail / town centre uses were only considered deliverable if housing formed part of the scheme. Whether employment uses could be delivered without an element of (higher value) housing is therefore questionable, especially if the larger buildings likely to be associated with employment use were to require additional land formation and drainage measures.

Market demand

7.33 Prudhoe is not in the most marketable part of Northumberland in terms of potential investors in employment use, being located on the other side of the River Tyne from the main east-west Trunk Road (the A69) but has strong market demand for industrial uses. In addition, while the site may be central to Prudhoe, the town is bypassed by the A695 Blaydon to Hexham road, which may further reduce its attractiveness for certain categories of employment use.

Conclusion

7.34 While central in the town of Prudhoe, the site is nevertheless removed from main through routes and, given the topography, neighbouring uses, SuDS requirements and other site-specific additional costs that may arise, there will be some issues surrounding the deliverability of marketable employment use on this site.

ELR site assessment score	
Criteria 7: Market attractiveness	2

Prudhoe Site 6– Land south of Broomhouse Lane

Total Score

Prudhoe Site 6	
Total site score	19

8. Prudhoe Site 7 – Land south of Prudhoe Community High School

Site Area (Ha) - 17.07

Easting - 409,761.993

Northing - 562,064.405

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1a	30	20,484	1,707
B1c	40	27,312	581
B2	20	13,656	379
B8	10	6828	98

- 8.1 This sloping site is located in open countryside at the southern end of Prudhoe to the rear of Prudhoe High School, which forms part of its northern and eastern boundary. The southern part of the eastern boundary comprises the back gardens of housing on Moor Road and Moor Grange, the remaining (southern and western) boundaries being open fields.



Criteria 1: Strategic Road Access

Criteria 2: Local Road Access and Impact

- 8.1 The main access to the strategic road network is over 5km from the site where the A695 meets the A69. The site is landlocked from the highway and the Highway Authority considers the site difficult to access in a satisfactory way from the existing system of narrow roads in the area.
- 8.2 The Transport Assessment (2015) looked at four key junctions in the town and did not predict any significant impacts in the short to medium term and only minor impacts in the longer term. However it is fair to say that the study was high level and did not look at the more local road network at this southern part of the town. It is well-known that Moor Road has very limited capacity, as only a certain number of new dwellings on the former Prudhoe Hospital site were permitted to be accessed from Moor Road and no 'through road' through the former hospital site was allowed. Therefore, even if a satisfactory access onto the site could be arranged, the type of heavy traffic that could be generated by employment occupying this large expanse of land would be likely to cause major issues on the local road system.

Conclusion

- 8.3 It would appear that providing access to this landlocked site could be difficult and, even if this barrier could be overcome, the impact on the local road network from any HGVs etc. may be difficult to mitigate.

ELR site assessment score	
Strategic road access	1
Local road access and impact	2

Criteria 3: Site Characteristics and Development Constraints

Ground conditions

- 8.4 The site is pasture and grazing land that slopes at around 1 in 20 from SW to NE.
- 8.5 Given the topography, the site would not be ideally suited to the development of large footprint buildings.
- 8.6 Parts of the site have a history surface coal working and there has been a history of shallow mining in the close vicinity to the west. The Coal Authority identifies it as a high risk development area. The site is within the proposed mineral safeguarding area for coal, so it would need to be confirmed whether development of the site would result in material sterilisation.
- 8.7 The site, currently used for pasture / grazing, is classified as grade 3, which indicates "land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield"⁶. Subsequent assessment has not been undertaken to

⁶ Agricultural Land classification of England and Wales, MAFF, 1988

determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per Annex 2 of the NPPF.

Biodiversity

- 8.8 Desk based assessment indicates that a range of protected species have been recorded locally. There is a woodland strip/shelterbelt on the western boundary, extending into N/central part of site. Buffer zones to this woodland may be required.
- 8.9 While the Stanley Burn is around 320m SE of the site and the River Tyne approximately 1.4km NW, the site may be seen as falling into the SSSI IRZ meaning that consultation with Natural England may be required.

Landscape and Green Infrastructure

- 8.10 The site falls within the Glacial Trough Valley Sides landscape character type. Development guidelines discourage new built development from extending onto the upper valley sides. Settlement distinctiveness is an important consideration. In this context, it may be questioned whether an extension of Prudhoe into open countryside in this location would be appropriate.
- 8.11 The area also fringes the Durham Coalfield Pennine fringe landscape type where guidelines look to maintain the separation of villages and towns and the rural character of the countryside between them when planning new development. Most pertinently, the guidelines are to seek to steer extensions to existing settlements away from open or exposed ridgelines which form a setting or backdrop to a settlement, and encourage the creation of strong settlement boundaries.
- 8.12 In the Key Land Use Impact Study, the limited areas to the south of Prudhoe, along Moor Road, are considered to be 'of lower landscape sensitivity' while it points out clearly that, were development to encroach further up the hillside this might compromise the important aim of retaining the open hill top of Mickley Moor.
- 8.13 In conclusion, therefore, development of anything large scale in this location, reaching too far up and away from the existing settlement edge, could therefore compromise important landscape principles in this location.

Flooding and water management infrastructure

- 8.14 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site, and similarly for of surface water flood risk.
- 8.15 NWL advise that the site is surrounded by small diameter foul sewers and it is likely that flows may need to be split between various connection points.
- 8.16 On surface water, NWL advise that detailed consideration would need to be given to its management, there being no obvious outlet within the vicinity of the site. The topography means that the site would certainly need to be looked at in relation to flows and constraints in the town as a whole and the even wider context of capacity constraints associated at Howdon

WwTW which Prudhoe relies on. Prudhoe has a history of sewer flooding. While the overall Howdon issue is being tackled strategically, there are likely to be upgrades to the sewer system needed in and around the town and there is a clear need for strong SuDS ('blue infrastructure') approach to any development – particularly relevant to sloping sites such as this.

Archaeology and historic environment

- 8.17 There are no Listed Buildings or structures within or adjoining the site, with the nearest being well inside the Prudhoe hospital site and nearby housing areas.
- 8.18 As far as archaeology is concerned, while no particular interest has been identified so far, there will require to be pre-determination evaluation (NPPF para 128) (e.g. assessment, geophysical survey and trial trenching).

Rights of way

- 8.19 Bridleway 538/016 cuts the site in half E-W, running along the boundary between the northern two of the three fields that make up the site. This Bridleway then follows part of the boundary on the SW edge of the site and meets Footpath 538/018 which follows a short distance away from (but parallel to) the western edge of the northern part of the site.
- 8.20 Were a diversion of Bridleway 538/016 to be required, this could delay any future development process.

Conclusion

- 8.21 Key issues in terms of constraining factors relate to the encroachment of development – possibly of large scale buildings – up the hillside into a more sensitive ridge area, as well as the issue of draining the site’s surface water adequately and the fact that the site is severed by a recognised Bridleway.

ELR site assessment score	
Criteria 3: Site characteristics and development constraints	2

Criteria 4: Proximity to urban areas, and access to labour and services

Criteria 5: Sustainability and planning factors

- 8.22 Past Sustainability Appraisal work (2015) has shown that, for many of the criteria assessed, the site demonstrated no impact or a positive impact. The agricultural value of the site was identified as a potential constraint, and as the site is 100% greenfield this was considered a more serious constraint – also in terms of the loss of valuable green infrastructure.
- 8.23 In terms of accessibility, highways access is seen as a key constraint.

- 8.23 It appears that the site, being on the edge of the town, should be reachable by a pool of potential employees and is also close to certain services. However the distance from the main town centre services should also be taken into account
- 8.24 There is a clear need to give very careful consideration to drainage as, wrongly planned, this could prove unsustainable, especially given the absence of obvious outlet points and the possible nature of any employment buildings (i.e. possible large expanses of hard surface and even a re-shaping of the landscape, in order to accommodate large buildings.
- 8.25 All but the northernmost tip of the site falls within the existing Green Belt. The inset boundary of Prudhoe itself follows part of the site's boundary, where this follows the backs of houses at Moor Road / Moor Grange.
- 8.26 The Northumberland Green Belt Assessment (2015) reviewed the contribution of land parcels around settlements to establish where it would be most appropriate to extend settlements into the current Green Belt, should this be necessary and justified in terms of exceptional circumstances.
- 8.27 The site is in PE13 which makes a medium contribution to all of the purposes of the Green Belt that are relevant in this area, reasoning behind this conclusion including that parts of the boundary on this edge of Prudhoe are well defined by features on the ground; that there is a good distance between Prudhoe and the next nearest settlement in this particular direction; and that there are opportunities to create strong new boundaries such that encroachment into the open countryside can be contained.

Compatibility of adjoining land uses

- 8.28 With residential and school uses both being sensitive to adjacent, potentially polluting development, there may be some limitations on the type of employment development that could be accommodated here. The potential for disruption relating to the woodland strip and adjoining agricultural use is not known, although a buffer strip may be needed in relation to the former.

Conclusion

- 8.29 There are some factors of sustainability – notably drainage and the loss of open land – which could be seen as negative in terms of sustainable planning. Nonetheless, the overall sustainability appraisal would be positive. The other issue would be to ensure that careful consideration is given to compatibility with adjoining uses.

ELR site assessment score	
Criteria 4: Proximity to urban areas and access to services and labour	3
Criteria 5: Sustainability and planning factors	2
Criteria 6: Compatibility of adjoining uses	2

Criteria 7: Market Attractiveness, Deliverability and viability

Ownership and availability

8.30 The site has not been proposed for employment use in the ELR call for sites (2010) but has come forward more recently, as an area of land close to the edge of the built up area, with a potential labour pool. There are uncertainties surrounding the ownership.

Development costs

8.31 As a greenfield site, this is currently un-serviced in terms of utilities and internal roads which would add to the site preparation cost. This would include the additional cost of finding suitable, sustainable outflow opportunities for surface water with wider off-site infrastructure implications. Access has been noted above as potentially unachievable and, even if it were, there could again, be necessary off-site improvements to the local access network. Any necessary buffers relating to the school, housing and/or woodland strips, all of which adjoin the site, could reduce the developable area and hence the profitability of the site.

Market demand

8.32 Prudhoe is not in the most marketable part of Northumberland in terms of potential investors in employment use, being located on the other side of the River Tyne from the main east-west Trunk Road (the A69) but has strong market demand for industrial uses.

8.33 The site itself is away from the centre of the town and even further removed from the main road network. The rail network, while serving Prudhoe, is 2 kilometres from the site. All of these factors will reduce its marketability, as will the site specific factors – topography and its landlocked nature to name but two.

Conclusion

8.34 The site, being away from the strategic road network and the centre of Prudhoe is poorly located in strategic marketability. The development costs could be greater than would normally be the case for a greenfield site due to the problems of achieving satisfactory access, the slope of the site and some incompatibility with adjoining uses.

ELR site assessment score	
Criteria 7: Market attractiveness	1

Prudhoe Site 7 – Land south of Prudhoe Community High School

Total Score

Prudhoe Site 7	
Total site score	13

9. Prudhoe Site 8: Eltringham Works

Site Area (Ha): 4.39 (excluding existing employment site)

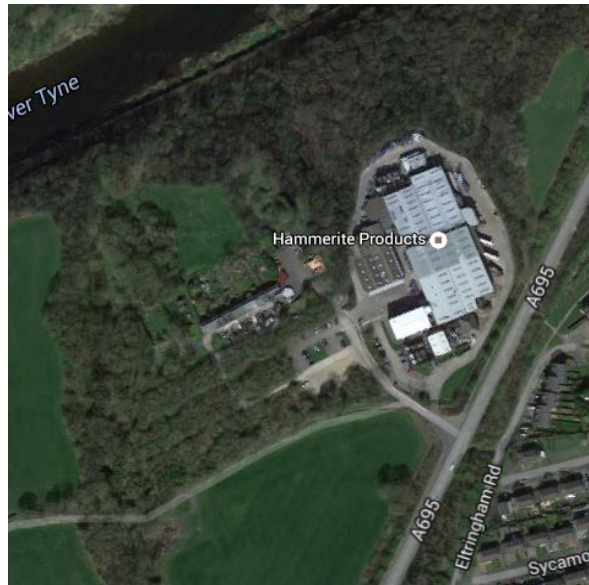
Easting: 408260.72

Northing: 562896.94

Indicative development mix (Assuming build out of 40% of the site)

Use-class	Site coverage (%)	Floorspace (sqm)	Employees
B1c	40	7024	149
B2	30	3512	97
B8	20	7024	25

- 9.1 The site is located to the west of Prudhoe, north of the A695. The site is occupied by a number of works and residential properties, with a steep wooded bank falling toward the River Tyne to the north. The assessment has only considered the non-employment parts of the site.



Criteria 1: Strategic Road Access

Criteria 2: Local Road Access and Impact

- 9.2 The main access to the strategic road network is over 5km from the site where the A695 meets the A69. Access to the site is currently taken from a dedicated junction on the A695, the same junction that was used to access the former Hammerite factory.
- 9.3 County Highways have confirmed that access to the site would continue to be taken from this junction, but it may need upgrading or widening to accommodate additional development. Pedestrian and cycle connections to the network would be required where appropriate.
- 9.4 The Transport Assessment (2015) looked at four key junctions in Prudhoe, the closest of which was the roundabout between the A695 Prudhoe Bypass and Station Road (leading towards the town centre). The study did not predict any significant impacts cumulatively. So it would appear that, were it necessary to upgrade or widen the junction to accommodate additional development, then impacts in terms of that additional volume of traffic on key junctions in the town would not be significant.

Conclusion

- 9.5 The site represents a clear opportunity to access the A695 Prudhoe Bypass using the existing Hammerite junction, although it is clear that some form of upgrade to that junction would be needed, especially if this site, the former factory and its car park were all to be developed (and/or reoccupied). In terms of the wider local road network, the impact of the site's development in terms of congestion would not be significant and therefore most probably acceptable.

ELR site assessment score	
Criteria 1: Strategic road access	2
Criteria 2: Local road access and impact	4

Criteria 3: Site Characteristics and Development Constraints

Ground conditions

- 9.6 No part of the site is flat, with a slope throughout the site from south to north. The site's gradient differs significantly between the southern half and the northern half of the site. The former experiences a gradual slope of around 1 in 10. The former Hammerite factory, associated car parking and a small housing development can be found on this part of the site, suggesting that the slope is not so severe that they could not be overcome through careful design. However, the northern half of the site experiences a steep slope down to the River Tyne. Development in this part of the site would not be possible without significant earth movements.
- 9.7 The site has a probable history of shallow coal mining and the Coal Authority identifies it as a high risk development area. There is a former mine entrance to the north and several close to the site's western boundary. The site is within the proposed mineral safeguarding area for

coal, so it would need to be confirmed whether development of the site would result in material sterilisation.

- 9.8 The site is currently used for pasture and is classified as grade 3, which indicates “land with moderate limitations which affect the choice of crops, timing and type of cultivation, harvesting or the level of yield”⁷. Subsequent assessment has not been undertaken to determine if the site falls within the A or B subcategory of grade 3. As such development of the site would not result in the loss of the best and most versatile agricultural land as per annex 2 of the NPPF.

Biodiversity

- 9.9 Part of the site to the south constitutes Ancient Semi-Natural Woodland, being part of Beaumont Wood. This means that the affected parts of the site should be discounted and a minimum 15m buffer zone to the Ancient Semi-Natural Woodland implemented as necessary.
- 9.10 A range of protected species have been recorded locally. Woodland within the site represents a deciduous woodland priority habitat. A Local Wildlife and Geological site can be found to the south west of the site. An SSSI can also be found around approximately 750m NE of the site. The site may be within the SSSI IRZ, meaning that consultation with Natural England may be required.
- 9.11 A small watercourse/drain can be found within the site, which may be significant. It should also be borne in mind that the River Tyne can be found immediately north of the site.

Landscape and Green Infrastructure

- 9.12 The site falls within the Glacial Trough Valley Floor landscape character type. Development guidelines discourage new built development from extending onto the valley floor and encourage the creation of strong settlement boundaries. The approach routes that run through the area (e.g. A695) should be given particular consideration, as should the settings of towns and settlement distinctiveness. The visibility of the site on the banks of the Tyne and from the A695, albeit largely concealed by tree cover, is important in this context. The woodland strip potentially provides a strong boundary from countryside to its west (such as is called for in the development guidelines).
- 9.13 The land is also likely to be considered part of the limited areas of lower sensitivity below the escarpment that ‘may accommodate infill development’ as set out in the Key Land Use Impact Study.

Flooding and water management infrastructure

- 9.14 The Northumberland Strategic Flood Risk Assessment (2015) indicates that there is no risk of fluvial water flooding of the site, and similarly no areas at particular risk of surface water flooding.

⁷ Agricultural Land classification of England and Wales, MAFF, 1988

- 9.15 Consultation with NWL indicates that a sewer is located in close proximity to the site and that they would require it to be diverted or placed within a suitable easement. There is a 225mm diameter sewer which could be utilised as a foul outlet for the site, were it to be developed. However, this should be seen in the wider context of capacity constraints associated at Howdon WwTW which Prudhoe relies on. There is a history of sewer flooding in both Prudhoe and Mickley. While the overall Howdon issue is being tackled strategically, there are likely to be upgrades to the sewer system needed in and around the town and a there is a clear need for strong SuDS ('blue infrastructure') approach to any development on the site.
- 9.16 The Northumberland Water Cycle Study (2015) indicates that the site is within the Kielder Water Resource Area and so there is no issue in terms of water supply.

Archaeology and historic environment

- 9.17 There are no Listed Buildings within or immediately adjoining the site. It may be that parts of the site, especially the trees surrounding it, would be visible from the parapets of Prudhoe Castle. This will need to be checked in terms of criteria applying to the settings of Listed Buildings. However it is considered that, given the topography, the distance and other intervening development, that, so long as building heights are not too great and materials, colours not too striking, that any impact on the setting would be marginal.
- 9.18 As far as archaeology is concerned, there will require to be pre-determination evaluation (NPPF para 128) (e.g. assessment, geophysical survey and trial trenching) as there is the potential for unrecorded prehistoric or Iron Age/Roman period activity and garden archaeology. Any mitigation work will depend on the results of such an evaluation.

Rights of way

- 9.19 While no PROWs cross the site, two footpaths are in close proximity to the site boundary (538/068 immediately to the east, and 538/030 to the south). In addition, Restricted By-way Route 538/051 passes along the site's southern boundary. It would appear that the site could be developed without impacting on public rights of way.

Conclusion

- 9.20 There are several issues relating to topography (particularly in the northern half of the site), protection of ancient woodland and habitats and mine entrances. All of these issues could significantly reduce the developable area of the site and/or add to development costs. Clearly a number of factors would also require further investigation, including mining legacy issues and the setting of Prudhoe Castle.

ELR site assessment score	
Criteria 3: Site characteristics and development constraints	2

Criteria 4: Proximity to urban areas, and access to labour and services

Criteria 5: Sustainability and planning factors

- 9.21 The site is adjacent to Site 2, which was assessed under a previous SA exercise. This found either no impact and or a positive impact. The agricultural value of the site was identified as a potential constraint. Full build out of the site would make use of some PDL and some greenfield, which would represent a moderate constraint.
- 9.22 In terms of accessibility, the relatively long distance to the rail station in Low Prudhoe was seen as something of an issue in sustainability terms.
- 9.23 It is apparent that the site is isolated from town centre type services which employees would be likely to use.
- 9.24 As indicated, the site is constrained by ecology, which would represent a constraint. However, it is unlikely to be affected by heritage or the effects of flooding.
- 9.25 The site is not located in the Green Belt.

Criteria 6: Compatibility of adjoining land uses

- 9.26 The site contains an existing, albeit not currently operational, employment use (a new operator, a chemicals manufacturer, has purchased the site is expected to locate at the site by end 2016). However, some existing houses can also be found to the west of the site car park. In addition, an application for further housing was recently submitted on the site (and subsequently refused). Should intensification of the site bring employment uses any closer to the existing housing on site, any future operators would likely be restricted in order to protect residential amenity (particularly industrial uses), which may discourage operators from locating here. Operational aspects of the farm unit and any loss of amenity for those enjoying the adjacent public rights of way would also be a consideration.

Conclusion

- 9.27 The location is reasonably accessible by public transport notwithstanding its relative distance from a number of services and location across the bypass. Whilst development here would complement an established employment area, current and potential housing on the site is likely to prevent significant intensification of the site, particularly for industrial uses (which would likely be the sector most attracted to this site). Some care would be needed in relation to existing and potential future housing on adjacent and nearby sites.

ELR site assessment score	
Criteria 4: Proximity to urban areas and access to services and labour	3
Criteria 5: Sustainability and planning factors	3
Criteria 6: Compatibility of adjoining uses	2

Criteria 7: Market Attractiveness

Ownership and availability

- 9.28 The site was not proposed for employment use during in the ELR call for sites (2010). However, it was put forward during the SHLAA call for sites (2013) for housing and potential employment. Most of the site is in private ownership, save for the occupied dwellings. Submission of the site through the SHLAA call for sites indicates that the then-prospective, now current landowner wishes to see a higher value use brought forward on the site in tandem with preserving some employment use. This has been confirmed through a recent application for housing on the site (which was refused). Consequently, it is unlikely that the site will be developed for employment uses exclusively.

Development costs

- 9.29 As a PDL site, it is likely to be serviced with the necessary utilities. Some internal roads are also present and areas of hardstanding. This would mean that ordinary site preparation costs (notwithstanding that the water authority have noted the presence of a sewer that could be accessed directly). Access from the A695 may well bring an additional cost, as the junction onto the A695 may need some upgrading, especially if this was a shared employment and residential access.
- 9.30 The history of mineral workings and the slope of the site, could also add something to basic development costs.

Market demand

- 9.31 Prudhoe is not in the most marketable part of Northumberland in terms of potential investors in employment use, being located on the other side of the River Tyne from the main east-west Trunk Road (the A69) but has strong market demand for industrial uses. Having said this, the site has some advantages in a more local marketability context, reflecting its position on the main A695 that links Prudhoe and surrounding places with Hexham and Tyneside and Prudhoe's rail access.
- 9.32 The Eltringham works has attracted other occupiers since Akzo Nobel stopped using the site and this part will likely continue to attract investment. However the constraints on the remainder of the site and the proximity to residential properties would deter investment.
- 9.33 While within reach of Prudhoe railway station, it is still some distance away for those on foot and the site is also away from other services that are found typically in larger industrial areas and town centres

Conclusion

9.33 The site may be relatively slow in attracting users due to its non-central location away from the trunk road system. The topography of the site and the presence of residential properties would also deter market demand. It is also considered to be now unavailable for employment development.

ELR site assessment score	
Criteria 7: Market attractiveness	2

Prudhoe Site 8: Eltringham Works

Total score

Prudhoe Site 8	
Total site score	18

10. Prudhoe Total Site Scores

<i>Site reference</i>	<i>Site name</i>	<i>Strategic Road Access</i>	<i>Local Road Access and congestion</i>	<i>Site characteristics and development constraints</i>	<i>Proximity to urban areas and access to services and labour</i>	<i>Sustainability and planning factors</i>	<i>Compatibility of adjoining uses</i>	<i>Market attractiveness</i>	Total site score
1	Land north east of Mickley Square	1	1	2	3	2	3	2	14
2	Land at Eltringham	2	4	4	3	4	3	4	24
3	Land west of Low Prudhoe	2	3	1	4	4	3	2	19
4	Land at Eastwoods Farm	1	2	2	3	2	2	1	13
5	Land south of Hagg Bank	1	1	1	2	2	2	1	10
6	Land south of Broomhouse Lane	2	3	3	4	3	2	2	19
7	Land south of Prudhoe Community High School	1	2	2	3	2	2	1	13
8	Eltringham North	2	4	2	3	3	2	2	18

10.1 The assessment indicates that site 2 is the highest scoring location in Prudhoe. Although site specific issues have lessened some scores, in general sites where access could be provided directly to the A695 Prudhoe Bypassed scored well, followed by the town centre site. The poorest scoring sites tended to be those on the edge of the town that would be difficult or not possible to access from the main road system and would involve access via lanes and/or residential areas. Some of these latter sites were also constrained in terms of sensitive land uses, habitats or settings. Almost all the sites were constrained in some way through the topography of the town and its environs with none being level. Therefore large footprint buildings will be difficult to accommodate without additional site works.



Appendix J Minerals Sites and Reasonable Alternatives Assessments





Northumberland Local Plan

Site Appraisals for Minerals Sites submitted
through Call for sites

May 2018

Sand and Gravel Sites

Akeld Steads

Anick Grange Haugh

Chipchase Strother

Ingram Haugh

Mains Hill

Ridley Hall

Wooperton

Wooler (also crushed rock on same site)

Crushed Rock Sites

Belford (Easington Crag)

Capheaton

Divethill (East)

Divethill (North)

Ewesley

Lane House Farm

Longhoughton (Submission)

Longhoughton (Planning Application)

Shiel Dykes

Site details

Site name:	Akeld Steads
Site location / address:	Akeld, Northumberland NE71 6HQ
Mineral type:	Sand and gravel
Potential yield:	1,732,000 tonnes
Site area (hectares):	30.35
New site or extension:	New Site

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowner (M Paton)
	Operator interest / no operator	x	Unknown
Land use	Conflict with other current land uses	✓	Site is currently in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	x	An underground gas pipeline runs approx 50m away from the south west corner of the site. Part of the site is within the 250m zone, and all of the site is within the 1km zone.
Amenity	Proximity to housing	xx	The closest dwelling is South Lodge on the north east boundary of the site. There are 3 further dwellings approx 350m from the site - Akeld Lodge to the west and 2 dwellings at Tile Sheds approx to the north east.
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt
	Impact on openness	✓✓	

Theme	Criteria / consideration	Score	Comments
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	Grade 3. There is medium to high likelihood of best and most versatile agricultural land being present on the site.
Transportation and accessibility	Access to the core road network	✓	Access is close to the A697.
	Suitability of local road access	x	The road used to access the site from the A697 becomes a narrow, single track.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	?	River Tweed SSSI and River Tweed SAC is approx 250m to south of site. Further assessment would be needed to ascertain likely impact.
	Proximity and impact on local wildlife or geological site.	✓✓	Not likely to have any impact on local designations.
Historic environment	Loss or harm to heritage assets	xx	<p>There is a Scheduled Ancient Monument (West Akeld Steads Henge) on the site.</p> <p>There is an Archaeological site within the site, 1 on the edge of the site and 1 approx 80m south of the site.</p> <p>There is a listed building (South Lodge) on the north east corner of the site boundary, and 1 (Akeld Steads) approx 150m to the south east.</p>

Theme	Criteria / consideration	Score	Comments
Water environment	Flood Zone	✓✓	The site is within Flood Zone 1, where sand and gravel extraction is compatible.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	The site is within an Area of High Landscape Value. However, it is within the Till and Glen Valleys Landscape Character Area which is assessed as having low sensitivity to sand and gravel extraction.

Summary of key issues / constraints:

This site contains a significant reserve of sand and gravel, and although the initial assessment has identified some potential issues for delivery of the site, these may be able to be overcome.

The wider area has a history of sand and gravel extraction, and the nearby Lanton quarry site is still operational. There may be potential for this site to use some of the existing infrastructure associated with existing or former quarries which may overcome the potential access issues identified.

Further investigation is required to understand whether the nature of the potential impacts identified for the amenity of nearby residents, the historic environment and the existing agricultural use of the site. The potential to mitigate these impacts to an acceptable level should also be assessed.

As the likely scale and ability to mitigate the potential impacts is unclear, the site should be progressed for further assessment for allocation in the Local Plan.

Conclusion:

Take forward for allocation subject to further assessment.

Site details

Site name:	Anick Grange Haugh
Site location / address:	Hexham
Mineral type:	Sand and gravel
Potential yield:	9,000,000 tonnes (200,000 to 300,000 tonnes per annum)
Site area (hectares):	90
New site or extension:	New site

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Long-term option agreed with operator
	Operator interest / no operator	✓✓	Thompsons of Prudhoe have option to work area of land
Land use	Conflict with other current land uses	✓✓	Adjacent to 'bad neighbour' developments
	Conflict with land allocations	?	Proposed employment site allocation in part of area but potential for prior extraction.
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	The closest is The Timbers approx 120m to the west of site. Further dwellings are within 225m south of River Tyne.
	Proximity to other sensitive land uses	✓✓	Other adjoining land uses include AD plant, sewage treatment works and large wood products factory.
Green Belt	Within Green Belt	x	Within the Tyne and Wear Green Belt
	Impact on openness		
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	The site contains Grade 2 Agricultural land
Transportation and accessibility	Access to the core road network	✓	Close to A69. Mitigation may be required.

Theme	Criteria / consideration	Score	Comments
	Suitability of local road access	✓	Suitable subject to traffic turning left to A6079.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓ ✓	
	Impact on Right of Way	✓ ✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓ ✓	
	Proximity and impact on local wildlife or geological site.	✓ ✓	
Historic environment	Loss or harm to heritage assets	✓ ✓	
Water environment	Flood Zone	✓	Flood Zone 3 where sand and gravel extraction is compatible. The siting of ancillary infrastructure would need consideration.
	Source Protection Zone	✓ ✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓ ✓	
	Impact on character and local distinctiveness of the landscape	✓ ✓	The site is within the Newborough to Corbridge Landscape Character Area which has moderate sensitivity to hard rock extraction.
Summary of key issues / constraints:			

Theme	Criteria / consideration	Score	Comments
<p>This site contains a large reserve of sand and gravel.</p> <p>Proposal offers the potential for prior extraction to create a development platform for employment land and allocation and avoid this important resource being sterilised.</p> <p>As the issues do not appear to be insurmountable based on best practice and mitigation measures it is recommended that the site i staken forward for further assessment for allocation in the Local Plan.</p>			
<p>Conclusion:</p> <p>Take forward for allocation subject to further assessment.</p>			

Site details

Site name:	Chipchase Strother
Site location / address:	Wark
Mineral type:	Sand and gravel
Potential yield:	2,200,000 tonnes
Site area (hectares):	40
New site or extension:	New site

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowners (J Elkington, C Beaumont and Wriggley Trustees)
	Operator interest / no operator	x	Unknown
Land use	Conflict with other current land uses	✓✓	Currently in agricultural use with small copses
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	1 dwelling within area and dwellings within 250 metres at Chipchase Mill, Combyheugh, Burnmouth Cottages and Nunwick Mill
	Proximity to sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	x	No detailed survey work but site likely to contain Grade 2 and Grade 3 agricultural land.
Transportation and accessibility	Access to the core road network	xx	Access to the core road network is not straightforward. Although the

Theme	Criteria / consideration	Score	Comments
			site is only approx 5km from the A68, there is no obvious access route.
	Suitability of local road access	xx	Access to the site would be via C218 road and Barrasford village to A6079 at Chollerston
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	X	Public Footpath runs between site boundary and the River North Tyne
	Impact on Right of Way	x	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	✓✓	
Water environment	Flood Zone	✓✓	Majority of site within Flood Zone 3, which is compatible with sand and gravel extraction. Siting of ancillary infrastructure would need consideration.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character	✓✓	Low sensitivity. Site reasonably

Theme	Criteria / consideration	Score	Comments
	and local distinctiveness of the landscape		well screened within the landscape.
<p>Summary of key issues / constraints:</p> <p>The site contains a large reserve of sand and gravel, however, the initial assessment has identified significant issues with access to the site.</p> <p>Further issues have been identified relating to public rights of way and the high quality agricultural land on the site. It is likely that these issues could be mitigated to acceptable impacts using best practice.</p> <p>Given the considerable assess issues with this site, it is recommended that the site is not progressed for further assessment.</p>			
<p>Conclusion:</p> <p>Do not take forward for further assessment.</p>			

Site details

Site name:	Ingram Haugh
Site location / address:	Ingram, near Powburn, Northumberland
Mineral type:	Sand and gravel
Potential yield:	2,000,000 tonnes (200,000 per annum)
Site area (hectares):	80
New site or extension:	New site

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowner (Northumberland Estates)
	Operator interest / no operator	x	Unknown
Land use	Conflict with other current land uses	✓	Land in pastoral use and can be restored.
	Conflict with land allocations	✓✓	No conflict identified
Utilities	Impact on utilities infrastructure	✓	The eastern part of the site lies within the 1km underground gas pipeline zone.
Amenity	Proximity to housing	xx	A number of dwellings are located within 250m of the site. The village of Ingram and Ingram Mill lie 100m to the south, and there are also dwellings at Heddon (170m north-east), Reaveley Cottage (180m north) and Reaveley Farm (130m north). The village of Brandon lies 350m to the east of the site.
	Proximity to sensitive land uses	x	Ingram church is approximately 100m to the south of the site. Other sensitive uses which are further afield, and unlikely to be directly affected are Branton School (1km to the east) and the River Breamish Caravan Club

Theme	Criteria / consideration	Score	Comments
			(approx 1.3km to the east)
Green Belt	Within Green Belt Impact on openness	✓ ✓ ✓ ✓	Not within the Green Belt
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	The site includes some Grade 2 and 3a agricultural land.
Transportation and accessibility	Access to the core road network	xx	Access to the site would be from the C54 road, which runs from the A697 road through the village of Brandon to Ingram. The turning from the A697 onto the C54 may not be suitable for Heavy Goods Vehicles.
	Suitability of local road access	xx	The C54 is not suitable for use Heavy Goods Vehicles; it is narrow in parts and winding.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	xx	A public footpath, crossing over the River Breamish runs through a small section of the site (approx 100m). This could be diverted onto local roads, although these also run through the site. Another public footpath runs adjacent to part of the site (Roddam FP1).
	Impact on Right of Way	xx	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	xx	Site is bound to the site by the River Breamish, which is a SSSI and an SAC. It is likely that the at some point the river would breach the gravel workings resulting in a major release into the river. If the working of the site were likely to have a significant effect on the SAC then an Appropriate

Theme	Criteria / consideration	Score	Comments
			Assessment would be required before the site could be designated.
	Proximity and impact on local wildlife or geological site.	✓✓	Not likely to have any impact on local designations.
Historic environment	Loss or harm to heritage assets	x	St Michael's Church and The Old Rectory at Ingram (approx 80m south) are listed buildings.
Water environment	Flood Zone	✓✓	Southern and eastern sections of the site lie within Flood Zones 2 and 3, which is compatible with sand and gravel extraction. The siting of ancillary infrastructure would need consideration. A Flood Risk Assessment would be required before this site could be designated.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	xx	Part of the site lies within Northumberland National Park. The Ingram valley is a main gateway route into the National Park, and a high number of receptors would potentially be affected.
	Impact on character and local distinctiveness of the landscape	x	The eastern part of the site, which is not within the National Park lies within an Area of High Landscape Value. This part of the site also lies with the Upper Breamish Landscape Character Area which is moderately sensitive to sand and gravel extraction uses.
<p>Summary of key issues / constraints:</p> <p>The site represents a significant resource of sand and gravel. However, the initial assessment identified a number of potential significant issues for a number of matters.</p> <p>Part of the site is within the Northumberland National Park, where the County Council cannot make any planning policy allocations or decisions. The site could potentially have a significant adverse impact on the landscape, both from, and going into the national park.</p>			

Theme	Criteria / consideration	Score	Comments
<p>Further, the site would be within one of the main gateways into the National Park and would therefore have potential to impact on a large number of receptors.</p> <p>The suitability of the core and local road network is a key concern. There is uncertainty about the appropriateness of the junction from the A697 onto the C54 for Heavy Goods Vehicles (HGVs). There are also serious doubts about the ability of the C54 to accommodate HGVs on a regular basis.</p> <p>The potential impact on ecology and biodiversity is another area of considerable concern due to the presence of an SAC and SSI directly adjacent to the site. While it may be possible to mitigate the impact through the use of an appropriate stand off, further investigation would be necessary and an Appropriate Assessment would be required before the site could be allocated.</p> <p>There are further issues, which may be able to be mitigated to an acceptable level using best practice, including the impact on the amenity of residential properties, on public rights of way, on the historic environment and on high quality agricultural land.</p> <p>As it is not considered possible to mitigate all the potential impacts identified to acceptable levels, the site should not proceed to the next stage of assessment.</p>			
<p>Conclusion:</p> <p>Do not take forward for further assessment.</p>			

Site details

Site name:	Mains Hill
Site location / address:	Mains Hill, near Wooler, Northumberland
Mineral type:	Sand and gravel
Potential yield:	500,000 - 750,000 tonnes (50,000 - 75,000 per annum)
Site area (hectares):	8.3 (extraction area 4.8)
New site or extension:	New site

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	x	Unknown
	Operator interest / no operator	✓✓	Promoted by operator (Gilbert Birdsall Limited)
Land use	Conflict with other current land uses	✓✓	Land currently in agricultural use
	Conflict with land allocations	✓✓	No conflict identified
Utilities	Impact on utilities infrastructure	x	An underground gas pipeline runs approx 40m parallel the western edge of the site. The majority of the site is within the 250m gaspipe zone, while all of it is within the 1km gaspipe zone.
Amenity	Proximity to housing	✓✓	No dwellings are located within 250m. The nearest dwellings are located approx 450m to the west (Heatheryhall), south (Smithy Cottage) and Southeast (Fowberry).
	Proximity to sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt
	Impact on openness	✓✓	
Agricultural land	Grade 1, 2 or 3a /	xx	There is a high likelihood of best

Theme	Criteria / consideration	Score	Comments
quality	Grade 3b, 4 and 5		and most versatile land being present on the site.
Transportation and accessibility	Access to the core road network	xx	Access to the site from the A1 would be via the B6348, B6349 and minor unclassified roads.
	Suitability of local road access	xx	The minor roads are very narrow, undulating and weakly constructed. Access to the site involves crossing 2 narrow bridges which are listed structures and not suitable for use by Heavy Goods Vehicles.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	xx	The site is adjacent to the River Till, which is part of the Tweed Catchment Rivers - Till Catchment SSSI and the River Tweed SAC. If the working of the site were likely to have a significant effect on the SAC then an Appropriate Assessment would be required before the site could be designated.
	Proximity and impact on local wildlife or geological site.	✓✓	Not likely to have any impact on local designations.
Historic environment	Loss or harm to heritage assets	xx	The access route to the site would involve crossing 2 listed bridges: Fowberry Bridge and Hettonburn Bridge. It is unlikely that these would be able to support quarry vehicles without modification.

Theme	Criteria / consideration	Score	Comments
Water environment	Flood Zone	✓ ✓	The site lie within Flood Zones 2 and 3, which is compatible with sand and gravel extraction. The siting of the ancillary infrastructure would need consideration
	Source Protection Zone	✓ ✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓ ✓	
	Impact on character and local distinctiveness of the landscape	✓ ✓	The site is within an Area of High Landscape Value. However, it is within the Breamish Vale Landscape Character Area which is assessed as having low sensitivity to sand and gravel extraction.
<p>Summary of key issues / constraints:</p> <p>The site represents a small but significant resource of sand and gravel, however, the assessment has identified some potentially significant adverse impacts.</p> <p>The local road network is not suitable for Heavy Goods Vehicles and involves 2 listed bridges which would need modification to accommodate them. It is difficult to see how this issue could be mitigated in an acceptable way.</p> <p>Additional adverse impacts that would require further investigation are the potential to impact the adjacent SSSI and SAC. An appropriate Assessment would be required if the site were to be designated in the Local Plan in order to more fully understand the likely ecological impacts.</p> <p>The implications of the underground gas pipeline need to be clarified.</p> <p>As it is not considered possible to mitigate all the potential impacts identified to acceptable levels, the site should not proceed to the next stage of assessment.</p>			
<p>Conclusion:</p> <p>Do not take forward for further assessment.</p>			

Site details

Site name:	Ridley Hall
Site location / address:	Bardon Mill
Mineral type:	Sand and gravel
Potential yield:	10,000,000 tonnes (200,000 tonnes per annum)
Site area (hectares):	67
New site or extension:	New site

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	x	Unknown
	Operator interest / no operator	✓✓	Site promoted by Hanson Aggregates
Land use	Conflict with other current land uses	✓✓	
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	xx	There are four dwellings immediately adjacent to the eastern part of the site. There are also a number of properties with 250m of site.
	Proximity to sensitive land uses	x	Close to National Trust property at Allen Banks and adjacent to access road.
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	xx	Site contains Grade 2 and 3a agricultural land.
Transportation and accessibility	Access to the core road network	x	The site is close to the A69 but access is not straightforward as it involves crossing the River Tyne.

Theme	Criteria / consideration	Score	Comments
	Suitability of local road access	xx	Access to the site involves a narrow bridge across River Tyne.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓ ✓	
	Impact on Right of Way	✓ ✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓ ✓	
	Proximity and impact on local wildlife or geological site.	✓ ✓	
Historic environment	Loss or harm to heritage assets	✓ ✓	
Water environment	Flood Zone	✓ ✓	Majority of site in Flood Zone 3 where sand and gravel extraction is compatible. The siting of ancillary infrastructure would need careful consideration.
	Source Protection Zone	✓ ✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	x	North Pennines AONB immediately to the south of site
	Impact on character and local distinctiveness of the landscape	✓	The site is within the Haltwhistle to Newborough Landscape Character Area, which is moderately sensitive to sand and gravel extraction. However, the site is relatively well enclosed.

Theme	Criteria / consideration	Score	Comments
<p>Summary of key issues / constraints:</p> <p>The site contains a large reserve of sand and gravel, however, the initial assessment has identified a number of significant issues.</p> <p>The site is located close to the northern boundary of the North Pennines AONB and close to Allen Banks and Staward Gorge, a National Trust property. The proposal has potential to impact on the amenity of visitors. Appropriate stand-offs would also be required to residential properties around the site.</p> <p>While the site is close to the A69, access would be via a narrow bridge over the River Tyne and smaller road.</p> <p>Given that the nature of the issues mean that they are not able to be mitigated, it is recommended that the site is not taken forward for further assessment.</p>			
<p>Conclusion:</p> <p>Do not take forward for further assessment.</p>			

Site details

Site name:	Wooperton Eastern Extension
Site location / address:	Wooperton, Northumberland NE66 4XS
Mineral type:	Sand and gravel
Potential yield:	1,000,000 tonnes
Site area (hectares):	30
New site or extension:	Extension

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	x	Unknown
	Operator interest / no operator	✓✓	Promoted by North East Concrete
Land use	Conflict with other current land uses	✓	Current use is agricultural. Proposed to restore to this use.
	Conflict with land allocations	✓✓	No conflict identified
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	xx	The closest dwelling is approx 75m from the site. There are 6 dwellings to the south west within 250m.
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	Grade 3.
Transportation and accessibility	Access to the core road network	✓✓	Access is directly off the B6346, just off the A697.
	Suitability of local road access	✓✓	Roads already used to access Wooperton Quarry

Theme	Criteria / consideration	Score	Comments
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓ ✓	
	Impact on Right of Way	✓ ✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓ ✓	
	Proximity and impact on local wildlife or geological site.	✓ ✓	
Historic environment	Loss or harm to heritage assets	✓ ✓	
Water environment	Flood Zone	✓ ✓	The site is within Flood zone 1, which is compatible with sand and gravel extraction.
	Source Protection Zone	✓ ✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓ ✓	
	Impact on character and local distinctiveness of the landscape	✓	The site is within an Area of High Landscape Value. However, it is within the Breamish Vale Landscape Character Area which is assessed as having low sensitivity to sand and gravel extraction.
Summary of key issues / constraints:			
This site contains a significant reserve of sand and gravel and the initial assessment has			

Theme	Criteria / consideration	Score	Comments
<p>not identified any major issues with this site.</p> <p>The potential impacts which have been identified are likely to be on the landscape and existing agricultural use of the site. However, the landscape is not considered to be sensitive to the proposed use and the proposal offers the potential for restoration of site to agricultural use.</p> <p>There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.</p> <p>As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.</p>			
<p>Conclusion:</p> <p>Take forward for allocation subject to further assessment.</p>			

Site details

Site name:	Horsdon
Site location / address:	Wooler
Mineral type:	Sand and gravel, Crushed rock
Potential yield:	Unknown
Site area (hectares):	42
New site or extension:	New site

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowner (Lilburn Estate Farming Partnership)
	Operator interest / no operator	x	Unknown
Land use	Conflict with other current land uses	✓✓	Currently in agricultural use
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	x	An underground gas pipeline runs underneath the western side of the site.
Amenity	Proximity to housing	xx	Adjoins Wooler to the north
	Proximity to sensitive land uses	xx	Caravan site in the valley to the east
Green Belt	Within Green Belt	✓✓	Not within the Green Belt
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	No detailed survey work. Likely to be Grade 3 and 4.
Transportation and accessibility	Access to the core road network	xx	Close to A697 but local access roads are narrow and through a built up area
	Suitability of local road access	xx	The roads from the A697 are not suitable for use by HGVs because

Theme	Criteria / consideration	Score	Comments
			they are narrow, with tight junctions and residential in nature.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	xx	Public Footpath crosses eastern part of area from Five Acres to Wooler Haugh
	Impact on Right of Way	x	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	?	Wooler Water to the east is part of the River Tweed SAC and Tweed Catchment Rivers SSSI
	Proximity and impact on local wildlife or geological site.	?	Area of Ancient Woodland adjacent to the east and local wildlife and geological site adjacent to the west.
Historic environment	Loss or harm to heritage assets	x	Part of area adjoins the Wooler Conservation Area
Water environment	Flood Zone	✓✓	The site is within Flood Zone 1 which is compatible with sand and gravel extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	x	Could be visually prominent in respect to the nearby Northumberland National Park and Cheviot Hills
	Impact on character and local distinctiveness of the landscape	xx	The site is within an Area of High Landscape Value. It is within the Wooler Vale Landscape Character Area which has moderate sensitivity to sand and gravel extraction. However, intervisibility with higher ground could be an

Theme	Criteria / consideration	Score	Comments
			issue and means it may have high sensitivity.
<p>Summary of key issues / constraints:</p> <p>The site contains an unknown reserve of sand and gravel and crushed rock, however the initial assessment has identified a number of significant concerns.</p> <p>The proximity to Wooler and road access to the site are significant constraints, which cannot easily be mitigated.</p> <p>There are a number of potential ecological impacts relating to the adjacent SAC, SSSI, Area of Ancient Woodland and Local Wildlife and Geological site which require further assessment to determine whether the site could be worked in a way where the impacts are acceptable.</p> <p>It could potentially be visually prominent in the landscape, which is designated as high value.</p> <p>There is a lack of clarity about the potential of the resource in the site and about the operator interest.</p> <p>Because of the proximity to Wooler and the significant issues with access to the site, it is recommended that the site is not taken forward for further assessment.</p>			
<p>Conclusion:</p> <p>Do not take forward for further assessment.</p>			

Site details

Site name:	Belford (Easington Crag) Extension
Site location / address:	Belford, Northumberland
Mineral type:	Crushed Rock (Whinstone)
Potential yield:	5,000,000 tonnes
Site area (hectares):	30
New site or extension:	Extension (lateral and vertical)

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	x	Unknown
	Operator interest / no operator	✓ ✓	Promoted by Tarmac
Land use	Conflict with other current land uses	✓ ✓	Current use of eastern extension area is woodland. Current use of southern extension area is grassland.
	Conflict with land allocations	✓ ✓	No conflict identified
Utilities	Impact on utilities infrastructure	✓ ✓	
Amenity	Proximity to housing	x	The closest dwellings are at Chesterhill and Chester Brae approx 350m to the east of the site. Dwellings are located at Station Cottages approx 500m to the south west of the site. Easington Farm and Easington are located approx 450m and 750m to the north of the site respectively. There are dwellings approx 800m to the south east at Outchester. The village of Waren Mill is just under 1km to the east and the village of Belford is approx 1.75km to west.

Theme	Criteria / consideration	Score	Comments
	Proximity to other sensitive land uses	✓	Budle Bay campsite at Waren Mill is approx 1km to the east.
Green Belt	Within Green Belt	✓ ✓	Not within the Green Belt
	Impact on openness	✓ ✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	x	Grade 3. Natural England have advised that site has a high likelihood of being best and most versatile agricultural land.
Transportation and accessibility	Access to the core road network	✓ ✓	Road access to the site is from the B1342 road. The A1 to the west can be accessed via the B1342 Station Road crossing the East Coast railway line using a level crossing.
	Suitability of local road access	✓ ✓	The local roads are already used to access the existing quarry.
	Access to rail facilities or facilities for transport by water	✓ ✓	The site has access to a railhead, although it is not currently in use.
	Potential for access to rail facilities or facilities for transport by water	✓ ✓	The site has access to a railhead, although it is not currently in use.
Public Rights of Way	Presence of Right of Way	x	A Public Right of Way crosses the site access road.
	Impact on Right of Way	✓ ✓	The extensions should not have a significant impact on the public right of way.
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓ ✓	The Lindisfarne Ramsar site, Site of Special Scientific Interest and Special Area of Conservation is located within 1 kilometre of the site.
	Proximity and impact on local wildlife or geological site.	✓ ✓	Not likely to have any impact on local designations.
Historic environment	Loss or harm to heritage assets	✓	An Archaeological site is present within the existing quarry area.

Theme	Criteria / consideration	Score	Comments
Water environment	Flood Zone	✓ ✓	The site is within Flood zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓ ✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓ ✓	The site is approximately 400m west of the Northumberland Coast AONB, however, the impact is not considered to be significant as it is an extension to an existing site.
	Impact on character and local distinctiveness of the landscape	x	The site is within the Haggerston Landscape Character Area which is assessed as having high sensitivity to hard rock extraction due to the visibility from key routes and the complexity of the landform.

Summary of key issues / constraints:

This site contains a significant reserve of whinstone and the initial assessment has not identified any major issues with this site.

The potential impacts which have been identified include adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.

Potential adverse effects are also identified for the impact on the landscape, which is considered sensitive to the proposed use. However, as the proposal is for an extension, it will not introduce an incongruous feature into the landscape and is likely that the impact can be mitigated to an acceptable level.

As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.

Conclusion:

Take forward for allocation subject to further assessment.

Site details

Site name:	Divethill Quarry East Extension
Site location / address:	Land to east of Divethill Quarry, Capheaton, Northumberland NE19 2BE
Mineral type:	Crushed Rock (Whinstone)
Potential yield:	4,500,000 tonnes Whinstone (over 15 years at 300,000 tpa)
Site area (hectares):	15.6
New site or extension:	Extension

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓	Landowner interest subject to option agreement.
	Operator interest / no operator	✓✓	Promoted by operator (CEMEX)
Land use	Conflict with other current land uses	✓	Current use is agricultural. Proposed restoration is partly to agricultural grassland.
	Conflict with land allocations	✓✓	No conflict identified
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	<p>The closest dwellings to the site are the 3 properties at Clay walls, approx 250m to the north east.</p> <p>Further afield dwellings within the vicinity of the site are found at:</p> <ul style="list-style-type: none"> - Little Bavington approx 500m to the south east; - Homilton Farm, approx 600m to the south west; - Bavington Hall approx 600m to the south east; - Bavington Mount approx 850m to the south;

Theme	Criteria / consideration	Score	Comments
			- Newonstead Farm, approx 900m to the north west; and - Great Bavington, approx 900m to the north.
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Grade 4.
Transportation and accessibility	Access to the core road network	✓✓	The site is approx 4.5km from the A68. Access would be via the route to the existing quarry site - via an unclassified road and the B6342.
	Suitability of local road access	✓✓	The access from the A68 (mostly the B6342) is suitable for use by HGVs.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓	St Oswald's Way footpath runs along the north eastern edge of the site. Appropriate separation measures would be required to limit the impact on this footpath.
	Impact on Right of Way	✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓	Bavington Craggs SSSI is located approx 800m to the north of the site.
	Proximity and impact on local wildlife or geological site.	x	The north western part of the area is identified as a Local Wildlife and Geological Site This relates to a much larger area and ecology work undertaken suggests much the proposed

Theme	Criteria / consideration	Score	Comments
			development site does not contain grassland of nature conservation value. If allocated, the operator would need to work closely with the County ecologist to ensure the protection of any species rich grassland within the site, and to discuss appropriate restoration measures.
Historic environment	Loss or harm to heritage assets	✓✓	The conservation area at Great Bavington is approximately 800m to the north of the site.
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	The site is located within the Buteland and Colt Crag Landscape Character Area which is of low sensitivity to hard rock extraction uses.

Summary of key issues / constraints:

This site contains a significant reserve of hard rock and the initial assessment has not identified any major issues with the site.

The potential impacts which have been identified are likely to be on the local wildlife site and the residential amenity of nearby properties. Following discussion with the County ecologist, it should be possible to work the site in a way which protects the species rich grassland in the local wildlife site.

There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.

As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.

Theme	Criteria / consideration	Score	Comments
Conclusion: Take forward for allocation subject to further assessment.			

Site details

Site name:	Divethill Quarry North Extension
Site location / address:	Land to north of Divethill Quarry, Capheaton, Northumberland NE19 2BE
Mineral type:	Crushed Rock (Whinstone)
Potential yield:	2,100,000 tonnes Whinstone (over 7 years at 300,000 tpa)
Site area (hectares):	12.9
New site or extension:	Extension

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓	Landowner interest subject to an option agreement.
	Operator interest / no operator	✓✓	Promoted by operator (CEMEX)
Land use	Conflict with other current land uses	✓	Current use is agricultural. Proposed restoration is partly to agricultural grassland.
	Conflict with land allocations	✓✓	No conflict identified
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	The closest dwellings to the site are the 3 properties at Clay Walls, approx 125m to the south east. Other dwellings within the vicinity of the site are found at: - Great Bavington, approx 250m to the north east; - Newonstead Farm, approx 350m to the west; and - Little Bavington approx 1km to the south east.
	Proximity to other sensitive land uses	✓✓	

Theme	Criteria / consideration	Score	Comments
Green Belt	Within Green Belt	✓✓	Not within the Green Belt
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Grade 4.
Transportation and accessibility	Access to the core road network	✓✓	The site is approx 4.5km from the A68. Access would be via the route to the existing quarry site - via an unclassified road and the B6342.
	Suitability of local road access	✓✓	The access from the A68 (mostly the B6342) is suitable for use by HGVs.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓	Bavington Craggs SSSI (designated for Acid Grassland) is located approx 250m to the north east of the site.
	Proximity and impact on local wildlife or geological site.	xx	All of the site is identified as a Local Wildlife and Geological Site. This relates to a larger area and further ecology assessment is required to understand whether extraction could take place without unacceptable impacts. If allocated, the operator would need to work closely with the County ecologist to ensure the protection of any species rich grassland within the site, and to

Theme	Criteria / consideration	Score	Comments
			discuss appropriate restoration measures.
Historic environment	Loss or harm to heritage assets	✓	The conservation area at Great Bavington is approximately 200m to the north east of the site.
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	
	Impact on character and local distinctiveness of the landscape	✓✓	The site is located within the Buteland and Colt Crag Landscape Character Area which is of low sensitivity to hard rock extraction uses.

Summary of key issues / constraints:

This site contains a significant reserve of hard rock and the initial assessment has identified one potentially major issue with the site.

The presence of the Local Wildlife site designation, which covers the whole site, requires further investigation. The designation relates to the presence of whin grassland and further assessment will be required to understand whether the site can be worked in a way which does not have an unacceptable impact.

There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.

As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.

Conclusion:

Take forward for allocation subject to further assessment.

Site details

Site name:	Ewesley
Site location / address:	Land north of former Ewesley Quarry, south of Rothbury, Northumberland
Mineral type:	Crushed Rock (Whinstone)
Potential yield:	Unknown
Site area (hectares):	27
New site or extension:	New

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by landowner (Northumberland Estates)
	Operator interest / no operator	x	Unknown
Land use	Conflict with other current land uses	✓	Current use is agricultural.
	Conflict with land allocations	✓✓	No conflict identified
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	xx	There is a dwelling directly adjacent to the south east corner of the site. Further afield dwellings within the vicinity of the site are found at: - Ritton White House, approx 300m to the south west; - Coldside approx 500m to the north; and - Blueburn, approx 1km to the north west.
	Proximity to other sensitive land uses	✓	Nunnykirk Caravan site is located approximately 1.5km to the south of the site.
Green Belt	Within Green Belt	✓✓	Not within the Green Belt

Theme	Criteria / consideration	Score	Comments
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Grade 4, 5 and 3b.
Transportation and accessibility	Access to the core road network	xx	The access route from the main road network is not straightforward. The site is approx 8km from Rothbury south along the B6342. Rothbury itself is approx 10km from A697 along the B6344. Stretches of both the B6344 and the B6342 are unsuitable for HGVs, being narrow in places and winding. Access through the built up area of Rothbury is not suitable.
	Suitability of local road access	xx	The access from the A697 (the B6344 and the B6342) is not suitable for use by HGVs.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓	A public footpath crosses part of the site which could be diverted relatively easily. Footpaths run along part of the northern edge of the site, and a bridleway runs along the south eastern edge of the site. Appropriate separation measures would be required to limit the impact on these rights of way.
	Impact on Right of Way	✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	

Theme	Criteria / consideration	Score	Comments
	Proximity and impact on local wildlife or geological site.	✓ ✓	
Historic environment	Loss or harm to heritage assets	✓ ✓	There is an archaeological site approx 100m to the north of the site.
Water environment	Flood Zone	✓ ✓	The site is within Flood zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓ ✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓ ✓	
	Impact on character and local distinctiveness of the landscape	xx	The site is located within and area of high landscape value. The site is within the Wingates Ridge Landscape Character Area which is of moderate sensitivity to hard rock extraction uses.

Summary of key issues / constraints:

This site contains an unknown reserve of hard rock and the initial assessment has identified a major issue with the site.

The suitability of the local road network to accommodate HGV movements is a key concern. The site is a significant distance from the core road network, without an obvious access route. Access via Rothbury is problematic due to the narrow and winding nature of the B6342 and B6344. Alternative access routes would involve unclassified roads, which are not suitable for HGV traffic.

There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, however, it is likely that these can be mitigated using best practice methods of working.

There are likely to be impacts on the landscape as the site is within an area of high landscape value, and further assessment would be required to understand if the proposal could be carried out without having unacceptable impacts.

Given the scale of the accessibility issues identified with this site, it is recommended that the site is not progress for further assessment.

Theme	Criteria / consideration	Score	Comments
Conclusion: Do not take forward for further assessment			

Site details

Site name:	Lane House Farm
Site location / address:	North of Newbrough (NZ 876 700)
Mineral type:	Crushed Rock (Carboniferous limestone)
Potential yield:	Not specified (100,000 tonnes per annum)
Site area (hectares):	50
New site or extension:	New site

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Submission indicates landowner support.
	Operator interest / no operator	✓✓	Area promoted by Tynedale Roadstone.
Land use	Conflict with other current land uses	✓✓	Site currently in agricultural use
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	The site is approx 200m north of a fibre optic cable (part of the National Grid Network)
Amenity	Proximity to housing	xx	The closest dwellings are adjacent to the area identified at Lane House, Torney's Fell and Meggie's House. Other dwellings in the vicinity are at Carr Edge Farm approx 350m to the south and Pruhamstone House approx 950m to the south.
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Site considered to contain Grade 4 Agricultural land.

Theme	Criteria / consideration	Score	Comments
Transportation and accessibility	Access to the core road network	xx	Access to the core road network is not straightforward. The proposer indicates that a new access road would be constructed to the unnamed road to the east of the site that connects the B6318 and the B6319, which is approx 5km from the site.
	Suitability of local road access	xx	Indicative access from east via the C road to B6318 or B6319.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	x	Public Rights of Way through centre of area. Public Footpath has potential to be affected by site access.
	Impact on Right of Way	x	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	?	Four SSSIs within approximately 2.5km – Stonecroft Mine SSSI, Settlingstones Mine SSSI, The Scroggs SSSI and Wharmley Riverside SSSI.
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	xx	The area of search falls within the designated 'Military Zone' of Hadrian's Wall World Heritage Site.
Water environment	Flood Zone	✓✓	Site is within Flood Zone 1, which is compatible with crushed rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas -	x	Northumberland National Park to the north of the area.

Theme	Criteria / consideration	Score	Comments
	AONBs, National Park		
	Impact on character and local distinctiveness of the landscape	xx	Within the landscape setting of the World Heritage Site associated with Hadrian's Wall. The site is within the Grindon Common Landscape Character Area which has high sensitivity to crushed rock extraction.
<p>Summary of key issues / constraints:</p> <p>This site contains Carboniferous limestone, which the proposer states there is demand for with only limited extraction of this resource in Northumberland currently.</p> <p>Road access to the site is a significant constraint. Proximity to nearby residential dwellings, the Northumberland National Park and the World Heritage Site have been identified as issues. Proximity to Hadrian's Wall and Northumberland National Park mean the landscape would have a high sensitivity to this type of development.</p> <p>The nature of many of the impacts identified means that they would be difficult to mitigate to an acceptable level, and it is recommended that the site is not taken forward for further assessment.</p>			
<p>Conclusion:</p> <p>Do not take forward for further assessment.</p>			

Site details

Site name:	Longhoughton Quarry Extension 1 (based on 2009 submission)
Site location / address:	Longhoughton, Northumberland NE66 3AE
Mineral type:	Crushed Rock (Whinstone and Limestone)
Potential yield:	2,500,000 tonnes Whinstone and 500,000 tonnes Limestone
Site area (hectares):	27
New site or extension:	Extension

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Promoted by land owner (Northumberland Estates)
	Operator interest / no operator	x	Unknown
Land use	Conflict with other current land uses	✓	Current use is agricultural - the southern part of the site is in arable use and the northern section is semi-improved grassland. Proposed to restore the site to nature conservation and recreational uses.
	Conflict with land allocations	✓✓	No conflict identified
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	xx	The closest dwellings in the village of Longhoughton are approx 70m to the east of the site. Although these are separated from the site by the East Coast Mainline railway line. There are other dwellings further afield at Ratcheugh and Ratcheugh Farm approx 300 and 600m to the south east and south respectively. There are a cluster of dwellings approx 900m to the north at Littlehoughton.

Theme	Criteria / consideration	Score	Comments
	Proximity to other sensitive land uses	xx	<p>Longhoughton Primary School is approx 450 to the east of the site.</p> <p>St Peter and St Paul Church is approx 300m to the east of the site.</p> <p>Westfield Park community centre is approx 200m to the east of the site.</p> <p>Other facilities in the village of Longhoughton include a doctors surgery, a nursery school and another community centre.</p>
Green Belt	Within Green Belt	✓✓	Not within the Green Belt
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	Grade 3.
Transportation and accessibility	Access to the core road network	✓	Access to the existing quarry site is via the C80 Denwick to Boulmer road, which joins the A1 just to the north east of Alnwick.
	Suitability of local road access	x	Although the A1 is only 3km away, the C80 does have reduced visibility and is quite narrow. There are issues with the access into the existing quarry due to the tight angle of the turning and the reduced visibility from the bend of the road.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	xx	A footpath (FP12) runs across the proposed extension area from the C80 road in a west to

Theme	Criteria / consideration	Score	Comments
	Impact on Right of Way	x	east direction and underneath the East Coast railway line and onto Longhoughton village. This footpath would need to be diverted.
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	xx	Part of the existing quarry site is designated as a SSSI, approx 250m to the west of the proposed extension site. The proposed extension site is approx 2.5km to the west of the Northumberland coastline, which is designated as the Northumbria Coast Ramsar site, the Northumberland Shore SSSI and the Howick to Seaton SSSI. It is also an SPA and a SAC.
	Proximity and impact on local wildlife or geological site.	x	A Local Wildlife and Geo Site is located approx 300m to the south west of the proposed extension site.
Historic environment	Loss or harm to heritage assets	✓	There are 3 archaeological sites within approx 100m of the southern boundary of the proposed extension site.
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	x	The proposed extension site is approx 400m to the west of the Northumberland Coast AONB and the Heritage Coast.
	Impact on character and local distinctiveness of the landscape	xx	The site is adjacent to an area of high landscape value, which lies directly to the south of the site. The site is located within the Rock Landscape Character Area which is of moderate sensitivity to hard rock extraction uses.

Theme	Criteria / consideration	Score	Comments
<p>Summary of key issues / constraints:</p> <p>This site contains a significant reserve of hard rock, however, the initial assessment has identified some potentially significant adverse impacts.</p> <p>One of the potential impacts which have been identified are on the amenity of the residents of Longhoughton, and of the other residential properties in the vicinity of the site. Given the very close proximity and high number of receptors, it is unlikely that the impacts on residential amenity could be mitigated to an acceptable level.</p> <p>There are a number of issues that need further assessment to understand whether the site can be worked in a way where the impacts are acceptable.</p> <p>These issues include the problems with the access into the existing quarry, which requires advice from the County Highways team. The potential ecological impacts of the proposal require further assessment from the County ecologist.</p> <p>There is potential for significant adverse visual impacts on the landscape. Further assessment would be required to understand whether the impacts could be mitigated to an acceptable level.</p> <p>A public footpath would be affected, but it is considered that it would be fairly easy to divert.</p> <p>Due to the very close proximity to a high number of receptors, it is not considered suitable to take the site forward for further assessment.</p>			
<p>Conclusion:</p> <p>Do not take forward for further assessment.</p>			

Site details

Site name:	Longhoughton Quarry Extension 2 (based on planning application 18/01285/CCMEIA)
Site location / address:	Longhoughton, Northumberland NE66 3AE
Mineral type:	Crushed Rock (Whinstone and Limestone)
Potential yield:	1,625,000 tonnes Whinstone and 125,000 tonnes Limestone
Site area (hectares):	20.5
New site or extension:	Extension

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓ ✓	Promoted by land owner (Northumberland Estates)
	Operator interest / no operator	✓ ✓	Operator Interest
Land use	Conflict with other current land uses	✓ ✓	Current uses include a fishing lake, agricultural use and infrastructure for the existing quarry.
	Conflict with land allocations	✓ ✓	No conflict identified
Utilities	Impact on utilities infrastructure	✓ ✓	
Amenity	Proximity to housing	xx	The closest dwellings (which are not yet occupied) in the village of Longhoughton are approx 150m to the east of the site boundary, however, they are about 500m from the extraction area. . Although these are separated from the site by the East Coast Mainline railway line. There are other dwellings further afield at Ratcheugh and Ratcheugh Farm approx 300 and 600m to the south east and south respectively. There are a cluster of dwellings approx 900m to the north at Littlehoughton.

Theme	Criteria / consideration	Score	Comments
	Proximity to other sensitive land uses	x	<p>Longhoughton Primary School is approx 650 to the east of the site and approx 850m to the east of the extraction area.</p> <p>St Peter and St Paul Church is approx 500m to the east of the site and approx 800m to the east of the extraction area.</p> <p>Westfield Park community centre is approx 350m to the east of the site and approx 650m to the east of the extraction area.</p> <p>Other facilities in the village of Longhoughton include a doctors surgery, a nursery school and another community centre.</p>
Green Belt	Within Green Belt	✓✓	Not within the Green Belt
	Impact on openness	✓✓	
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓	Grade 3.
Transportation and accessibility	Access to the core road network	✓	Access to the existing quarry site is via the C80 Denwick to Boulmer road, which joins the A1 just to the north east of Alnwick.
	Suitability of local road access	x	Although the site is only 3km from the A1, the C80 has reduced visibility and is quite narrow. The quarry traffic currently goes through the village of Denwick. There are also issues with the access into the existing quarry due to the tight angle of the turning and the reduced visibility from the bend of the road.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport	xx	

Theme	Criteria / consideration	Score	Comments
	by water		
Public Rights of Way	Presence of Right of Way	x	A footpath (FP12) runs across a small part of the proposed extension area from the C80 road in a west to east direction and underneath the East Coast railway line and onto Longhoughton village. The application shows that the footpath would be subject to a very minor diversion.
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	xx	Part of the existing quarry site is designated as SSSI, and this is adjacent to the proposed extension site. The proposed extension site is approx 2.5km to the west of the Northumberland coastline, which is designated as the Northumbria Coast Ramsar site, the Northumberland Shore SSSI and the Howick to Seaton SSSI. It is also an SPA and a SAC.
	Proximity and impact on local wildlife or geological site.	x	A Local Wildlife Geological Site is located approx 300m to the south west of the proposed extension site.
Historic environment	Loss or harm to heritage assets	✓	There are 3 archaeological sites within approx 100m of the southern boundary of the proposed extension site.
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction. However, as the proposal involves draining the existing lake and creating a new balancing lagoon to regulate flow out of the site into an existing field drain, the impact on flood risk elsewhere must be considered.

Theme	Criteria / consideration	Score	Comments
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	x	The proposed extension site is approx 420m to the west of the Northumberland Coast AONB and the Heritage Coast.
	Impact on character and local distinctiveness of the landscape	xx	<p>The site is adjacent to an area of high landscape value, which lies directly to the south of the site.</p> <p>The site is located within the Rock Landscape Character Area which is of moderate sensitivity to hard rock extraction uses.</p>
<p>Summary of key issues / constraints:</p> <p>This site contains a significant reserve of hard rock, however, the initial assessment has identified some potentially significant adverse impacts.</p> <p>Although one of the potential impacts which have been identified are on the amenity of the residents of Longhoughton, and of the other residential properties in the vicinity of the site, the separation distance and topography means that impacts are likely to be able to be mitigated to acceptable levels. However, given the close proximity and high number of receptors, it will be important for any further assessment to address this issue comprehensively.</p> <p>There are a number of issues that need further assessment to understand whether the site can be worked in a way where the impacts are acceptable.</p> <p>These issues include the problems with the access into the existing quarry, which requires advice from the County Highways team. The potential ecological impacts of the proposal require further assessment from the County ecologist.</p> <p>There is potential for significant adverse visual impacts on the landscape. Further assessment would be required to understand whether the impacts could be mitigated to an acceptable level.</p> <p>It is recommended that this site is progressed to the next stage of assessment for allocation in the Local Plan, but it is imperative that the potential issues identified can be mitigated to an acceptable level.</p>			
<p>Conclusion:</p> <p>Take forward for allocation subject to further assessment.</p>			

Site details

Site name:	Shiel Dykes
Site location / address:	North of Newton on the Moor
Mineral type:	Crushed Rock (Whinstone)
Potential yield:	3,000,000 tonnes
Site area (hectares):	36.6
New site or extension:	New site

Site appraisal

Theme	Criteria / consideration	Score	Comments
Availability and Deliverability	No owner objection / owner objection	✓✓	Site promoted by landowner (Northumberland Estates)
	Operator interest / no operator	x	Unknown
Land use	Conflict with other current land uses	✓✓	Site is currently in agricultural use.
	Conflict with land allocations	✓✓	
Utilities	Impact on utilities infrastructure	✓✓	
Amenity	Proximity to housing	x	The closest dwelling is Shiel Dykes Farm, approx 300m south of the site. Other dwellings around the site include Freemans Hill (1.1 km north of the site), Snipe House Farm and Cottages (1.4 km north of the site), Newton Lowsteads Farm (1.6 km south-east of the site) and Newton Greens Farm (1.9 km south of the site).
	Proximity to other sensitive land uses	✓✓	
Green Belt	Within Green Belt	✓✓	Not within the Green Belt.
	Impact on openness	✓✓	

Theme	Criteria / consideration	Score	Comments
Agricultural land quality	Grade 1, 2 or 3a / Grade 3b, 4 and 5	✓✓	Grade 4.
Transportation and accessibility	Access to the core road network	✓✓	Access via unclassified road leading directly from A1.
	Suitability of local road access	✓✓	Roads previously used for the former landfill and civic amenity site.
	Access to rail facilities or facilities for transport by water	xx	
	Potential for access to rail facilities or facilities for transport by water	xx	
Public Rights of Way	Presence of Right of Way	✓✓	
	Impact on Right of Way	✓✓	
Nature conservation and geodiversity	Proximity and impact on international or nationally designated wildlife or geological site.	✓✓	
	Proximity and impact on local wildlife or geological site.	✓✓	
Historic environment	Loss or harm to heritage assets	✓✓	
Water environment	Flood Zone	✓✓	The site is within Flood zone 1, which is compatible with hard rock extraction.
	Source Protection Zone	✓✓	
Landscape and visual impact	Impact on nationally designated landscape areas - AONBs, National Park	✓✓	

Theme	Criteria / consideration	Score	Comments
	Impact on character and local distinctiveness of the landscape	✓✓	The site is within the Lowland Rolling Farmland - Longframlington Landscape Character Area, which has low sensitivity to hard rock extraction.
<p>Summary of key issues / constraints:</p> <p>This site contains a significant reserve of hard rock and the initial assessment has not identified any major issues with this site.</p> <p>The potential impacts which have been identified are likely to be on the landscape and existing agricultural use of the site. However, the landscape is not considered to be sensitive to the proposed use and the proposal offers the potential for part of the site to be restored to agricultural use.</p> <p>There is potential for adverse impacts on the amenity of residents of the properties in the vicinity of the site, particularly Shiels Dyke Farm to the south. However, it is likely that these can be mitigated using best practice methods of working.</p> <p>As the issues identified do not appear to be insurmountable based on best practice and mitigation measures, the site should be progressed for further assessment for allocation in the Local Plan.</p>			
<p>Conclusion:</p> <p>Take forward for allocation subject to further assessment.</p>			



Appendix K

Detailed Policy Appraisals





Detailed Policy Appraisals

SA Objective	STP2	STP3	STP4	STP5	STP6	STP7	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	++	++	+	++	++	++	++	<p>Likely Significant Effects</p> <p>Policy STP2 would have a significant positive effect on this objective as it creates a presumption in favour of sustainable development and ensures the Council will look favourably on developments that would improve the social and environmental conditions of an area.</p> <p>Policy STP3 would have a significant positive effect on this objective by establishing a set of principles to embed sustainability into a proposed development, ensuring new developments are well integrated into their surroundings and provide or do not adversely affect local health benefit providing assets.</p> <p>Policy STP4 would have a minor positive effect on this objective by ensuring developments are well connected to their surroundings through the use of green infrastructure, can be accessed by more sustainable/healthier ways of travelling such as walking or cycling and are sited to reduce the need to travel.</p> <p>Policy STP5 would have a significant positive effect on this objective as it specifically related to improving the health and wellbeing of the County's residents.</p> <p>Policy STP6 would have a significant positive effect on this objective by ensuring Northumberland current green infrastructure network is protected and enhanced. Development proposals are required to consider if they could expand the current green infrastructure network or create other green spaces for the County's residents. This could all lead to support the County's residents in adopting a healthier lifestyle and traversing the County in more sustainable/healthier ways (walking/cycling).</p> <p>Policy STP7 would have a significant positive effect on this objective as the policy specifically requires development proposals to "supports health and wellbeing and enhances quality of life".</p> <p>Overall, the policies in this section are considered to have a major positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	STP2	STP3	STP4	STP5	STP6	STP7	Cumulative Effect	Commentary
2. To improve the quality, range and accessibility of community services and facilities.	+	+	+	++	+	+	+	<p>Likely Significant Effects</p> <p>Policy STP2 and STP3 would have a minor positive effect on this objective by aligning developments to the principles of sustainable development contained within the NPPF and the Council's own principles (STP3), which will make developments well connected to existing services and facilities.</p> <p>Policy STP5 would have a significant positive effect on this objective as it requires development proposals to demonstrate how they will improve the health and wellbeing of the County's residents, including the creation of new healthcare/community (and the like) facilities.</p> <p>Policies STP4 and STP6 would both have a minor positive effect on this objective by encouraging the implementation of well-designed green infrastructure, which would allow for the County to be traversed in a variety of ways and increase the accessibility of local community services and facilities. Policy STP4 also requires developments to be specifically designed so that they encourage various forms of sustainable transport and Policy STP6 allows for local communities to protect environments that are important to them and create opportunities for community food growing schemes.</p> <p>Policy STP7 would have a minor positive effect on this objective by requiring development proposals to ensure that they "facilitates an inclusive, user-friendly and legible environment". This would result in development proposals that are well sited and well integrated into their surroundings and increase the accessibility of local community services and facilities.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
3. To deliver safer communities.	+	+	+	++	+	++	++/+	<p>Likely Significant Effects</p> <p>Policy STP2 and STP3 would have a minor positive effect on this objective by aligning developments to the principles of sustainable development contained within the NPPF and the Council's own criteria (STP3), these policies would deliver safer communities.</p> <p>Policy STP4 would have a minor positive effect on this objective by encouraging the development of well-designed green infrastructure and the re-use of existing, potentially derelict, buildings which could potentially create better places that discourage crime and anti-social behaviour.</p>

SA Objective	STP2	STP3	STP4	STP5	STP6	STP7	Cumulative Effect	Commentary
								<p>Policy STP5 would have a significant positive effect on this objective as it is specifically concerned with delivering safer communities and specifically mentions a need for development proposals to “support wider public safety”.</p> <p>Policy STP6 would have a minor positive effect on this objective by encouraging the creation of new green infrastructure that creates a sense of place and the maintenance of existing green infrastructure, which could potentially create places that reduce anti-social behaviour and the risk of crime.</p> <p>Policy STP7 would have a significant positive effect on this objective by ensuring all development proposals are well designed, well connected to their surroundings and specifically “facilitates an inclusive, user-friendly and legible environment” as well as “supports positive social interaction and safe and secure environment” which would all aid in delivering safer communities and reducing anti-social behaviour and crime.</p> <p>Overall, the policies in this section are considered to have a mixture of significant and minor positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
<p>4. To ensure everyone has the opportunity to live in a decent and affordable home.</p>	<p>++</p>	<p>++</p>	<p>+</p>	<p>++</p>	<p>~</p>	<p>++</p>	<p>++</p>	<p>Likely Significant Effects</p> <p>Policy STP2 and STP3 would have a significant positive effect on this objective by aligning developments to the principles of sustainable development contained within the NPPF and the Council’s own criteria (STP3), which will deliver well designed, decent homes.</p> <p>Policy STP4 would have a minor positive effect on this objective by ensuring proposals for new housing developments are more sustainable by encouraging building design that reduces energy consumption and resilient to the effects of climate change.</p> <p>Policy STP5 would have a significant positive effect on this objective by aiding in making new housing proposals well connected and decent and makes reference to the protection of residential amenity and the provision of important, needed services and facilities.</p> <p>Policy STP6 is considered to have no relationship to this objective.</p> <p>Policy STP7 would have a significant positive effect on this objective by ensuring new development proposals for housing developments are well designed and long lasting.</p>

SA Objective	STP2	STP3	STP4	STP5	STP6	STP7	Cumulative Effect	Commentary
								<p>Overall, the policies in this section are considered to have a significant positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	++	++	+	+	+	+	++/+	<p>Likely Significant Effects</p> <p>The policies in this section of the Draft Local Plan do not directly relate to strengthening the local economy, besides policies STP2 and STP3.</p> <p>All of the policies requires developments to be well connected to their surroundings, which would increase the accessibility of existing and future employment developments. Furthermore, policies STP3 and STP7 have a set of criteria that economic developments proposals would be considered against.</p> <p>Policy STP2 would have a significant positive effect on this objective by establishing that the Council will take a pro-active approach to working with applicants to ensure their proposals improve the economic conditions of their surroundings as much as possible.</p> <p>Policy STP3 would have a significant positive effect on this objective by requiring developments to contribute towards building a stronger/competitive economy, support and create more and better jobs and to protect the viability of the County's important economic sectors.</p> <p>Overall, the policies in this section are considered to have a mixture of significant positive and minor positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	STP2	STP3	STP4	STP5	STP6	STP7	Cumulative Effect	Commentary
6. To deliver accessible education and training opportunities.	+	+	+	+	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The policies in this section of the Draft Local Plan do not relate to providing new educational or training facilities.</p> <p>All of the policies requires developments to be well connected to their surroundings, which would increase the accessibility of existing and future educational and training opportunities.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	++	++	+	+	++	++	<p><u>Likely Significant Effects</u></p> <p>Policy STP2 and STP3 would have a significant positive effect on this objective by aligning developments to the principles of sustainable development contained within the NPPF and the Council's own criteria (STP3), which will deliver well connected developments that encourage sustainable modes of transport.</p> <p>Policy STP4 would have a significant positive effect on this objective by specifically encouraging development proposals to be located so that they reduce the need to travel and by encouraging the implementation of green infrastructure to increase the accessibility of the area.</p> <p>Policy STP5 would have a minor positive effect on this objective by encouraging well connected developments.</p> <p>Policy STP6 would have a minor positive effect on this objective by protecting existing green infrastructure and encouraging the creation of new green infrastructure that would increase the accessibility of the County to sustainable transport modes.</p> <p>Policy STP7 would have a significant positive effect on this objective by ensuring development proposals are designed and integrated into their surroundings. This could potentially reduce the need to travel within the County and encourages the use of several different forms of sustainable transport.</p> <p>Overall, the policies in this section are considered to have a major positive effect on the achievement of this objective.</p>

SA Objective	STP2	STP3	STP4	STP5	STP6	STP7	Cumulative Effect	Commentary
								<p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>8. To conserve and enhance Northumberland's biodiversity and geodiversity.</p>	<p>++</p>	<p>++</p>	<p>+</p>	<p>+</p>	<p>++</p>	<p>++</p>	<p>++</p>	<p>Likely Significant Effects</p> <p>Policy STP2 and STP3 would have a significant positive effect on this objective by aligning developments to the principles of sustainable development contained within the NPPF and the Council's own criteria (STP3), which should aid in the conservation of the County's biodiversity and geodiversity assets.</p> <p>Policy STP4 would have a minor positive effect on this objective by encouraging the use of "multifunctional green infrastructure" which would prevent or reduce the likelihood of fragmented habitats and potentially act as a liveable environment for some species.</p> <p>Policy STP5 would have a minor positive effect on this objective by encouraging the creation of new open/green spaces that would be used by the County's residents and biodiversity assets.</p> <p>Policy STP6 would have a significant positive effect on this objective and is similar to policy STP4 but goes further by encouraging the use of green infrastructure and explicitly states a need to "secure net-gains for biodiversity through the protection, creation and enhancement of coherent ecological networks".</p> <p>Policy STP7 would have a significant positive effect on this objective by ensuring where possible, development proposals would "support wildlife and enhance biodiversity".</p> <p>Overall, the policies in this section are considered to have a major positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	STP2	STP3	STP4	STP5	STP6	STP7	Cumulative Effect	Commentary
9. To ensure the prudent use and supply of natural resources.	++	++	+	~	+/?	++	++/+	<p><u>Likely Significant Effects</u></p> <p>Policy STP2 and STP3 would have a significant positive effect on this objective by aligning developments to the principles of sustainable development contained within the NPPF and the Council's own criteria (STP3), which should aid in the conservation of the County's soil resources and natural resources and that they are used sustainably.</p> <p>Policy STP4 would also have a minor positive effect on this objective through encouraging the efficient use of resources through development proposals being designed to reduce their energy and water consumption. It also encourages the re-use of existing buildings which would conserve both the soil, land and mineral resources of the County.</p> <p>Policy STP5 is considered to have no relationship to this objective.</p> <p>Policy STP6 would have a minor positive to unknown effect on this objective by potentially protecting Local Green Spaces and important environmental areas by allowing local communities to petition for their protection. This would protect the important soil resources of the County, though uncertainty exists as to how much action local communities will take to protect Local Green Spaces.</p> <p>Policy STP7 would have a significant positive effect on this objective by specifically stating development proposals must "make provision for efficient use of resources".</p> <p>Overall, the policies in this section are considered to have a mixture of significant and minor positive effects on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
10. To encourage the efficient use of land.	++	++	+	+	+	+	++/+	<p><u>Likely Significant Effects</u></p> <p>Policy STP2 and STP3 would have a significant positive effect on this objective by aligning developments to the principles of sustainable development contained within the NPPF and the Council's own criteria (STP3), which should aid in the conservation of the County's land resources and encourage the efficient use of land.</p> <p>Policy STP4 would have a minor positive effect on this objective by encouraging the re-use of existing buildings which could potentially reduce the need for new buildings within the County and protect important land resources to some degree.</p>

SA Objective	STP2	STP3	STP4	STP5	STP6	STP7	Cumulative Effect	Commentary
								<p>Policy STP6 would have a minor positive effect on this objective as it and policy STP4 both encourage the use of green infrastructure which could potentially reduce the loss of land to development within the County. Similarly, Policy STP5 would achieve the same through the creation of new open/green space.</p> <p>Policy STP7 would have a minor positive effect on this objective by establishing a set of design criteria that development proposals would be considered against. This criteria would, to some degree, ensure development proposals would not have an effect on land by polluting it and could potentially safeguard prime agricultural land.</p> <p>Overall, the policies in this section are considered to have a mixture of significant and minor positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>The policies in this section of the Draft Local Plan do not directly relate to protecting and enhancing the quality of Northumberland's river, coastal, ground and surface water bodies. However, all of the policies encourage the use of green infrastructure and SUDS to better manage flood risk and flooding and improve biodiversity, which could afford some protection to ground and surface water bodies or the requirement for developments to be sustainable.</p> <p>Policy STP5 is considered to have a minor positive effect on this objective as it specifically references the need for developments to not negatively affect ground water and to not contaminate water.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

SA Objective	STP2	STP3	STP4	STP5	STP6	STP7	Cumulative Effect	Commentary
								<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
12. To improve air quality.	++	++	++	+	+	++	++	<p>Likely Significant Effects</p> <p>Policy STP2 and STP3 would have a significant positive effect on this objective by aligning developments to the principles of sustainable development contained within the NPPF and the Council's own criteria (STP3), which should aid in the protection of the County's air quality.</p> <p>Policies STP4 and STP6 both encourage the use of green infrastructure which could increase the accessibility of the County through more sustainable forms of transport. Policy STP4 also encourages the careful siting of developments to aid in reducing the need for the County's future residents to travel and seeks to reduce the level of energy consumed by the County. Policy STP4 is therefore considered to have a significant positive effect, whilst policy STP6 is considered to have a minor positive effect on this objective.</p> <p>Policy STP5 would have a minor positive effect by encouraging the creation of open/green spaces and ensure new developments do not have a negative impact on resident's amenity (therefore protecting the counties air quality).</p> <p>Policy STP7 would have a significant positive effect on this objective through requiring development proposals to be well designed which could potentially reduce the amount of emissions produced during the developments construction and operation. Development proposals are also required to be well integrated into their surroundings, allowing for the local areas to be traversed in more sustainable forms of transportation.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
13. To reduce and or avoid flood risk to people and property.	++	++	++	~	++	++	++	<p>Likely Significant Effects</p> <p>Policy STP2 and STP3 would have a significant positive effect on this objective by aligning developments to the principles of sustainable development contained within the NPPF and the Council's own criteria (STP3), which would ensure new developments are not at risk of flooding and are flood resilient.</p>

SA Objective	STP2	STP3	STP4	STP5	STP6	STP7	Cumulative Effect	Commentary
								<p>Policy STP4 would have a significant positive effect on this objective by requiring development proposals to “contribute to climate change mitigation and adaptation”. One of the most common effects of climate change is a predicted increase in the flood risk of an area, and this policy would ensure development proposals have a positive effect on their surrounding flood environment.</p> <p>Policy STP6 would have a significant positive effect on this objective by encouraging the expansion and maintenance of green infrastructure that integrates SuDS and flood risk management practices.</p> <p>Policy STP5 is considered to have no relationship to this objective.</p> <p>Policy STP7 would have a significant positive effect on this objective by requiring developments to be designed in a manner that “responds to the climatic conditions of the location” and “mitigates climate change, and is adaptable to a changing climate”. This would contribute towards increasing the flood resilience of the area and the built environment and reduce its overall risk of flooding.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	++	++	++	~	++	++	++	<p><u>Likely Significant Effects</u></p> <p>Policy STP2 and STP3 would have a significant positive effect on this objective by aligning developments to the principles of sustainable development contained within the NPPF and the Council’s own criteria (STP3), which would ensure new developments contribute as little as possible to the creation of greenhouse gases and are resilient to the effects of climate change.</p> <p>Policy STP4 would have a significant positive effect on this objective by requiring development proposals to “contribute to climate change mitigation and adaptation”. Policy STP4 also has a comprehensive list of ways in which the Local Plan would support climate change, including encouraging building design that reduces energy consumption and avoids the loss of important carbon sink habitats such as peat.</p> <p>Policy STP5 is considered to have no relationship to this objective.</p> <p>Policy STP6 would have a significant positive effect on this objective by encouraging the expansion and maintenance of green infrastructure which could aid in increasing the County’s resilience to climate change, especially through the use of green infrastructure that incorporate well designed SuDS.</p>

SA Objective	STP2	STP3	STP4	STP5	STP6	STP7	Cumulative Effect	Commentary
								<p>Policy STP7 would have a significant positive effect on this objective by requiring developments to be designed in a manner that “responds to the climatic conditions of the location” and “mitigates climate change, and is adaptable to a changing climate”.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	++	++	++	~	~	++	++	<p>Likely Significant Effects</p> <p>Policy STP2 and STP3 would have a significant positive effect on this objective by aligning developments to the principles of sustainable development contained within the NPPF and the Council’s own criteria (STP3), which would ensure new developments create as little waste as possible.</p> <p>Policy STP4 would have a significant positive effect on this objective by encouraging the use of existing buildings, supports waste minimisation and the sustainable management of waste and the recycling of waste into useful renewable energy.</p> <p>Policies STP5 and STP6 is considered to have no relationship to this objective.</p> <p>Policy STP7 would have a significant positive effect on this objective by requiring development proposals to use resources efficiently.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	STP2	STP3	STP4	STP5	STP6	STP7	Cumulative Effect	Commentary
16. To conserve and enhance Northumberland's cultural heritage and diversity.	++	++	+	~	+	++	++/+	<p><u>Likely Significant Effects</u></p> <p>Policy STP2 and STP3 would have a significant positive effect on this objective by aligning developments to the principles of sustainable development contained within the NPPF and the Council's own criteria (STP3), which will ensure new developments do not compromise the cultural heritage assets of the County.</p> <p>Policies STP4 would could potentially have an effect on this objective as it does encourage the re-use of existing buildings which could see historical buildings brought back into use or ensure there is less disruption caused to the setting of the local historical environment by the replacement of disused buildings. Overall, this policy would have a neutral effect on this objective.</p> <p>Policy STP5 is considered to have no relationship to this objective.</p> <p>Policy STP6 is considered to have a minor positive effect on this objective as its primary concern is the expansion and maintenance of the County's green infrastructure to ensure it continues to "create a sense of place" and that it is designed to reflect the locally distinctive character.</p> <p>Policy STP7 would have a significant positive effect on this objective by requiring developments to be in keeping with the setting and character of their surroundings, "contributes to, or enhances, the positive aspects of local character and distinctiveness" and "incorporate high quality aesthetics, materials and detail". The policy also specifically mentions a need for development proposals to respect and enhance heritage assets.</p> <p>Overall, the policies in this section are considered to have a mixture of significant and minor positive effects on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	++	++	++	~	+	++	++	<p><u>Likely Significant Effects</u></p> <p>Policy STP2 and STP3 would have a significant positive effect on this objective by aligning developments to the principles of sustainable development contained within the NPPF and the Council's own criteria (STP3), which will ensure new developments do not compromise the quality, distinctiveness and overall character of Northumberland's landscapes.</p> <p>Policies STP4 would have a significant positive effect on this objective as it does encourage the re-use of existing buildings which could allow for the enhancement of derelict or worn buildings into buildings that have a positive effect on their surroundings. Policy STP4 would also encourage</p>

SA Objective	STP2	STP3	STP4	STP5	STP6	STP7	Cumulative Effect	Commentary
								<p>the implementation of multifunctional green infrastructure which can aid in reducing the effects infrastructure has on the landscape and rural characters of the County.</p> <p>Policy STP5 is considered to have no relationship to this objective.</p> <p>Similarly, policy STP6 is considered to have a minor positive effect on this objective as its primary concern is the expansion and maintenance of the County's green infrastructure to ensure it continues to "create a sense of place" and that it is designed to reflect the locally distinctive character.</p> <p>Policy STP7 would have a significant positive effect on this objective by requiring developments to be in keeping with the setting and character of their surroundings, "contributes to, or enhances, the positive aspects of local character and distinctiveness" and "incorporate high quality aesthetics, materials and detail". The policy also explicitly states that development proposals should respect and enhance the natural and built environment.</p> <p>Overall, the policies in this section are considered to have a significant positive effects on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy STP8 – Strategic Approach to the Green Belt	Policy STP9 – Development in the Green Belt	Policy STP10 - Safeguarded Land	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	+	+	0	+	<p><u>Likely Significant Effects</u></p> <p>Both of these policies will help to protect the Green Belt in the County. The Green Belt provides opportunities to undertake a variety of recreational activities so safeguarding the Green Belt will help to protect access to these activities.</p> <p>Criterion C of policy STP9 specifically supports development that improves access to the countryside and opportunities for outdoor sport and recreation. The health benefits of exercise are wide ranging and well known and so this will also have a positive effect on this objective.</p> <p>Policy STP10 is concerned with safeguarded land that may be required to meet long term employment needs. Development of this land could help to raise income levels and improve living standards which would have associated positive health effects. However, any development of this site would occur after this plan period and therefore effects on this objective are neutral.</p> <p>Overall these policies will have a minor positive effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
2. To improve the quality, range and accessibility of community services and facilities.	~	~	0	~	<p><u>Likely Significant Effects</u></p> <p>These policies are concerned with the protection of the Green Belt and what types of development are acceptable in the Green Belt and so have no relationship with this objective.</p> <p>Policy STP10 is concerned with safeguarded land that may be required to meet long term employment needs. Development of this land could help to improve the quality, range and accessibility of community services and facilities subject to the type of development on this site. However, any development of this site would occur after this plan period and therefore effects on this objective are neutral.</p> <p>Overall, these policies have no relationship with this objective.</p>

SA Objective	Policy STP8 – Strategic Approach to the Green Belt	Policy STP9 – Development in the Green Belt	Policy STP10 - Safeguarded Land	Cumulative Effect	Commentary
					<p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
3. To deliver safer communities.	~	~	0	~	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the Green Belt and what types of development are acceptable in the Green Belt and so have no relationship with this objective.</p> <p>Policy STP10 is concerned with safeguarded land that may be required to meet long term employment needs. Development of this land in accordance with good design could help to deter crime and in turn deliver safer communities. However, any development of this site would occur after this plan period and therefore effects on this objective are neutral.</p> <p>Overall, these policies have no relationship with this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	-	-	0	-	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the Green Belt and what types of development are acceptable in the Green Belt and so would restrict where housing developments can be located. This could therefore have a minor negative effect on this objective.</p> <p>Policy STP10 is concerned with safeguarded land that may be required to meet long term employment needs. Development of this land could help to raise income levels and improve living standards which</p>

SA Objective	Policy STP8 – Strategic Approach to the Green Belt	Policy STP9 – Development in the Green Belt	Policy STP10 - Safeguarded Land	Cumulative Effect	Commentary
					<p>would help to ensure that everyone has the opportunity to live in a decent and affordable home. However, any development of this site would occur after this plan period and therefore effects on this objective are neutral.</p> <p>Overall, these policies will have a minor negative effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	-	-	0	-	<p><u>Likely Significant Effects</u></p> <p>These policies are concerned with the protection of the Green Belt and what types of development are acceptable in the Green Belt and so would restrict where employment development can be located and this could therefore have a minor negative effect on this objective.</p> <p>Policy STP10 is concerned with safeguarded land that may be required to meet long term employment needs. Development of this land could help to strengthen and sustain a resilient local economy which offers local employment opportunities. However, any development of this site would occur after this plan period and therefore effects on this objective are neutral.</p> <p>Overall, these policies will have a minor negative effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy STP8 – Strategic Approach to the Green Belt	Policy STP9 – Development in the Green Belt	Policy STP10 - Safeguarded Land	Cumulative Effect	Commentary
6. To deliver accessible education and training opportunities.	~	~	0	~	<p><u>Likely Significant Effects</u></p> <p>These policies are concerned with the protection of the Green Belt and what types of development are acceptable in the Green Belt and so have no relationship with this objective.</p> <p>Policy STP10 is concerned with safeguarding land to meet long term employment needs beyond the plan period. Development of this land could result in some education or training opportunities subject to the type of development on this land and approach taken by the developers of the land. However, any development of this site would occur after this plan period and therefore effects on this objective are neutral.</p> <p>Overall, these policies have no relationship with this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	0	+	0	+/-0	<p><u>Likely Significant Effects</u></p> <p>Policy STP8 sets out the strategic approach to the Green Belt and therefore has no direct relationship with this objective.</p> <p>Policy STP9 supports development in the Green Belt which provides opportunities for outdoor sport and recreation. This could include walking and cycling, both of which are sustainable modes of transport, which would in turn have a minor positive effect on this objective.</p> <p>Policy STP10 is concerned with safeguarding land to meet long term employment needs beyond the plan period. Development of this land could help to reduce the need to travel as it is in an accessible location. However, any development of this site and associated benefits that there may be in reducing the need to travel would occur after this plan period and therefore effects on this objective are neutral.</p> <p>Overall, these policies will have a mixture of neutral and minor positive effects on this objective.</p> <p><u>Mitigation</u></p>

SA Objective	Policy STP8 – Strategic Approach to the Green Belt	Policy STP9 – Development in the Green Belt	Policy STP10 - Safeguarded Land	Cumulative Effect	Commentary
					<ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	+	+	0	+	<p>Likely Significant Effects</p> <p>These policies seek to protect the Green Belt in Northumberland in order to prevent urban sprawl by keeping this land protected from inappropriate development. Biodiversity forms a part of the Green Belt and so in turn will be conserved by both of these policies and therefore these policies will have a positive effect on this objective. In addition, policy STP9 supports development in the Green Belt which enhances biodiversity which will further help to have a significant positive effect on this objective.</p> <p>Policy STP10 is concerned with safeguarding land to meet long term employment needs beyond the plan period. Development of this land could have adverse effects on biodiversity subject to the biodiversity value of the site. However, any such development and effects on biodiversity would happen beyond the plan period and therefore effects on this objective are neutral.</p> <p>Overall these policies will have a positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
9. To ensure the prudent use and supply of natural resources.	~	~	0	~	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the Green Belt and what types of development are acceptable in the Green Belt and so have no relationship with this objective.</p>

SA Objective	Policy STP8 – Strategic Approach to the Green Belt	Policy STP9 – Development in the Green Belt	Policy STP10 - Safeguarded Land	Cumulative Effect	Commentary
					<p>Policy STP10 is concerned with safeguarding land to meet long term employment needs beyond the plan period. Development of this land would involve the use of natural resources. However, any such development would happen beyond the plan period and therefore effects on this objective are neutral.</p> <p>Overall, these policies have no relationship with this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
10. To encourage the efficient use of land.	++	++	0	++	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the Green Belt and what types of development are acceptable in the Green Belt. These policies will not allow inappropriate development in the Green Belt and will therefore help to ensure the use of PDL for housing and economic development. Protection of the Green Belt will therefore help to have a significant positive effect on the efficient use of land and in turn this objective.</p> <p>Policy ST9 supports development in the Green Belt which will improve damaged and derelict land. This will help to remediate land that could be used for other purposes appropriate for the Green Belt and in turn use land efficiently.</p> <p>Policy STP10 is concerned with safeguarding land to meet long term employment needs beyond the plan period. This land is greenfield and so development of it would have a negative effect on this objective. However, any such development would happen beyond the plan period and therefore effects on this objective are neutral.</p> <p>Overall these policies will have a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy STP8 – Strategic Approach to the Green Belt	Policy STP9 – Development in the Green Belt	Policy STP10 - Safeguarded Land	Cumulative Effect	Commentary
					<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	+	+	0	+	<p>Likely Significant Effects</p> <p>These policies seek to protect the Green Belt in Northumberland. Rivers and coasts forms a small part of the Green Belt in relation to the coastal area and so in turn this area will be conserved by both of these policies and therefore these policies will have a positive effect on this objective. In addition, policy STP9 supports development in the Green Belt which enhances biodiversity which will in turn help to protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies. This will further help to have a positive effect on this objective.</p> <p>Policy STP10 is concerned with safeguarding land to meet long term employment needs beyond the plan period. There could be adverse effects associated with the development of such land on water quality. However, this is development which may happen beyond the plan period and therefore effects on this objective are considered to be neutral as they would not occur during this plan period.</p> <p>Overall these policies will have a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
12. To improve air quality.	+	+	0	+	<p>Likely Significant Effects</p> <p>These policies seek to protect the Green Belt in Northumberland and to only allow development which is not inappropriate for the Green Belt but is justified by very special circumstances that clearly outweighs any potential harm. This will help to direct housing and economic development away from the open countryside designated as Green Belt and in turn will help to reduce vehicle emissions by focussing development to existing built up areas. This will have a minor positive effect on improving air quality.</p> <p>Policy STP10 is concerned with safeguarding land to meet long term employment needs beyond the plan period. There could be adverse effects associated with the development of such land through construction and occupation of new employment premises and associated HGV use. However, this is</p>

SA Objective	Policy STP8 – Strategic Approach to the Green Belt	Policy STP9 – Development in the Green Belt	Policy STP10 - Safeguarded Land	Cumulative Effect	Commentary
					<p>development which may happen beyond the plan period and therefore effects on this objective are considered to be neutral as they would not occur during this plan period.</p> <p>Overall these policies will have a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
13. To reduce and or avoid flood risk to people and property.	~	~	+	+/~	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the Green Belt and what types of development are acceptable in the Green Belt and so have no relationship with this objective.</p> <p>Policy STP10 is concerned with safeguarding land to meet long term employment needs beyond the plan period. There could be adverse effects associated with the development of such land on flood risk, however such land that is safeguarded is not in areas at greatest risk of flooding and so the future development of this land would be likely to have a positive effect on this objective.</p> <p>Overall these policies will have a mixture of minor positive effects and no relationship with this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that

SA Objective	Policy STP8 – Strategic Approach to the Green Belt	Policy STP9 – Development in the Green Belt	Policy STP10 - Safeguarded Land	Cumulative Effect	Commentary
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	+	+	0	+/-0	<p><u>Likely Significant Effects</u></p> <p>These policies seek to protect the Green Belt in Northumberland and to only allow development which is appropriate for the Green Belt. This will help to direct housing and economic development away from the open countryside and in turn will help to reduce vehicle emissions. This will have a minor positive effect on minimising greenhouse gas emissions and in turn help to mitigate the effects of climate change, all of which will have a minor positive effect on this objective.</p> <p>Policy STP10 is concerned with safeguarding land to meet long term employment needs beyond the plan period. There could be adverse effects associated with the development of such land through construction and occupation of new employment premises and associated HGV use. However, this is development which may happen beyond the plan period and therefore effects on this objective are considered to be neutral.</p> <p>Overall these policies will have a minor positive and neutral effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	~	~	0	~	<p><u>Likely Significant Effects</u></p> <p>These policies are concerned with the protection of the Green Belt and what types of development are acceptable in the Green Belt, and safeguarded land for future long term employment needs beyond the plan period and so have no relationship with this objective.</p> <p>Policy STP10 is concerned with safeguarding land to meet long term employment needs beyond the plan period. There would be waste generated associated with the development of this site which would have negative effects. However, this is development which may happen beyond the plan period and therefore effects on this objective are considered to be neutral.</p> <p>Overall, these policies have no relationship with this objective.</p> <p><u>Mitigation</u></p>

SA Objective	Policy STP8 – Strategic Approach to the Green Belt	Policy STP9 – Development in the Green Belt	Policy STP10 - Safeguarded Land	Cumulative Effect	Commentary
					<ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	++	++	0	++	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the Green Belt and what types of development are acceptable in the Green Belt. Protection of the Green Belt will help to conserve and enhance Northumberland's cultural heritage and diversity where this falls within the Green Belt - development which may directly affect heritage assets or impact on their setting will be more restricted and this would in turn have a significant positive effect on this objective.</p> <p>Policy STP8 references that the Green Belt will be protected to '<i>preserve the setting and special character of Hexham, Corbridge and Morpeth</i>'. This will help to preserve the cultural heritage in these towns and will have a significant positive effect on this objective.</p> <p>Policy STP10 is concerned with safeguarding land to meet long term employment needs beyond the plan period. There would be could be adverse effects on cultural heritage associated with the development of this site which would have negative effects. However, this is development which may happen beyond the plan period and therefore effects on this objective are considered to be neutral.</p> <p>Overall these policies will have a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy STP8 – Strategic Approach to the Green Belt	Policy STP9 – Development in the Green Belt	Policy STP10 - Safeguarded Land	Cumulative Effect	Commentary
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	++	++	0	++	<p><u>Likely Significant Effects</u></p> <p>These policies are concerned with the protection of the Green Belt and what types of development are acceptable in the Green Belt. Protection of the Green Belt will help to enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes (in the southern parts of the County which are in the Green Belt) and in turn have a significant positive effect on this objective.</p> <p>Policy STP9 supports development in the Green Belt which enhances landscape and improves damaged or derelict land and this will also help to enhance the quality of landscapes in the County and have a significant positive effect on this objective.</p> <p>Policy STP10 is concerned with safeguarding land to meet long term employment needs beyond the plan period. There would be could be adverse effects on landscape associated with the development of this site (through a poorly designed development/loss of greenfield land) which would have negative effects. However, this is development which may happen beyond the plan period and therefore effects on this objective are considered to be neutral.</p> <p>Overall these policies will have a significant positive effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	+/- /?	+/- /?	+/- /?	-/?	+/- /?	-/?	-/?	-/?	-/?	-/?	+/- /?	+/-/?	<p>Likely Significant Effects</p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being. It is focused on the delivery of economic development and regeneration in Northumberland's towns, in their centres, their dedicated employment areas and through other opportunities. This has the potential to have localised and mixed effects on health. For example, being in employment is associated with better health than being unemployed; however, through construction activity and any subsequent contribution to increased traffic movements arising from any increased employment, there may be adverse effects on air quality, which could have localised effects on health depending on location and the nature of those potentially affected. However, other policies within the Local Plan would mitigate these potential effects when they occur.</p> <p>Policy ECN1 establishing an overarching need for the Local Plan to deliver economic growth whilst safeguarding the environment and community well-being.</p> <p>Policy ECN2 states that development for defined uses will be permitted, where there is no unacceptable adverse impact on amenity, landscape and biodiversity. Policy ECN3 states the development for defined uses in the West Hartford Prestige Employment Area will be permitted provided that there are appropriate safeguards for the ecology, landscape and/or amenity. This could aid in protecting important open spaces used by the residents of the County to pursue a healthier lifestyle.</p> <p>Policy ECN5 also requires windfall employment development to not have a "significant adverse impact on the amenity of adjoining land uses".</p> <p>Policy ECN11 allows for the creation of employment uses in built-up areas and for home working which would aid in reducing the need to travel in the County and create new employment opportunities in areas that are accessible by more sustainable forms of transport.</p> <p>The remaining policies are concerned with the safeguarding of employment land (ECN6) or with the general provisioning for employment land and are considered to have a minor negative and uncertain effect on this objective.</p>

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
													<p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on the achievement of this objective with some uncertainty.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Policy EC2 should talk about “safeguarding” instead of “no unacceptable adverse effects” to make it consistent with Policy EC3. Furthermore, both policies should ensure they place the same safeguarding responsibilities on development proposals to ensure they afford sufficient protection to the relevant assets of the County.. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
2. To improve the quality, range and accessibility of community services and facilities.	+	0	0	0	0	+	0	+	+	0	0	+/0	<p>Likely Significant Effects</p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan’s main ‘Economy and Jobs’ and other objectives that aim to benefit economic well-being. The policies below would have a minor positive effect on the objective.</p> <p>Policy ECN1 establishes the requirement for the Local Plan to deliver economic growth whilst safeguarding community well-being. It also seeks to deliver sufficient employment land in the right location and of the right type to meet local needs which could allow for the creation of new community services and facilities. It requires that development proposals will support town centres, and as such could also contribute to the improvement of town centre located community facilities and services.</p> <p>Policy ECN6 would allow for the creation of new general use employment land which could encourage the creation of new services and facilities.</p> <p>Policy ECN8 would allow for the creation of flexible employment uses which could see the creation of new services and facilities. This is supported by Policy ECN9 could result in developments that would increase the skills/training of the residents of Northumberland.</p> <p>Some of the policies relate to employment uses that are not related to this objective and their only effects would be to potentially increase the level of traffic within the County. These effects would be mitigated by other policies within the</p>

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
													<p>Local Plan or the policies themselves and would therefore have a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and neutral effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
3. To deliver safer communities.	~	~	~	~	~	~	~	~	~	~	~	~	<p>Likely Significant Effects</p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being. They are not related to delivering safer communities.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	+	+	+	+	+	+	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being. Whilst these policies do not specifically require the creation of new housing, the increase in economic well-being these policies would create could allow for an increase in the number of the County's residents who are able to afford their own home. These policies would therefore have a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p>

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
													<ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	++	++	++	++	++	++	++	++	++	++	++	++	<p>Likely Significant Effects</p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being and will specifically contribute to this objective. All of the policies would have a significant positive effect on this objective through the creation of well-located employment land that is of a size, scale and nature that is needed in their local area. Specific provision is made for a range of employment opportunities and growth (including renewable and low carbon technologies, port development, tourism and rural enterprise) through general policies and those containing specific proposals for Strategic Employment Areas and Enterprise Zones.</p> <p>The policies also allow for flexibility in the provision of employment land, aim to facilitate start-ups, encourage working from home and protect any designated employment land.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
6. To deliver accessible education and training opportunities.	+	~	~	~	~	~	~	~	+	~	~	+/~	<p>Likely Significant Effects</p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being. Two of the policies make specific reference to training and skills: Policy ECN1 includes reference to an expectation that development proposals will (amongst other things) "f. Facilitate the training and</p>

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
													<p><i>upskilling of the workforce</i>” and Policy ECN9 which does allow for flexible employment land that can be used for facilities that would foster skills development that are not currently available in the County.</p> <p>Whilst the remaining policies make no direct reference to the skills and training, it should be noted that the new employment opportunities created could further skills development, depending on the nature of employment, the commitment of the employer and the interest of the employee.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+/- /?	+/- /?	+/- /?	-/?	+/- /?	-/?	-/?	-/?	-/?	-/?	+/- /?	+/- /?	<p>Likely Significant Effects</p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan’s main ‘Economy and Jobs’ and other objectives that aim to benefit economic well-being. Most of the policies are likely to contribute to increased traffic movements arising from initial construction activity, employee travel to work and the movement of any goods and materials associated with the economic activity. The extent of these movements will in part depend on site location, access to sustainable transport options and the nature of the business that occupies the site. In some instances, policies contain explicit mitigation measures e.g. ECN2 which states that development proposals will be permitted if (amongst others factors) “there is no unacceptable adverse traffic impact on the surrounding highway network and utilities infrastructure, unless it can be suitably mitigated”. The other policies within the Local Plan concerning connectivity and movement would mitigate potential effects when they occur, and in some instances the policies highlight this (ECN5).</p> <p>Policy ECN1 would see the creation of new employment land in the “<i>right locations</i>” and encourage employment land in town centres. This has the potential to reduce the need to travel within the County.</p> <p>Policy ECN11 allows for the creation of employment uses in built-up areas and for home working which would aid in reducing the need to travel in the County.</p>

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
													<p>Overall, the policies in this section are considered to have a mixture of minor positive, minor negative and uncertain effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	+	?	+	0	0/?	-	0	0	0	0	0	+/-	<p>Likely Significant Effects</p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being.</p> <p>Policy ECN1 seeks to encourage economic growth alongside safeguarding the environment and located employment land in the "right locations". Whilst it is recognised that 'right' in the policy is intended to refer to sustainable locations which offer maximum benefit for economic development, it could also include reference to locations that either minimise or mitigate any adverse effects on biodiversity or through masterplanning, enhance any conservation. In consequence, this has been appraised as a having a minor positive effect on this objective.</p> <p>Policy ECN2 states that development for defined uses will be permitted, where there is no unacceptable adverse impact on amenity, landscape and biodiversity. Policy ECN3 states the development for defined uses in the West Hartford Prestige Employment Area will be permitted provided that there are appropriate safeguards for the ecology, landscape and/or amenity, with specific assets then identified. Whilst the recognition of and response to potential effects on biodiversity in both policies is welcome, we'd encourage consideration to be given to consistency between the two policies. Policy ECN2 appears to tacitly accept a level of adverse effect, whilst Policy ECN3 focuses on safeguards (which could include both protection and enhancement measures) but could be reworded to make this clear. These policies have therefore been appraised as having uncertain and minor positive effects respectively against this objective.</p> <p>Policy ECN5 allows for the creation of new windfall development potentially resulting in the creation of large-scale major business development outside of designated employment land. However, such developments would be required</p>

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
													<p>to demonstrate that their location can “satisfactorily accommodate” the development and mitigate their potential effects on the natural environment. This Policy would have a neutral effect on this objective though some uncertainty exists due to the unknown nature of the size and scale of the developments this Policy could create.</p> <p>Policy ECN6 would have a minor negative effect on this objective due to the safeguarding and allocation of employment land in Green Belt inset areas that would result in the loss of open land which could have an effect on the County’s biodiversity.</p> <p>The remaining policies would have a neutral effect on this objective through the creation of employment land and developments that would have their effects mitigated through the other policies located within the Local Plan.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> Policy EC2 should talk about “safeguarding” instead of “no unacceptable adverse effects” to make it consistent with Policy EC3. Furthermore, both policies should ensure they place the same safeguarding responsibilities on development proposals to ensure they afford sufficient protection to the relevant assets of the County. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
9. To ensure the prudent use and supply of natural resources.	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	<p>Likely Significant Effects</p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan’s main ‘Economy and Jobs’ and other objectives that aim to benefit economic well-being.</p> <p>All of these policies would see the use of mineral resources through the construction of new developments. Most of the developments would also see or increase the likelihood of soil resources at the developed site being lost due to the land take; however, waste management policies may lead to the removal of topsoil and reuse elsewhere.</p>

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
													<p>Uncertainty exists as to how much soil and mineral resources would be used and the size and scale of the developments these policies would create. It is therefore considered that these policies would have a minor negative effect (with some uncertainty) on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
10. To encourage the efficient use of land.	+	+	+	+/-	+/- /?	+/-	+/-	+/-	+/-	+/-	+	+/-	<p>Likely Significant Effects</p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being. These policies would in some way cause the creation of new developments and many of these developments would be in locations already reserved for employment or are part of the built environment. This means these policies have the potential to see the reuse of previously developed land (PDL) or derelict land. However, they may also see the use of greenfield land. In consequence, they have both minor positive and minor negative effects on this objective. There are some exceptions to this and these policies are outlined below.</p> <p>Policy ECN1 seeks to encourage economic growth alongside safeguarding the environment and located employment land in the "right locations". Whilst it is recognised that 'right' in the policy is intended to refer to sustainable locations which offer maximum benefit for economic development, it could also include reference to locations that either prioritise the use of PDL or minimise the land take of greenfield land. In consequence, this has been appraised as having a minor positive effect on this objective.</p> <p>Policy ECN2 and ECN3 could both result in the use of PDL given the location in strategic employment areas. Both including policy wording that requires proposed developments within these employment areas to consider their surroundings. Policy ECN3 makes specific reference to safeguarding nearby farms and farmland. These policies would have a minor positive effect on this objective.</p> <p>Policy ECN5 allows for the creation of new windfall development potentially resulting in the creation of large-scale major business development outside of</p>

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
													<p>designated employment land. However, such developments would be required to demonstrate that their location can “satisfactorily accommodate” the development and mitigate their potential effects on the natural environment. This Policy would have a mixture of minor positive and negative effects on this objective though some uncertainty exists due to the unknown nature of the size and scale of the developments this Policy could create.</p> <p>Policy ECN6 would have a minor negative effect on this objective due to the safeguarding and allocation of employment land in Green Belt inset areas that would result in the loss of open land which could have an effect on this objective.</p> <p>Policy ECN11 would have a minor positive effect on this objective as it encourages the creation of employment uses in built-up areas and for home working.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	+	+	+	0	0	0	0	0	0	0	0	+/0	<p>Likely Significant Effects</p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being. This would result in the creation of new developments which could have an effect on any water bodies in close proximity to a site which could be affected by spills and runoff during construction and changes to surface water flows, due to the introduction of additional impermeable surfaces. The new development could lead to an overall increase in demand for water resources and waste water treatment capacity. However, these effects would be mitigated by the other policies of the Local Plan. Furthermore, many of the policies would continue to promote development in existing employment areas that are less likely to have an effect on local river and coastal water assets. Most of the policies would therefore have a neutral effect on this objective though there are some exceptions.</p> <p>Policy ECN1 seeks to encourage economic growth alongside safeguarding the environment and located employment land in the “right locations”. Whilst it is</p>

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
													<p>recognised that 'right' in the policy is intended to refer to sustainable locations which offer maximum benefit for economic development, it could also include reference to locations that minimise effects on the receiving environment including ground and surface water bodies. In consequence, this has been appraised as a having a minor positive effect on this objective.</p> <p>Policy ECN2 would have a minor positive effect on this objective by ensuring developments within its employment areas have no "unacceptable adverse impact" on the water environment and Policy ECN3 would protect the nearby River Blyth corridor. Whilst the recognition of and response to potential effects on the water environment in both policies is welcome, we'd encourage consideration to be given to consistency between the two policies to ensure both reference the 'water environment' which will then include a wider range of aspects of the water cycle. As noted previously, there is a preference for wording that either protects or enhances the water environment in both policies to optimise the contribution to this objective (and minimise any adverse effects).</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and neutral effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
12. To improve air quality.	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	<p>Likely Significant Effects</p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being.</p> <p>The developments created from these policies would lead to increased emissions arising from their construction and operation, which could have an effect on the air quality. Furthermore, the increase in traffic generated by these developments would also contribute toward adversely affecting air quality. Uncertainty exists with regard to how much these policies would affect air quality. The other policies of the Local Plan would mitigate these potential affects to some degree. Despite this a minor negative to uncertain effect is expected on this objective.</p>

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
													<p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
13. To reduce and or avoid flood risk to people and property.	0	0	0	0	0	0	0	0	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being. The development that would come forward under these policies is unlikely to be located in areas at risk of flooding, especially when the other policies of the Local Plan are applied. Furthermore, due to the other policies located within the Local Plan, any developments would have to ensure they do not negatively affect their surroundings flood resilience. Due to these mitigating policies these policies would have a neutral effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	<p><u>Likely Significant Effects</u></p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being.</p> <p>These policies would in some way cause the creation of new developments. This would generate greenhouse gases through their construction and operation and through the emissions produced by people travelling to and from these developments. Whilst the other policies of the local plan would ensure that these developments are resilient to the effects of climate change they can only go so far in mitigating the greenhouse gases these policies would create. It is therefore</p>

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
													<p>considered that these policies would have a minor negative effect on this objective though there is uncertainty regarding the amount of greenhouse gases each policy would generate.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	-/?	<p><u>Likely Significant Effects</u></p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being.</p> <p>These policies would in some way cause the creation of new developments. The creation of these new developments would result in the generation of a variety of waste, though the amount generated would be mitigated to some degree by other policies within the Local Plan. Due to the fact the developments that would come forward under these policies would always produce some amount of waste, they are considered to have a minor negative effect on this objective, though uncertainty exists as some policies could create more or less waste than others.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
16. To conserve and enhance Northumberland's cultural heritage and diversity.	+	+	0	0	+	0	0	0	0	0	0	+/0	<p><u>Likely Significant Effects</u></p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being.</p> <p>These policies would in some way cause the creation of new developments that have to conform to the other policies contained within the Local Plan which would mitigate these developments effects on local heritage assets. Besides the policies highlighted below, the rest would have a neutral effect on this objective.</p> <p>Policy ECN1 seeks to encourage economic growth alongside safeguarding the environment and located employment land in the "right locations" which would have a minor positive effect on this objective.</p> <p>Policies ECN2 and ECN5 would both have a minor positive effect on this objective as both make mention of protecting nearby heritage assets and in doing so the developments they create should have less of an effect on the character of their surroundings.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and neutral effects on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> Policy ECN2 should talk about "safeguarding" instead of "no unacceptable adverse effects" to make it consistent with Policy ECN3. Furthermore, both policies should ensure they place the same safeguarding responsibilities on development proposals to ensure they afford sufficient protection to the relevant assets of the County. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's	+	?	+	0	0/- ?	-	0	0	0	0	0	+/0/-	<p><u>Likely Significant Effects</u></p> <p>These policies provide for an ambitious level of growth in employment that will deliver on the Local Plan's main 'Economy and Jobs' and other objectives that aim to benefit economic well-being. These policies would in some way cause the creation of new developments and many of these developments would be in locations already reserved for employment or are part of the built environment. This means these policies have the potential to see the reuse of previously</p>

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
rural and urban landscapes.													<p>developed land or derelict land. The potential adverse effects from these policies on local landscapes would be mitigated by other policies and they would be considered to have a neutral effect on this objective. However, some policies would have a different effect on this objective and these are highlighted below.</p> <p>Policy ECN1 seeks to encourage economic growth alongside safeguarding the environment and located employment land in the “right locations”. Whilst it is recognised that ‘right’ in the policy is intended to refer to sustainable locations which offer maximum benefit for economic development, it could also include reference to locations that either minimise or mitigate any adverse effects on landscape. In consequence, this has been appraised as having a minor positive effect on this objective.</p> <p>Policy ECN2 states that development for defined uses will be permitted, where there is no unacceptable adverse impact on amenity, landscape and biodiversity. Policy ECN3 states the development for defined uses in the West Hartford Prestige Employment Area will be permitted provided that there are appropriate safeguards for the ecology, landscape and/or amenity, with specific assets then identified. Whilst the recognition of and response to potential effects on landscape in both policies is welcome, we’d encourage consideration to be given to consistency between the two policies. Policy ECN2 appears to tacitly accept a level of adverse effect, whilst Policy ECN3 focuses on safeguards (which could include both protection and enhancement measures) but could be reworded to make this clear. These policies have therefore been appraised as uncertain and minor positive effect respectively against this objective.</p> <p>Policy ECN5 allows for the creation of new windfall development potentially resulting in the creation of large-scale major business development outside of designated employment land, increasing their potential effects on their surrounding landscape if they are not in keeping with their surroundings. However, such developments would be required to demonstrate that their location can “satisfactorily accommodate” the development and mitigate their potential effects on the natural environment, amongst other things. To be consistent with ECN2 and ECN3, we’d encourage the inclusion of landscape in the items listed to avoid the uncertainty over whether natural environment includes (or excludes) landscape. As currently worded, this policy could have a wide range of potential effects and is therefore considered to have a neutral to minor negative effect on this objective with some uncertainty existing as the policies true effects would be on a development by development basis.</p> <p>Policy ECN6 would see the creation of new employment land allocations, some of which are located away from the built environment and in the countryside. It would therefore have a minor negative effect on this objective despite the mitigating effects of other policies located within the Local Plan.</p>

SA Objective	Policy ECN1	ECN2	ECN3	ECN4	ECN5	ECN6	ECN7	ECN8	ECN9	ECN10	ECN11	Cumulative Effect	Commentary
													<p>Overall, the policies in this section are considered to have a mixture of minor positive and neutral effects on the achievement of this objective, though two policies would have a minor negative effect.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> Policy ECN2 should talk about “<i>safeguarding</i>” instead of “<i>no unacceptable adverse effects</i>” to make it consistent with Policy ECN3. Furthermore, both policies should ensure they place the same safeguarding responsibilities on development proposals to ensure they afford sufficient protection to the relevant assets of the County. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	+/-	+/-	+/-	+/-	+	+/-	<p>Likely Significant Effects</p> <p>Policy ECN12 sets out the strategy for rural economic growth. This will help to increase wealth in rural areas which will in turn help to raise living standards and have a minor positive effect on improving health. However, there would be an increase in emissions associated with increased vehicle movements arising from economic growth in rural areas which could have a localised negative effects on this objective. This would be mitigated to an extent by policies elsewhere in the plan promoting use of sustainable modes of transport.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. This will help to increase wealth in rural areas which will in turn help to raise living standards and have a minor positive effect on improving health. However, there would be an increase in emissions associated with increased vehicle movements associated with new employment jobs in rural areas which could have a localised negative effects on this objective. This would be mitigated to an extent by policies elsewhere in the plan promoting use of sustainable modes of transport.</p> <p>Policy ECN14 supports farm / rural diversification. This includes support for leisure, recreation or tourism activities and so this could provide opportunities to partake in exercise which has associated health benefits. Furthermore, the policy requires that proposals for rural diversification should respect the amenity of the surrounding area and have no significant adverse impact on nearby uses, which will also help to have a positive effect on this objective. However, there would be an increase in emissions associated with increased vehicle movements arising from farm and rural diversification which could have a localised negative effects on this objective. This would be mitigated to an extent by policies elsewhere in the plan promoting use of sustainable modes of transport.</p> <p>Policy ECN15 supports tourism and visitor development. This will help to drive economic growth and raise wealth levels, which in turn could help to improve living standards which would have associated positive health effects. However, tourism and visitor development would result in additional car use and an increase in vehicle emissions which could have localised health effects. However, the potential increase in movement would be mitigated to an extent by prioritisation within the policy for new tourism and visitor development to be located in main towns and service centres which could be accessed by public transport and for any large scale new development to include comprehensive masterplanning.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes. The policy will only allow open land uses which may result in a reduction in operational farmland if the proposal resulted in a significant increase in the ability of the public to access the countryside on foot, bicycle and horseback. The health benefits of exercise are well known and wide ranging and so this will have a positive effect on this objective.</p> <p>Overall, these policies will have a mixture of positive and negative effects on this objective.</p>

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
2. To improve the quality, range and accessibility of community services and facilities.	+	+	+	+	~	+	<p><u>Likely Significant Effects</u></p> <p>Policy ECN12 sets out the strategy for rural economic growth. This includes facilitating the formation, growth and scaling up of small scale businesses in rural locations and safeguarding the traditional rural businesses upon which the rural economy depends. Where these businesses relate to the provision of community services facilities this would therefore have a minor positive effect on this objective.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. Such employment opportunities could include community services and facilities and this would have a minor positive effect on this objective. Furthermore, the policy supports B-class development where the proposal is as related as closely as possible to existing services - this will also help to have a minor positive effect on this objective.</p> <p>Policy ECN14 supports farm / rural diversification. This could result in additional community facilities and services being provided where they form part of such diversification and this would have a positive effect on this objective.</p> <p>Policy ECN15 supports tourism and visitor development. This could result in additional community facilities and services being provided where they form part of such development and this would have a positive effect on this objective.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes and therefore has no relationship with this objective.</p> <p>Overall, these policies will have a positive effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
3. To deliver safer communities.	~	~	~	~	~	~	<p>Likely Significant Effects</p> <p>Policy ECN12 sets out the strategy for rural economic growth and therefore has no relationship with this objective.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas and therefore has no relationship with this objective.</p> <p>Policy ECN14 supports farm / rural diversification and therefore has no relationship with this objective.</p> <p>Policy ECN15 supports tourism and visitor development and therefore has no relationship with this objective.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes and therefore has no relationship with this objective.</p> <p>These policies have no relationship with this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>Policy ECN12 sets out the strategy for rural economic growth. This will help to increase wealth in rural areas which will in turn help to increase the chance of those living in rural areas to own their home. In turn this will have a minor positive effect on this objective.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. This will help to increase wealth in rural areas which will in turn help to increase the chance of those living in rural areas to own their home. In turn this will have a minor positive effect on this objective.</p> <p>Policy ECN14 supports farm / rural diversification. Criterion 4 of the policy will allow new dwellings in the countryside where it is clearly needed for the operational needs of the farm. This would help</p>

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p>to ensure that those working on farms have the opportunity live in a decent home which would have a minor positive effect on this objective.</p> <p>Policy ECN15 supports tourism and visitor development. . This will help to increase wealth in rural areas which will in turn help to increase the chance of those living in rural areas to own their home. In turn this will have a minor positive effect on this objective.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes. The policy supports new buildings as infill development subject to certain considerations and so this will help to ensure everyone has the opportunity to live in a decent home and have a minor positive effect on this objective.</p> <p>Overall, these policies will have a positive effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	++	++	++	++	+	++	<p><u>Likely Significant Effects</u></p> <p>Policy ECN12 sets out the strategy for rural economic growth. This will help to increase wealth in rural areas and also for safeguarding the traditional rural businesses upon which the rural economy depends. This will have significant positive effects on the local economy in rural areas.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. This also includes support for B-class uses subject to certain criteria and support for farms and rural enterprise hubs. All of this will help to strengthen and sustain the rural economy and offer job opportunities in rural areas, which will have a significant positive effect on this objective.</p> <p>Policy ECN14 supports farm / rural diversification. This will help to strengthen and sustain the rural economy and may create associated job opportunities from such diversification, all of which would have a significant positive effect on this objective.</p> <p>Policy ECN15 supports tourism and visitor development. This will help to strengthen and sustain the role of tourism in the economy and drive economic growth in respect of tourism which will have a significant positive effect on this objective.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its</p>

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p>purposes. The policy also supports the existing businesses and employment to modestly grow in situ. This will all help to have a minor positive effects on this objective.</p> <p>Overall, these policies will have a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
6. To deliver accessible education and training opportunities.	+	++	0	+	++	++	<p>Likely Significant Effects</p> <p>Policy ECN12 sets out the strategy for rural economic growth. This will not directly deliver accessible education but there may be some training opportunities associated with growth of the rural economy which would in turn have a minor positive effect on this objective.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. Part b of criterion 3 particularly supports the further diversification and development of educational facilities and training opportunities for rural professions, particularly those in relation to the County's further and higher education offer, all of which will have a significant positive effect on this objective.</p> <p>Policy ECN14 supports farm / rural diversification. There may be education and training opportunities associated with such diversification, however this would depend on the exact nature and type of such diversification and therefore impacts on this objective are neutral.</p> <p>Policy ECN15 supports tourism and visitor development. Through such development there may be opportunities to deliver accessible education and training opportunities which would have a positive effect on this objective, although this would be dependent on the extent, scale and type of development.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes. Part 3 of the policy supports proposals if they allow for facilities that contribute to education, training and upskilling that is connected to the rural sectors, which will in turn help to have a significant positive effect on this objective.</p> <p>Overall, these policies will have significant positive effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+/-	+/-	+/?	+/-	+/?	+/-/?	<p><u>Likely Significant Effects</u></p> <p>Policy ECN12 sets out the strategy for rural economic growth. This includes promoting digital technologies and enhancing the interconnectedness of rural economies, growth of small scale businesses and safeguarding rural businesses. This will all help to provide local job opportunities for those living in rural areas which would in turn reduce the need to travel elsewhere for jobs and have a minor positive effect on this objective. However, due to the location, distance and lack of other transport options, the reality of economic growth in the rural environment will be an increase in car use which would also have negative effects on this objective. This would be mitigated to an extent by policies elsewhere in the plan promoting use of sustainable modes of transport, however for rural communities the car is likely to remain the most important form of transport.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. This will help to provide local job opportunities for those living in rural areas which would in turn reduce the need to travel elsewhere for jobs and have a minor positive effect on this objective. Part d iii of criterion 2 in the policy supports B2 development where it will not have an adverse impact on the local transport infrastructure which will also have a positive effect on this objective. However, due to the location, distance and lack of other transport options, the reality of economic growth in the rural environment will be an increase in car use which would also have negative effects on this objective. This would be mitigated to an extent by policies elsewhere in the plan promoting use of sustainable</p>

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p>modes of transport, however for rural communities the car is likely to remain the most important form of transport.</p> <p>Policy ECN14 supports farm / rural diversification. This may result in local job opportunities for those living in rural areas which would help to reduce the need to travel elsewhere which would have a minor positive effect on this objective. However, farm and rural diversification could also result in an increase in car use which would have a negative effect on this objective. This would be mitigated to an extent by policies elsewhere in the plan promoting use of sustainable modes of transport, however for rural communities the car is likely to remain the most important form of transport.</p> <p>Policy ECN15 supports tourism and visitor development. New tourism and visitor development would result in an increase in car use which would have a negative effect on this objective. However, this would be mitigated to an extent by prioritisation within the policy to locate such development in main towns and service centres which will have access to public transport and a requirement for any large scale new tourism development to be assessed for possible harmful impacts and to include comprehensive masterplanning, and also policies elsewhere in the plan promoting the use of sustainable modes of transport.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes. The policy supports proposals which would result in a significant increase in the ability of the public to access the countryside on foot or bicycle which are sustainable modes of transport. The policy also requires that any development in the Green Belt can deliver adequate linkages to the strategic transport road network, which could increase car use.</p> <p>Overall, these policies will have a mixture of positive, negative and uncertain effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • It is assumed that any large-scale new tourism development would need to be supported by an appropriate travel plan which would help to ensure use of sustainable modes of transport.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	+/?	+/?	+/?	+/?	?	+/?	<p>Likely Significant Effects</p> <p>Policy ECN12 sets out the strategy for rural economic growth. Depending on where exactly such growth is and the design and scale of it, there could be adverse effects on biodiversity, although any effects would be mitigated to an extent by policies elsewhere in the plan seeking to protect the</p>

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p>environment. Criterion C of policy ECN-12 states that rural growth will be encouraged through safeguarding the rural environment. This will have a minor positive effect on this objective.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. This policy provides support for B-class uses which will ensure no loss to development of the best and most versatile agricultural land which would have a positive effect on this objective. However, it also supports re-use of existing buildings and PDL, which can also contain important biodiversity resources.</p> <p>Policy ECN14 supports farm / rural diversification. The policy requires that proposals for rural diversification would have no adverse impact on nearby uses so this would help to conserve biodiversity and geodiversity in rural areas. Furthermore farm and rural diversification could offer opportunities for biodiversity enhancements, however this could only be fully determined at the planning application stage for any new development. The location and extent of any farm / rural diversification will influence impacts on biodiversity and so there is also some uncertain effects on this objective.</p> <p>Policy ECN15 supports tourism and visitor development. The policy supports tourism development which enhances the environment and will only allow large scale tourism development if it has been assessed and weighed against any possible harmful impacts and other plan policies. This will help to conserve biodiversity and geodiversity. Furthermore, new tourism and visitor development could offer opportunities for biodiversity enhancements, however this could only be fully determined at the planning application stage for any new development. The location and extent of any tourism and visitor development will influence impacts on biodiversity and so there is also some uncertain effects on this objective.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes. The location of any new tourist or economic development would determine the extent of any effects on biodiversity and geodiversity and so effects on this objective are uncertain.</p> <p>Overall, these policies will have a mixture of positive and uncertain effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
9. To ensure the prudent use and supply of natural resources.	~	+	~	~	~	+	<p><u>Likely Significant Effects</u></p> <p>Policy ECN12 sets out the strategy for rural economic growth and therefore has no relationship with this objective.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. This policy provides support for B-class uses which will ensure no loss to development of the best and most versatile agricultural land which would have a positive effect on this objective in respect of agricultural land resources.</p> <p>Policy ECN14 supports farm / rural diversification and therefore has no relationship with this objective.</p> <p>Policy ECN15 supports tourism and visitor development and therefore has no relationship with this objective.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes and therefore has no relationship with this objective.</p> <p>Overall these policies largely have no relationship with this objective but will have a minor positive cumulative effect through policy ECN13.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
10. To encourage the efficient use of land.	+/-	+/-	+/-	+/?	+	+/-/?	<p><u>Likely Significant Effects</u></p> <p>Policy ECN12 sets out the strategy for rural economic growth. This includes promoting digital technologies and enhancing the interconnectedness of rural economies, growth of small scale businesses and safeguarding rural businesses. Safeguarding rural businesses will help to reduce the need for new land to be used which would have a minor positive effect on this objective. However, economic growth in rural areas could result in the loss of greenfield land for new development which would have a minor negative effect on this objective.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. This policy provides support for B-class uses which will see existing buildings reused and re-use PDL and agricultural PDL and also to ensure no loss to development of the best and most versatile agricultural land. This will help to encourage the efficient use of land and have a minor positive</p>

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p>effect. However, new employment jobs in rural areas could result in the loss of greenfield land for new development which would have a minor negative effect on this objective.</p> <p>Policy ECN14 supports farm / rural diversification. In the case of farm diversification this would help to see additional development on existing farms which would in turn reduce the need for development on new land and therefore help to use land efficiently. However, other farm and rural diversification could result in the loss of greenfield land which would have a negative effect on this objective.</p> <p>Policy ECN15 supports tourism and visitor development. Prioritisation is given within the policy to main towns and service centres for such development. This will help to reduce the need to use greenfield land which will have a positive effect on this objective. Furthermore, the policy supports the re-use of existing buildings and bringing back underused heritage assets into appropriate economic use, which will also help to reduce use of greenfield land. However, large-scale new tourist development could result in the loss of greenfield land depending on the size, scale and location of any such development and so there are also uncertain effects on this objective.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes. This will help to ensure that Green Belt land continues to be developed only in special circumstances and will help to ensure re-use of PDL which will have a positive effect on this objective.</p> <p>Overall, these policies will have a mixture of positive, negative and uncertain effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	+/?	+/?	+/?	+/?	+	+/?	<p>Likely Significant Effects</p> <p>Policy ECN12 sets out the strategy for rural economic growth. Depending on where exactly such growth is and the design and scale of it, there could be adverse effects on water quality, although any effects would be mitigated to an extent by policies elsewhere in the plan seeking to protect the environment. Criterion C of policy Ec-12 states that rural growth will be encouraged through safeguarding the rural environment. This will have a minor positive effect on this objective in relation to water quality in the rural areas of the County.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. This policy provides support for B-class uses which will see no loss to development of the best and most</p>

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p>versatile agricultural land. This will help to protect ground water quality in agricultural land. However, depending on exactly where new employment opportunities are located and the scale and design of any such opportunities there could be adverse effects on water quality, although any effects would be mitigated to an extent by policies elsewhere in the plan seeking to protect the environment.</p> <p>Policy ECN14 supports farm / rural diversification. The policy requires that proposals for rural diversification would have no adverse impact on nearby uses so this would help to protect water quality in rural areas and have a positive effect on this objective. The location and extent of any farm / rural diversification will influence impacts on water quality and so there is some also some uncertain effects on this objective.</p> <p>Policy ECN15 supports tourism and visitor development. Prioritisation is given within the policy to main towns and service centres for such development. This will help to reduce the need to use greenfield land which would then help to protect water quality for greenfield land and have a positive effect on this objective. However, the location and extent of any farm / rural diversification will influence impacts on water quality and so there is some also some uncertain effects on this objective.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes. This will help to ensure that Green Belt land continues to be developed only in special circumstances and will help to protect water quality where this is linked to green belt land.</p> <p>Overall, this policy will have a mixture of positive and uncertain effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
12. To improve air quality.	-	-	0/?	+/-	+/-	+/-	<p><u>Likely Significant Effects</u></p> <p>Policy ECN12 sets out the strategy for rural economic growth. Due to the location, distance and lack of other transport options, the reality of economic growth in the rural environment will be an increase in car use and associated emissions which could have localised negative effects on air quality. However, this will be mitigated to an extent by measures in this policy which will help to create local jobs in rural areas and in turn reduce the need to travel elsewhere for jobs for those living in rural areas, and policies elsewhere in the plan promoting the use of sustainable modes of transport.</p>

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p>Policy ECN13 supports employment opportunities for those living in rural areas. Due to the location, distance and lack of other transport options, the reality of economic growth in the rural environment will be an increase in car use and associated emissions which could have localised negative effects on air quality. However, this will be mitigated to an extent by policies elsewhere in the plan promoting the use of sustainable modes of transport. Furthermore, criterion 2 and part d. i provides support for class B2 development where it will not have an adverse impact on the amenity of the local community which would help to ensure no adverse impacts on air quality.</p> <p>Policy ECN14 supports farm / rural diversification. The policy requires that proposals for rural diversification would respect the amenity of the surrounding area and have no adverse impact on nearby uses which could help to improve air quality in rural areas. However, the extent and exact locations of any farm / rural diversification would determine how much additional traffic there may be and subsequent impacts on air quality and so there is a mixture of neutral and uncertain effects on this objective.</p> <p>Policy ECN15 supports tourism and visitor development. Prioritisation is given within the policy to main towns and service centres for such development. This will help to reduce the need to travel and in turn reduce vehicle emissions which will help to improve air quality and have a positive effect on this objective. However, there would inevitably still be some increased car use associated with tourism development and an increase in emissions, although this would be mitigated to an extent by policies elsewhere in the plan promoting sustainable modes of transport.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes. The policy will only allow open land uses which may result in a reduction in operational farmland if the proposal resulted in a significant increase in the ability of the public to access the countryside on foot and bicycle which will help to reduce vehicle emissions and have a positive impact on air quality. The policy also requires that any development in the Green Belt can deliver adequate linkages to the strategic transport road network, which could increase car use.</p> <p>Overall, these policies will have a mixture of positive and negative effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • It is assumed that any large scale new development will need to be accompanied by a travel plan which would promote use of sustainable modes of transport.

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
13. To reduce and or avoid flood risk to people and property.	0	0	+/?	0	?	+/?	<p><u>Likely Significant Effects</u></p> <p>Policy ECN12 sets out the strategy for rural economic growth. The development that would come forward under these policies is unlikely to be located in areas at risk of flooding, especially when the other policies of the Local Plan are applied. Furthermore, due to the other policies located within the Local Plan, any developments would have to ensure they do not negatively affect their surroundings flood resilience. Due to these mitigating policies this policy would have a neutral effect on this objective.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. The development that would come forward under these policies is unlikely to be located in areas at risk of flooding, especially when the other policies of the Local Plan are applied. Furthermore, due to the other policies located within the Local Plan, any developments would have to ensure they do not negatively affect their surroundings flood resilience. Due to these mitigating policies this policy would have a neutral effect on this objective.</p> <p>Policy ECN14 supports farm / rural diversification. The policy requires that proposals for rural diversification would respect the amenity of the surrounding area and have no adverse impact on nearby uses which would have a positive effect in relation to avoiding flood risk. However, the location, extent and scale of farm / rural diversification would determine the extent of impacts on flooding and so effects on this objective are uncertain, although any adverse impacts on flooding would be mitigated to an extent by policies elsewhere in the plan seeking to reduce the risk of flooding.</p> <p>Policy ECN15 supports tourism and visitor development. Prioritisation is given within the policy to main towns and service centres for such development which may include areas of lower risk of flooding. The development that would come forward under these policies is unlikely to be located in areas at risk of flooding, especially when the other policies of the Local Plan are applied. Furthermore, due to the other policies located within the Local Plan, any developments would have to ensure they do not negatively affect their surroundings flood resilience. Due to these mitigating policies this policy would have a neutral effect on this objective.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes. This will ensure that land in the Green Belt is only developed in very special circumstances. However, the location of any such development will determine effects on this objective so there is uncertainty.</p> <p>Overall, these policies will have a mixture of positive and uncertain effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that no new economic development, farm / rural diversification or large scale new tourism development (unless water compatible uses) or new development in the Green Belt would be allowed in areas at greatest risk of flooding.
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	-	-	0/?	+/-	+/-	+/-	<p>Likely Significant Effects</p> <p>Policy ECN12 sets out the strategy for rural economic growth. Due to the location, distance and lack of other transport options, the reality of economic growth in the rural environment will be an increase in car use and associated emissions which would contribute to climate change. However, this will be mitigated to an extent by measures in this policy which will help to create local jobs in rural areas and in turn reduce the need to travel elsewhere for jobs for those living in rural areas, and policies elsewhere in the plan promoting the use of sustainable modes of transport.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. Due to the location, distance and lack of other transport options, the reality of economic growth in the rural environment will be an increase in car use and associated emissions which would contribute to climate change. However, this would be mitigated to an extent by support in the policy for B-class developments where there will not be adverse impacts on the amenity of local community or local transport infrastructure and policies elsewhere in the plan promoting sustainable modes of transport.</p> <p>Policy ECN14 supports farm / rural diversification. The policy requires that proposals for rural diversification would respect the amenity of the surrounding area and have no adverse impact on nearby uses which could help to improve air quality in rural areas. However, the extent and exact locations of any farm / rural diversification would determine how much additional traffic there may be and subsequent impacts on greenhouse gas emissions and so there is a mixture of neutral and uncertain effects on this objective.</p>

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p>Policy ECN15 supports tourism and visitor development. Prioritisation is given within the policy to main towns and service centres for such development. This will help to reduce the need to travel and in turn reduce vehicle emissions which will help to have a positive effect on this objective. However, there would inevitably still be some increased car use associated with tourism development and an increase in emissions, although this would be mitigated to an extent by policies elsewhere in the plan promoting sustainable modes of transport.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes. The policy will only allow open land uses which may result in a reduction in operational farmland if the proposal resulted in a significant increase in the ability of the public to access the countryside on foot and bicycle which will help to reduce vehicle emissions and have a positive impact on climate change. The policy also requires that any development in the Green Belt can deliver adequate linkages to the strategic transport road network, which could increase car use and in turn vehicle emissions.</p> <p>Overall, these policies will have a mixture of positive and negative effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	-	-	0/?	+/-	+	+/-	<p>Likely Significant Effects</p> <p>Policy ECN12 sets out the strategy for rural economic growth. Inevitably with economic growth there will be an increase in waste generation which would have a minor negative effect on this objective. However, this would be mitigated to an extent by policies elsewhere in the plan seeking to reduce waste.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. Inevitably with new jobs and economic development, there would be associated waste production which would have negative effects on this objective. However, this would be mitigated to an extent by policies elsewhere in the plan seeking to reduce waste.</p> <p>Policy ECN14 supports farm / rural diversification. The extent and exact locations of any farm / rural diversification would determine how much waste is produced (small scale diversification for example may not produce much waste) and therefore effects on this objective are a mixture of neutral and uncertain.</p> <p>Policy ECN15 supports tourism and visitor development. Prioritisation is given within the policy to main towns and service centres for such development. This will help to reduce the amount of</p>

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p>development in new locations which may not be in sustainable locations with access to for example recycling facilities. This will help to reduce waste and to take advantage of existing waste facilities and recycling in main towns and service centres, all of which would help to have a positive effect on reducing waste. Furthermore, the policy requires that large-scale new tourist development will be assessed against harmful impacts and other plan polices and to include comprehensive masterplanning which could then include recycling facilities which would also have a positive effect on this objective. However, tourism and visitor development would still generate waste, although this would be mitigated to an extent by policies elsewhere in the plan promoting the reduction of waste.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes. This will help to ensure that there is development in the Green Belt only in very special circumstances and will help to reduce waste.</p> <p>Overall, these polices will have a mixture of positive and negative effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	+/?	+/?	+/?	+/?	+/?	+/?	<p><u>Likely Significant Effects</u></p> <p>Policy ECN12 sets out the strategy for rural economic growth. Depending on where exactly such growth is and the design and scale of it, there could be adverse effects on cultural heritage, although any effects would be mitigated to an extent by policies elsewhere in the plan seeking to protect cultural heritage. Criterion C of policy Ec12 states that rural growth will be encouraged through safeguarding the rural environment. This will have a minor positive effect on this objective in respect of cultural heritage in rural areas of the County.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. Depending on where exactly such opportunities are located and the design and scale, there could be adverse effects on cultural heritage, although any effects would be mitigated to an extent by policies elsewhere in the plan seeking to protect cultural heritage. Criterion 2 of the policy supports B-class use development where existing buildings are reused or that appropriately scaled and designed extensions, or new buildings that contribute positively to local building traditions. This would have a minor positive effect and in reusing existing buildings there could be opportunities for heritage enhancements.</p>

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p>Policy ECN14 supports farm / rural diversification. The policy requires that rural diversification should respect the amenity and character of the surrounding area and have no significant adverse impact on nearby uses. This will have a minor positive effect on this objective. However, the extent and location of any farm / rural diversification would determine whether there would be any adverse effects on cultural heritage, although this would be mitigated to an extent by policies elsewhere in the plan seeking to protect cultural heritage. There could be opportunities for heritage enhancements but this could only be determined at the planning application stage for new development.</p> <p>Policy ECN15 supports tourism and visitor development. Prioritisation is given within the policy to main towns and service centres for such development. The policy also supports new holiday accommodation in the open countryside where it is appropriate to its surroundings in its design and character, and also supports tourism related developments</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes. This will help to ensure that there is development in the Green Belt only in very special circumstances and will help to avoid inappropriate development in the Green Belt which could adversely affect Northumberland's cultural heritage and diversity and therefore have a positive effect on this objective. However, the location of any exceptional circumstance development will determine effects on cultural heritage so there is some uncertain effects on this objective as well.</p> <p>Overall, these policies will have a mixture of positive and uncertain effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	+/?	+/?	+/?	+/?	+	+/?	<p><u>Likely Significant Effects</u></p> <p>Policy ECN12 sets out the strategy for rural economic growth. Depending on where exactly such growth is and the design and scale of it, there could be adverse effects on landscape, although any effects would be mitigated to an extent by policies elsewhere in the plan seeking to protect landscape and promote good design. Criterion C of policy ECN12 states that rural growth will be encouraged through safeguarding the rural environment. This will have a minor positive effect on this objective in respect of the landscape in rural areas of the County.</p> <p>Policy ECN13 supports employment opportunities for those living in rural areas. Depending on where exactly such opportunities and the design and scale, there could be adverse effects on</p>

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p>landscape, although any effects would be mitigated to an extent by policies elsewhere in the plan seeking to protect landscape. The policy supports B-class uses where existing buildings are re-used which could see derelict buildings brought back into use which would enhance the landscape, and new buildings that contribute positively to landscape character and to re-use PDL. All of this would have a positive effect on this objective. The policy also supports B-class uses where there is no loss to development of the best and most versatile agricultural land which will help to protect greenfield land from development.</p> <p>Policy ECN14 supports farm / rural diversification. The policy requires that rural diversification should respect the amenity and character of the surrounding area, have no significant adverse impact on nearby uses and not unacceptably impact the rural character of the area. This will have a minor positive effect on this objective. However, the extent and location of any farm / rural diversification would determine whether there would be any adverse effects on landscape, although this would be mitigated to an extent by policies elsewhere in the plan seeking to protect landscape. There could be opportunities for landscape enhancements but this could only be determined at the planning application stage for new development.</p> <p>Policy ECN15 supports tourism and visitor development. Prioritisation is given within the policy to main towns and service centres for such development which will help to reduce use of greenfield land. Furthermore, the policy supports new holiday accommodation in the open countryside where it is appropriate to its surroundings in its design and character. The policy also supports non-permanent tourist accommodation in the countryside where it is well screened with landscaping and there would be no unacceptable adverse impact on the character of the surrounding landscape, all of which would help to have a positive effect on this objective. Large scale new tourism development will need to be assessed against any possible harmful impacts.</p> <p>Notwithstanding the various measures in this policy to protect the landscape, there is still some uncertainty related to the exact location, scale and type of development.</p> <p>Policy ECN16 supports the potential of the Green Belt to contribute to strategic economic and tourist aims whilst seeking to avoid (and where possible, lessening) the impact on the Green Belt and its purposes. This will help to ensure that there is development in the Green Belt only in very special circumstances and will protect the landscape qualities of the Green Belt which will have a positive effect on this objective. Furthermore, the policy supports new buildings or replacement dwellings as infill development, and in particular will support larger or taller buildings if the result would be a more beneficial visual impact on the landscape – this will also have a positive effect on this objective.</p> <p>Overall, these policies will have a mixture of positive and uncertain effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy ECN12	Policy ECN13	Policy ECN14	Policy ECN15	Policy ECN16	Cumulative Effect	Commentary
							<p><u>Assumptions</u></p> <ul style="list-style-type: none">• None identified.

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	+	+	+	~	~	++	+	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland. This policy supports development in these centres at an appropriate scale which will help to maintain and reinforce their role in the hierarchy. Such development could include additional health services to meet local needs which would have a minor positive effect on this objective.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere. Town centre uses could include additional health facilities which would have a positive effect on this objective.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. The policy supports a mix of appropriate town centre uses. Such development could include additional health services to meet local needs which would have a minor positive effect on this objective.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted and therefore has no relationship with this objective.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm and therefore has no relationship with this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted. The policy stipulates that these will not be allowed in electoral wards where obesity is an issue and where there are already more than the mean average of takeaways per 1,000 population. Any takeaways are also required to be more than 400m walk from any entrance gate of existing or proposed school or college for those under 18. Health issues associated with obesity are well known and so the measures in this policy will have a significant positive effect on this objective.</p> <p>Overall these policies will have a positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
2. To improve the quality, range and	++	++	++	+	+	+	++	<p>Likely Significant Effects</p>

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
accessibility of community services and facilities.								<p>Policy ECN17 sets out the hierarchy of centres in Northumberland. This policy supports development in these centres at an appropriate scale which will help to maintain and reinforce their role in the hierarchy. This will help to improve the quality, range and accessibility of community services and facilities in these centres and have a significant positive effect on this objective.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere. This will help to strengthen the role of these areas, the services on offer and have a significant positive effect on this objective.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. There are various measures in the policy which support a mix of appropriate town centre uses and the policy also seeks to avoid the loss of services in smaller settlements unless it can be robustly demonstrated that there is no longer a community need for the facility or an alternative has been provided. This will help to strengthen the role of these areas, the services on offer and have a significant positive effect on this objective.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted. The policy requires that where sequential testing demonstrates that main town centre uses can only be accommodated in an edge or out of centre location priority should be given to accessible sites well connected to the town centre of (failing that) connected to other existing services. The policy also requires that any smaller scale development in built up areas of towns and villages away from defined centres should wherever possible contribute to the range and choice of services offered in the local area. These measures will help to have a minor positive effect on this objective.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm. Through these measures the policy will help to improve the quality, range and accessibility of community services and facilities and have a positive effect on this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted. One of the requirements is that any new takeaways would not be replacing the last convenience shop in a public village or the last convenience shop in a parade of shops that serve a residential area. This will help to ensure that there is no loss of these services which would have a minor positive effect on this objective.</p> <p>Overall, these policies will have a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p>

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<ul style="list-style-type: none"> None identified.
3. To deliver safer communities.	~	~	+	~	+	+	+	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland and therefore has no relationship with this objective.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere and therefore has no relationship with this objective.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. There are various measures in the policy which support appropriate mixed use developments in these centres. Implementing such developments in accordance with requirements elsewhere in the plan for good design will help to deliver safer communities and have a positive effect on this objective.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted and therefore has no relationship with this objective.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm. These measures may help to deter crime which would have a positive effect on this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be. One of the criteria within the policy is that any new takeaways would not create safety hazards for pedestrians or other users of the public highways. This will help to have minor positive effects on this objective.</p> <p>Overall, these policies will have a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	~	~	+	~	~	~	+	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland and therefore has no relationship with this objective.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere and therefore has no relationship with this objective.</p>

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<p>Policy ECN19 seeks to maintain and enhance the role of centres. The policy supports an element of residential development as part of any mixed use schemes in town centres. The policy also promotes town centres as places to live and work through encouragement of a mix of residential and office uses on upper floors on main shopping streets and other appropriate locations. These measures will help to have a positive effect on this objective.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted and therefore has no relationship with this objective.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm and therefore has no relationship with this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted and therefore has no relationship with this objective.</p> <p>The majority of these policies have no relationship with this objective. However, there will be a minor positive cumulative effect through support for residential development as part of mixed use developments in policy ECN19.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	++	++	++	+	++	0	++	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland. This policy supports development in these centres at an appropriate scale which will help to maintain and reinforce their role in the hierarchy. This will help to strengthen and sustain a resilient local economy which offers local employment opportunities and have a significant positive effect on this objective.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere. This will help to strengthen the role of these areas and have a significant positive effect on this objective.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. There are various measures in the policy which support appropriate mixed use developments in these centres. These measures will help to facilitate new economic development in these centres and in turn help to sustain the economy of these centres and in turn have a significant positive effect on this objective.</p>

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted. Support for such developments (where they fulfil the criteria of this policy) will help to have positive economic effects and therefore have a minor positive effect on this objective.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm. This will help to strengthen the shopping offer in these centres and in turn have a significant positive effect on this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted. This will not have any direct economic impacts unless new takeaways are developed which then have a minor positive economic effect. Impacts on this objective are therefore neutral.</p> <p>Overall these policies will have a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
6. To deliver accessible education and training opportunities.	0	0	0/?	~	~	~	0	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland. This policy supports development in these centres at an appropriate scale which will help to maintain and reinforce their role in the hierarchy. There could be some limited training or education opportunities associated with further development in these centres however, the scale of any impacts through this policy is not likely to be significant and so effects on this objective are neutral.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere. This will have no effect on delivering accessible education and training opportunities and so effects on this objective are neutral.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. This policy provides support for a mix of town centre uses. Mixed use town centre developments could provide education and training opportunities which could be significant on larger scale sites. However any such opportunities would be dependent upon the exact type of development in these centres and so effects on this objective are a mixture of neutral and uncertain.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted and therefore has no relationship with this objective.</p>

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm and therefore has no relationship with this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted and therefore has no relationship with this objective.</p> <p>Overall these policies have a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	++	++	?	+	~	++	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland. This policy supports development in these centres at an appropriate scale which will help to maintain and reinforce their role in the hierarchy. Many of these centres are in sustainable locations which have access to public transport services and so this policy will have a significant positive effect on this objective.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere. This will help to strengthen the role of these areas, many of which are accessible by public transport and so this will help to reduce the need to travel and have a significant positive effect on this objective.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. Many of these centres are in sustainable locations which have access to public services and so this policy will have a significant positive effect on this objective.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted. These outside of centre locations may not be in areas accessible by sustainable modes of transport. Notwithstanding policy requirement for such developments to be accessible and policies elsewhere in the plan promoting use of sustainable modes of transport, overall impacts on this objective are uncertain.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm. The policy seeks to ensure through planning decisions that public transport stopping areas, car and cycle parking and pedestrian and cycle routes into and around town centres are fit for purpose. This will</p>

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<p>help to encourage use of sustainable modes of transport (walking and cycling) and therefore have a positive effect on this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted and therefore has no relationship with this objective.</p> <p>Overall these policies will have a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	0/?	0/?	0/?	?	~	~	0/?	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland. This policy supports development in these centres at an appropriate scale which will help to maintain and reinforce their role in the hierarchy. For many of these centres they are unlikely to be in areas important for biodiversity (as they have been previously developed) and for the smaller centres development is unlikely to be of a scale to have any adverse effects on biodiversity. However, there can still be areas within centres which can be important for biodiversity (particularly brownfield sites) and so the exact locations of development would determine if there would be any adverse impacts and so effects on this objective are mixed neutral and uncertain.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere. For many of these centres they are unlikely to be in areas important for biodiversity (as they have been previously developed) and for the smaller centres development is unlikely to be of a scale to have any adverse effects on biodiversity. However, there can still be areas within centres which can be important for biodiversity (particularly brownfield sites) and so the exact locations of development would determine if there would be any adverse impacts and so effects on this objective are mixed neutral and uncertain.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. This will help to redeveloped PDL but there may also be a need to use greenfield land which could have adverse impacts on biodiversity but could also offer opportunities for environmental enhancements, although this could only be fully determined at the planning application stage.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted. These outside of centre locations may involve the loss of greenfield land which</p>

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<p>could have adverse impacts on biodiversity. Notwithstanding policies elsewhere in the plan seeking to protect biodiversity, overall impacts on this objective are uncertain.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm and therefore has no relationship with this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted and therefore has no relationship with this objective.</p> <p>Overall these policies will have a mixture of neutral and uncertain effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
9. To ensure the prudent use and supply of natural resources.	~	~	~	~	~	~	~	<p><u>Likely Significant Effects</u></p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland and therefore has no relationship with this objective.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere and therefore has no relationship with this objective.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres and therefore has no relationship with this objective.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted and therefore has no relationship with this objective.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm and therefore has no relationship with this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted and therefore has no relationship with this objective.</p> <p>Overall, these policies have no relationship with this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
10. To encourage the efficient use of land.	++	++	++/-	?	+	~	++/-/?	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland. This policy supports development in these centres at an appropriate scale which will help to maintain and reinforce their role in the hierarchy. This will help to re-use PDL in these centres, avoid the need for development on greenfield land and in turn have a significant positive effect on this objective.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere. This will help to re-use PDL in these centres, avoid the need for development on greenfield land and in turn have a significant positive effect on this objective.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. This will help to re-use PDL in these centres, avoid the need for development on greenfield land and in turn have a significant positive effect on this objective. However, there could still be some loss of greenfield land from some of the locations mentioned in this policy which would have a negative effect on this objective.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted. These outside of centre locations may involve the loss of greenfield land which could have adverse impacts in respect of efficient use of land. Notwithstanding policies elsewhere in the plan seeking to promote use of PDL, overall impacts on this objective are uncertain.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm. This will help to maximise the use of existing shops and reduce the need for new development, which will have a minor positive effect on this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted and therefore has no relationship with this objective.</p> <p>Overall these policies have mixture of significant positive, minor negative and uncertain effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	~	~	~	?	~	~	~/?	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland and therefore has no relationship with this objective.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere and therefore has no relationship with this objective.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres and therefore has no relationship with this objective.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted. These outside of centre locations may involve the loss of greenfield land which, depending on their location and proximity to water bodies could have adverse impacts on water quality. Notwithstanding policies elsewhere in the plan seeking to protect water quality, overall impacts on this objective are uncertain.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm and therefore has no relationship with this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted and therefore has no relationship with this objective.</p> <p>Overall these policies mainly have no relationship with this objective but there are some uncertain impacts from policy ECN20.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
12. To improve air quality.	++	++	++	?	++	+	++/?	<p><u>Likely Significant Effects</u></p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland. This policy supports development in these centres at an appropriate scale which will help to maintain and reinforce their role in the hierarchy. Many of these centres are in sustainable locations which have access to public services, which will help to reduce any increase in car use and vehicle emissions, and in turn improve air quality. This policy will therefore have a significant positive effect on this objective.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere. Many of these centres are in sustainable locations which have access to public services, which will help to reduce any increase in car use and vehicle emissions, and in turn improve air quality. This policy will therefore have a significant positive effect on this objective.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. Many of these centres are in sustainable locations which have access to public services, which will help to reduce any increase in car use and vehicle emissions, and in turn improve air quality. This policy will therefore have a significant positive effect on this objective.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted. These outside of centre locations may not be in areas accessible by sustainable modes of transport. Notwithstanding policy requirement to for such developments to be accessible and policies elsewhere in the plan promoting use of sustainable modes of transport, overall impacts on this objective are uncertain as out of centre locations could increase car use and vehicle emissions and have a detrimental effect on air quality.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm. The policy seeks to ensure through planning decisions that public transport stopping areas, car and cycle parking and pedestrian and cycle routes into and around town centres are fit for purpose. This will help to encourage use of sustainable modes of transport (walking and cycling) and in turn reduce reliance on the car and lower vehicle emissions, which will therefore have a positive effect on this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted. Criterion f of the policy requires that that there will be no adverse impacts on local residents from odour. This will help to improve air quality and have a minor positive effect on this objective.</p> <p>Overall, these policies have a mixture of significant positive and uncertain effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
13. To reduce and or avoid flood risk to people and property.	0/?	0/?	0/?	?	~	~	0/?	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland. This policy supports development in these centres at an appropriate scale which will help to maintain and reinforce their role in the hierarchy. Some of those centres (notably Morpeth) have suffered from flooding problems in the past. The exact location of development will determine the extent of any flood risk, although any adverse impacts would be mitigated to an extent by policies elsewhere in the plan and in the case of the smaller centres, development would be unlikely to be of a scale to have any adverse impacts on flood risk.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere. Some of those centres (notably Morpeth) have suffered from flooding problems in the past. The exact location of development will determine the extent of any flood risk, although any adverse impacts would be mitigated to an extent by policies elsewhere in the plan seeking to reduce risks of flooding and in the case of the smaller centres, development would be unlikely to be of a scale to have any adverse impacts on flood risk.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. Some of those centres have suffered from flooding problems in the past and there are areas of flood zones 2 and 3 around some of these centres so development could increase the risks of flooding if poorly located or designed, although this would be mitigated to an extent by policies elsewhere in the plan seeking to reduce the risks of flooding.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted. These outside of centre locations could if poorly designed or sited increase the risks of flooding which could have negative effects on this objective, although this would be mitigated to an extent by policies elsewhere in the plan seeking to reduce the risks of flooding. Smaller scale development of main town centre uses outside of centres would be unlikely to be of a scale that would have any adverse effects on flooding.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm and therefore has no relationship with this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted and therefore has no relationship with this objective.</p> <p>Mitigation</p>

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> It is assumed that any new development in these centres or in out of centre locations would not be allowed in areas which are at greatest risk of flooding, unless a sequential test has been undertaken and appropriate mitigation for flood risk is in place.
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	++	++	++	?	++	~	++/?	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland. This policy supports development in these centres at an appropriate scale which will help to maintain and reinforce their role in the hierarchy. Many of these centres are in sustainable locations which have access to public transport, which will help to reduce any increase in car use and vehicle emissions. This policy will therefore have a significant positive effect on this objective.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere. Many of these centres are in sustainable locations which have access to public transport, which will help to reduce any increase in car use and vehicle emissions. This policy will therefore have a significant positive effect on this objective.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. Many of these centres are in sustainable locations which have access to public transport, which will help to reduce any increase in car use and vehicle emissions. This policy will therefore have a significant positive effect on this objective.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted. These outside of centre locations may not be in areas accessible by sustainable modes of transport. Notwithstanding policy requirement to for such developments to be accessible and policies elsewhere in the plan promoting use of sustainable modes of transport, overall impacts on this objective are uncertain as out of centre locations could increase car use and vehicle emissions and have a detrimental effect on climate change.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm. The policy seeks to ensure through planning decisions that public transport stopping areas, car and cycle parking and pedestrian and cycle routes into and around town centres are fit for purpose. This will help to encourage use of sustainable modes of transport (walking and cycling) and in turn reduce reliance on the car and lower vehicle emissions, which will therefore have a positive effect on this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted and therefore has no relationship with this objective.</p>

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<p>Overall these policies will have a mixture of significant positive and uncertain effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	++	++	++	?	~	+	++/?	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland. This policy supports development in these centres at an appropriate scale which will help to maintain and reinforce their role in the hierarchy. Many of these centres already have good access to waste and recycling services and so further development in these locations will help to reduce waste and encourage recycling and have a significant positive effect on this objective.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere. Many of these centres are in sustainable locations which have access to recycling facilities which will help to reduce waste and have a significant positive effect on this objective.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. Many of these centres are in sustainable locations which have access to recycling facilities which will help to reduce waste and have a significant positive effect on this objective.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted. These outside of centre locations may not be in areas accessible to waste services and recycling facilities. However, the policy does require through the sequential test for out of centre uses that priority is given accessible sites well connected to the town centre and wherever possible, be well related to residential areas which could help to reduce waste by utilising existing services.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm and therefore has no relationship with this objective.</p> <p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted. Criterion f of the policy requires that that there will be no adverse impacts on local residents from litter. This will help to reduce waste and have a minor positive effect on this objective.</p>

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	0/?	0/?	+	?	+	+	+/0/?	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland. This policy supports development in these centres at an appropriate scale which will help to maintain and reinforce their role in the hierarchy. A number of these centres include listed buildings and other cultural heritage designations and features. Inappropriately designed development in these centres could have negative effects on heritage, however policies elsewhere in the plan seeking to protect cultural heritage and requiring good design would help to mitigate any adverse effects.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere. A number of these centres include listed buildings and other cultural heritage designations and features. Inappropriately designed development in these centres could have negative effects on heritage, however policies elsewhere in the plan seeking to protect cultural heritage and requiring good design would help to mitigate any adverse effects.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. The policy supports mixed use developments in these centres and supports renewal of blocks and frontages that will result in more modern floorspace <i>'provided that this will not alter the historic layout or harm the character or historic significance of the town centre concerned'</i>. The policy also supports town centre enhancements within the constraints of built heritage policies. These measures will help to have a positive effect on this objective.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted. These outside of centre locations could if inappropriately designed have adverse effects on cultural heritage, although this would be mitigated to an extent by policies elsewhere in the plan seeking to protect cultural heritage and promote good design.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm. Improvements to the public realm of centres will be designed to encourage people to visit for longer through measures including controlling shopfront design. This will help to ensure that badly designed shopfronts do not have adverse effects on the cultural heritage in these centres and this will therefore have a minor positive effect on this objective.</p>

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted and therefore has no relationship with this objective.</p> <p>Overall, these policies will have a mixture of positive, neutral and uncertain effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	+	+	+/-	?	+	~	+/-/?	<p>Likely Significant Effects</p> <p>Policy ECN17 sets out the hierarchy of centres in Northumberland. This policy supports development in these centres at an appropriate scale which will help to maintain and reinforce their role in the hierarchy. This will help to re-use PDL in these centres and avoid the need for development on greenfield land, which have associated positive landscape effects.</p> <p>Policy ECN18 references the town centre and primary shopping areas as defined on the policies map and that main town centre uses should be located within these boundaries unless there are strong reasons to locate them elsewhere. This will help to re-use PDL in these centres and avoid the need for development on greenfield land, which have associated positive landscape effects.</p> <p>Policy ECN19 seeks to maintain and enhance the role of centres. This will help to re-use PDL in these centres and avoid the need for development on greenfield land, which have associated positive landscape effects. The policy supports additional main town centre uses where they are in keeping with local character which will also help to have a positive effect on this objective. However, there may be a need for use of greenfield for town centre development for some of the locations identified in this policy which could also have negative effects on this objective.</p> <p>Policy ECN20 stipulates the circumstances where proposals for development outside of centres will be permitted. These outside of centre locations could if inappropriately designed have adverse effects on landscape, although this would be mitigated to an extent by policies elsewhere in the plan seeking to protect landscape and promote good design. However, as the locations of any such centres are unknown overall effects from this policy are uncertain.</p> <p>Policy ECN21 seeks to keep high streets vibrant and is concerned with enhancing vitality and viability with respect to shopping frontages and improvements to the public realm. Improvements to the public realm of centres will be designed to encourage people to visit for longer through measures including landscaping and controlling shopfront design, which will have associated positive landscape effects.</p>

SA Objective	Policy ECN 17	Policy ECN-18	Policy ECN 19	Policy ECN-20	Policy ECN-21	Policy ECN-22	Cumulative Effect	Commentary
								<p>Policy ECN22 provides clear guidance on when hot food takeaways will be permitted and therefore has no relationship with this objective.</p> <p>Overall, these policies will have a mixture of positive, negative and uncertain effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	+	+/-	+	++	+	+	++	+	+	++/-	<p>Likely Significant Effects</p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing. These policies would contribute towards improving the health and well-being of the County's residents by ensuring more of them have the opportunity to live in good quality, affordable housing. These policies would therefore have a minor positive effect on this objective besides the exceptions outlined below.</p> <p>Policy HOU2 would have a minor positive and significant negative effect on this objective as despite the mitigating elements of the Draft Local Plans other policies, the creation of a large amount of housing over the lifetime of the Plan would see the creation of a considerable amount of air pollution which could adversely affect people's health. The Policy has the potential to improve the health of the County's residents by increasing the availability of homes and therefore allowing more people to own homes better suited to their needs.</p> <p>Policy HOU4 and HOU7 both make mention of providing housing for older and vulnerable people to ensure they have homes that improve their quality of life. These policies would have a significant positive effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixture of significant and minor positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
2. To improve the quality, range and accessibility of community services and facilities.	+	+	+	+	+	+	+	++	+	++/+	<p>Likely Significant Effects</p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing.</p> <p>Some of the housing created would be located close to important services and facilities, increasing their accessibility. Residential development has the potential to improve the viability and vitality of existing shops, services and facilities in the areas where growth is located. New development may also encourage and support investment in existing, and the provision of new,</p>

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
											<p>services and facilities in the County through, for example, the receipt of developer contributions.</p> <p>However, the creation of new housing would increase the traffic on local road networks during their construction and when they were occupied by future residents.</p> <p>The other policies of the Draft Local Plan and Policy HOU8 would ensure housing proposals mitigate their effects on the local transport network. Policy HOU8 specifically mentions a need to protect community services and facilities in rural areas. Policy HOU8 would have a significant positive effect on this objective whilst the remaining policies would have a minor positive effect.</p> <p>Overall, the policies in this section are considered to have a mix of a significant positive and minor positive effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
3. To deliver safer communities.	+/?	+/?	+/?	+/?	+/?	+/?	++	+/0/?	+/?	++/+/?	<p>Likely Significant Effects</p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing. Good design of new housing development could help to reduce and deter crime so the allocation of over 17,000 new homes could have a positive effect in this regard. However, the extent to which the Local Plan can influence rates of crime will depend upon a number of factors influenced by other policies in the plan.</p> <p>Policy HOU7 would deliver safe communities for older and vulnerable people that would be well connected to their surroundings and open to everyone. Policy HOU7 would have a significant positive effect on this objective.</p> <p>Policy HOU8 has the potential to protect community services and facilities in rural areas though how often this part of the policy would be applied is uncertain. Policy HOU8 has the potential to have a minor positive effect on this objective though it might have less of an effect and therefore uncertainty exists.</p> <p>Overall, the policies in this section are considered to have a mix of a significant positive and minor positive effects though uncertainty remains on how effective the majority of these policies would be at reducing crime within the County.</p>

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
											<p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	++	++	++	++	++	++	++	++	++	++	<p><u>Likely Significant Effects</u></p> <p>These policies of the Draft Local Plan are all concerned with the creation of new homes above the amount indicated by the minimum local housing need figure, to support the level of jobs growth forecast. The plan proposes to deliver the right types of homes in the right places including affordable homes to buy and rent and specialist housing including extra care housing.</p> <p>The policies contribute towards this objective in a variety of ways, ranging from requiring affordable housing, housing for the old and vulnerable of society, re-using existing buildings for housing and locating housing in areas that most need it.</p> <p>They would therefore have a significant positive effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	+	+	+	+	+	+	+	+	+	+	<p><u>Likely Significant Effects</u></p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing and are therefore not directly related to this objective. However, the number of homes to be delivered is above the minimum local housing need figure and will support the level of jobs growth forecast. As such, the policies would be expected to ensure that there is sufficient housing to meet the needs of workers in the County and also provide opportunities for those who currently commute into the County to live in the area.</p> <p>Constructing new housing would provide construction jobs. The new dwellings would also allow for people to move into the area, would support employment growth in Northumberland and in North Tyneside and for the County's residents to move closer to work if they needed to.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
6. To deliver accessible education and training opportunities.	+/-	+/-	+/-	+/-	+/-	+/-	~	~	+/-	+/-	<p><u>Likely Significant Effects</u></p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing and therefore the creation of new educational facilities and training options lies outside of the scope of these policies. However, the creation of new housing within the County would increase the strain on existing educational and training facilities. This would be mitigated by developer contributions to providing new educational facilities as part of their housing developments or by enabling existing facilities to expand.</p> <p>It is therefore considered that the majority of policies would have a mixture of minor positive and minor negative effects.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
											<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	+/-	+/-	0	0	0	0	+	0	+/-	<p>Likely Significant Effects</p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing and are not directly related to this objective. However, the development of new housing would increase levels of traffic during both construction and once development is complete. This may result in localised congestion along specific routes with associated negative effects including driver delay and a potential increase in road traffic accidents. In this regard, there are areas of the County that suffer from congestion (for example in Morpeth) and there may be capacity issues on the local highway network as a result of future growth.</p> <p>Policy HOU1 would have a minor positive effect on this objective as it encourages the re-use of existing buildings for housing, potentially reducing the amount of HGVs on the County's roads associated with the lower levels of construction activity required.</p> <p>Policies HOU2 and HOU3 would see new housing located in or on the border of established settlements where they would benefit from long established infrastructure and Policy HOU3 specifically mentions carefully timing infrastructure enhancements and for proposals to minimise/mitigate their adverse effects on existing transport infrastructure. Policy HOU2 also encourages the use of brownfield sites. However, both policies would see the creation of a considerable amount of housing over the lifetime of the plan. These policies would therefore have a mixture of minor positive and minor negative effects.</p> <p>Policy HOU8 would have a minor positive effect on this objective as it requires housing development proposals to "not prejudice highway safety".</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive, minor negative and neutral effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
											<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	+	-	-	-	-	-	-	++	0	+/-	<p>Likely Significant Effects</p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing.</p> <p>Policy HOU1 would have a minor positive effect on this objective by encouraging the conversion of suitable buildings to housing, potentially reducing the need for new housing developments.</p> <p>Policy HOU2 and HOU3 would see the creation of housing throughout the County. Similarly, Policy HOU4 and HOU5 would see the creation of new affordable housing and Policy HOU6 outlines the potential for exceptional housing sites. Policy HOU7 would see the creation of new homes for old or vulnerable people. This has the potential to affect some of the biodiversity and geodiversity assets of the county as some greenfield land will be required (e.g. due to the direct loss of habitat or adverse impacts such as noise and emissions associated with the construction and occupation of new development), although it is noted that Policy HOU2 does seek for housing proposals to make the best and most efficient use of land and encourages the use of brownfield sites. The magnitude of any negative effects in this regard will be dependent on the scale of greenfield land lost to development and the existing biodiversity value of the sites that would be affected which is currently uncertain.</p> <p>Whilst the effects of these policies would be mitigated by other policies within the Draft Local Plan, it is anticipated they would have a minor negative effect on this objective.</p> <p>Policy HOU8 would have a significant positive effect on this objective by safeguarding the biodiversity and geodiversity assets of the County. It is also noted that residential development may provide opportunities to enhance the existing, or incorporate new, green infrastructure. This could potentially contribute positively to this objective by improving the quality and extent of habitats and by increasing the accessibility of both existing and prospective residents to such assets.</p> <p>Policy HOU9 would have a neutral effect on this objective as although it would see the creation of new Gypsy and Traveller sites, these sites would be small in scale and specifically requires such developments to not have an unacceptable harm on biodiversity assets.</p>

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
											<p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
9. To ensure the prudent use and supply of natural resources.	+	--	-	-	-	-	-	++	0	+/-	<p>Likely Significant Effects</p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing. The creation of new housing would result in a loss of soil resources and land to new housing development but would also see the loss of mineral and aggregate resources through them being used to construct the housing developments and their necessary infrastructure. Whilst the other policies of the Draft Local Plan would mitigate the effects of these policies to some degree, it is considered that these policies would have a minor negative effect on this objective besides those highlighted below.</p> <p>Policy HOU1 would have a minor positive effect on this objective by encouraging the re-use of existing buildings for residential purposes which would aid in conserving the natural resources of the County.</p> <p>Policy HOU2 would have a significant negative effect on this objective as despite the mitigating elements of the Draft Local Plans other policies, the creation of a large amount of housing over the lifetime of the Plan would see the use of a considerable amount of the County's natural resources.</p> <p>Policy HOU8 would have a significant positive effect on this objective as it specifically mentions the efficient use of land which would protect important soil resources and this would be further aided by it encouraging the use of 'backland' sites.</p> <p>Policy HOU9 would have a neutral effect on this objective as although it would see the creation of new Gypsy and Traveller sites, these sites would be small in scale and few in number.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on this objective.</p> <p>Mitigation</p>

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
											<ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
10. To encourage the efficient use of land.	+	--	-	-	-	-	-	++	0	+/-	<p>Likely Significant Effects</p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing. The creation of new housing has the potential to result in the loss of land. These policies would therefore have a minor negative effect on this objective despite the mitigating effects from other policies located within the Draft Local Plan and the self-mitigating nature of some of the policies.</p> <p>Policy HOU1 would have a minor positive effect on this objective by encouraging the re-use of existing buildings for residential purposes which would aid in conserving the land resources of the County.</p> <p>Whilst Policy HOU2 does seek for housing proposals to make the best and most efficient use of land and encourages the use of brownfield sites it will still require greenfield land. This is assessed as a significant negative effect against this objective.</p> <p>Policy HOU8 would have a significant positive effect on this objective as it specifically mentions that housing developments need to efficiently use land.</p> <p>Policy HOU9 would have a neutral effect on this objective as although it would see the creation of new Gypsy and Traveller sites, these sites would be small in scale and few in number.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	0	0	0	0	0	0	0	0	+	+/-0	<p><u>Likely Significant Effects</u></p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing.</p> <p>The construction of new development and growth in local population associated with housing delivery can be expected to increase demand on water resources, which has the potential to affect water resource availability.</p> <p>Northumberland is identified as an area of 'low water stress' by the EA and through Northumbrian Water's Water Resource Management Plan (WRMP), the additional demand for water resources from the residents of new homes will be managed. New waste water treatment capacity will be required to meet the demand resulting from planned growth. It is anticipated that this capacity will be planned for through Northumbrian Water's Asset Management Plans.</p> <p>Depending on the location of new development, the proximity to water bodies and the prevailing quality of the water body, there is the potential for adverse effects on water quality associated with construction activities (through, for example, accidental discharges or uncontrolled surface water runoff from construction sites), although it is assumed that the design of the development will include sustainable drainage systems (SuDS) to ensure that all subsequent rainfall will infiltrate surfaces rather than exacerbate any downstream flood risks (which also have temporary effects on water quality).</p> <p>Overall, these policies are considered to have a neutral effect on this objective as although they would see the creation of new housing developments the other policies of the Draft Local Plan would ensure that they do not compromise local water assets. Policy HOU9 also makes specific mention of the need for new Gypsy and Traveller sites to not cause unacceptable harm to local water bodies and would therefore have a minor positive effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
12. To improve air quality.	+	--	-	-	-	-	-	+	0	+/-	<p><u>Likely Significant Effects</u></p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing.</p> <p>There is the potential for the construction and occupation of new residential development to have negative effects on air quality due to, for example, emissions generated from plant and HGV movements during construction and increased vehicle movements once construction is complete. In consequence, apart from the policies highlighted below, the policies within this chapter of the Draft Local Plan are considered to have a minor negative effect on this objective.</p> <p>Policy HOU1 would have a minor positive effect on this objective by encouraging the re-use of existing buildings for residential purposes which could potentially reduce the amount of new housing developments that need to be created, thereby reducing the amount of air pollution produced within the County.</p> <p>Policy HOU2 would have a significant negative effect on this objective as despite the mitigating elements of the Draft Local Plans other policies, the creation of such a large amount of housing over the lifetime of the Plan would have a considerable effect on the County's air quality.</p> <p>Policy HOU8 would have a minor positive effect on this objective as it makes specific reference to the need for housing development proposals to not compromise the residential and general amenity of their surroundings through the production of too much air pollution.</p> <p>Policy HOU9 would have a neutral effect on this objective as although it would see the creation of new Gypsy and Traveller sites, these sites would be small in scale and few in number.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
13. To reduce and or avoid flood risk to people and property.	0	0	0	0	0	0	0	+	0	+/-	<p><u>Likely Significant Effects</u></p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing. The creation of new housing has the potential to reduce the flood resilience of the surrounding area and increase its likelihood of flooding. However, the other policies of the Draft Local Plan would ensure that new housing developments are not located within areas already at risk of flooding and would require housing development proposals to use well designed SuDS. These policies are considered to have a neutral effect on this objective, besides Policy HOU8 which requires housing developments to be constructed to a high quality of design, which should see the creation of housing developments that are resilient to flooding. These two policies would have a minor positive effect.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and neutral effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	+	--	-	0	0	0	0	+	0	+/-	<p><u>Likely Significant Effects</u></p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing. The creation of new housing developments would result in the production of greenhouse gases during their construction and operation. However, other policies of the Draft Local Plan would ensure that any new housing developments created would be well designed and efficient, whilst also being in locations that are have been made resilient to the effects of climate change. These policies are considered to have a minor negative or neutral effect on this objective besides the policies shown below.</p> <p>Policy HOU1 would have a minor positive effect on this objective due to it encouraging the re-use of existing buildings for residential use, potentially reducing the need to construct new housing developments, thereby reducing the amount of greenhouse gases produced.</p> <p>Policy HOU2 would have a significant negative effect on this objective as despite the mitigating elements of the Draft Local Plans other policies, the creation of</p>

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
											<p>such a large amount of housing over the lifetime of the Plan would produce a considerable amount of greenhouse gases.</p> <p>Policy HOU8 would have a minor positive effect on this objective as it requires housing developments to be constructed to a high quality of design ensuring they are resilient to the effects of climate change.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	+	--	-	-	-	-	-	+	-	+/--	<p>Likely Significant Effects</p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing. The creation of new housing would produce waste though the amount produced would be reduced due to the other policies of the Draft Local Plan. These policies are considered to have a minor negative effect on this objective besides the policies outlined below.</p> <p>Policy HOU1 would have a minor positive effect on this objective due to it encouraging the re-use of existing buildings being converted for housing use, which would see the recycling of unused buildings and the use of less materials that could be wasted.</p> <p>Policy HOU2 would have a significant negative effect on this objective as despite the mitigating elements of the Draft Local Plans other policies, the creation of such a large amount of housing over the lifetime of the Plan would produce a considerable amount of waste.</p> <p>Policy HOU8 would have a minor positive effect on this objective as it requires housing developments to be constructed to a high quality design, which has the potential to reduce the amount of waste produced and increase the amount of material recycled.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and significant negative effects on this objective.</p>

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
											<p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	+	+/-	-	-	-	-	-	++	+	+/-	<p><u>Likely Significant Effects</u></p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing. The creation of new housing has the potential to have an effect on the cultural heritage of an area. The other policies of the Draft Local Plan would aid in mitigating the effects of these policies to have a minor negative effect on this objective besides the policies listed below which would have a different effect.</p> <p>Policy HOU1 would have a minor positive effect on this objective due to it encouraging the re-use of existing buildings being converted for housing use, which could aid in the preservation or restoration of the existing built environment that supports the character of important cultural and heritage assets.</p> <p>Policy HOU2 would have a mix of minor positive and minor negative effects on this objective as despite the mitigating elements of the Draft Local Plans other policies, the creation of such a large amount of housing over the lifetime of the Plan would have an effect on the established cultural and heritage environment. However, the effect created by new housing is not always negative and new housing can enhance its surrounding cultural heritage, which is likely given the other policies of the Draft Local Plan.</p> <p>Policy HOU8 would have a significant positive effect on this objective as it requires housing developments to be constructed to a high quality design and to not adversely impact upon their surrounding townscapes character.</p> <p>Policy HOU9 would have a minor positive effect due to it specifically requiring new Gypsy and Traveller sites to not cause unacceptable harm to the nearby heritage assets.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
											<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	+	+/--	-	-	-	-	-	++	+	+/-	<p><u>Likely Significant Effects</u></p> <p>These policies of the Draft Local Plan are all concerned with the creation of new housing. The creation of new housing has the potential to have an effect on the landscape character of the County. The other policies of the Draft Local Plan would aid in mitigating the effects of these policies to have a minor negative effect on this objective besides the policies listed below which would have a different effect.</p> <p>Policy HOU1 would have a minor positive effect on this objective due to it encouraging the re-use of existing buildings being converted for housing use, which could aid in the preservation of the landscape character of an areas by potentially reducing the need for new housing developments.</p> <p>Policy HOU2 would have a significant negative effect on this objective as despite the mitigating elements of the Draft Local Plans other policies, the creation of such a large amount of housing over the lifetime of the Plan would have an effect on the different landscape characters located within the County. The Policy also has the potential to provide a minor positive effect alongside the predicted significant negative effects due to some of the new housing taking place on brownfield land or being infill development, which would improve the surrounding built environment and wider landscape character.</p> <p>Policy HOU8 would have a significant positive effect on this objective as it requires housing developments to be constructed to a high quality design and to not adversely impact upon their surrounding townscapes character.</p> <p>Policy HOU9 would have a minor positive effect on this objective as it requires Gypsy and Traveller sites to be well screened and to not cause unacceptable harm to the landscape character of an area.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p>

SA Objective	Policy HOU1	HOU2	HOU3	HOU4	HOU5	HOU6	HOU7	HOU8	HOU9	Cumulative Effect	Commentary
											<ul style="list-style-type: none">None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none">None identified.

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	++	++	+/-	0	~	~	++/-	<p><u>Likely Significant Effects</u></p> <p>The requirement for sustainable connections contained within policy TRA1 would ensure that future developments are well connected to their surroundings and encourage the use of a variety of transport methods. This would result in creating places that can access important health services easier, encourage a healthier lifestyle through, for example, encouraging walking or cycling and reduce the amount of air pollution created. A significant positive effect has therefore been identified on the achievement of this objective.</p> <p>Policy TRA2 would have a significant positive effect on this objective by requiring proposed developments that that would have an effect on the exiting transport network to “<i>minimise any adverse impact on communities and the environment, including noise and air quality</i>”.</p> <p>Through creating support for developments that would improve or enhance Northumberland’s Strategic Road network or important Local Road network, policy TRA3 would have a mixture of minor positive and negative effects on the achievement of this objective by improving the accessibility of important health services (such as GP surgeries and hospitals) but could result in an increase in car usage which would result in increased air pollution and a decrease in air quality.</p> <p>Policy TRA4 requires that sites and infrastructure for current rail services and safeguarded sites for potential rail expansion will be safeguarded. This would have a neutral effect on the achievement of this objective.</p> <p>Policies TRA5 and TRA6 are considered to have no relationship to this objective</p> <p>Overall, the policies in this section are considered to have a significant positive and minor negative effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
2. To improve the quality, range and accessibility of community services and facilities.	+	+	+/-	+	~	~	+	<p><u>Likely Significant Effects</u></p> <p>The requirement for sustainable connections contained within Policy TRA1 would ensure that future developments are well connected to their surroundings, ensuring community services and facilities are more accessible. A minor positive effect has therefore been identified on the achievement of this objective.</p>

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<p>Policy TRA2 would have a minor positive effect on this objective through requiring developments to consider their effects on the local transport network and ensure they provide safe access and egress to the transport network therefore supporting access to community services and facilities.</p> <p>Through creating support for developments that would improve or enhance the County's Strategic Road Network or important Local Road network, policy TRA3 would have a mixture of minor positive and minor negative effects on this objective. It would improve the accessibility of community services and facilities to vehicles but would also increase the number of vehicle movements, which in network constrained locations may then affect accessibility in the medium to long term.</p> <p>Policy TRA4 requires that sites and infrastructure for current rail services and safeguarded sites for potential rail expansion will be safeguarded. 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. This policy also requires rail services to be developed. This would have a minor positive effect on the achievement of this objective by ensuring that adequate provision is made for the sites, facilities and infrastructure necessary for the operation and expansion of the County's rail services. Proposals to support the reintroduction of the 'The Northumberland Line' and, in the longer term, to link Ponteland to the Tyne and Wear Metro will help improve resident's access to community services and facilities.</p> <p>Policies TRA5 and TRA6 are considered to have no relationship to this objective</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
3. To deliver safer communities.	+	+	+/-	+	~	+/- /?	+/-	<p>Likely Significant Effects</p> <p>The requirement for sustainable connections contained within policy TRA1 would ensure that future developments are connected to their surroundings in ways that are safe for all road users and pedestrians. This would also result in increasing the social inclusion of the County by, for example, improving the ability of people with movement impairing disabilities to traverse the County. A minor positive effect has therefore been identified on the achievement of this objective.</p> <p>Policy TRA2 would result in a minor positive effect on this objective by ensuring development proposals that would impact upon the transport network "<i>facilitate the safe use of the network, including suitable crossing points, footways and dedicated provisions for cyclists where necessary</i>" which would improve road safety and social inclusion.</p>

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<p>Through creating support for developments that would improve or enhance the County's Strategic Road network or important Local Road network, policy TRA3 would have a minor negative effects on the achievement of this objective by potentially increasing car usage and creating more traffic on these road networks. This could potentially affect and increase risks to other non-vehicle users although this is mitigated by policies TRA1 and TRA2 which require support to a range of transport modes and that any conflict between modes is minimised and that safe use of the network is facilitated. In addition, the enhancements to the roads network provided in policy TRA3 could make the roads safer for vehicular users.</p> <p>Policy TRA4 requires that sites and infrastructure for current rail services and sites for potential rail expansion will be safeguarded. This would have a minor positive effect on this objective by encouraging a modal shift away from car use to rail through development of rail infrastructure and services. Proposals to support the improvement of existing rail freight facilities could also reduce freight movements by road vehicle and increase the amount of freight transported by rail.</p> <p>Policy TRA5 is considered to have no relationship to this objective</p> <p>Policy TRA6 would result in a mixture of minor positive and minor negative effects on this objective by safeguarding existing ports and harbours and allowing for their sustainable enhancement and development, which could see an increase in the number of freight movements from these ports. Whether this increases or decreases freight movements on the County roads is uncertain, as it will depend on whether the increased freight is transported on land by rail or road. The negative effects arise against this objective from the assumption that there will be some impact on existing HGV movements which in turn could affect network safety.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	~	~	~	~	~	~	~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to improving connectivity and movement and bare no relation to the provision of housing and therefore this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	+	+	+	+	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to improving connectivity and movement and therefore none of them will specifically create any employment opportunities.</p> <p>Policies TRA1 and TRA2 seek to ensure a spatial distribution to development that reduces the need to travel and that there is a choice of transport modes which would increase the accessibility of the local economy and local employment opportunities.</p> <p>Policies TRA3 and TRA4 relate to the improvement, enhancement and potential expansion of the County's road networks and rail networks respectively. The improvement of these networks would make local economies more accessible to all and especially for people that are part of rural communities and allow for tourists to better traverse the County. The construction of new roads or rail lines or their improvement could result in temporary impacts upon the local transport environment. However, policy TRA3 would mainly require the improvement/dualing of roads that are part of the already well established Strategic Road Network where the likelihood of adverse effects being caused is reduced. Policy TRA4 is also mainly concerned with re-opening existing lines. A minor positive effect has therefore been identified on the achievement of this objective for these policies.</p> <p>Policy TRA5 would have a minor positive effect on the achievement of this objective due to Newcastle Airport being an important local employer and allows tourists to visit the area. Therefore any expansion plans at the airport would create additional employment opportunities and help to strengthen and sustain the local economy.</p> <p>Policy TRA6 would have a minor positive effect on this objective due to it protecting ports, harbours and beach launch facilities, which are important to the local economy, whilst also ensuring that any expansion to these facilities or the creation of new ones, are sustainable and do not negatively impact upon their surroundings.</p> <p>Overall, the policies in this section are considered to have a minor positive effects on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
6. To deliver accessible education and training opportunities.	+	+	+	+	~	~	+	<p>Likely Significant Effects</p> <p>Northumberland is well connected through its system of A roads and smaller local roads. Policies TRA1, TRA2 and TRA3 would all have a minor positive effect on this objective through protecting and improving these important road links, making the education and training services and facilities of the County more accessible.</p> <p>Similarly, policy TRA4 would have a similar minor positive effect but achieves this through the protection and enhancement of important rail links located throughout the County and through requiring current rail services to be maintained.</p> <p>Policies TRA5 and TRA6 are considered to have no relationship to this objective</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	++	++	+/-	++	- /?	+	++	<p>Likely Significant Effects</p> <p>Policies TRA1 and TRA2 would have a significant positive effect on this objective through promoting sustainable modes of transportation by requiring developments to incorporate walking and cycling improvements, public transport routes and infrastructure that supports low and ultra-low emission vehicles. These policies also require development proposals to consider spatial distributions of development that reduce the need for travel and promote good design principles.</p> <p>Policy TRA3 seeks to improve Northumberland's core road network which would result in considerable investment and enhancement to these road networks. However, this could result in encouraging car use and increased traffic on the County's roads, though it could also result in an increase in public transport use. Considering this and the mitigating elements contained within policies TRA1 and TRA2, policy TRA3 would have a minor positive and minor negative effect on this objective.</p>

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<p>Policy TRA4 seeks to safeguard and enhance the rail services of the County which could (in the case of enhancements to existing rail services) aid in reducing road traffic (or lessens its increase) and encourage the use of a more sustainable mode of transportation. Policy TRA4 would therefore have a significant positive effect on this objective.</p> <p>Policy TRA5 would see the sustainable expansion of Newcastle International Airport which could see a rise in passenger growth in the least sustainable form of travel. This policy would therefore have a minor negative effect on this objective, which could potentially increase to a significant negative effect depending on scale of passenger increase, meaning there is also some uncertainty surrounding the effects of Policy TRA5 on this objective.</p> <p>Policy TRA6 would have a minor positive effect on this objective by trying to link the transportation of freight by sea and rail infrastructure which would allow for the sustainable transportation of freight goods. The policy also makes reference to encouraging freight movements to use sustainable routes.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> The re-opening of the Ashington, Blyth and Tyne line has been a long standing key priority of the Council. Given that it is now specifically mentioned in policy TRA4 it has been assumed that the Council is still committed to working towards the re-opening of this line as soon as reasonably possible.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	+	+	-	-/?	-/?	-/?	+/-/?	<p>Likely Significant Effects</p> <p>Policy TRA1 would have a minor positive effect on this objective through requiring infrastructure developments to mitigate their impacts on their surroundings, therefore helping to protect the County's biodiversity and geodiversity. Similarly, policy TRA2 requires developments affecting the transport network to ensure that they do not have an "adverse impact" on the surrounding environment.</p> <p>Policy TRA3 would have a minor negative effect on this objective by seeking to expand and improve Northumberland's core road network which could have potential negative effects on biodiversity and geodiversity. Without policies TRA1 and TRA2, policy TRA3 would have a much more significant impact upon this objective.</p> <p>Policy TRA4 seeks to improve and enhance the County's rail services. This would be achieved in part through the potential re-opening of old rail way lines that may be in the process of being reclaimed by nature, and the creation of new railway lines and the extension of the Metro Line. It would also be achieved through the creation of new stations. This could result in the potential loss of biodiversity and geodiversity. Policy TRA4</p>

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<p>is considered to have a minor negative impact on this objective though there is also some uncertainty arising from uncertainties over the nature of any existing biodiversity resource on old lines, uncertainty on the effects arising from new routes (as routes yet to be exactly defined) and uncertainty around when the re-opening of old railway lines would take place.</p> <p>Policy TRA5 makes provision for the sustainable development of Newcastle International Airport. The potential expansion of this airport, even if it is carried out in a sustainable manner, would have an impact upon the biodiversity and geodiversity of the area (including the direct land take of up to 15 hectares). A minor negative effect with some uncertain effects (depending upon the nature of the affected land, its biodiversity and the extent and timing of any airport expansion) on this objective has therefore been identified but it could have a significant negative effect if the area affected contains designated species, habitat or features. Policies elsewhere in the plan seeking to protect biodiversity and geodiversity would help to mitigate any such impacts.</p> <p>Policy TRA6 is concerned with the creation of new ports, harbours and beach launch facilities and how existing facilities are going to be managed and could have a minor negative effect on this objective. The creation or expansion of such facilities could result in a loss of biodiversity and geodiversity though this would be offset to some degree by the policy stating that such developments must take into account its surroundings and policies elsewhere in the plan seeking to protect biodiversity and geodiversity.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on the achievement of this objective alongside some of the outcomes being uncertain.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • Several uncertainties are identified in the assessment above. Uncertainty exists over when/how or if the old railways lines will be re-opened during the lifetime of the plan or whether the Metro service will be extended. Similarly, it is unknown whether Newcastle International Airport will decide to expand during the lifetime of the plan. Depending on how the above comes into effect, these policies could have a different effect on this objective to the result that has been predicted. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • The re-opening of the Ashington, Blyth and Tyne line has been a long standing key priority of the Council. Given that it is now specifically mentioned in policy TRA4 it has been assumed that the Council is still committed to working towards the re-opening of this line as soon as reasonably possible.

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
<p>9. To ensure the prudent use and supply of natural resources.</p>	+	+	-	+/- /?	-/?	-	+/-/?	<p><u>Likely Significant Effects</u></p> <p>Policy TRA1 would have a minor positive effect on this objective through requiring infrastructure developments to mitigate their impacts on their surroundings and be well sited, which could potentially aid in safeguarding important natural resources. Similarly, policy TRA2 requires developments affecting the transport network to ensure that they do not have an “adverse impact” on the surrounding environment which would help to protect important natural resources.</p> <p>Policy TRA3 would have a minor negative effect on this objective by seeking to expand and improve Northumberland’s core road network which could result in the County’s land and soil resources being impacted upon in some way. The creation of these expansions and improvements would require the use of large quantities of primary resources, although policy MIN6 would encourage the use of recycled aggregates. Without policies TRA1, TRA2 and MIN6 policy TRA3 would have a much more significant impact upon this objective.</p> <p>Policy TRA4 seeks to improve and enhance the County’s rail services. This would be achieved in part through the potential re-opening of old railway lines that may be in the process of being reclaimed by nature, and the creation of new rail way lines and the extension of the Metro Line. It would also be achieved through the creation of new stations. This could all result in the potential loss of important soil resources, though the re-opening of old lines would likely result in the use of previously developed and low soil quality land. Policy TRA4 is considered to have a mixture of minor positive and minor negative effects on this objective though there is also a range of associated uncertainties (regarding proposed routes, resources affected and timing of opening).</p> <p>Policy TRA5 makes provision for the sustainable development of Newcastle International Airport. The potential expansion of this airport, even if it is carried out in a sustainable manner, would have an impact upon the soil resources of the area and would see the use of important aggregate/construction materials through the creation of new car parking facilities or hangers. A minor negative effect with some uncertain effects on this objective has therefore been identified but it could have a significant negative effect (depending upon the extent and timing of any airport expansion) if all 15 hectares of airport allocated land is used.</p> <p>Policy TRA6 would have a minor negative effect on this objective by allowing for the creation of new port, harbour and beach launch facilities which could result in the use of soil resources and would result in the use of aggregate/construction materials for buildings etc.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on the achievement of this objective alongside some of the outcomes being uncertain.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • Several uncertainties are identified in the assessment above. Uncertainty exists over when/how or if the old railways lines will be re-opened during the lifetime of the plan or whether the Metro service will

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<p>be extended. Similarly, it is unknown whether Newcastle International Airport will decide to expand during the lifetime of the plan. Depending on how the above comes into effect, these policies could have a different effect on this objective to the result that has been predicted.</p> <p>Assumptions</p> <ul style="list-style-type: none"> The re-opening of the Ashington, Blyth and Tyne line has been a longstanding key priority of the Council. Given that it is now specifically mentioned in policy TRA4 it has been assumed that the Council is still committed to working towards the re-opening of this line as soon as reasonably possible.
10. To encourage the efficient use of land.	+	+	-/?	+/- /?	-/?	~	+/-/?	<p>Likely Significant Effects</p> <p>Policy TRA1 would have a minor positive effect on this objective through requiring infrastructure developments to mitigate their impacts on their surroundings and be well sited. Similarly, policy TRA2 requires development proposals to “<i>minimise any adverse impact</i>” on the environment which could potentially protect the best and most versatile agricultural land.</p> <p>Policy TRA3 is predominantly concerned with providing support to improvements to the County’s existing road network rather than the creation of new roads that could be potentially built across greenfield land including best and most versatile agricultural land. The policy proposes to dual several of the County’s main roads and the creation of new link roads and bypasses, which could result in the loss of some form of land, although it is unlikely to be the best and most versatile agricultural land. This policy would therefore have a minor negative and an uncertain effect on this objective, though it could potentially have a significant negative effect on this objective should large scale new roads be created.</p> <p>Policy TRA4 allows for the re-opening of currently disused railway lines allowing for the re-use of previously developed land. There is potential for the Newcastle Metro line to be expanded which is likely to result in a loss of Grade 3 agricultural land given that the location of the existing line and where it ends at Newcastle International Airport is surrounded by Grade 3 agricultural land. However, this policy also encourages the re-opening of old lines which would not result in a loss of agricultural land and could mean new rail lines might not need to be created. This policy would therefore have a mixture of minor positive and minor negative effects on this objective though uncertainty exists around when any of the identified lines would be re-opened, the extent of any expansion of the Newcastle Metro line and its route.</p> <p>Policy TRA5 makes provision for the sustainable development of Newcastle International Airport. The potential expansion of this airport, even if it is carried out in a sustainable manner, would result in the loss of Grade 3 quality agricultural land. A minor negative effect with some uncertainty on this objective has therefore been identified as it could be a significant negative effect if all 15 hectares of airport allocated land are used.</p> <p>Policy TRA6 is considered to have no relationship to this objective.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on the achievement of this objective alongside some of the outcomes being uncertain.</p> <p>Mitigation</p>

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> Several uncertainties are identified in the assessment above. Uncertainty exists over when/how or if the old railways lines will be re-opened during the lifetime of the plan or whether the Metro service will be extended. Similarly, it is unknown whether Newcastle International Airport will decide to expand during the lifetime of the plan. Depending on how the above comes into effect, these policies could have a different effect on this objective to the result that has been predicted. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.</p>	+	+	-	0	-	+/-	+/-	<p>Likely Significant Effects</p> <p>Policy TRA1 would have a minor positive effect on this objective through requiring infrastructure developments to include good design principles and to mitigate adverse impacts. This should help minimise any negative effects on Northumberland's water resources (which will also be protected by other policies in the plan, as well as regulatory requirements). Similarly, policy TRA2 requires developments affecting the transport network to minimise any adverse impact on communities and the environment which would help avoid effects on any water resources located in close proximity to infrastructure developments.</p> <p>Policy TRA3 would see the improvement of Northumberland's road networks through the dualing of several roads and the creation of new roads. This could have temporary effects on water resource quality arising from construction activities (e.g. where the route lies adjacent to surface water or where there are river crossings). Any adverse effects would be subject to the avoidance and mitigation requirements of policies WATRA3 and WATRA4, and a minor negative effect on the objective is identified at this stage.</p> <p>Policy TRA4 would see the improvement of rail services within Northumberland but it is unlikely for the re-opening of old lines or the improvement of existing lines affecting the water quality of the area, although there could be temporary and localised effects arising from construction, depending on the routes selected. This policy would have a neutral effect on this objective.</p> <p>Policy TRA5 could potentially see the large expansion of Newcastle International Airport. The potential creation of large areas of hardstanding and other construction work for the expansion of Newcastle International Airport could affect the flows of surface water and have an effect on surrounding waterbodies. Any potential adverse effects would be mitigated to some degree due to policy W4 requiring developments to use SuDS where they are needed. This policy would therefore have a minor negative effect on this objective.</p> <p>Policy TRA6 allows for the creation of new ports, harbours and beach launch facilities so long as they would not have a negative effect on existing facilities and any important natural designations and water resources. The policy would have a mixture of minor positive and minor negative effects on this objective.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on the achievement of this objective alongside some of the outcomes being uncertain.</p>

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> Several uncertainties are identified in the assessment above. Uncertainty exists over when/how or if the old railways lines will be re-opened during the lifetime of the plan or whether the Metro service will be extended. Similarly, it is unknown whether Newcastle International Airport will decide to expand during the lifetime of the plan. Depending on how the above comes into effect, these policies could have a different effect on this objective to the result that has been predicted. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
12. To improve air quality.	++	++	--	+/- /?	-/?	-	++/-/?	<p>Likely Significant Effects</p> <p>Policy TRA1 would have a significant positive effect on this objective by encouraging the use of more sustainable modes of transport, many of which would lessen the impacts on the air quality of an area. It also requires all infrastructure developments to consider their potential impacts and how they must strive to mitigate these impacts.</p> <p>Policy TRA2 would have a significant positive effect on this objective through ensuring that if a development would have an effect on the transport network, it would be required to ensure that it mitigates its negative effects. This would ensure that developments have to facilitate the creation of safe infrastructure that fosters the use of a wide variety of transport modes. Policy TRA2 also make specific reference to ensuring relevant developments minimise their impact on air quality.</p> <p>Policy TRA3 would see the improvement of Northumberland's core road network. In consequence, the implementation of the policy would lead to increased vehicle movements. Until there is a significant transition to the use of low emission/electric vehicles, the resulting increase in vehicle movements would have an impact on air quality. This could occur during construction (due to increased traffic disruption) and operation of these infrastructure improvements. This would all amount to this policy having a significant negative effect on this objective even with policies TRA1 and TRA2 working to ensuring infrastructure improvements mitigate their impact on air quality as much as possible.</p> <p>Policy TRA4 would see the protection, enhancement and potential extension of the rail services located within Northumberland. The improvement of these rail services could improve the air quality of the County by encouraging the use of a transport with lower emissions, especially for freight goods. However, the implementation of these improvements and the potential expansion of the rail-way could result in short term and localised impacts on air quality due to emissions from construction activities. This policy is considered to have a minor positive and minor negative effect on this objective with some uncertainty surrounding this due to the unknown nature of when the railway line or Metro Line will be extended.</p>

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<p>Policy TRA5 allows for the potential expansion of Newcastle Airport. Whilst any expansion or improvements have to be carried out and designed with sustainability in mind, the construction phase of any expansion or improvements could result in short term and localised impacts on air quality. Whilst there are no current proposals calling for an expansion to Newcastle Airport, this policy does provide up to 15ha of land for the airport to expand into. This policy is therefore considered to have a minor negative with some uncertainty effect on this objective.</p> <p>Policy TRA6 allows for the creation or expansion of ports, harbours and beach launch facilities so long as they take full account of their surroundings and potential impacts. The creation or expansion of such facilities would have an impact a localised and temporary effect on air quality, although any such effects would be minimised as much as possible. This policy would have a minor negative effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixture of major positive and minor negative effects on the achievement of this objective alongside some of the outcomes being uncertain.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> Several uncertainties are identified in the assessment above. Uncertainty exists over when/how or if the old railways lines will be re-opened during the lifetime of the plan or whether the Metro service will be extended. Similarly, it is unknown whether Newcastle International Airport will decide to expand during the lifetime of the plan. Depending on how the above comes into effect, these policies could have a different effect on this objective to the result that has been predicted. <p>Assumptions</p> <ul style="list-style-type: none"> The re-opening of the Ashington, Blyth and Tyne line has been a long standing key priority of the Council. Given that it is now specifically mentioned in policy TRA4 it has been assumed that the Council is still committed to working towards the re-opening of this line as soon as reasonably possible.
13. To reduce and or avoid flood risk to people and property.	0	0	0/-	0/-	0/-	0/-	0/-	<p>Likely Significant Effects</p> <p>These polices are primarily concerned with transport and connectivity. Policies TRA3, TRA4, TRA5 and TRA6 could see the enhancement and creation of infrastructure and transport methods within the County. Whilst this has the potential to increase the risk of flooding in surrounding areas through the creation of less permeable ground (hardstanding for example), the Policies themselves and Policies WATRA3 and WATRA4 would reduce the likelihood of such works having more than a neutral to minor negative effect on this objective. Policies TRA1 and TRA2 would result in a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixture of neutral and minor negative effects on the achievement of this objective.</p>

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation</p>	+	+	--	+/-	-/?	--	+/-	<p>Likely Significant Effects</p> <p>Policy TRA1 states a desire to reduce the need to travel within Northumberland. Together, policies TRA1 and TRA2 would ensure the infrastructure of Northumberland encourages more sustainable, less polluting forms of transport and ways to traverse the County. This has the potential to reduce the levels of greenhouse gases (or reduce the rate of increase in greenhouse gases from transport) produced in the County through users adopting more sustainable transport habits. These policies would have a minor positive effect on this objective.</p> <p>Policy TRA3 would see the improvement of Northumberland's core road network. The construction of these improvements would result in the creation of greenhouse gases and could potentially encourage the use of less sustainable forms of transport (car). Policy TRA3 would have a significant negative effect on this objective.</p> <p>Policy TRA4 would see the protection, enhancement and potential extension of the rail services located within Northumberland. The improvement of these rail services could encourage the use of lower carbon transport, especially for freight goods which could contribute to a reduction in the level of greenhouse gases created (or at least a reduction in the rate of increase). The construction of these improvements or the potential expansion of the line would lead to a short increase in the levels of greenhouse gases. This policy would have a minor positive and minor negative effect on this objective.</p> <p>Policy TRA5 allows for the potential expansion of Newcastle Airport. Whilst any expansion or improvements have to be carried out and designed with sustainability in mind, the construction phase of any expansion or improvements would have an impact upon the levels of greenhouse gases produced in the County. Whilst there are no current proposals calling for an expansion to Newcastle Airport, this policy does provide up to 15 hectares of land for the airport to expand into. The encouragement of air travel (which is the most polluting form of travel) would also have an impact upon the level of greenhouse gases in the County. This policy is therefore considered to have a significant negative effect on this objective.</p> <p>Policy TRA6 allows for the creation or expansion of ports, harbours and beach launch facilities so long as they take full account of their surroundings and potential impacts. The creation or expansion of such facilities would create greenhouse gases, though the creation of these greenhouse gases would be minimised as much as possible. This policy would have a minor negative effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and significant negative effects on the achievement of this objective.</p>

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	~	~	-	-	-	-	-	<p>Likely Significant Effects</p> <p>Policies TRA1 and TRA2 are considered to have no relationship to this objective.</p> <p>The remaining policies contained within this section of the Draft Local Plan are all related to improving connectivity and movement in ways that would result in some form of development. The construction of these developments would produce some levels of waste though all of the policies ability to generate waste or non-recycled waste would be mitigated to some degree by policy WAS3 which seeks to ensure as little waste is produced as possible. The remaining policies would therefore have a minor negative effects on this objective.</p> <p>Overall, the policies in this section are considered to have a mixture of minor negative and neutral effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	+	+	-/?	-/?	-/?	-/?	+/-/?	<p>Likely Significant Effects</p> <p>Policy TRA1 would have a minor positive effect on this objective through requiring infrastructure developments to mitigate their impacts on their surroundings, therefore helping to protect the County's cultural heritage. Similarly, policy TRA2 requires developments affecting the transport network to ensure that they do not have an "adverse impact" on the surrounding environment.</p> <p>The remaining policies would all result in some form of construction works either through the improvement of existing infrastructure or the creation of new infrastructure and associated facilities. This could have an</p>

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<p>impact upon Northumberland’s important cultural heritage assets and their setting by introducing new built elements into the area and through the generation of temporary construction activities.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on this objective, though there is also some uncertainty surrounding some of the policies potential effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> Several uncertainties are identified in the assessment above. Uncertainty exists over when/how or if the old railways lines will be re-opened during the lifetime of the plan or whether the Metro service will be extended. Similarly, it is unknown whether Newcastle International Airport will decide to expand during the lifetime of the plan. Depending on how the above comes into effect, these policies could have a different effect on this objective to the result that has been predicted. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland’s rural and urban landscapes.</p>	+	+	-/?	-/?	-/?	-/?	+/-/?	<p>Likely Significant Effects</p> <p>Policy TRA1 would have a minor positive effect on this objective through requiring infrastructure developments to mitigate their impacts on their surroundings, therefore helping to protect the County’s landscapes. Similarly, policy TRA2 requires developments affecting the transport network to ensure that they do not have an “adverse impact” on the surrounding environment.</p> <p>The remaining policies would all result in some form of construction works either through the improvement of existing infrastructure or the creation of new infrastructure and associated facilities. This could have an impact upon Northumberland’s important landscapes and their character by introducing new built elements into the area and through the generation of temporary construction activities.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on this objective, though there is also some uncertainty surrounding some of the policies potential effects.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> Several uncertainties are identified in the assessment above. Uncertainty exists over when/how or if the old railways lines will be re-opened during the lifetime of the plan or whether the Metro service will

SA Objective	Policy TRA1	TRA2	TRA3	TRA4	TRA5	TRA6	Cumulative Effect	Commentary
								<p>be extended. Similarly, it is unknown whether Newcastle International Airport will decide to expand during the lifetime of the plan. Depending on how the above comes into effect, these policies could have a different effect on this objective to the result that has been predicted.</p> <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy ICT1	ICT2	ICT3	ICT4	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	+	+	+	+	+	<p>Likely Significant Effects</p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. The policies would have a minor positive effect on this objective through increasing the accessibility of local services that improve health. Policy ICT1 requires that proposals are located and designed to minimise their impact on the accessibility and visual amenity, character and appearance of the surrounding area.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
2. To improve the quality, range and accessibility of community services and facilities.	+	+	+	+	+	<p>Likely Significant Effects</p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. The policies would have a minor positive effect on this objective through increasing the accessibility of local services and community facilities and making such facilities easier to find.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
3. To deliver safer communities.	~	~	~	~	~	<p>Likely Significant Effects</p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure and therefore have no relation to delivering safer communities.</p> <p>Mitigation</p>

SA Objective	Policy ICT1	ICT2	ICT3	ICT4	Cumulative Effect	Commentary
						<ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	~	~	~	~	~	<p>Likely Significant Effects</p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure and therefore have no relation to the delivery of housing.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	+	+	+	+	+	<p>Likely Significant Effects</p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. They would therefore have a minor positive effect on this objective as adequate telecommunication and broadband infrastructure is requirement for modern businesses and allows for more people to work from home.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ICT1	ICT2	ICT3	ICT4	Cumulative Effect	Commentary
6. To deliver accessible education and training opportunities.	+	+	+	+	+	<p><u>Likely Significant Effects</u></p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. They would therefore have a minor positive effect on this objective as having adequate broadband infrastructure would allow for increased access to a wide range of training courses available online.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	+	+	+	+	<p><u>Likely Significant Effects</u></p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. They would therefore have a minor positive effect on this objective as these policies would make it easier to work from home and overall reduce the need for people to travel around the County.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	0	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. Policy ICT1 requires that proposals are located and designed to minimise their impact on the accessibility and visual amenity, character and appearance of the surrounding area, with the remaining three policies address aspects of access, suitable provision for ICT requirements within new linear developments and network capacity. The implementation of new ICT infrastructure will include telecommunications installations as well as broadband development: the former requiring masts and the latter, localised cabinets and temporary, shallow trenching for fibre optic cables. Any works and associated disturbance will be short term, localised</p>

SA Objective	Policy ICT1	ICT2	ICT3	ICT4	Cumulative Effect	Commentary
						<p>and in the case of broadband likely to take place in or adjacent to existing roads Policy ICT1 in conjunction with the other policies of the Draft Local Plan provide suitable mitigation measures and consequence, these policies are considered to have a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
9. To ensure the prudent use and supply of natural resources.	0	0	0	0	0	<p>Likely Significant Effects</p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. Policy ICT1 requires that proposals are located and designed to minimise their impact on the accessibility and visual amenity, character and appearance of the surrounding area, with the remaining three policies address aspects of access, suitable provision for ICT requirements within new linear developments and network capacity. The implementation of new ICT infrastructure will include telecommunications installations as well as broadband development: the former requiring masts and the latter, localised cabinets and temporary, shallow trenching for fibre optic cables. Any works and associated disturbance will be short term, localised and in the case of broadband likely to take place in or adjacent to existing roads. Policy ICT1 in conjunction with the other policies of the Draft Local Plan provide suitable mitigation measures and consequence, these policies are considered to have a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
10. To encourage the efficient use of land.	0	0	0	0	0	<p>Likely Significant Effects</p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. Policy ICT1 requires that proposals are located and designed to minimise their impact on the accessibility and visual amenity, character and appearance of the surrounding area, with the remaining three policies address aspects of access, suitable provision for ICT requirements within new linear developments and network capacity. The implementation of new ICT infrastructure will include telecommunications</p>

SA Objective	Policy ICT1	ICT2	ICT3	ICT4	Cumulative Effect	Commentary
						<p>installations as well as broadband development: the former requiring masts and the latter, localised cabinets and temporary, shallow trenching for fibre optic cables. Any works and associated disturbance will be short term, localised and in the case of broadband likely to take place in or adjacent to existing roads. Policy ICT1 in conjunction with the other policies of the Draft Local Plan provide suitable mitigation measures and consequence, these policies are considered to have a neutral effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	~	~	~	~	~	<p>Likely Significant Effects</p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure and therefore have no relation to the protection of water assets.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
12. To improve air quality.	0	0	0	0	0	<p>Likely Significant Effects</p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. Policy ICT1 requires that proposals are located and designed to minimise their impact on the accessibility and visual amenity, character and appearance of the surrounding area, with the remaining three policies address aspects of access, suitable provision for ICT requirements within new linear developments and network capacity. The implementation of new ICT infrastructure will include telecommunications installations as well as broadband development: the former requiring masts and the latter, localised cabinets and temporary, shallow trenching for fibre optic cables. Any works and associated disturbance will be short term, localised and in the case of broadband likely to take place in or adjacent to existing roads. Policy ICT1 in conjunction with the other policies of the Draft Local Plan provide suitable mitigation measures and consequence, these policies are considered to have a neutral effect on this objective.</p>

SA Objective	Policy ICT1	ICT2	ICT3	ICT4	Cumulative Effect	Commentary
						<p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
13. To reduce and or avoid flood risk to people and property.	0	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. Policy ICT1 requires that proposals are located and designed to minimise their impact on the accessibility and visual amenity, character and appearance of the surrounding area, with the remaining three policies address aspects of access, suitable provision for ICT requirements within new linear developments and network capacity. The implementation of new ICT infrastructure will include telecommunications installations as well as broadband development: the former requiring masts and the latter, localised cabinets and temporary, shallow trenching for fibre optic cables. Policy ICT1 in conjunction with the other policies of the Draft Local Plan provide suitable mitigation measures and consequence, these policies are considered to have a neutral effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	+	+	+	+	+	<p><u>Likely Significant Effects</u></p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. They would therefore have a minor positive effect on this objective as these policies would make it easier to work from home and overall reduce the need for people to travel around the County, reducing the levels of greenhouse gases produced within the County.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ICT1	ICT2	ICT3	ICT4	Cumulative Effect	Commentary
						<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	0	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. Policy ICT1 requires that proposals are located and designed to minimise their impact on the accessibility and visual amenity, character and appearance of the surrounding area, with the remaining three policies address aspects of access, suitable provision for ICT requirements within new linear developments and network capacity. The implementation of new ICT infrastructure will include telecommunications installations as well as broadband development: the former requiring masts and the latter, localised cabinets and temporary, shallow trenching for fibre optic cables. Policy ICT1 in conjunction with the other policies of the Draft Local Plan provide suitable mitigation measures and consequence, these policies are considered to have a neutral effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	0	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. Policy ICT1 requires that proposals are located and designed to minimise their impact on the accessibility and visual amenity, character and appearance of the surrounding area, with the remaining three policies address aspects of access, suitable provision for ICT requirements within new linear developments and network capacity. The implementation of new ICT infrastructure will include telecommunications installations as well as broadband development: the former requiring masts and the latter, localised cabinets and temporary, shallow trenching for fibre optic cables. Policy ICT1 in conjunction with the other policies of the Draft Local Plan provide suitable mitigation measures and consequence, these policies are considered to have a neutral effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ICT1	ICT2	ICT3	ICT4	Cumulative Effect	Commentary
						<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.</p>	0	0	0	0	0	<p><u>Likely Significant Effects</u></p> <p>All of the policies within this section of the Draft Local Plan are concerned with the provision, extension and enhancement of telecommunication and broadband infrastructure. Policy ICT1 requires that proposals are located and designed to minimise their impact on the accessibility and visual amenity, character and appearance of the surrounding area, with the remaining three policies address aspects of access, suitable provision for ICT requirements within new linear developments and network capacity. The implementation of new ICT infrastructure will include telecommunications installations as well as broadband development: the former requiring masts and the latter, localised cabinets and temporary, shallow trenching for fibre optic cables. Localised visual effects may arise from inappropriately sited masts; however, Policy ICT1 in conjunction with the other policies of the Draft Local Plan provide suitable mitigation measures and consequence, these policies are considered to have a neutral effect on this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	~	~	~	+	~	~	~	~	~	~	+	+	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment so have no relationship with this objective, except for Policy ENV4 which requires development proposals to limit urbanising effects on the open countryside and demonstrate that the level of noise and traffic during construction and thereafter are minimised. This will in turn help to have a minor positive impact on health through a reduction in vehicle emissions.</p> <p>Policy ENV11 sets out requirements in relation to the design of the public realm. This includes creating diverse, vibrant buildings and spaces which incorporate a range of public activity. Such activity could include exercise which has wide ranging and well known health benefits and would have a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
2. To improve the quality, range and accessibility of community services and facilities.	~	~	~	~	~	~	~	~	~	~	~	~	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment so have no relationship with this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	Cumulative Effect	Commentary
3. To deliver safer communities.	~	~	~	~	~	~	~	~	~	~	+	+	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment so have no relationship with this objective. However, Policy ENV11 sets out requirements in relation to the design of the public realm. Well-designed public realm areas could help to deter crime and deliver safe communities which will have a minor positive effect on this objective. Furthermore, criterion D of the policy requires the public realm to maximise natural surveillance which will also help to deter crime.</p> <p>Overall, these policies will have a minor positive effect through Policy ENV11.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	~	~	~	~	+	+	~	~	~	~	~	+	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment so the majority have no relationship with this objective. However, policies ENV5 and 6 recognise that the Northumberland Coast and North Pennines AONBs are living and working areas and will allow small scale development in these areas. Particular consideration will be given to the extent to which development proposals will add to the availability of permanently occupied and affordable housing to meet local needs. This will help to ensure that for those living within the AONBs that they have access to affordable housing.</p> <p>Overall these policies will have a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	Cumulative Effect	Commentary
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	~	~	~	~	+	+	~	~	~	~	~	+	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment so the majority have no relationship with this objective. However, policies ENV5 and 6 recognise that the Northumberland Coast and North Pennines AONBs are living and working areas and will allow small scale development in these areas. Particular consideration will be given to the extent to which development proposals will support the growth and diversification of the rural economy through the expansion of existing businesses and development of new ones. This will in turn help to strengthen and sustain a resilient local economy and offer local employment opportunities in the AONBs.</p> <p>Overall these policies will have a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
6. To deliver accessible education and training opportunities.	~	~	~	~	~	~	~	~	~	~	+/?	+/?/~	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment so have no relationship with this objective.</p> <p>Policy ENV11 sets out requirements in relation to the design of the public realm. This includes creating diverse, vibrant buildings and spaces which incorporate a range of public activity. Such activity could include education and training opportunities which would have a positive effect on this, subject to the types of public activity.</p> <p>Overall, these policies will have a mixture of no relation and minor positive / uncertain effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p>

SA Objective	Policy ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	Cumulative Effect	Commentary
													<ul style="list-style-type: none"> None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	~	~	~	~	~	~	~	~	~	~	~	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment so have no relationship with this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	++	++	+	+	++	++	+	~	+	~	~	++	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment and so the majority of the policies will have a positive effect on enhancing Northumberland's biodiversity and geodiversity. In particular policies ENV1 and ENV2 will have significant positive effects on this objective through giving appropriate weight to the statutory purposes and special qualities of the various designated and non-designated nature conservation sites and for ENV2 seeking to minimise adverse impacts of development to secure net gains for biodiversity.</p> <p>Policies ENV5 and 6 seek to protect the AONBs and seek to protect the internationally and nationally important nature conservation sites and associated ecosystems, geology, species and habitats. This will in turn help to conserve biodiversity in the AONBs and have a significant positive effect on this objective.</p> <p>Biodiversity forms an important part of the landscape of Northumberland and so measures in policy ENV3 to protect the landscape will in turn help to protect biodiversity. Similarly biodiversity does in some instances form an important part of the historic environment so measures in policy ENV7 to protect the historic environment and heritage assets will in turn help to protect biodiversity.</p> <p>Policy ENV4 states it will <i>'limit the urbanising effects on open countryside landscapes, natural habitats and the settings of historic / cultural assets, and to conserve or enhance tranquillity'</i> and so will help avoid unnecessary disturbance to protected species (particularly during breeding/roosting) and so could make a minor positive contribution to biodiversity and therefore have a positive effect on this objective.</p> <p>Overall these policies will have a significant positive effect on this objective.</p>

SA Objective	Policy ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	Cumulative Effect	Commentary
													<p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
9. To ensure the prudent use and supply of natural resources.	+	+	~	~	~	~	~	~	~	~	~	+	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment so have no relationship with this objective, except for policies ENV1 and ENV2 which include reference to 'applying an ecosystems approach that demonstrates an understanding of the significance and sensitivity of the natural resource'. Ecosystem services will include provision of natural resources (so could indirectly support this objective) and therefore have a minor positive effect on this objective.</p> <p>ENV2 also seeks to protect geological sites. This will help to protect natural resources in respect of geology.</p> <p>Overall these policies will have a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
10. To encourage the efficient use of land.	~	~	~	~	~	~	~	~	~	~	~	~	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment so have no relationship with this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p>

SA Objective	Policy ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	Cumulative Effect	Commentary
													<ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	++	++	+	~	+	+	~	~	~	~	~	++	<p>Likely Significant Effects</p> <p>The water environment forms a key part of biodiversity and so measures to protect biodiversity will also help to protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies. This is particularly the case for policies ENV1 and 2 which will have a significant positive effect and to a lesser extent policies ENV5 and 6 for the AONBs.</p> <p>The other policies have no relationship with this objective.</p> <p>Overall, these policies will have a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
12. To improve air quality.	~	~	~	+	~	~	~	~	~	~	~	+	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment so have no relationship with this objective, except for policy ENV4 which requires development proposals to demonstrate the level of traffic generated as a result of the development are minimised. This will in turn help to reduce vehicle emissions and in turn have minor positive effects in respect of air quality.</p> <p>Overall these policies will have a minor positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	Cumulative Effect	Commentary
													<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
13. To reduce and or avoid flood risk to people and property.	+	+	~	~	~	~	~	~	~	~	~	+	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment so have no relationship with this objective, except for Policies ENV1 and ENV2 which include 'applying an ecosystems approach that demonstrates an understanding of the significance and sensitivity of the natural resource'. Ecosystem services will include provision of natural flood attenuation and depending on habitats & topography, ability to encourage greater infiltration in catchments. This will have a minor positive effect on this objective.</p> <p>Overall these policies will have a minor positive effect on this objective through policies ENV1 and ENV2.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	~	~	~	~	~	~	~	~	~	~	~	~	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment so have no relationship with this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	Cumulative Effect	Commentary
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	~	~	~	~	~	~	~	~	~	~	~	~	<p>Likely Significant Effects</p> <p>These policies are concerned with the protection of the environment so have no relationship with this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	++	~	+	~	+	+	++	++	++	++	++	++	<p>Likely Significant Effects</p> <p>The majority of these policies will help to conserve and enhance cultural heritage and diversity. In particular policies ENV1, 7, 8, 9 10 and 11 will have significant positive effects on this objective.</p> <p>Policies ENV3, 5 and 7 will also help to conserve and enhance the historic environment as the historic environment forms an important part of the landscape of Northumberland. Efforts to protect the landscape will therefore indirectly in turn help to protect cultural heritage and diversity.</p> <p>Overall these policies will have a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's	+	+	++	++	++	++	+	++	+	+	++	++	<p>Likely Significant Effects</p> <p>Policies ENV3, 4, 5 6 and 8 will all help to conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes and so will have a significant positive effect on this objective.</p>

SA Objective	Policy ENV1	ENV2	ENV3	ENV4	ENV5	ENV6	ENV7	ENV8	ENV9	ENV10	ENV11	Cumulative Effect	Commentary
rural and urban landscapes.													<p>Policy ENV11 sets out requirements in relation to the design of the public realm. This will help to ensure well designed public spaces which will have significant positive landscape effects.</p> <p>Both biodiversity and the historic environment form a key part of the landscapes of Northumberland and so efforts to protect these will in turn help to conserve and enhance the landscape of Northumberland. Policies ENV1, 2, 7, 9 and 10 will therefore have a minor positive effect on this objective.</p> <p>Overall these policies will have a significant positive effect on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy WAT1	WAT2	WAT3	WAT4	WAT5	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	+	~	~	~	+	+	<p><u>Likely Significant Effects</u></p> <p>Policy WAT1 would have a minor positive effect on this objective by striving to improve the water quality of the County and protecting important designated bathing waters.</p> <p>Policy WAT5 would have a minor positive effect on this objective by affording considerable protection to Northumberland’s coasts, which should maintain the quality of these areas for recreational purposes.</p> <p>The remaining policies contained within this section of the Draft Local Plan are all related to water management and have no relation to the provision of health and well-being and therefore this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
2. To improve the quality, range and accessibility of community services and facilities.	~	~	~	~	~	~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to water management and bears no relation to the delivery of community services and facilities and therefore this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy WAT1	WAT2	WAT3	WAT4	WAT5	Cumulative Effect	Commentary
3. To deliver safer communities.	~	~	+	~	+	+	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to water management and bears no relation to the delivery of safer communities and therefore this objective, besides the two policies outlined below.</p> <p>Policy WAT3 would have a minor positive effect by ensuring development proposals are not at risk from flooding or increase flood risk. This would ensure the County's communities receive continued protection from flooding.</p> <p>Policy WAT5 would have a minor positive effect through protecting coastal communities from coastal erosion by carefully managing coastal defences and seeing the creation of new coastal defences should they be required.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	~	+	+/?	0	~	+/0	<p><u>Likely Significant Effects</u></p> <p>Policy WAT2 would have a minor positive effect on this objective by ensuring any new housing developments have a suitable water supply and for sewerage to be dealt with properly.</p> <p>Policy WAT3 requires development proposals within the County to demonstrate how they will minimise their risk from flooding and how they will not impact on the flood resilience of their surroundings. This would lead to more flood resilient and sustainable housing developments in the future but could reduce the amount of developable land in the County. Policy WAT3 would therefore have a minor positive effect on this objective, with some uncertainty.</p> <p>Policy WAT4 would require SuDS to be considered in development proposals where appropriate. This would lead to more sustainable housing developments that are more resilient to flooding but could potentially make housing developments marginally more expensive; however, any flow through to house prices should be mitigated by policies relating to the provision of affordable housing. Policy WAT4 would have a neutral effect on this policy.</p> <p>Policies WAT1 and WAT5 are considered to have no relationship to this objective.</p>

SA Objective	Policy WAT1	WAT2	WAT3	WAT4	WAT5	Cumulative Effect	Commentary
							<p>Overall, the policies in this section are considered to have a mixture of minor positive or neutral effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	~	~	~	~	~	~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are all related to water management and bares no relation to the delivery of a more resilient local economy and therefore this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
6. To deliver accessible education and training opportunities.	~	~	~	~	~	~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are all related to water management and bares no relation to the delivery of educational and training opportunities and therefore this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy WAT1	WAT2	WAT3	WAT4	WAT5	Cumulative Effect	Commentary
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	~	~	~	~	~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to water management and bares no relation to the delivery of more sustainable travel and therefore this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	++	+	+	+	+	++/+	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to water management and would all have a minor positive effect on this objective, besides Policy WAT1 which would have a significant positive effect.</p> <p>Policy WAT1 would protect the water quality of the County, whilst Policy W2 would ensure new water supply and waste water treatment infrastructure/facilities would have no significant adverse impacts upon the natural environment, including the coastal and marine environment.</p> <p>Policies WAT3 and WAT4 would both ensure that works relating to flood risk management or SuDS consider their potential effects on the local ecology.</p> <p>Policy WAT5 would protect the coastal regions of the County from improper development that would result in the loss of significant ecological assets.</p> <p>Overall, the policies in this section are considered to have a mixture of significant positive and minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy WAT1	WAT2	WAT3	WAT4	WAT5	Cumulative Effect	Commentary
9. To ensure the prudent use and supply of natural resources.	~	~	~	~	~	~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to water management which could have a potential effect on the soil quality of the County but the extent of any such effects is not considered to be significant.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
10. To encourage the efficient use of land.	~	~	~	~	~	~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to water management and bares no relation to the efficient use of land and therefore this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	++	++	++	++	++	++	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to water management and would all have a significant positive effect on this objective.</p> <p>Policy WAT1 specifically requires all development proposals to not adversely affect the water quality of the County and also encourages development proposals to contribute towards improving water bodies to ensure they achieve a 'good status' by 2021.</p> <p>Policy WAT2 ensures that the provision of water supply and waste water treatment infrastructure is appropriately planned and phased to ensure there are sufficient water resources and waste water treatment capacity to meet the County's forecast needs. It also ensures non-mains drainage systems are well designed and would have no impact upon ground water.</p>

SA Objective	Policy WAT1	WAT2	WAT3	WAT4	WAT5	Cumulative Effect	Commentary
							<p>Policies WAT3 ensures development proposals would be as resilient to flooding as possible. Any works associated with increasing a developments resilience to flooding needs to ensure they would not result in impacting upon the natural water systems of their surroundings. This policy also outlines how surface water should be managed.</p> <p>Policy WAT4 requires the use of SuDS in development proposals where they are needed and to ensure that SuDS improve their surrounding water quality.</p> <p>Policy WAT5 would protect the coastal regions of the County from improper development and ensure coastal erosion and coastal defence schemes are well designed.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
12. To improve air quality.	~	~	~	~	~	~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are all related to water management and bares no relation to improving air quality and therefore this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
13. To reduce and or avoid flood risk to people and property.	~	+	++	++	++	++	<p>Likely Significant Effects</p> <p>Policy WAT1 is considered to have no relationship to this objective.</p> <p>Policy WAT2 would have a minor positive effect on this objective by allowing for the deployment of non-mains drainage systems so long as they would not have a negative impact upon their surroundings.</p>

SA Objective	Policy WAT1	WAT2	WAT3	WAT4	WAT5	Cumulative Effect	Commentary
							<p>Policy WAT3 would have a significant positive effect on this objective by being specifically related to flooding. This policy requires development proposals to demonstrate how they will minimise flood risk to people, property and infrastructure from all potential sources by (amongst others), avoiding inappropriate development in areas at risk of flooding and directing the development away from areas at highest risk, applying the Sequential Test and if necessary the Exceptions Test, in accordance with national policy. Site Specific Flood Risk Assessments (FRAs) will be required which will involve the consideration of flood risk over the lifetime of the development, including considering the effects of climate change. Where development in areas at risk of flooding are proposed, the Policy seeks to ensure that the proposed development is resistant and resilient to any effects, in terms of their layout, mix and/or building design.</p> <p>Policy WAT4 would have a significant positive effect by requiring development proposals to use well-designed SuDS when they are needed to ensure they would reduce their risk of flooding and not have an adverse effect on the flood resilience of their surroundings.</p> <p>Policy WAT5 would have a significant positive effect on this objective through allowing for the creation of coast defences which would aid in protecting coastal developments and built environment from flooding. This policy also requires development proposals that are located near to the coast to ensure they are not at risk of flooding.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	~	+	++	++	++	++	<p>Likely Significant Effects</p> <p>Policy WAT1 is considered to have no relationship to this objective.</p> <p>Policy WAT2 would have a minor positive effect on this objective by ensuring development proposals are more resilient to the effects of climate change (flooding) through the use of well-designed and sited non-mains drainage systems.</p> <p>Policy WAT3 would have a significant positive effect on this objective by ensuring development proposals demonstrate how they will minimise flood risk to people, property and infrastructure from all potential sources by (amongst others), avoiding inappropriate development in areas at risk of flooding and directing the development away from areas at highest risk. FRAs will be required which will involve the consideration of flood risk over the lifetime of the development, including considering the effects of climate change.</p>

SA Objective	Policy WAT1	WAT2	WAT3	WAT4	WAT5	Cumulative Effect	Commentary
							<p>Policy WAT4 would have a significant positive effect on this objective by ensuring development proposals incorporate SuDS where necessary to increase their resilience to flooding, which would increase the County's resilience to the effects of climate change (flooding).</p> <p>Policy WAT5 would have a significant positive effect of this objective by allowing for the creation of well-designed and long lasting coastal defences and ensuring development in coastal regions are well designed and sites.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	~	~	~	~	~	~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are all related to water management and bares no relation to reducing levels of waste/recycling and therefore this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>Policy WAT1 would have a minor positive effect on this objective by safeguarding important water bodies, ensuring their contributions to the character and distinctiveness of their surroundings is maintained and potentially even enhanced.</p> <p>Policy WAT2 would have a minor positive effect on this objective by ensuring new water and sewerage facilities are in keeping with their surroundings and even enhance them to ensure they would not have adverse effects on surrounding cultural heritage assets.</p>

SA Objective	Policy WAT1	WAT2	WAT3	WAT4	WAT5	Cumulative Effect	Commentary
							<p>Policy WAT3 and WAT4 would both have a minor positive effect on this objective by ensuring development proposals do not increase their surroundings risk of flooding and ensure any flood risk related infrastructure is well designed, which would reduce these development proposals potential effects on the important cultural heritage of an area.</p> <p>Policy WAT5 would have a minor positive effect on this objective by ensuring any development within the County's coastal regions are well designed and siting, ensuring they have no adverse effect on nearby cultural heritage assets.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.</p>	+	+	+	+	+	+	<p>Likely Significant Effects</p> <p>Policy WAT1 would have a minor positive effect on this objective by safeguarding important water bodies, ensuring their contributions to the character and distinctiveness of their surroundings is maintained and potentially even enhanced.</p> <p>Policy WAT2 would have a minor positive effect on this objective by ensuring new water and waste water treatment facilities are in keeping with their surroundings and even enhance them to ensure they would not have adverse effects on landscapes.</p> <p>Policy WAT3 and WAT4 would both have a minor positive effect on this objective by ensuring development proposals do not increase their surroundings risk of flooding and ensure any flood risk related infrastructure is well designed, which would reduce these development proposals potential effects on the landscape and especially urban landscapes.</p> <p>Policy WAT5 would have a minor positive effect on this objective by ensuring any development within the County's coastal regions are well designed and siting, ensuring they have no adverse effect on nearby landscapes.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy WAT1	WAT2	WAT3	WAT4	WAT5	Cumulative Effect	Commentary
							<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	POL1	POL2	POL3	POL4	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	+	+	+	~	++/+	<p>Likely Significant Effects</p> <p>Policy POL1 would have a minor positive effect on this objective by ensuring developments are located outside of unstable or contaminated land areas or the impacts from such land are mitigated. This would have the dual benefit of making future developments (and therefore the County's residents) safer and ensure their health is not compromised by such land.</p> <p>Policy POL2 would have a significant positive effect on this objective by ensuring development proposals are located in area that would not put future resident's health and wellbeing at risk from factors like air or noise pollution. This policy also requires development proposals to keep the amount of pollution they produce to a minimum and if a development proposal would generate too much pollution and have too much of an adverse effect on its surroundings it would not be permitted.</p> <p>Policy POL3 would have a minor positive effect on this objective by ensuring new developments are only located within the Civil Airport Public Safety Zone if they are appropriate, protecting their occupants from the effects of the airport and air traffic.</p> <p>Overall, the policies in this section are considered to have a mixture of significant positive and minor positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
2. To improve the quality, range and accessibility of community services and facilities.	~	~	~	~	~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are all related to pollution and have no relation to the provision of community facilities or services and therefore this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	POL1	POL2	POL3	POL4	Cumulative Effect	Commentary
3. To deliver safer communities.	+	+	+	~	+	<p>Likely Significant Effects</p> <p>Policy POL1 would have a minor positive effect on this objective by ensuring developments are located outside of unstable or contaminated land areas or the impacts from such land are mitigated. This would have the dual benefit of making future developments (and therefore the County's residents/communities) safer and ensure their health is not compromised by such land.</p> <p>Policy POL2 would have a minor positive effect on this objective by ensuring development proposals are located in area that would not put future resident's health and wellbeing at risk from factors like air or noise pollution. This policy also requires development proposals to keep the amount of pollution they produce to a minimum and if a development proposal would generate too much pollution and have too much of an adverse effect on its surroundings it would not be permitted. This all has the potential to deliver safer, healthier communities.</p> <p>Policy POL3 would protect/reduce future communities within the County from the negative effects of air traffic and Newcastle International Airport.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	~	~	+	~	+	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are all related to pollution and most of them have no relation to the provision of housing and therefore this objective.</p> <p>Policy POL3 would have a minor positive effect on this objective by ensuring new developments are only located within the Civil Airport Public Safety Zone if they are appropriate, protecting their occupants from the effects of the airport and air traffic.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.

SA Objective	POL1	POL2	POL3	POL4	Cumulative Effect	Commentary
						<ul style="list-style-type: none"> None identified.
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	~	~	~	~	~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are all related to pollution and have no relation to the local economy and therefore this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
6. To deliver accessible education and training opportunities.	~	~	~	~	~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are all related to pollution and have no relation to the delivery of educational and training opportunities and therefore this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	~	~	~	~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are all related to pollution and have no relation to improving transport opportunities and therefore this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

SA Objective	POL1	POL2	POL3	POL4	Cumulative Effect	Commentary
						<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	+	+ +	~	+	++/+	<p>Likely Significant Effects</p> <p>Policy POL1 would have a minor positive effect on this objective by encouraging development proposals to remediate areas of contaminated land, improving the biodiversity potential for these areas</p> <p>Policy POL2 would have a significant positive effect on this objective by ensuring development proposals that may cause pollution to mitigate the impacts of this pollution to ensure they have no unacceptable impacts on the environment and biodiversity of the area. Development proposals would also be required to maintain the soil, water and air quality of the area.</p> <p>Policy POL3 has no relationship to this objective.</p> <p>Policy POL4 would have a minor positive effect on this objective by seeking to protect the important soil and agricultural land resources of Northumberland from development unless the need for the development very clearly outweighs the need to protect this land. This policy will be associated with an indirect benefit to biodiversity, depending on farming activities associated with land quality (whether arable, dairy, sheep etc.), farming practices (whether organic), and extent of any practices to protect or encourage wildlife.</p> <p>Overall, the policies in this section are considered to have a mixture of significant positive and minor positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
9. To ensure the prudent use and supply of natural resources.	+	+ +	~	+ +	++	<p>Likely Significant Effects</p> <p>Policy POL1 would have a minor positive effect on this objective by encouraging development proposals to carry out the remediation of contaminated land which could see an improvement in the soil quality of the site.</p> <p>Policy POL2 would have a significant positive effect on this objective by ensuring development proposals have to maintain the soil quality of the area.</p> <p>Policy POL3 would have no relationship to this objective.</p>

SA Objective	POL1	POL2	POL3	POL4	Cumulative Effect	Commentary
						<p>Policy POL4 would have a significant positive effect on this objective by ensuring displaced soils are used sustainably or restored for later use and by protecting the “best and most versatile” agricultural land from development in all but the most important cases.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
10. To encourage the efficient use of land.	+	+	~	+	++	<p>Likely Significant Effects</p> <p>Policy POL1 would have a significant positive effect on this objective through actively encouraging the remediation of contaminated land within the County.</p> <p>Policy POL2 would have a significant positive effect by ensuring all developments carried out within the County do not create unnecessary pollution and where pollution is created its effects are mitigated, ensuring new land does not become contaminated.</p> <p>Policy POL3 would have no relationship to this objective.</p> <p>Policy POL4 would have a significant positive effect on this objective through protecting important soil resources from contamination and the “best and most versatile agricultural land” from development.</p> <p>Overall, the policies in this section are considered to have a significant positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
11. To protect and enhance the quality of Northumberland's river, transitional	~	+	~	~	++	<p>Likely Significant Effects</p> <p>Policy POL2 would have a significant positive effect by ensuring all development located within the County improves the water quality of the area and ensure they do not pollute or adversely affect water resources.</p> <p>Policies POL1, POL3, POL4 are considered to have no relationship to this objective.</p>

SA Objective	POL1	POL2	POL3	POL4	Cumulative Effect	Commentary
and coastal and ground surface and water bodies.						<p>Overall, the policies in this section are considered to have a significant positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
12. To improve air quality.	~	+	~	~	++	<p>Likely Significant Effects</p> <p>Policy POL2 would have a significant positive effect on this objective by specifically protecting the air quality of the County from new developments.</p> <p>Policies POL1, POL3 and POL4 are considered to have no relationship to this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
13. To reduce and or avoid flood risk to people and property.	~	~	~	~	~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are all related to pollution and have no relation to reducing flood risk and therefore this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	POL1	POL2	POL3	POL4	Cumulative Effect	Commentary
						<ul style="list-style-type: none"> None identified.
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	~	+	~	~	++	<p>Likely Significant Effects</p> <p>Policy POL2 would have a significant positive effect on this objective by ensuring all developments within the county produce as little pollution as possible which should reduce the levels of greenhouse gases produced in the County.</p> <p>Policies POL1, POL3 and POL4 are considered to have no relationship to this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective, with some of the policies baring no relationship to the objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	+	+	~	+	+	<p>Likely Significant Effects</p> <p>Policy POL1 would have a minor positive effect on this objective by encouraging the remediation of contaminated land, effectively recycling land so that it can be used for new purposes safely.</p> <p>Policy POL2 would have a minor positive effect on this objective by requiring all developments to keep pollution to a minimum, which should help to reduce the levels of all waste produced within the County.</p> <p>Policy POL3 is considered to have no relationship to this objective.</p> <p>Policy POL4 would have a minor positive effect on this objective by protecting the quality of displaced soils, ensuring that it can be reused.</p> <p>Overall, the policies in this section are considered to have a minor positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p>

SA Objective	POL1	POL2	POL3	POL4	Cumulative Effect	Commentary
						<ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	~	+	~	~	++	<p>Likely Significant Effects</p> <p>Policy POL2 would have a significant positive effect on this objective by requiring all development proposals within the County to reduce the levels of pollution they would produce as much as possible, ensuring new developments within the County would have as minimal impact on the character and setting of cultural heritage assets as much as possible.</p> <p>Policies POL1, POL3 and POL4 are considered to have no relationship to this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	~	+	~	+	++	<p>Likely Significant Effects</p> <p>Policy POL2 would have a significant positive effect on this objective by requiring all development proposals within the County to reduce the levels of pollution they would produce as much as possible, ensuring new developments within the County would have as minimal impact on the landscape character and ensuring its quality is not adversely effected as much as possible.</p> <p>Policy POL4 would have a minor positive effect on this objective by protecting areas of the "best and most versatile" agricultural land within the County. Northumberland is mainly comprised of Grade 2 and 3 agricultural land, meaning it is important to the landscapes of Northumberland and its protection also protects these landscapes.</p> <p>Policies POL1 and POL3 have no relationship to this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

SA Objective	POL1	POL2	POL3	POL4	Cumulative Effect	Commentary
						<p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy WAS1	WAS2	WAS3	WAS4	SDC1	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	+	+	+	+	+	+	<p><u>Likely Significant Effects</u></p> <p>The waste policies contained within this section of the Draft Local Plan relate to the siting, design, management and creation of waste management facilities. These policies would have a minor positive effect on this objective as waste management sites protect the public's health by properly storing, recycling and managing waste.</p> <p>Policy SDC1 would have a minor positive effect on this objective by ensuring new developments are designed with the existing and future effects of climate change in mind which would result in developments that are better for the County's residents.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
2. To improve the quality, range and accessibility of community services and facilities.	~	~	~	~	~	~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to waste management and have no relation to the provision of community facilities or services and therefore this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy WAS1	WAS2	WAS3	WAS4	SDC1	Cumulative Effect	Commentary
3. To deliver safer communities.	+	+	+	+	~	+	<p><u>Likely Significant Effects</u></p> <p>The waste policies contained within this section of the Draft Local Plan relate to the siting, design, management and creation of waste management facilities. These policies would have a minor positive effect on this objective as waste management sites protect the public's health by properly storing, recycling and managing waste, which would also create safer communities.</p> <p>Policy SDC1 has no relationship to this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	~	~	~	~	+	+	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to waste management and most of them have no relation to the provision of housing and therefore this objective.</p> <p>Policy SDC1 would have a minor positive effect on this objective by ensuring new housing developments are designed with the existing and future effects of climate change in mind, which would result in the creation of better quality housing.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy WAS1	WAS2	WAS3	WAS4	SDC1	Cumulative Effect	Commentary
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	+	~	~	+	~	+	<p><u>Likely Significant Effects</u></p> <p>Policies WAS2, WAS3, and SDC1 are considered to have no relationship to this objective.</p> <p>Policy WAS1 would have a minor positive effect on this objective by allowing for the creation of new waste and recycling facilities within the County which would provide new employment opportunities.</p> <p>Policy WAS4 would have a minor positive effect on this objective by safeguarding existing waste management facilities sites from other development, which should allow these sites to continue to operate and employ local people undisturbed.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
6. To deliver accessible education and training opportunities.	~	~	~	~	~	~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to waste management and have no relation to the delivery of educational and training opportunities and therefore this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy WAS1	WAS2	WAS3	WAS4	SDC1	Cumulative Effect	Commentary
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	+	~	~	~	+	<p><u>Likely Significant Effects</u></p> <p>Policy WAS1 would have a minor positive effect on this objective, as it includes the proximity principle when considering the location of new or enhanced waste management facilities, which will reduce the distance travelled to and from the facilities by waste carriers. The policy includes a sequential approach to the management of waste arising's which places priority on on-site management of wastes which will further limit travel movements.</p> <p>Policy WAS2 requires waste management facilities to be well connected to its surroundings and consider how they can use more sustainable forms of transport, such as rail, to move and manage waste more effectively. This would have a minor positive effect on this objective.</p> <p>The remaining policies contained within this section of the Draft Local Plan are all related to waste management and have no relation to reducing the need to travel, sustainable transport and infrastructure and therefore this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	+	++	+	~	~	++/+	<p><u>Likely Significant Effects</u></p> <p>Policy WAS1 would have a minor positive effect on this objective by ensuring new waste management facilities are sited carefully, ensuring they will not be located in areas important for biodiversity or geodiversity.</p> <p>Policy WAS2 would have a significant positive effect on this objective by requiring new waste management facilities to not have "unacceptable" adverse effects on its surrounding, be well designed, not give rise to unacceptable adverse cumulative effects and would overall afford considerable protection to important biodiversity and geodiversity assets.</p> <p>Policy WAS3 would have a minor positive effect on this objective by encouraging the restoration of mineral extraction sites and similar sites which could enhance the biodiversity of these areas.</p> <p>Policy WAS4 and SDC1 all have no relationship to this objective.</p> <p>Overall, the policies in this section are considered to have a mixture of significant positive and minor positive effects on the achievement of this objective.</p>

SA Objective	Policy WAS1	WAS2	WAS3	WAS4	SDC1	Cumulative Effect	Commentary
							<p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
<p>9. To ensure the prudent use and supply of natural resources.</p>	+	+	+	~	++	++/+	<p>Likely Significant Effects</p> <p>Policies WAS1 and WAS2 would both have a minor positive effect on the achievement of this objective by requiring waste re-use, recycling and recovery facilities to be well sited and not have “unacceptable” adverse effects on their surrounding environment, protecting nearby soil resources from harm.</p> <p>Policy WAS3 would have a minor positive effect on this objective by encouraging the remediation of mineral extraction sites and similar sites which could improve the soil quality of the area. It also seeks to ensure that hazardous and non-hazardous waste is disposed of sensibly to ensure such waste does not affect the soil quality of the area.</p> <p>Policy WAS4 is considered to have no relationship to this objective.</p> <p>Policy SDC1 would have a significant positive effect on this objective as it requires new developments to incorporate measures that reduce the level of waste produced by developments, encouraging them to efficiently use any resources they use and to use recycled material and renewable energy. This would result in developments that use less natural resources during their construction and operation.</p> <p>Overall, the policies in this section are considered to have a mixture of significant positive and minor positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy WAS1	WAS2	WAS3	WAS4	SDC1	Cumulative Effect	Commentary
10. To encourage the efficient use of land.	+	+	+	+	~	+	<p><u>Likely Significant Effects</u></p> <p>Policies WAS1, WAS2, WAS3 and WAS4 would all have a minor positive effect on this objective by ensuring the proper management of waste and its disposal and ensuring this is carried out in a manner that does not contaminate land. Policy WAS02 ensures waste disposal sites do not have an effect on their surroundings and policy WAS03 requires temporary waste disposal sites to have a detailed restoration scheme, ensuring any contaminated land resulting from the disposal or recycling or waste is removed.</p> <p>Policy SDC1 are considered to have no relationship to this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effects on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	+	+	+	~	~	+	<p><u>Likely Significant Effects</u></p> <p>Policies WAS1, WAS2 and WAS3 would all have a minor positive effect on this objective by ensuring waste related sites are well sited, do not have an adverse effect on their surroundings and properly store, manage and dispose of waste in a way that would not have any effects on local water resources or quality.</p> <p>Policies WAS4 and SDC1 are considered to have no relationship to this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effects on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy WAS1	WAS2	WAS3	WAS4	SDC1	Cumulative Effect	Commentary
12. To improve air quality.	~	+	0	~	+	+	<p><u>Likely Significant Effects</u></p> <p>Policy WAS2 would have a minor positive effect on this objective by ensuring waste management sites would not result in “unacceptable” adverse effects on air quality.</p> <p>Policy WAS3 encourages the transportation of waste through the use of more sustainable forms of transport. However, the Policy would also result in the creation of emissions from the vehicles used to transport waste that can’t be transported through more sustainable means and there would also be emissions from energy from waste plants, albeit controlled. Policy WAS3 would have a neutral effect on this objective.</p> <p>Policy SDC1 would have a minor positive effect as it encourages new developments to use clean energy and use locally sourced materials, potentially reducing the developments effect on local air quality as important materials don’t have to travel as far.</p> <p>Policies WAS1 and WAS4 are considered to have no relationship to this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effects on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
13. To reduce and or avoid flood risk to people and property.	+	~	+	~	++	+	<p><u>Likely Significant Effects</u></p> <p>Policies WAS1 and WAS3 would have a minor positive effect on this objective by requiring waste developments to be well sited which would place them outside of areas of flood risk and such developments to not increase the surrounding areas risk of flooding.</p> <p>Policy SDC1 would have a significant positive effect by requiring new developments to be designed in a way that makes them resilient to the likely effects of climate change (flooding being the most common effect) and to “<i>minimise vulnerability to flooding through the use of materials, green and blue infrastructure and other design features as appropriate</i>”.</p> <p>Policies WAS2 and WAS4 are considered to have no relationship to this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p>

SA Objective	Policy WAS1	WAS2	WAS3	WAS4	SDC1	Cumulative Effect	Commentary
							<ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	++	+	++	~	++	++	<p>Likely Significant Effects</p> <p>Policies WAS1 and WAS3 would have a significant positive effect on this objective by requiring waste developments to be well sited which would place them outside of areas of flood risk and such developments to not increase the surrounding areas risk of flooding, of which both factors are important due to flooding being one of the main effects of climate change. These policies also encourage the conversion of waste into energy and heat, especially through the collection and use of landfill gas.</p> <p>Policy WAS2 would have a minor positive effect on this objective by requiring waste management facilities to be well designed, which should increase their resilience to the effects of climate change.</p> <p>Policy SDC1 would have a significant positive effect by encouraging new developments to use clean energy, be adaptable to the effects of climate change and be efficient with regards to heat, cooling, ventilation and lighting, reducing these developments contribution to climate change.</p> <p>Policy WAS4 is considered to have no relationship to this objective.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective, with some of the policies bearing no relationship to the objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is	+	++	++	+	++	++	<p>Likely Significant Effects</p> <p>Policies WAS1, WAS2, WAS3 and WAS4 would have a mixture of significant and minor positive effects on this objective by allowing for and safeguarding important waste management (which include recycling and waste re-use) developments. Policies WAS2 and WAS3 are especially</p>

SA Objective	Policy WAS1	WAS2	WAS3	WAS4	SDC1	Cumulative Effect	Commentary
reused, recycled and composted.							<p>impactful as they encourage the re-use, recycling and recovery of waste including for renewable energy and heat purposes.</p> <p>Policy SDC1 would have a significant positive effect by encouraging developments to use locally sourced materials and produce as little waste as possible, whilst encouraging the use of recycled materials.</p> <p>Overall, the policies in this section are considered to have a significant positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	+	+	~	~	~	+	<p>Likely Significant Effects</p> <p>Policies WAS1 and WAS2 would have a minor positive effect on this objective by requiring waste facilities to be well sited and well designed to ensure they would not have an adverse effect on their surroundings.</p> <p>Policies WAS3, WAS4 and SDC1 are considered to have no relationship to this objective</p> <p>Overall, the policies in this section are considered to have a minor positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy WAS1	WAS2	WAS3	WAS4	SDC1	Cumulative Effect	Commentary
<p>17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.</p>	+	+	+	~	~	+	<p><u>Likely Significant Effects</u></p> <p>Policies WAS1 and WAS2 would have a minor positive effect on this objective by requiring waste facilities to be well sited and well designed to ensure they would not have an adverse effect on their surroundings.</p> <p>Policy WAS3 would have a minor positive effect on this objective by encouraging waste to be, overall, better managed and handled earlier on in the waste hierarchy. This could potentially reduce the number of waste management sites needed as waste is better managed through other means and would result in less potential adverse effects on the County's landscapes.</p> <p>Policies WAS4 and SDC1 have no relationship to this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy MIN1	MIN2	MIN3	MIN4	MIN5	MIN6	MIN7	MIN8	MIN9	MIN10	MIN11	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	+	+	+	0	0	0	0	0	0	0	0	+/-	<p>Likely Significant Effects</p> <p>These policies all relate to the extraction or protection of Northumberland's important mineral resources. The working of mineral resources has the potential to have an impact upon the health and well-being of the County's residents either through effects arising from the direct working of the resource or through the required HGVs used to transport the minerals.</p> <p>However, Policy MIN1 requires proposals to be weighed against a considerable list of factors that will determine whether any adverse effects resulting from the mineral proposal are "acceptable" and well sited.</p> <p>Policy MIN2 highlights the environmental enhancements that can take place through the restoration of mineral sites and also could require new mineral proposals to contribute towards the remediation of land that is suffering from legacy deep mining issues or addressing contaminated land. This Policy has the potential to therefore create new recreational places that would encourage a healthier lifestyle. This policy also encourages mineral sites to use sea and rail transport methods which could reduce the amount of HGVs on the County's roads.</p> <p>Similarly, Policy MIN3 focuses upon the restoration, aftercare and after-use of mineral sites and encourages proposals that incorporate wildlife areas and enhanced public access. This also has the potential to create places that encourage the County's residents to adopt a healthier lifestyle and new open spaces.</p> <p>It is overall considered that the remaining policies have a neutral effect on this objective. Policies MIN1, MIN2 and MIN3 should ensure the extraction of mineral resources do not have much, if any, of an adverse effect on the health and well-being of the County's residents.</p> <p>Overall, the policies in this section are considered to have a mixed minor positive and neutral effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
2. To improve the quality, range and	+	+	+	0	0	0	0	0	0	0	0	+/-	<p>Likely Significant Effects</p> <p>These policies all relate to the mining or protection of Northumberland's important mineral resources.</p>

SA Objective	Policy MIN1	MIN2	MIN3	MIN4	MIN5	MIN6	MIN7	MIN8	MIN9	MIN10	MIN11	Cumulative Effect	Commentary
accessibility of community services and facilities.													<p>The majority of mineral proposals covered by these policies would not have an effect on the provision or enhancement of new community facilities. For some resources (such as shale gas) there are industry specific requirements to provide or enhance community facilities. However, it is possible due to the proximity of mineral workings to community sites that there could be some adverse effects associated with noise, congestion and air quality which Policy MIN1 seeks to address through requiring mineral proposals to be well sited and that any adverse effects on local communities and the environment are “acceptable”.</p> <p>However, it is unlikely for unacceptable adverse effects to occur due to Policy MIN1 requiring mineral proposals to be well sited and that any adverse effects on local communities and the environment are “acceptable”. Policies MIN2 and MIN3 would both require existing mineral sites to have a robust restoration plan on completion of mineral extraction which could provide new rural open spaces for the County’s residents to enjoy.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive to neutral effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
3. To deliver safer communities.	+	+	0	0	0	0	0	0	0	0	0	+/0	<p>Likely Significant Effects</p> <p>These policies all relate to the extraction or protection of Northumberland’s important mineral resources. Existing and future mineral developments would result in an increase in traffic on Northumberland’s road networks (especially HGV traffic). This could potentially have an effect upon the safety of road users. Policy MIN1 does require any adverse effects to be “acceptable” and for mineral proposals to assess their effects on the transport network and policy MIN2 supports mineral site proposals that use rail and water transport where possible. Policy MIN1 would also require mineral proposals to considering their cumulative impact with other developments and this would ensure mineral proposals consider their effects on the road network and road safety.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and neutral effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy MIN1	MIN2	MIN3	MIN4	MIN5	MIN6	MIN7	MIN8	MIN9	MIN10	MIN11	Cumulative Effect	Commentary
													<p>Uncertainties</p> <ul style="list-style-type: none"> It is unknown to what extent the potential increase in HGV numbers on the roads would have on the safety of all road users. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
4. To ensure everyone has the opportunity to live in a decent and affordable home.	~	~	~	~	~	+	~	~	+	~	~	+	<p>Likely Significant Effects</p> <p>Policies MIN6 and MIN9 could help ensure that there is sufficient aggregate and building materials for housing to be built within the County and more widely. However, the supply of such materials does not have an effect on the overall quality or affordability of the homes built. These policies are considered to have a minor positive effect on this objective.</p> <p>The remaining policies relate to factors to take into account when determining applications, the protection of mineral sites and their benefits and therefore have no relation to this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy MIN1	MIN2	MIN3	MIN4	MIN5	MIN6	MIN7	MIN8	MIN9	MIN10	MIN11	Cumulative Effect	Commentary
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	+	+	+	+	+	+	+	+	+	+	+	++/+	<p><u>Likely Significant Effects</u></p> <p>The working of minerals and the expansion of mineral sites or the creation of new mineral sites through mineral proposals would all contribute to a positive effect on the sustainability of the local economy by ensuring an adequate local supply of minerals and aggregates would be available to support growth. Whilst direct employment associated with minerals and aggregates is modest (250 or 0.2% of all jobs in the County in 2016), the policies would help safeguard existing jobs and potentially create new ones (during the operational, restoration and aftercare phases and potentially through the supply chain).</p> <p>The working of mineral sites also strengthens local development as it provides local raw resources that is needed to construct these developments.</p> <p>Policy MIN11 is slightly different to the other policies contained within this policy section as it would not allow for the creation or expansion of peat extraction sites. Whilst this does impose a limit on the number of peat extraction sites, the policy does allow for these sites to extend their operational life in certain circumstances.</p> <p>Overall, the policies in this section are considered to have a mixture of major positive and minor positive effects on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
6. To deliver accessible education and training opportunities.	0	+	0	0	0	0	0	0	0	0	0	+/-	<p><u>Likely Significant Effects</u></p> <p>These policies all relate to the extraction or protection of Northumberland's important mineral resources. Maintaining a viable supply of minerals could sustain economic/employment activity which may provide opportunities for skills development of employees, though this is outside of the influence of these policies.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive to neutral effects on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p>

SA Objective	Policy MIN1	MIN2	MIN3	MIN4	MIN5	MIN6	MIN7	MIN8	MIN9	MIN10	MIN11	Cumulative Effect	Commentary
													<ul style="list-style-type: none"> It has been assumed that existing mineral sites and mineral proposals could potentially provide training opportunities or flexible jobs for the residents of Northumberland. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	+	0	0	0	-	-	-	-	-	0	+/-	<p>Likely Significant Effects</p> <p>These policies all relate to the extraction or protection of Northumberland's important mineral resources.</p> <p>There is potential during the construction and operation of some of the sites and facilities covered by the policies (e.g. MIN6 and the transport of won aggregate minerals and MIN 10 and onshore oil and gas) for substantial HGV movements. These could have localised but significant congestion effects on routes to and from the sites. Such effects from an increase in HGV movement would need to be addressed through mitigation measures contained in Policy MIN1 and elsewhere in the plan.</p> <p>Due to the nature and general location of mineral sites and mineral proposals, private car is often the only realistic way for workers to travel to/from these sites. Although direct employment associated with minerals is low (250 or 0.2% of all jobs in the County in 2016), any growth in the industry could lead to a very modest increase in the level of private car use within the County.</p> <p>Policy MIN2 does require mineral proposals to consider how rail or water transport could be used instead of road transport to transport minerals around the County and is therefore considered to have a minor positive effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive, neutral and minor negative effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
8. To conserve and enhance Northumberland's biodiversity	++	+	+	0	0	-	-	-	-	-	+	+/-	<p>Likely Significant Effects</p> <p>These policies all relate to the mining or protection of Northumberland's important mineral resources.</p> <p>The creation or maintenance of mineral extraction sites could be associated with a range of potential effects on biodiversity and geodiversity. This will include the direct loss of sites, species and habitats from the creation or expansion of an extraction site, the disturbance effects arising from dust, noise</p>

SA Objective	Policy MIN1	MIN2	MIN3	MIN4	MIN5	MIN6	MIN7	MIN8	MIN9	MIN10	MIN11	Cumulative Effect	Commentary
and geodiversity.													<p>and vibration associated with extraction as well as any disturbance associated along the routes from HGV movements. Site closure and restoration provides opportunity for habitat creation, enhancement of biodiversity and the creation of new geodiversity sites.</p> <p>Policy MIN1 would have a significant positive effect on this objective as it requires mineral proposals to be assessed against environmental criteria and ensure any adverse effects on the environment are “acceptable”. The Policy also contains criteria specifically relating to delivering net gains for biodiversity and geodiversity.</p> <p>Policy MIN2 would have a minor positive effect on this objective as it could potentially see mineral proposals to provide environmental enhancement both during the mineral sites operation and restore the site once mineral extraction is completed.</p> <p>Policy MIN3 goes into greater detail on mineral and landfill restoration and would have a minor positive effect on this objective as it requires site restoration to deliver “net-gains for biodiversity”.</p> <p>Policy MIN11 protects Northumberland’s important natural peat resources from extraction due to their important ecological value, although it does allow for the life of existing peat extraction sites to be extended should a set of criteria be met.</p> <p>Policies MIN4 and MIN5 are considered to have a neutral effect on this objective.</p> <p>In consequence, mineral extraction sites could potentially have an effect on the biodiversity and geodiversity of the County but they do provide opportunities to enhance both local biodiversity and geodiversity during operations and on restoration, especially when combined with other policies within the Local Plan.</p> <p>It is therefore assumed that overall these policies would have a mixture of minor positive and minor negative effects on this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
9. To ensure the prudent use and supply of natural resources.	+	+	+	+/-	+	+/-	+/-	+/-	+/-	+/-	+/-	+/-	<p>Likely Significant Effects</p> <p>These policies all relate to the extraction or protection of Northumberland’s important mineral resources. Policy MIN4 seeks to protect mineral resources from sterilisation and requires non mineral developments located within Mineral Safeguarding Areas (MSA) to provide an assessment of how they would affect the protected minerals.</p>

SA Objective	Policy MIN1	MIN2	MIN3	MIN4	MIN5	MIN6	MIN7	MIN8	MIN9	MIN10	MIN11	Cumulative Effect	Commentary
													<p>Policy MIN11 follows established practice for peat extraction within national policy (NPPF) by not allowing for new peat extract sites, in recognition of its nature conservation importance and carbon storage role. However, the Policy does potentially allow for existing peat extraction sites to extend their operational lifetime should there be a case for this.</p> <p>The policies would all help to facilitate a supply of material for infrastructure and buildings locally and that an appropriate contribution is made to supplying materials to provide the infrastructure, buildings, energy and goods that are required nationally.</p> <p>Whilst these policies would ensure the County has an adequate supply of natural resources, they would also see the use and loss of such natural resources that cannot be replaced. The adverse effects from these policies upon the County's finite natural resources would be mitigated to some degree by policies MIN 1, 2 and 3 and also by Policy STP3, which requires the prudent use of the County's finite resources.</p> <p>Furthermore, the creation of new mineral extraction sites could have an impact on local soil resources. However, this would be mitigated by policy MIN1 that require any adverse effects to be "acceptable" and Policy MIN3 requires proper soil handing and restoration to ensure that soil quality is maintained, and recognises the potential for minerals extraction to address contaminated land.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive effects and minor negative effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> • None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> • None identified. <p>Assumptions</p> <ul style="list-style-type: none"> • None identified.
10. To encourage the efficient use of land.	+	+	+	0	0	0	0	0	0	0	+	+/-	<p>Likely Significant Effects</p> <p>These policies all relate to the extraction or protection of Northumberland's important mineral resources. The creation of new mineral sites could potentially result in the loss of some agricultural land. However, policy MIN1 requires mineral site developments to be well sited and for any adverse effects to be "acceptable". Policy MIN3 would require proper soil handing and restoration to ensure that soil quality is maintained and that progressive restoration is undertaken, ensuring any loss of agricultural land would be temporary. Policy MIN11 would also preserve peat and its soils from extraction. These policies would therefore have a minor positive effect on this objective, whilst any remaining policies would have their effects mitigated to a neutral effect.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and neutral effects on the achievement of this objective.</p>

SA Objective	Policy MIN1	MIN2	MIN3	MIN4	MIN5	MIN6	MIN7	MIN8	MIN9	MIN10	MIN11	Cumulative Effect	Commentary
													<p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	+	0	+	+	0	0 /-	0 /-	0 /-	0 /-	0 /-	0	+ / 0 / -	<p>Likely Significant Effects</p> <p>These policies all relate to the extraction or protection of Northumberland's important mineral resources. Due to policy MIN1 requiring mineral proposals to be well sited and any adverse effects to be "acceptable". Policies WAT3 and WAT4 support this and would ensure new mineral site proposals mitigate their potential effects on ground and surface water bodies through careful siting and SuDS.</p> <p>It is unlikely that new mineral sites would have an effect on nearby water resources and water quality, though such sites can be a good opportunity to improve the local water environment by causing localised lowering/dewatering of ground water, this is not always a good thing. Furthermore, mineral extraction sites can also effect the water quality of an area by contaminating ground water which then needs to be collected, treated and discharged properly into the local sewer system.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive, minor negative and neutral effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
12. To improve air quality.	+	0	0	0	0	0	0	0	0	0	0	+ / 0	<p>Likely Significant Effects</p> <p>These policies all relate to the extraction or protection of Northumberland's important mineral resources. The creation of new mineral extraction sites could have localised effects on air quality from the operation of any plant and machinery, dust arising from extraction operations and emissions from vehicle movements. However, policy MIN1 would require mineral proposals to ensure any adverse effects they have would be considered "acceptable", which should ensure any potential impact on air quality are minimal. This policy would have a minor positive effect on this objective.</p>

SA Objective	Policy MIN1	MIN2	MIN3	MIN4	MIN5	MIN6	MIN7	MIN8	MIN9	MIN10	MIN11	Cumulative Effect	Commentary
													<p>Overall, the policies in this section are considered to have a mixture of minor positive and neutral effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
13. To reduce and or avoid flood risk to people and property.	+	0	0	0	0	0	0	0	0	0	0	+/0	<p>Likely Significant Effects</p> <p>These policies all relate to the extraction or protection of Northumberland's important mineral resources. New mineral extraction sites have the potential to both positively and adversely affect the flood resilience of an area. A new mineral extraction site could provide opportunities for the flood resilience of an area to be maintained and or enhanced due to their size and scale, effectively acting as a void that can collect flood water and improve ground water conditions. However, such water would be required to be stored, treated and discharged into a suitable water environment to ensure no harm comes to the local water environment. Any adverse effects from new mineral sites would be reduced due to the policies below.</p> <p>Policy MIN1 would require mineral proposals to be well sited and ensure any adverse effects are "acceptable", which would result in new mineral sites that have few if any effects on the flood resilience of their surroundings. Policies WAT3 and WAT4 would support this by ensuring mineral site proposals are located in areas not at risk of flooding and would use SuDS to ensure they do not increase the surrounding areas risk of flooding or compromise its flood resilience.</p> <p>Overall, the policies in this section are considered to have a neutral effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy MIN1	MIN2	MIN3	MIN4	MIN5	MIN6	MIN7	MIN8	MIN9	MIN10	MIN11	Cumulative Effect	Commentary
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	+	+	0	0	0	-	--	-	-	--	+	+/-	<p>Likely Significant Effects</p> <p>These policies all relate to the mining or protection of Northumberland's important mineral resources. The creation of new mineral extracting sites would result in the generation of greenhouse gases from the operation of any plant machinery and emissions from HGV movements associated with the transport of aggregate material. Two policies, Policy MIN 7 concerning coal and MIN10 concerning proposals for conventional and unconventional oil and gas could both lead to the extraction and generation of hydrocarbons for use which will have a significant negative effect against this objective.</p> <p>Policy MIN1 would have a minor positive effect by requiring the adverse effects of mineral proposals to be "acceptable", which would aid in reducing the amount of greenhouse gases that would be produced by mineral sites.</p> <p>Policy MIN2 would have a minor positive effect by encouraging mineral sites to use water and rail transportation instead of HGVs, which could result in a decrease of HGVs on the County's roads and would provide lower carbon transport options. Policy MIN1 also tries to achieve this.</p> <p>Policy MIN11 ensures there would be no more peat extraction sites created and puts in place stringent criteria that existing peat extraction sites have to meet if they wish to extend their operational period. This ensures an important carbon sink is maintained. This would have a minor positive effect on this objective.</p> <p>Policies MIN3, MIN4 and MIN5 are considered to have a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and significant negative effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	~	~	~	~	~	/ ?	/ ?	/ ?	/ ?	/ ?	~	-/?	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are all related to minerals and their protection and therefore the policies that do not relate to the creation of new mineral sites or would result in some form of construction, are considered to have no relation to the production of waste and therefore this objective. The Policies that would potentially result in the creation of new mineral sites are anticipated to have a minor negative effect with some uncertainty as the creation of new mineral sites would likely produce some amount of waste, though the level of the waste produced would be</p>

SA Objective	Policy MIN1	MIN2	MIN3	MIN4	MIN5	MIN6	MIN7	MIN8	MIN9	MIN10	MIN11	Cumulative Effect	Commentary
													<p>unknown and highly dependent on the size and scale of the mineral site. The other policies of the Draft Local Plan would aid in reducing the amount of waste such sites would create.</p> <p>Overall, the policies in this section are considered to have a minor negative effect on the achievement of this objective though some uncertainty remains.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	+	0	+	0	0	-	-	-	-	-	0	+/-	<p>Likely Significant Effects</p> <p>These policies all relate to the extraction or protection of Northumberland's important mineral resources. The creation of new mineral extraction sites could lead to the loss of unrecorded buried archaeological assets or have an effects on existing cultural heritage through noise and vibration. However, during their operation, they could lead to new important historical/cultural assets being uncovered.</p> <p>Policy MIN1 would have a minor positive effect as it does require mineral proposals to ensure their adverse effects are "acceptable". This would ensure mineral proposals are well sited, consider how to reduce their potential effects on existing cultural assets and ensure any assets uncovered during their operation are properly managed.</p> <p>Policy MIN3 would have a minor positive effect on this objective as it requires mineral sites to be restored once they are no longer required which would ensure any potential effects on cultural assets are not permanent.</p> <p>Policies MIN 6 – 10 could lead to the creation of new mineral extraction sites which could have an effect on Northumberland's urban and rural heritage assets although temporarily and following extraction the site would be restored, ensuring that the sites are reinstated in a fashion that would not adversely affect these heritage assets. Policies would ensure that sites both during operation and when restored would be integrated into their surroundings and that the restoration was appropriate.</p> <p>Despite these mitigating policies, the policies that would see the creation of new mineral sites are considered to have a minor negative effect on this objective, whilst the remaining policies would have a neutral effect.</p> <p>Policies MIN2, MIN4, MIN5 and MIN11 are considered to have a neutral effect on this objective</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and minor negative effects on the achievement of this objective.</p>

SA Objective	Policy MIN1	MIN2	MIN3	MIN4	MIN5	MIN6	MIN7	MIN8	MIN9	MIN10	MIN11	Cumulative Effect	Commentary
													<p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	+	0	+	0	0	-	-	-	-	-	+	+/-	<p>Likely Significant Effects</p> <p>These policies all relate to the extraction or protection of Northumberland's important mineral resources.</p> <p>Policy MIN1 would have a minor positive effect as it does require mineral proposals to ensure their adverse effects are "acceptable". This would ensure mineral proposals are well sited, and consideration is given to how to reduce their potential effects on existing landscapes and are of an appropriate scale.</p> <p>Policy MIN3 would have a minor positive effect as it requires mineral sites to be restored once they are no longer required which would ensure any potential effects on landscapes are not permanent.</p> <p>Policy MIN11 would have a minor positive effect as it ensures no new peat extraction sites can be created which protects an important natural resource that is important to certain local landscapes.</p> <p>Policies MIN 6 – 10 could lead to the creation of new mineral extraction sites which could have an effect on Northumberland's urban and rural landscapes. Although this may last a number of years, the policies would require that following extraction, the site would be restored, ensuring that landscapes are reinstated or new landscapes created. Policies would ensure that sites both during operation and when restored would be integrated into their surroundings and that the restoration was appropriate.</p> <p>Despite these mitigating policies, the policies that would see the creation of new mineral sites are considered to have a minor negative effect on this objective, whilst the remaining policies would have a neutral effect.</p> <p>Policies MIN2, MIN4 and MIN5 are considered to have a neutral effect on this objective</p> <p>Overall, the policies in this section are considered to have a mix of minor positive and minor negative effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p>

SA Objective	Policy MIN1	MIN2	MIN3	MIN4	MIN5	MIN6	MIN7	MIN8	MIN9	MIN10	MIN11	Cumulative Effect	Commentary
													<ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy REN1	REN2	Cumulative Effect	Commentary
1. To improve health and well-being and reduce health inequalities.	~	~	~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are all related to renewable energy and have no relation to the delivery of safer communities and therefore this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
2. To improve the quality, range and accessibility of community services and facilities.	~	+	+/~	<p>Likely Significant Effects</p> <p>Policy REN1 has no relation to this objective.</p> <p>Policy REN2 would have a minor positive effect on this objective as it would afford positive weight to renewable projects that are community led, which could result in the creation of community owned and created renewable energy developments that provide clean energy to these communities and even provide them with a source of income they could channel into other schemes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
3. To deliver safer communities.	~	~	~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are all related to renewable energy and have no relation to the delivery of safer communities and therefore this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy REN1	REN2	Cumulative Effect	Commentary
				<p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>4. To ensure everyone has the opportunity to live in a decent and affordable home.</p>	~	~	~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to renewable energy and have no relation to the delivery of affordable home and therefore this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>5. To strengthen and sustain a resilient local economy which offers local employment opportunities.</p>	+	+	+	<p><u>Likely Significant Effects</u></p> <p>Policies REN1 and REN2 would both have a minor positive effect on this objective by allowing for the creation of low carbon, renewable energy developments, which would provide some amount of low-carbon economy jobs and strengthen the local economy. Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy REN1	REN2	Cumulative Effect	Commentary
6. To deliver accessible education and training opportunities.	~	~	~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to renewable energy and have no relation to the delivery of educational and training opportunities and therefore this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	~	~	~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are all related to renewable energy and have no relation to reducing the need for travel and promoting more sustainable modes of transport and therefore this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	+	+	+	<p><u>Likely Significant Effects</u></p> <p>Policies REN1 and REN2 allow for the creation of renewable and low carbon energy and onshore windfarm developments. Both policies could have effect on the biodiversity and geodiversity of the County through the creation of such developments. However, both of these policies and other policies contained within the Draft Local Plan would work to mitigate any potential effects with policy REN1 explicitly stating that any potential effects on the environment must be "acceptable or made acceptable". Also, policy REN2 requires wind farm developments to outline how the turbines will be removed and the site restored to a quality at least as good as what was there before and for appropriate weight be given to designated nature conservation sites. It is considered that both policies would have a minor positive effect on this objective. .</p> <p>Overall, the policies in this section are considered to have a f minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p>

SA Objective	Policy REN1	REN2	Cumulative Effect	Commentary
				<ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>9. To ensure the prudent use and supply of natural resources.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p><u>Likely Significant Effects</u></p> <p>Policies REN1 and REN2 would both allow for the creation of new renewable energy developments, which could lead to the loss of some soil resources and other natural building materials (e.g. stone). However, any potential effects on soils and other natural resources would be mitigated by the policies themselves and other policies located within the Draft Local Plan. There is also potential for these policies to see a reduction in the consumption of natural resources like coal and natural gas through the production of renewable energy. Overall, the policies in this section are considered to have a neutral effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>10. To encourage the efficient use of land.</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p><u>Likely Significant Effects</u></p> <p>Policies REN1 and REN2 allow for the creation of renewable and low carbon energy and onshore windfarm developments. Both policies could see the creation of renewable energy developments on previously developed land, though REN2 is more likely to see the development of windfarms on greenfield land which could result in the loss of agricultural land (to a large extent any land take would be dependent on the size and scale of a scheme, and whether an extension of any existing windfarm). However, any 'loss' would not be permanent as policy REN2 would require windfarm developments to have a decommissioning and restoration strategy. Both policies would have a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a neutral effects on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy REN1	REN2	Cumulative Effect	Commentary
				<p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.</p>	+	+	+	<p><u>Likely Significant Effects</u></p> <p>Policy REN1 would have a minor positive effect on this objective by ensuring renewable energy developments consider their potential effects on nearby river, surface and groundwater and other water bodies, ensuring such effects are “<i>acceptable or can be made acceptable</i>”. The Policy does not mention the need to enhance such water assets.</p> <p>Policy REN2 would have a minor positive effect on this objective as it requires the criteria of REN1 to be applied to developments, which should afford protection to the County's water environment and important assets.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
<p>12. To improve air quality.</p>	+	+	+	<p><u>Likely Significant Effects</u></p> <p>Policies REN1 and REN2 would both have a minor positive effect on this objective by allowing for the creation of new renewable energy developments, which could provide cleaner energy for the County. This could aid in reducing the amount of emissions produced within the County as its energy needs are met more by renewable energy over sources of energy generation that have emissions to air.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy REN1	REN2	Cumulative Effect	Commentary
<p>13. To reduce and or avoid flood risk to people and property.</p>	+	+	+	<p><u>Likely Significant Effects</u></p> <p>Policy REN1 would have a minor positive effect on this objective by ensuring renewable energy developments consider their potential effects on hydrology, water supply and associated flood risk, ensuring such effects are “acceptable or can be made acceptable”. The policy does not mention the need to enhance flood resilience.</p> <p>Policy REN2 would have a minor positive effect on this objective as it requires the criteria of REN1 to be applied to developments, which should ensure developments are not at risk of flooding or increase their surroundings risk of flooding.</p> <p>Overall, the policies in this section are considered to have a mixture of minor positive and neutral effects on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
<p>14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation</p>	++	++	++	<p><u>Likely Significant Effects</u></p> <p>Policies REN1 and REN2 would both have a significant positive effect on this objective by allowing for the creation of new renewable energy developments, which could provide low carbon energy for the County. This would aid in reducing the amount of greenhouse gases within the County as energy is generated in a more sustainable manner.</p> <p>Overall, the policies in this section are considered to have a major positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
<p>15. To reduce the amount of waste that is produced and increase the proportion that is</p>	0	0	0	<p><u>Likely Significant Effects</u></p> <p>Policies REN1 and REN2 allow for the creation of renewable and low carbon energy and onshore windfarm developments. This would result in the creation of new renewable energy developments which could result in some amount of waste produced during their</p>

SA Objective	Policy REN1	REN2	Cumulative Effect	Commentary
reused, recycled and composted.				<p>construction and operation. Due to other policies within the Draft Local Plan and the policies themselves, both policies are considered to have a neutral effect on this objective.</p> <p>Overall, the policies in this section are considered to have a neutral effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	+	+	+	<p>Likely Significant Effects</p> <p>Policies REN1 and REN2 allow for the creation of renewable and low carbon energy and onshore windfarm developments. These renewable energy developments, especially the onshore wind turbines allowed under policy REN2 could have an effect on surrounding cultural heritage assets. However, policy REN1 requires renewable energy developments to consider their impact on both designated and non-designated heritage assets to ensure any affects are “acceptable”. Policy REN2 requires wind turbines to have no unacceptable adverse effects on the views from and to important heritage assets and a need for there to be a restoration plan for when the turbines are no longer required. The mitigation in these policies seeks to ensure that the developments they allow are acceptable (in terms of effects on cultural heritage). Both policies are therefore considered to have a minor positive effect on this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	+	+	+	<p>Likely Significant Effects</p> <p>Policies REN1 and REN2 allow for the creation of renewable and low carbon energy and onshore windfarm developments. These renewable energy developments, especially the onshore wind turbines allowed under policy REN2 could have an effect on surrounding landscapes. However, policy REN1 requires renewable energy developments to consider their impact on both landscapes and sensitive visual receptors to ensure any affects are “acceptable”. Policy REN2 requires wind turbines to cause no unacceptable harm to the character of surrounding landscapes and that the landscape has capacity to accommodate the turbines. The mitigation in these policies</p>

SA Objective	Policy REN1	REN2	Cumulative Effect	Commentary
				<p>seeks to ensure that the developments they allow are acceptable (in terms of effects on the landscape). Both policies are therefore considered to have a minor positive effect on this objective.</p> <p>Overall, the policies in this section are considered to have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy INF1	INF2	INF3	INF4	INF5	INF6	INF7	Cumulative Effect	Commentary
<p>1. To improve health and well-being and reduce health inequalities.</p>	+	++	+	+	+	++	+	++/+	<p>Likely Significant Effects</p> <p>Policy INF1 would have a minor positive effect on this objective as it would ensure that new developments have sufficient appropriate physical, community, social and green infrastructure capacity, both on and off-site, to support the needs arising from the development, or that such capacity will be delivered to an appropriate standard and in a timely manner by the proposed development. It also requires that any unacceptable effects would be mitigated. This would improve the health and well-being of the County's residents by potentially encouraging them to adopt healthier modes of transportation such as walking or cycling.</p> <p>Policy INF2 would have a significant positive effect on this objective as it protects community services and facilities from being lost without good cause or a replacement being created. Such facilities and services are important for the health and well-being of the County's residents.</p> <p>Policy INF3 would have a minor positive effect on this objective by protecting local convenience shops and public houses from being lost without good cause or a replacement, which improves the health and well-being of the County's residents by ensure they have access to local goods and services that could be walked or cycled to. Local convenience stores are also especially important to the older residents of the County who find it difficult to travel to stores located further away. Local public houses can also be important places for maintaining or improving the wellbeing of an area by acting as community hubs.</p> <p>Policy INF4 would have a minor positive effect on this objective by protecting assets of community value from being lost without good cause or replacement and such assets are important for the health and well-being of the County's residents.</p> <p>Policy INF5 would have a minor positive effect on this objective by ensuring new developments are well designed, which could encourage the adoption of healthier lifestyles by the County's residents by encouraging modes of transport such as walking or cycling.</p> <p>Policy INF6 would have a significant positive effect on this objective by encouraging and even requiring in some situations, new developments to provide new open space and sport/recreation facilities.</p> <p>Policy INF7 would have a minor positive effect on this objective by ensuring the unacceptable impacts from a development can be addressed through planning conditions, and where not possible to address, impose planning obligations to overcome the impacts, ensuring they do not have a negative effect on the health and well-being of the County's residents.</p> <p>Overall the policies would have a mixture of significant and minor positive effects on the achievement of this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy INF1	INF2	INF3	INF4	INF5	INF6	INF7	Cumulative Effect	Commentary
									<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
2. To improve the quality, range and accessibility of community services and facilities.	+	++	+	++	+	++	+	++	<p>Likely Significant Effects</p> <p>The policies within this section of the Draft Local Plan would either have a significant or minor positive effect on this objective as they deal with protecting and providing facilities/services that are important for the County, improving the accessibility of these services or ensuring and adverse effects can be addressed through mitigation and planning conditions, and where not possible to address, through planning obligations.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
3. To deliver safer communities.	~	~	~	~	~	~	~	~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are predominantly concerned with the provision and protection of community services and facilities and are therefore not directly related to this objective.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
4. To ensure everyone has the opportunity to	~	~	~	~	+	~	~	+/~	<p>Likely Significant Effects</p>

SA Objective	Policy INF1	INF2	INF3	INF4	INF5	INF6	INF7	Cumulative Effect	Commentary
live in a decent and affordable home.									<p>The policies contained within this section of the Draft Local Plan are predominantly concerned with the provision and protection of community services and facilities and are therefore not directly related to this objective. However, Policy INF5 would have a minor positive effect by ensuring new housing developments are well designed.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.

SA Objective	Policy INF1	INF2	INF3	INF4	INF5	INF6	INF7	Cumulative Effect	Commentary
5. To strengthen and sustain a resilient local economy which offers local employment opportunities.	+	+	+	+	+	~	+	+	<p><u>Likely Significant Effects</u></p> <p>Policies INF1 and INF5 would have a minor positive effect on this objective by ensuring new developments have sufficient appropriate physical, community, social and green infrastructure capacity, both on and off-site, to support the needs arising from the development, or that such capacity will be delivered to an appropriate standard and in a timely manner by the proposed development. It also requires that any unacceptable effects would be mitigated. In conjunction with other policies in the plan, this could increase the accessibility of local jobs and services through ensuring the provision of an adequate range of transport options.</p> <p>Policies INF2, INF3 and INF4 would have a minor positive effect on this objective by encouraging the creation and providing protection to important local shops, public houses and community services and facilities which can provide employment opportunities.</p> <p>Policy INF6 has no relationship to this objective.</p> <p>Policy INF7 would have a minor positive effect by ensuring the negative effects from developments can be addressed through planning conditions, and where not possible to address, impose planning obligations to overcome the impacts, which could see improvements being required to local infrastructure, increasing the accessibility of the local economy.</p> <p>Overall the policies would have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
6. To deliver accessible education and training opportunities.	+	+	~	~	+	~	+	+	<p><u>Likely Significant Effects</u></p> <p>Policies INF1, INF2, INF5 and INF7 would have a minor positive effect on this objective by either improving the accessibility of existing and future education/training opportunities or by potentially seeing the creation of such opportunities.</p> <p>Policies INF3, INF4 and INF6 have no relation to this objective.</p> <p>Overall the policies would have a minor positive effect on the achievement of this objective.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy INF1	INF2	INF3	INF4	INF5	INF6	INF7	Cumulative Effect	Commentary
									<p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
7. To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	+	~	~	~	+	~	~	+/~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are predominantly concerned with the provision and protection of community services and facilities and are therefore not directly related to this objective.</p> <p>However, policy INF1 would have a minor positive effect by ensuring developments have sufficient infrastructure to make them accessible</p> <p>Policy INF5 would have a minor positive effect due to it requiring developments to be well designed which should increase their connectivity and for the use of detailed Design and Access Statements that incorporate detailed plans and models that will inform how developments improve the connectivity of an area as much as possible and encourage a wide range of transport methods.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
8. To conserve and enhance Northumberland's biodiversity and geodiversity.	+	~	~	~	+	~	+	+	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are predominantly concerned with the provision and protection of community services and facilities and are therefore not directly related to this objective.</p> <p>However, Policy INF1 would have a minor positive effect on this objective. It would ensure that new developments have sufficient appropriate physical, community, social and green infrastructure capacity and would provide opportunities to enhance local greenspaces providing opportunities for new habitat creation. Policies INF5 and INF7 would have a minor positive effect on this objective through ensuring developments are well designed and by ensuring any negative effects developments have on the biodiversity and geodiversity can be addressed through mitigation and planning conditions, and where not possible to address, through planning obligations.</p>

SA Objective	Policy INF1	INF2	INF3	INF4	INF5	INF6	INF7	Cumulative Effect	Commentary
									<p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
9. To ensure the prudent use and supply of natural resources.	~	~	~	~	+	~	~	+/~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are predominantly concerned with the provision and protection of community services and facilities and are therefore not directly related to this objective. However, Policy INF5 would have a minor positive effect on this objective through ensuring developments are well designed, which has the potential to ensure developments use natural resources responsibly.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.
10. To encourage the efficient use of land.	~	~	~	~	+	~	~	+/~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are predominantly concerned with the provision and protection of community services and facilities and are therefore not directly related to this objective. However, Policy INF5 would have a minor positive effect on this objective through ensuring developments are well designed, which has the potential to ensure developments use land efficiently.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy INF1	INF2	INF3	INF4	INF5	INF6	INF7	Cumulative Effect	Commentary
									<p>Assumptions</p> <ul style="list-style-type: none"> None identified.
11. To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	~	~	~	~	+	~	~	+/~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are predominantly concerned with the provision and protection of community services and facilities and are therefore not directly related to this objective. However, Policy INF5 would have a minor positive effect on this objective through ensuring developments are well designed, which should protect the water environment of the area.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
12. To improve air quality.	~	~	~	~	+	~	~	+/~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are predominantly concerned with the provision and protection of community services and facilities and are therefore not directly related to this objective. However, Policy INF5 would have a minor positive effect on this objective through ensuring developments are well designed, which should ensure that new developments have less of an impact upon the air quality of the County during their construction and operation.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy INF1	INF2	INF3	INF4	INF5	INF6	INF7	Cumulative Effect	Commentary
13. To reduce and or avoid flood risk to people and property.	~	~	~	~	+	~	~	+/~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are predominantly concerned with the provision and protection of community services and facilities and are therefore not directly related to this objective. However, Policy INF5 would have a minor positive effect on this objective through ensuring developments are well designed, which would ensure new developments are flood resilient and do not decrease the flood resilience of their surroundings.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
14. To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation	~	~	~	~	+	~	~	+/~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are predominantly concerned with the provision and protection of community services and facilities and are therefore not directly related to this objective. However, Policy INF5 would have a minor positive effect on this objective through ensuring developments are well designed, which would ensure they produce less greenhouse gases during their construction and operation.</p> <p><u>Mitigation</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Uncertainties</u></p> <ul style="list-style-type: none"> • None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> • None identified.
15. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.	~	~	~	~	+	~	~	+/~	<p><u>Likely Significant Effects</u></p> <p>The policies contained within this section of the Draft Local Plan are predominantly concerned with the provision and protection of community services and facilities and are therefore not directly related to this objective. However, Policy INF5 would have a minor positive effect on this objective through ensuring developments are well designed, which would ensure that they produce as little waste as possible and recycle or use recycled material as much as possible.</p>

SA Objective	Policy INF1	INF2	INF3	INF4	INF5	INF6	INF7	Cumulative Effect	Commentary
									<p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
16. To conserve and enhance Northumberland's cultural heritage and diversity.	~	~	~	+	+	~	~	+/~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are predominantly concerned with the provision and protection of community services and facilities and are therefore not directly related to this objective. However, Policy INF5 would have a minor positive effect on this objective through ensuring developments are well designed, which would ensure that they reduce their potential effects on their surrounding cultural heritage assets and their setting. Policy INF4 would also have a minor positive effect due to it protection important assets of community value which can be buildings that are important for the cultural heritage/character of an area.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified. <p>Assumptions</p> <ul style="list-style-type: none"> None identified.
17. To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.	~	~	~	~	+	~	~	+/~	<p>Likely Significant Effects</p> <p>The policies contained within this section of the Draft Local Plan are predominantly concerned with the provision and protection of community services and facilities and are therefore not directly related to this objective. However, Policy INF5 would have a minor positive effect on this objective through ensuring developments are well designed, which would ensure that they have a minimal effect on Northumberland's landscapes.</p> <p>Mitigation</p> <ul style="list-style-type: none"> None identified. <p>Uncertainties</p> <ul style="list-style-type: none"> None identified.

SA Objective	Policy INF1	INF2	INF3	INF4	INF5	INF6	INF7	Cumulative Effect	Commentary
									<ul style="list-style-type: none"> None identified. <p><u>Assumptions</u></p> <ul style="list-style-type: none"> None identified.

wood.

