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Ponteland Neighbourhood Plan Basic Conditions Statement

February 2017

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1. Introduction

- 1.1 As is required by Regulation 5(1) of the Neighbourhood Planning (General) Regulations 2012 and detailed advice given in NPPG¹, this statement sets out how the draft Ponteland Neighbourhood Plan (PNP) and its process of preparation meets a set of Basic Conditions and other legal requirements. It is one of the documents that must be submitted to a Local Planning Authority by a Qualifying Body intending to seek approval of their neighbourhood plan. The Submission PNP should be read alongside this document.
- 1.2 Only a draft neighbourhood plan that meets each of a set of Basic Conditions can be put to a referendum and be made. The Basic Conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The Basic Conditions are:
 - a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - b. the making of the neighbourhood plan contributes to the achievement of sustainable development;
 - c. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;
 - e. prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.

¹ National Planning Practice Guidance, Department for Communities and Local Government, 2014

2. Having Regard to National Policies and Advice

- 2.1 The PNP has been produced with appropriate regard to the guidance contained within the NPPF². Paragraphs 183 to 185 of the NPPF outline specific guidance in relation to the production of neighbourhood plans. Paragraph 184 states that *“The ambition of the neighbourhood should be aligned with the strategic needs and priorities of the local area. Neighbourhood Plans must be in general conformity with the strategic policies of the local plan.”* The Neighbourhood Plan has been drafted with regard to the planning policies of adopted Castle Morpeth District Local Plan³ and the emerging Core Strategy⁴, and the comprehensive evidence base that supports these policies.
- 2.2 Paragraph 184 of the NPPF also states that neighbourhood plans should *“not promote less development than set out in the Local Plan or undermine its strategic policies”*. The PNP does not undermine and aims to work alongside strategic policies; this is discussed further under Section 5 *“Conformity with the Development Plan”*.
- 2.3 The PNP has regard to the twelve core planning principles set out within paragraph 17 of the NPPF, as set out in Table 1 below.

Table 1: NPPF Core Planning Principles and the PNP

NPPF Core Planning Principle	Regard that the PNP has to the NPPF
Be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They	The PNP has been produced in line with this guidance. It will provide a framework to ensure that development is genuinely plan-led, and through involvement of the local community in shaping its policies and proposals, through both informal and formal consultation, the PNP will empower local people to shape their surroundings. The vision, objectives, policies and proposals in the PNP have been developed with a thorough approach to

² National Planning Policy Framework, Department for Communities and Local Government, 2012

³ Castle Morpeth District Council, 2003

⁴ The most recent version of the Core Strategy is the Pre Submission Draft – Major Modifications document (Northumberland County Council, June 2016) with Proposed Further Major Modifications (Northumberland County Council, November 2016).

NPPF Core Planning Principle	Regard that the PNP has to the NPPF
<p>should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency.</p>	<p>engaging all those who live, work and carry out business in the area. The Plan sets out a positive vision for the area up to 2031. The PNP sets out a number of development management policies (32 in total) to guide, control and promote future development.</p>
<p>Not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives.</p>	<p>The PNP offers the local community the opportunity to shape the future development of Ponteland Civil Parish in a creative way. A number of formal and informal community engagement events have taken place, including</p> <ul style="list-style-type: none"> • January 2012 – Civil Parish wide survey; • May 2013 – engagement with students at the High School; • June 2013 – Party in the Park event; • December 2013 – Civil Parish wide survey; • September 2014 - issues and options consultation; • June 2015 - Party in the Park event; • October 2015 – Stakeholder event; • April 2016 – Revised vision, objectives and policy options consultation; • June 2016 - Party in the Park event; • November 2016 - Pre Submission Draft consultation. <p>The PNP ensures that the quality of Ponteland Civil Parish is enhanced by including policies that seek to ensure high standards of design, promotes a sustainable mix of housing development, provides sufficient infrastructure, protects green spaces, biodiversity, heritage assets, and community services and facilities, and supports the environmental improvement of shopping areas in the Civil Parish.</p>
<p>Proactively drive and support sustainable economic</p>	<p>This PNP supports sustainable economic development and has been prepared in</p>

NPPF Core Planning Principle	Regard that the PNP has to the NPPF
<p>development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities.</p>	<p>conformity with the strategic planning policies set out in the emerging Northumberland Core Strategy. The PNP has been prepared looking towards County-level evidence on housing, employment and retail, and the Steering Group have also sourced local-level evidence on these matters, such as the Housing Needs Survey (2016) and Estate Agents Survey (2016). The PNP contains positive policies on housing (<i>PNP4</i>), employment (<i>PNP18</i>) and retail (<i>PNP19</i> and <i>PNP20</i>).</p>
<p>Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	<p>The PNP sets out policies to encourage high quality and inclusive design in new development (<i>PNP2</i>), manage the character of Darras Hall Estate (<i>PNP4</i>) and to ensure that amenity is not harmed by inappropriate adverts (<i>PNP7</i>), building security (<i>PNP8</i>) and canopies and awnings (<i>PNP9</i>). These will ensure that amenity of existing and future residents is protected.</p>
<p>Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.</p>	<p>The PNP takes regard of this guidance fully and includes policies to protect and enhance local green spaces (<i>PNP15</i>), green infrastructure (<i>PNP10</i>), landscape (<i>PNP11</i>), green approaches (<i>PNP12</i>), biodiversity (<i>PNP13</i>) and wildlife corridors (<i>PNP14</i>). The Steering Group have commissioned evidence on landscape and local green spaces to assist in these aims.</p>
<p>Support the transition to a low carbon future in a</p>	<p>The PNP, under policy <i>PNP1</i> requires proposals to demonstrate how the</p>

NPPF Core Planning Principle	Regard that the PNP has to the NPPF
<p>changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).</p>	<p>development would minimise the impact and mitigate the likely effects of climate change. The design policy (<i>PNP2</i>) encourages the incorporation of sustainable design and construction techniques, and renewable and low carbon energy technology in new development. The PNP also considers climate change resilience through policies on flood alleviation (<i>PNP26</i>), avoiding flood risk (<i>PNP27</i>) and provision of Sustainable Drainage Systems (<i>PNP28</i>).</p>
<p>Contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework.</p>	<p>The PNP is consistent with this principle by providing a policy framework for the protection and enhancement of the neighbourhood plan area and its environmental assets. It supports a reduction in pollution through encouraging renewable and low carbon energy technology in new development (<i>PNP2</i>) and supports the promotion of active travel (<i>PNP30</i>) and public transport (<i>PNP32</i>) rather than private vehicle.</p>
<p>Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.</p>	<p>The PNP does not allocate any development land. It promotes making the best and most efficient use of land in policy <i>PNP1</i>. It conforms to national and county-level planning policy that promotes the effective use of land.</p>
<p>Promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production).</p>	<p>The PNP seeks to protect a number of open land areas that perform a wide range of functions in the neighbourhood plan area, with policies on local green spaces (<i>PNP15</i>), green infrastructure (<i>PNP10</i>), landscape (<i>PNP11</i>), green approaches (<i>PNP12</i>), biodiversity (<i>PNP13</i>), wildlife corridors (<i>PNP14</i>), active travel routes (<i>PNP30</i>) and Sustainable Drainage Systems (<i>PNP28</i>).</p>
<p>Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their</p>	<p>The PNP is fully in line with this principle, with policies <i>PNP5</i>, <i>PNP6</i> and <i>PNP7</i> setting out a framework for the protection and enhancement of heritage assets</p>

NPPF Core Planning Principle	Regard that the PNP has to the NPPF
<p>contribution to the quality of life of this and future generations.</p>	<p>and their settings.</p>
<p>Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.</p>	<p>The PNP seeks to promote sustainable use of transport in number of ways: through ensuring the best and most efficient use of land and that all infrastructure necessary to make the development acceptable is provided (<i>PNP1, PNP3</i>); through expecting new development to provide accessible links to existing networks (<i>PNP2</i>); through protecting and supporting new active travel networks (<i>PNP29, PNP30</i>) and supporting the provision of and improvements to public transport (<i>PNP29, PNP32</i>). The PNP also contains policies supporting proposals that would diversify and enhance the range of local shops, services and community facilities (<i>PNP19</i>) and would deliver physical revitalisation of local shopping centres (<i>PNP20</i>), with the aim of encouraging local people to use local facilities rather than travel elsewhere.</p>
<p>Take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.</p>	<p>The PNP has been prepared in accordance with this principle; this is a matter that is very important to the Ponteland Civil Parish community. Policy <i>PNP3</i> ensures that adequate infrastructure, services and community facilities will be made available to serve new development. Policy <i>PNP19</i> supports proposals that would diversify and enhance the range of local shops, services and community facilities. Policy <i>PNP22</i> supports new and resists the loss of community facilities. Policy <i>PNP24</i> protects open space, sports and recreational buildings and land. Policy PNP supports new public toilet facilities and/or the improvement of existing facilities. Policy <i>PNP16</i> supports the retention of allotments.</p>

3. Contributing to the Achievement of Sustainable Development

- 3.1 At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. The NPPF sets out that there are three dimensions to sustainable development: economic, social and environmental.
- 3.2 The PNP has been prepared in full recognition of the need to contribute to sustainable development. An overarching policy - *PNP 1 Sustainable Development Principles* has been included to set out a positive and proactive approach to new development whilst identifying the key criteria that should be considered when determining a planning application. The criteria cover economic, social and environmental considerations.
- 3.3 Tables 2, 3 and 4 show, for each dimension of sustainability, the alignment of the PNP with the aims of the NPPF. In many cases, PNP objectives and policies are applicable to more than one dimension of sustainability; in these cases they have only been placed within one dimension.

Table 2	Delivering Economic Sustainability
NPPF Definition	Contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
PNP Objectives	Objective 3 – Local Economy Objective 7 – Transport and Movement
Relevant PNP Policies	<i>PNP 3: Infrastructure</i> <i>PNP 18: Economic Development</i> <i>PNP 19: Village Centre and Local Centre</i> <i>PNP 29: Transport and New Developments</i> <i>PNP 31: Public Car and Cycle Parking</i>

Commentary	<p>The PNP supports economic sustainability by including policies that ensure the correct infrastructure is in place to serve development. A crucial aspect of this is transport infrastructure; the PNP aims that business and customers are not deterred by traffic and parking challenges. The PNP supports the ongoing vitality and viability of the retail centres within the Plan area and appropriate environmental improvements to make them more attractive to customers and investors. The PNP does not allocate land for employment uses; this is due to the relatively constrained nature of the Plan area mainly because of Green Belt boundaries, and that the emerging Core Strategy has used up-to-date relevant evidence to propose the allocation of sufficient employment land within the PNP area over the Plan period. The PNP however does recognise the employment opportunities within the area, and supports the proposed employment land allocation within the emerging Core Strategy and any other appropriate economic development that may come forward as part of sustainable development.</p>
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Table 3	
Delivering Social Sustainability	
NPPF Definition	Support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.
PNP Objectives	<p>Objective 1 – The Built Environment</p> <p>Objective 4 - Housing</p> <p>Objective 5 – Community Wellbeing</p>
Relevant PNP Policies	<p><i>PNP 2: High Quality and Inclusive Design</i></p> <p><i>PNP 4: Residential Development in Darras Hall</i></p> <p><i>PNP 5: Heritage Assets</i></p> <p><i>PNP 6: Heritage Assets and Highway works</i></p> <p><i>PNP 7: Heritage Assets and Advertisements</i></p> <p><i>PNP 8: Building Security</i></p>

	<p><i>PNP 9: Canopies and Awnings</i></p> <p><i>PNP 15: Local Green Space</i></p> <p><i>PNP 16: Allotments</i></p> <p><i>PNP 17: Cemetery</i></p> <p><i>PNP 20: Village Centre and Local Centre Regeneration</i></p> <p><i>PNP 21: Housing Mix</i></p> <p><i>PNP 22: Community Infrastructure</i></p> <p><i>PNP 23: Open and Recreation Space Provision</i></p> <p><i>PNP 24: Protection of Open Space, Sports and Recreational Buildings and Land</i></p> <p><i>PNP 25: Public Toilet Facilities</i></p> <p><i>PNP 30: Active Travel Routes</i></p> <p><i>PNP 32: Public Transport</i></p>
Commentary	<p>The emerging Core Strategy identifies sufficient housing land over the Plan period. The PNP does not need to identify further land, but it does support the provision of housing that meets the needs of the current and future population of the Plan area. This includes recognition of the different types of homes that would be needed to meet those needs. Several policies in the PNP are associated with ensuring a high quality built environment, including policies on design and ensuring the significance of heritage assets is not adversely impacted. Health, social and cultural well-being is supported with several policies that aim to protect and provide community infrastructure.</p>

Table 4	Delivering Environmental Sustainability
NPPF Definition	Contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
PNP Objectives	Objective 2 - The Natural Environment

	Objective 6 – Flooding and Sustainable Drainage
Relevant PNP Policies	<p><i>PNP 10: Green Infrastructure</i></p> <p><i>PNP 11: Landscape</i></p> <p><i>PNP 12: Green Approaches</i></p> <p><i>PNP 13: Biodiversity</i></p> <p><i>PNP 14: Wildlife Corridors</i></p> <p><i>PNP 26: Flood Alleviation</i></p> <p><i>PNP 27: Flood Risk</i></p> <p><i>PNP 28: Sustainable Drainage Systems</i></p>
Commentary	<p>The PNP provides protection to the rich biodiversity of the Plan area. The PNP proposes the introduction of a new wildlife corridor that runs concurrent with a bridle way; a proposal that has been supported by the Northumberland Wildlife Trust and Natural England. To address the concerns regarding flooding in the Civil Parish, several policies supporting suitable drainage and flood prevention and alleviation schemes are included. The multi-functionality of green space is recognised and afforded protection. The PNP notes the contribution the natural environment makes to the character of the Plan area and includes policies to appropriately manage effects on landscape and green approaches.</p>

4. Conformity with the Strategic Policies of the Local Plan

Castle Morpeth District Local Plan

4.1 The section considers the extent to which the policies of the PNP are in general conformity with the strategic policies in the current development plan for the neighbourhood area, that is, the saved policies of the Castle Morpeth District Local Plan (CMDLP). The CMDLP was adopted in 2003 and is considered out of date in some respects and does not provide a wholly appropriate strategic context for the preparation of the PNP. Northumberland County Council as Local Planning Authority has provided confirmation of the strategic policies in the current development plan associated with the Plan area; this is included at Appendix 1. Tables 5 to 28 take each of these policies in turn and discuss how the PNP is in general conformity with them.

Table 5	CMDLP Policy RE2 Renewable Energy
CMDLP Policy	<p>THE DEVELOPMENT AND USE OF POWER GENERATED BY THE FOLLOWING RENEWABLE ENERGY TECHNOLOGIES WILL BE ENCOURAGED: -</p> <ul style="list-style-type: none"> i) WIND POWER; ii) ENERGY FROM CROPS AND FORESTRY; iii) HYDRO ELECTRICITY; iv) SOLAR ENERGY; <p>SUBJECT TO PROPOSALS SATISFYING ALL THE FOLLOWING CRITERIA: -</p> <ul style="list-style-type: none"> i) NO UNACCEPTABLE IMPACT ON SITES AND LOCATIONS WHICH ARE ESPECIALLY SENSITIVE, INCLUDING THOSE DESIGNATED AS CONSERVATION AREAS, AREAS OF HIGH LANDSCAPE VALUE AND THE COASTAL ZONE; ii) NO UNACCEPTABLE IMPACT ON OTHER SITES OF NATURE CONSERVATION IMPORTANCE; iii) NO UNACCEPTABLE IMPACT ON SITES OF HISTORICAL OR ARCHAEOLOGICAL IMPORTANCE; iv) PROPOSALS SHOULD BE SITED IN SYMPATHY WITH LOCAL FEATURES AND RESPECT THE GRAIN AND FORM OF THE LAND AND BE LOCATED SO AS TO MINIMISE VISUAL INTRUSION; v) NO LONG TERM ADVERSE IMPACT ON ESTABLISHED COMMUNITIES AND SETTLEMENTS; vi) NOISE LEVELS CREATED BY EQUIPMENT AND OPERATIONAL PROCEDURES SHOULD NOT ADVERSELY AFFECT

	<p>THE AMENITY AND QUALITY OF LIFE OF RESIDENTS IN THE VICINITY OF THE PROPOSED DEVELOPMENT;</p> <p>vii) THE CUMULATIVE EFFECT OF MULTIPLE INSTALLATIONS</p> <p>viii) THE ABILITY OF THE LOCAL HIGHWAY NETWORK TO ACCOMMODATE TRAFFIC FLOWS BOTH DURING CONSTRUCTION AND SUBSEQUENTLY AND THE IMPACT OF SUCH FLOWS ON THE PHYSICAL FABRIC OF THE HIGHWAY NETWORK;</p> <p>ix) THE IMPACT ON ASSOCIATED AND ANCILLARY INFRASTRUCTURE;</p> <p>x) THE IMPACT OF EQUIPMENT UPON TELEVISION, RADIO AND MICROWAVE COMMUNICATION RECEPTION. THE COUNCIL CONSIDERS THAT ITS COASTLINE AND IMMEDIATE HINTERLAND IS AN INAPPROPRIATE LOCATION FOR WIND, TIDAL OR WAVE POWER GENERATION BY REASON OF ITS DESIGNATION AS SITES OF SPECIAL SCIENTIFIC INTEREST, AREA OF HIGH LANDSCAPE VALUE AND RAMSAR, SPECIAL PROTECTION AREA AND HERITAGE COAST DESIGNATIONS.</p> <p>IN ALL CASES INVOLVING WIND TURBINES, EXCEPTING THOSE INVOLVING A SINGLE WIND TURBINE FOR AN INDIVIDUAL CONSUMER, THE COUNCIL WILL REQUIRE THAT AN ENVIRONMENTAL ASSESSMENT BE UNDERTAKEN, AND RESERVES ITS RIGHT TO REQUEST ONE FOR OTHER RENEWABLE ENERGY PROPOSALS.</p>
PNP Conformity	<p>The PNP has no specific statement or policy on renewable energy development, although it does not undermine the aims of this strategic policy. PNP policies on biodiversity, heritage assets, design and landscape mirror several of the principles in the above policy.</p>

Table 6	CMDLP Policy RE3 Wind Power Areas of Search
CMDLP Policy	<p>WIND TURBINE GENERATORS WILL BE PERMITTED WITHIN AREAS OF SEARCH IDENTIFIED ON THE PROPOSALS MAPS SUBJECT TO SATISFYING THE CRITERIA IN POLICY RE2.</p>
PNP Conformity	<p>The PNP does not have a policy on the siting of wind turbine generators as this issue is considered to be of strategic importance and outside the competence of the PNP.</p>

Table 7	CMDLP Policy RE4 Water Quality
CMDLP Policy	THE COUNCIL WILL RESIST DEVELOPMENT WHICH IN ITS OPINION, AFTER CONSULTATION WITH THE ENVIRONMENT AGENCY, MAY ADVERSELY AFFECT THE QUALITY OF SURFACE, UNDERGROUND OR COASTAL WATER AS A RESULT OF THE NATURE OF SURFACE OR WASTE WATER DISCHARGE, OR GIVE RISE TO POLLUTION PROBLEMS RESULTING FROM THE DISTURBANCE OF CONTAMINATED LAND. THE COUNCIL WILL SUPPORT INITIATIVES WHICH LEAD TO IMPROVEMENTS IN SURFACE OR COASTAL WATER QUALITY INCLUDING THE PROVISION OF NEW OR IMPROVED WATER AND SEWAGE TREATMENT FACILITIES.
PNP Conformity	The PNP has no specific policy on water quality but has policies on flood alleviation, prevention of flood risk and sustainable drainage, all of which contribute to conserving water quality.

Table 8	CMDLP Policy RE5 Surface water run-off and flood defences
CMDLP Policy	PROPOSALS FOR NEW DEVELOPMENT SHALL NOT BE PERMITTED IN FLOOD RISK AREAS OR WHERE DEVELOPMENT MAY INCREASE THE RISK OF FLOODING ELSEWHERE UNLESS IT CAN BE DEMONSTRATED BY MEANS OF A FLOOD RISK ASSESSMENT AND SEQUENTIAL TEST THAT: A) THERE IS NO ALTERNATIVE OPTION AVAILABLE AT NO OR AT A LOWER RISK OF FLOODING; B) THERE WILL BE NO UNACCEPTABLE RISK OF FLOODING; C) THERE WILL BE NO UNACCEPTABLE INCREASE IN RISK OF FLOODING ELSEWHERE, AS A RESULT OF THE DEVELOPMENT; AND, D) APPROPRIATE MITIGATION MEASURES CAN BE PUT IN PLACE TO MINIMISE THE RISK OF FLOODING AND THESE MEASURES CAN BE CONTROLLED BY APPROPRIATE PLANNING CONDITIONS OR A SECTION 106 AGREEMENT CAN BE SECURED.
PNP Conformity	Policy <i>PNP 27: Flood Risk</i> is in conformity with the above strategic policy.

Table 9	CMDLP Policy RE6 Service Infrastructure
CMDLP Policy	THE COUNCIL WILL CONSIDER THE IMPLICATIONS OF GRANTING PLANNING PERMISSION FOR NEW DEVELOPMENTS AS THEY AFFECT LAND DRAINAGE, WATER SUPPLY AND SEWERAGE. WHERE DEVELOPMENT IS LIKELY TO REQUIRE THE IMPROVEMENT OR PROVISION OF ADDITIONAL SERVICES, CONSIDERATION WILL BE GIVEN TO THE NEED TO IMPOSE PLANNING CONDITIONS OR SEEK LEGAL AGREEMENTS AS APPROPRIATE.
PNP Conformity	Policy <i>PNP 27: Flood Risk</i> is in conformity with the above strategic policy.

Table 10	CMDLP Policy RE8 Contaminated Land
CMDLP Policy	THE COUNCIL WILL REQUIRE PROPOSALS FOR THE DEVELOPMENT OF ALL LAND IDENTIFIED AS BEING, OR POTENTIALLY BEING CONTAMINATED BY PREVIOUS DEVELOPMENTS OR MINERAL WORKINGS, TO BE ACCOMPANIED BY A STATEMENT OF SITE INVESTIGATION OUTLINING THE TESTS UNDERTAKEN AND THE EVALUATION OF RESULTS, IN ORDER THAT THE COUNCIL MAY ASSESS ANY DIRECT THREAT TO HEALTH, SAFETY, OR THE ENVIRONMENT.
PNP Conformity	The PNP has no specific statement or policy on contaminated land, although it does not undermine the aims of this strategic policy.

Table 11	CMDLP Policy RE9 Ground Stability
CMDLP Policy	THE COUNCIL WILL REQUIRE PROPOSALS FOR DEVELOPMENT WHICH IS ON UNSTABLE OR POTENTIALLY UNSTABLE LAND TO BE ACCOMPANIED BY A STATEMENT ON GROUND STABILITY, TOGETHER WITH DETAILS OF MEASURES PROPOSED TO DEAL WITH ANY INSTABILITY.
PNP Conformity	The PNP has no specific statement or policy on ground stability, although it does not undermine the aims of this strategic policy.

Table 12	CMDLP Policy C1 Settlement Boundaries and PC1 Settlement Boundary
CMDLP Policy	<p><i>POLICY C1</i> BOUNDARIES ARE DRAWN TO IDENTIFY THE LIMITS TO SETTLEMENTS AND ARE DEFINED ON THE PROPOSALS MAP INSETS. DEVELOPMENT IN THE OPEN COUNTRYSIDE BEYOND SETTLEMENT BOUNDARIES WILL NOT BE PERMITTED UNLESS THE PROPOSALS CAN BE JUSTIFIED AS ESSENTIAL TO THE NEEDS OF AGRICULTURE OR FORESTRY OR ARE PERMITTED BY POLICIES H8, H16, E1, E4, E5, E10, E11, E12, E14, E15. Note: The provisions of the following policies also need to be considered: RE5, C19, H4, H6, H7, H10, H17, H18, H19, H20, H21, H22, H23, H24, E2, E6, E13, S6, S11, T1, T2, R1, R5, R6, R7, R12</p> <p><i>POLICY PC1</i> IN ACCORDANCE WITH POLICY C1, A SETTLEMENT AND GREEN BELT BOUNDARY FOR PONTELAND IS DEFINED AS SHOWN ON THE PROPOSALS MAP INSET No. 26.</p>
PNP Conformity	<p>As advised by Northumberland County Council, the PNP will not be defining the Ponteland settlement boundary⁵. The settlement boundary also coincides with the Green Belt boundary, the redefining of such is a strategic matter. The PNP does not undermine CMDLP policies C1 and PC1.</p>

Table 13	CMDLP Policy C4 Landscape corridors and PC3 Landscape Corridors
CMDLP Policy	<p><i>POLICY C4</i> LANDSCAPE CORRIDORS HAVE BEEN IDENTIFIED ADJACENT TO CERTAIN MAIN APPROACH ROADS TO SETTLEMENTS THROUGHOUT THE BOROUGH. DEVELOPMENT PROPOSALS WITHIN THOSE CORRIDORS WILL BE ENCOURAGED TO INCLUDE A LANDSCAPED ZONE, WITH AN AVERAGE WIDTH OF NOT LESS THAN 15 METRES FROM THE EDGE OF THE HIGHWAY, FOR THE WHOLE FRONTAGE OF THE DEVELOPMENT SITE. NO BUILT DEVELOPMENT WILL BE PERMITTED WITHIN THE LANDSCAPED ZONE.</p> <p><i>POLICY PC3</i></p>

⁵ Core Strategy Pre-Submission Draft - Proposed Further Major Modifications, November 2016

	<p>IN ACCORDANCE WITH POLICY C4 LANDSCAPE CORRIDORS HAVE BEEN IDENTIFIED ADJACENT TO THE MAIN APPROACH ROADS TO PONTELAND BOTH WITHIN THE BUILT AREA AND IMMEDIATELY BEYOND THE VILLAGE AS SHOWN ON PROPOSALS MAP INSET Nos. 26 AND 27. DEVELOPMENT PROPOSALS WITHIN THOSE CORRIDORS MUST TAKE ACCOUNT OF THE REQUIREMENTS OF POLICY C4.</p> <p>THE POLICY WILL APPLY TO DEVELOPMENT PROPOSALS ADJACENT TO THE FOLLOWING APPROACH ROADS TO PONTELAND:</p> <ul style="list-style-type: none"> i) A696 (WEST) FROM THE 30 MPH LIMIT AT THE BEECHES TO PONTELAND BRIDGE. ii) A696 (EAST) FROM THE JUNCTION WITH THE CALLERTON LANE LINK ROAD TO PONTELAND BRIDGE. iii) B6323 (CALLERTON LANE) FROM THE CALLERTON LANE LINK ROAD JUNCTION TO THE DIAMOND INN TRAFFIC LIGHTS. iv) C348 (WESTERN WAY) FROM THE C343 STAMFORDHAM ROAD TO ITS JUNCTION WITH EDGE HILL, TOGETHER WITH PART OF THE C343. v) C356 (BERWICK HILL ROAD) FROM THE 30 MPH LIMIT TO ITS JUNCTION WITH THE C358 (NORTH ROAD) vi) C358 (NORTH ROAD) SOUTH FROM SMALLBURN TO ITS JUNCTION WITH THE C356 (BERWICK HILL ROAD)
PNP Conformity	The PNP has reproduced the designated “landscape corridors” of the CMDLP on its Policies Map and Policy <i>PNP 12: Green Approaches</i> aims to protect these areas in the same way as the above policy.

Table 14	CMDLP Policy C11 Protected species
CMDLP Policy	THE COUNCIL WILL NOT PERMIT DEVELOPMENT WHICH WOULD ADVERSELY AFFECT PROTECTED SPECIES OR THEIR HABITATS UNLESS IT CAN BE DEMONSTRATED THAT THE REASONS FOR THE PROPOSED DEVELOPMENT OUTWEIGH ANY ADVERSE AFFECT ON THE SPECIES OR THEIR HABITAT.
PNP Conformity	Policy <i>PNP 13: Biodiversity</i> is in conformity with the above strategic policy.

Table 15	CMDLP Policy C12 Wildlife corridors and PC4 Wildlife Corridors
CMDLP Policy	<p><i>POLICY C12</i> WHERE DEVELOPMENT IS PROPOSED WHICH WOULD AFFECT IDENTIFIED WILDLIFE CORRIDORS, THE COUNCIL WILL REQUIRE PROPOSALS FOR THE PROTECTION, MAINTENANCE OR ENHANCEMENT OF THE CORRIDOR THROUGH APPROPRIATE LANDSCAPING AND HABITAT CREATION OR RE-CREATION AS PART OF THE DEVELOPMENT PROPOSALS. THE COUNCIL WILL TAKE ACCOUNT OF WILDLIFE CORRIDORS IDENTIFIED BY ADJOINING AUTHORITIES.</p> <p><i>POLICY PC4</i> IN ACCORDANCE WITH POLICY C12, THE COUNCIL HAS IDENTIFIED WILDLIFE CORRIDORS IN PONTELAND AS SHOWN ON THE PROPOSALS MAP INSET Nos. 26 AND 27.</p>
PNP Conformity	<p>Policy <i>PNP 14: Wildlife Corridors</i> is in conformity with the above policies. The wildlife corridors of the CMDLP have been reproduced on the PNP Policies Map, along with an additional corridor that has been supported by the Northumberland Wildlife Trust and Natural England.</p>

Table 16	CMDLP Policy C16 Green Belt and C17 Green Belt
CMDLP Policy	<p><i>POLICY C16</i> A GREEN BELT IS DEFINED AS SHOWN ON THE PROPOSALS MAPS (Nos. 1 & 2) AND PROPOSALS MAP INSETS Nos. 10, 19, 26 27, 29 AND 30.</p> <p><i>POLICY C17</i> DEVELOPMENT INVOLVING THE CONSTRUCTION OF NEW BUILDINGS IN THE GREEN BELT WILL NOT BE PERMITTED, OTHER THAN FOR THE FOLLOWING PURPOSES:</p> <ul style="list-style-type: none"> a) AGRICULTURE AND FORESTRY; b) ESSENTIAL FACILITIES FOR OUTDOOR SPORTS AND RECREATION; c) CEMETERIES AND OTHER USES OF LAND WHICH PRESERVE THE OPENNESS OF THE GREEN BELT AND DO NOT CONFLICT WITH THE PURPOSES OF INCLUDING LAND IN IT;

	<p>d) LIMITED EXTENSION, ALTERATION OR REPLACEMENT OF EXISTING DWELLINGS SUBJECT TO POLICIES C18, H22, H23 AND H24 BEING SATISFIED;</p> <p>e) LIMITED INFILLING IN EXISTING VILLAGES INSET WITHIN THE GREEN BELT,</p> <p>f) LIMITED AFFORDABLE HOUSING FOR LOCAL COMMUNITY NEEDS WITHIN EXISTING SETTLEMENTS, SUBJECT TO POLICY H8 BEING SATISFIED.</p>
PNP Conformity	Management of the Green Belt is beyond the remit of the PNP. The PNP does not undermine the redefining of Green Belt boundaries or the considerations when development in the Green Belt is proposed.

Table 17	CMDLP Policy C19 Infill at Major Developed Sites
CMDLP Policy	<p>AT THE FOLLOWING MAJOR DEVELOPED SITES WITHIN THE GREEN BELT:</p> <ul style="list-style-type: none"> - POLICE HEADQUARTERS, PONTELAND - COTTAGE AND RURAL ENTERPRISE VILLAGE, PONTELAND (CARE) - PONTELAND HIGH AND MIDDLE SCHOOLS, PONTELAND - PONTELAND LEISURE CENTRE, PONTELAND <p>PROPOSALS FOR LIMITED INFILL DEVELOPMENT, OR PARTIAL RE-USE WILL BE ASSESSED AGAINST THE FOLLOWING CRITERIA:-</p> <p>i) THE PROPOSAL WOULD NOT HAVE A GREATER IMPACT THAN THE PRESENT USE ON THE OPENNESS OF THE GREEN BELT AND THE PURPOSES OF INCLUDING LAND IN IT;</p> <p>ii) ANY NEW BUILDINGS SHOULD NOT EXCEED THE HEIGHT OF THE EXISTING BUILDINGS OR LEAD TO A MAJOR INCREASE IN THE DEVELOPED PROPORTION OF THE SITE.</p> <p>PROPOSALS FOR MAJOR RE-USE OR DEMOLITION AND REDEVELOPMENT WILL ALSO BE ASSESSED AGAINST THE FOLLOWING CRITERIA:</p> <p>i) ANY NEW BUILDINGS WOULD NOT OCCUPY A LARGER AREA OF LAND THAN, NOR EXCEED THE HEIGHT OF THE EXISTING BUILDINGS AND WOULD BE IN KEEPING WITH THEIR CHARACTER AND SETTING. NEW BUILDINGS SHOULD BE SITED SO AS TO RETAIN THE MAIN FEATURES OF THE LANDSCAPE AND TO ACHIEVE THE INTEGRATION OF THE DEVELOPMENT INTO ITS SURROUNDINGS. PROPOSALS SHOULD FORM PART OF A COMPREHENSIVE LONG TERM PLAN FOR THE SITE AS A WHOLE;</p>

	<p>ii) WHERE BUILDINGS ARE OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST, THEIR RETENTION MUST BE THE PRIMARY OBJECTIVE, EITHER THROUGH REUSE OR CONVERSION. WHERE PARTIAL OR TOTAL REDEVELOPMENT OF SUCH BUILDINGS IS PROPOSED THE DEVELOPER MUST DEMONSTRATE THAT THE NEED FOR THE DEVELOPMENT OUTWEIGHS THE RETENTION OF THE BUILDING IN ITS UNALTERED FORM AND THAT RE-USE OR CONVERSION IS NOT VIABLE;</p> <p>iii) THE DEVELOPMENT WOULD NOT ADVERSELY AFFECT AREAS OF NATURE AND HERITAGE CONSERVATION IMPORTANCE</p> <p>iv) THE DEVELOPMENT WOULD NOT REQUIRE MAJOR INVESTMENT BY THE LOCAL AUTHORITIES TO PROVIDE INFRASTRUCTURE AND COMMUNITY FACILITIES</p> <p>v) THE DEVELOPMENT COULD BE ADEQUATELY LINKED TO THE STRATEGIC ROAD AND PUBLIC TRANSPORT NETWORKS, TOGETHER WITH INCORPORATING MEASURES TO REDUCE THE NEED TO TRAVEL BY PRIVATE CAR AND ENCOURAGE ALTERNATIVE MEANS OF MOBILITY.</p> <p>vi) ANY DEVELOPMENT PROPOSALS WHICH INCLUDE RESIDENTIAL USES MUST BE SUBJECT TO A SEQUENTIAL TEST. THEIR CONTRIBUTION TO MEETING LOCAL HOUSING NEEDS, COMPLIANCE WITH OTHER HOUSING POLICIES AND THE STRUCTURE PLAN HOUSING REQUIREMENTS WILL ALSO BE CONSIDERED. THE RELEASE OF SITES WILL BE PHASED TO ASSIST WITH THE IMPLEMENTATION OF THE LOCAL PLAN STRATEGY. APPLICANTS MUST ALSO DEMONSTRATE A CLEAR RELATIONSHIP BETWEEN THE PROPOSALS AND EXISTING USES THAT WILL REMAIN ON SITE, WITH A VIEW TO CREATING A MORE SUSTAINABLE DEVELOPMENT PATTERN.</p> <p>vii) ANY DEVELOPMENT PROPOSALS WHICH INCLUDE ALTERNATIVE EMPLOYMENT USES MUST NOT AFFECT THE IMPLEMENTATION OF OTHER EMPLOYMENT ALLOCATIONS WITHIN THE LOCAL PLAN AND MUST NOT AFFECT THE VITALITY OR VIABILITY OF EXISTING MAIN AND LOCAL SERVICE CENTRES.</p> <p>DEVELOPERS MUST, WHERE PROPOSALS ARE AT RISK OF FLOODING OR MAY INCREASE FLOODING ELSEWHERE, DEMONSTRATE BY MEANS OF A FLOOD RISK ASSESSMENT THAT THE PROPOSAL WILL NOT CAUSE AN UNACCEPTABLE RISK OF FLOODING.</p>
<p>PNP Conformity</p>	<p>The PNP is in general conformity with this strategic policy. PNP policies on biodiversity, heritage assets, design and flooding mirror several of the principles in the above policy.</p>

Table 18	CMDLP Policy C26 Conservation areas and PC9 Conservation Areas
CMDLP Policy	<p><i>POLICY C26</i> THE COUNCIL WILL INVESTIGATE THE DESIGNATION OF ADDITIONAL CONSERVATION AREAS IN APPROPRIATE LOCATIONS THROUGHOUT THE BOROUGH. THE COUNCIL WILL CONTROL DEVELOPMENT IN APPROVED CONSERVATION AREAS THROUGH THE APPLICATION OF POLICIES C27, C28, C29, C30, C31, C32, C33 AND C34.</p> <p><i>POLICY PC9</i> IN ACCORDANCE WITH POLICY C26, WITHIN THE PONTELAND AND HIGH CALLERTON CONSERVATION AREAS, CONSERVATION POLICIES C27, C28, C29, C30, C31, C32, AND C34 WILL BE APPLIED.</p>
PNP Conformity	<p>The PNP supports the review of conservation area boundaries within its Community Aspirations. The PNP contains <i>policy PNP 5: Heritage Assets</i> with regards to the appropriate management of conservation areas and other heritage assets, and also <i>PNP6, 7, 8 and 9</i> to provide further detail on considerations regarding building security, highway works, canopies and awnings and advertisements, to ensure the character and appearance of conservations areas within the Plan area are preserved or enhanced.</p>

Table 19	CMDLP Policy H1 Housing land supply, H2 Phasing and PH1 Housing: Land Supply												
CMDLP Policy	<p><i>POLICY H1</i> LAND IS ALLOCATED AS SHOWN ON THE PROPOSALS MAP AND INSETS TO ACCOMMODATE APPROXIMATELY 2,500 DWELLINGS IN THE BOROUGH OF CASTLE MORPETH BETWEEN 1991- 2006.</p> <p><i>POLICY H2</i> THE COUNCIL WILL ENSURE THAT AN ADEQUATE SUPPLY OF LAND FOR HOUSING IS AVAILABLE THROUGHOUT THE REMAINDER OF THE PLAN PERIOD AS FOLLOWS:</p> <table border="1" data-bbox="524 1252 1995 1386"> <thead> <tr> <th colspan="3" data-bbox="524 1252 1995 1286">2002 –2006 - SITES FOR 424 NEW DWELLING UNITS</th> </tr> <tr> <th data-bbox="524 1286 1509 1319">SITES ARISING FROM URBAN CAPACITY STUDY</th> <th data-bbox="1509 1286 1756 1319">NO. OF DWELLINGS</th> <th data-bbox="1756 1286 1995 1319">HECTARES</th> </tr> </thead> <tbody> <tr> <td data-bbox="524 1319 1509 1353">SOUTHGATE WOOD (MORPETH)(PREVIOUSLY DEVELOPED ELEMENT)</td> <td data-bbox="1509 1319 1756 1353">28</td> <td data-bbox="1756 1319 1995 1353">1.1</td> </tr> <tr> <td data-bbox="524 1353 1509 1386">(A/M07) ST GEORGE’S HOSPITAL SOUTH (MORPETH) (CONVERSION/REDEVELOPMENT)</td> <td data-bbox="1509 1353 1756 1386">150</td> <td data-bbox="1756 1353 1995 1386">37.9</td> </tr> </tbody> </table>	2002 –2006 - SITES FOR 424 NEW DWELLING UNITS			SITES ARISING FROM URBAN CAPACITY STUDY	NO. OF DWELLINGS	HECTARES	SOUTHGATE WOOD (MORPETH)(PREVIOUSLY DEVELOPED ELEMENT)	28	1.1	(A/M07) ST GEORGE’S HOSPITAL SOUTH (MORPETH) (CONVERSION/REDEVELOPMENT)	150	37.9
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(A/M07) ST GEORGE’S HOSPITAL SOUTH (MORPETH) (CONVERSION/REDEVELOPMENT)	150	37.9											

	SHELL GARAGE, SHIELDS ROAD, MORPETH	20	0.3														
	BUS DEPOT, DAMSIDE, MORPETH	17	0.13														
	THE LAIRAGE (REAR PART OF AUCTION MART SITE), PONTELAND	25	1.2														
	VICARAGE, MAIN STREET, PONTELAND	20	0.34														
	MORPETH TOWN CENTRE (BACK RIGGS OPPORTUNITY SITE)	30	Part of a 3.0ha site														
	CONVERSION OF NON-RESIDENTIAL BUILDINGS	22															
	WINDFALL ASSESSMENT	42															
	SUB-TOTAL	354															
	OTHER HOUSING SITES	NO. OF DWELLINGS	HECTARES														
	A/HD01 – HADSTON SITE 2A	70	3.45														
	OTHER SITES	70															
	TOTAL	424															
	<p><i>POLICY PH1</i></p> <p>IN ACCORDANCE WITH POLICIES H1 AND H2, LAND IS ALLOCATED FOR HOUSING PURPOSES IN PONTELAND AS SHOWN ON THE PROPOSALS MAP INSET Nos. 26 AND 27.</p>																
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<p>TOGETHER WITH SITES WHICH HAVE PLANNING PERMISSION OR ARE COMPLETED SINCE 1st JULY 1991 356du PROVIDES AN OVERALL TOTAL OF 401 DWELLING UNITS.</p> <p>FOR ALL SITES A HIGH STANDARD OF DESIGN AND LANDSCAPING WILL BE REQUIRED.</p>																	
PNP Conformity	The allocation was based on an assessment of need and available housing land in 2003. It is now out of date, with the allocations for Ponteland now delivered.																

Table 20	CMDLP Policy H16 Housing in the countryside
CMDLP Policy	<p>NEW HOUSES IN THE OPEN COUNTRYSIDE WILL ONLY BE PERMITTED IF:</p> <ul style="list-style-type: none"> i) THEY ARE REQUIRED IN CONNECTION WITH THE DAY-TO-DAY OPERATION OF AN AGRICULTURAL OR FORESTRY ENTERPRISE; ii) IT CAN BE CLEARLY SHOWN THAT IT IS ESSENTIAL FOR A FULL TIME WORKER TO LIVE ADJACENT TO HIS OR HER PLACE OF WORK; iii) THE UNIT AND AGRICULTURAL ACTIVITY CONCERNED HAVE BEEN ESTABLISHED FOR AT LEAST THREE YEARS, HAVE BEEN PROFITABLE FOR AT LEAST ONE OF THEM, ARE CURRENTLY FINANCIALLY SOUND, AND HAVE A CLEAR PROSPECT OF REMAINING SO; iv) THE ACCOMMODATION CANNOT BE PROVIDED BY THE CONVERSION OF AN EXISTING BUILDING ON THE HOLDING; v) THERE ARE NO SUITABLE DWELLINGS IN THE AREA AVAILABLE FOR OCCUPATION BY THAT WORKER; IN ALL SUCH CASES THE PROPOSED DWELLING MUST SATISFY ALL OTHER PLANNING REQUIREMENTS AND: <ul style="list-style-type: none"> a) BE SITED TO FORM A NATURAL EXTENSION TO AN EXISTING GROUP OF BUILDINGS, OR WHERE THERE ARE NO EXISTING BUILDINGS, BE CAREFULLY SITED IN RELATION TO THE NATURAL LANDFORM AND EXISTING TREES AND WOODLAND; b) THE FORM, STYLE AND MATERIALS OF THE NEW DWELLING SHALL HARMONISE WITH EXISTING TRADITIONAL BUILDINGS AND, WHERE APPROPRIATE, NATURAL STONE OR OTHER TRADITIONAL BUILDING MATERIALS SHOULD BE USED; c) THE PROPOSED DWELLING SHOULD BE NO LARGER THAN IS JUSTIFIED BY THE NEEDS OF THE ENTERPRISE OR MORE EXPENSIVE TO CONSTRUCT THAN THE INCOME OF THE ENTERPRISE CAN SUSTAIN;
PNP Conformity	<p>The open countryside of the Plan area is designated as Green Belt. The PNP does not contain specific policy about development in the Green Belt but does not undermine the principles of the above policy.</p>

Table 21	CMDLP Policy E1 Land Supply and E4 Exceptional proposals for employment development																								
<p>CMDLP Policy</p>	<p><i>POLICY E1</i> LAND IS ALLOCATED, AS SHOWN ON THE PROPOSALS MAP AND PROPOSALS MAP INSETS, FOR EMPLOYMENT PURPOSES (USE CLASSES B1, B2, B8) AT THE FOLLOWING LOCATIONS:</p> <table border="1" data-bbox="524 544 1995 954"> <thead> <tr> <th data-bbox="524 544 1753 576">SITES ALLOCATED IN PREVIOUS PLANNING DOCUMENTS</th> <th data-bbox="1753 544 1995 576">HECTARES</th> </tr> </thead> <tbody> <tr> <td data-bbox="524 576 1753 608">AE/M01 FAIRMOOR, MORPETH (NORTHGATE)</td> <td data-bbox="1753 576 1995 608">10.2</td> </tr> <tr> <td data-bbox="524 608 1753 639">AE/M02 RAILWAY YARDS, MORPETH</td> <td data-bbox="1753 608 1995 639">1.8</td> </tr> <tr> <th data-bbox="524 639 1753 671">NEW ALLOCATIONS</th> <th data-bbox="1753 639 1995 671"></th> </tr> <tr> <td data-bbox="524 671 1753 703">NE/LI05 LINTON LANE, LINTON</td> <td data-bbox="1753 671 1995 703">5.0</td> </tr> <tr> <td data-bbox="524 703 1753 735">NE/LH06 LAND AT EAST ROAD, LONGHORSLEY</td> <td data-bbox="1753 703 1995 735">0.4</td> </tr> <tr> <td data-bbox="524 735 1753 767">NE/M07 EXTENSION TO LAND AT FAIRMOOR, MORPETH</td> <td data-bbox="1753 735 1995 767">5.6</td> </tr> <tr> <td data-bbox="524 767 1753 799">NE/SG10 PART OF AUCTION MART, SCOTS GAP</td> <td data-bbox="1753 767 1995 799">0.4</td> </tr> <tr> <td data-bbox="524 799 1753 831">NE/12 Part of ST. MARY'S HOSPITAL, STANNINGTON (Mixed Development Site)</td> <td data-bbox="1753 799 1995 831">33.6</td> </tr> <tr> <td data-bbox="524 831 1753 863">NE/13 NORTH WHITEHOUSE FARM EXTENSION, STANNINGTON</td> <td data-bbox="1753 831 1995 863">2.5</td> </tr> <tr> <td data-bbox="524 863 1753 895">NE/EL14 ELLINGTON COLLIERY (MIXED DEVELOPMENT SITE)</td> <td data-bbox="1753 863 1995 895">20.5</td> </tr> <tr> <td data-bbox="524 895 1753 927">TOTAL</td> <td data-bbox="1753 895 1995 927">93.0</td> </tr> </tbody> </table> <p><i>POLICY E4</i> SITES SPECIFICALLY FOR ACCOMMODATING INWARD INVESTMENT BY FIRMS REQUIRING INDIVIDUAL, ENVIRONMENTALLY ATTRACTIVE SITES IN NON-ESTATE LOCATIONS AND OUTWITH SETTLEMENT BOUNDARIES (POLICY C1) ARE IDENTIFIED AT: i) FAIRMOOR (ADJACENT TO A1) - 8.15 ha DEVELOPERS ARE REQUIRED TO DEMONSTRATE SPECIAL NEEDS THAT CANNOT BE SATISFIED ON DESIGNATED SITES ELSEWHERE.</p>	SITES ALLOCATED IN PREVIOUS PLANNING DOCUMENTS	HECTARES	AE/M01 FAIRMOOR, MORPETH (NORTHGATE)	10.2	AE/M02 RAILWAY YARDS, MORPETH	1.8	NEW ALLOCATIONS		NE/LI05 LINTON LANE, LINTON	5.0	NE/LH06 LAND AT EAST ROAD, LONGHORSLEY	0.4	NE/M07 EXTENSION TO LAND AT FAIRMOOR, MORPETH	5.6	NE/SG10 PART OF AUCTION MART, SCOTS GAP	0.4	NE/12 Part of ST. MARY'S HOSPITAL, STANNINGTON (Mixed Development Site)	33.6	NE/13 NORTH WHITEHOUSE FARM EXTENSION, STANNINGTON	2.5	NE/EL14 ELLINGTON COLLIERY (MIXED DEVELOPMENT SITE)	20.5	TOTAL	93.0
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<p>PNP Conformity</p>	<p>The sites in the above policies are not within the Plan area. Objective 3 and policy <i>PNP 18: Economic Development</i> of the PNP support the creation and protection of job opportunities.</p>																								

Table 22	CMDLP Policy E4 Land North of Newcastle Airport
<p>CMDLP Policy</p>	<p>LAND IS ALLOCATED FOR AIRPORT RELATED USES AT NEWCASTLE AIRPORT: NE/NA09 NORTH OF NEWCASTLE AIRPORT. 24.85 HECTARES ON THE ALLOCATED LAND PLANNING PERMISSION WILL BE GRANTED FOR DEVELOPMENT WHICH IS REQUIRED FOR THE CONTINUED EXPANSION OF NEWCASTLE AIRPORT UP TO AND BEYOND 2006, HAVING REGARD TO THE AIRPORT MASTER PLAN, AND PROVIDED THAT:</p> <ul style="list-style-type: none"> i) IT IS DIRECTLY RELATED TO THE OPERATION OR FUNCTION OF THE AIRPORT; AND ii) IT WOULD NOT CAUSE DEMONSTRABLE HARM TO INTERESTS OF ACKNOWLEDGED IMPORTANCE, INCLUDING RESIDENTIAL AMENITY.
<p>PNP Conformity</p>	<p>The PNP does not allocate land for employment uses but does not serve to undermine the creation and protection of employment opportunities, with support provided in objective 3 and policy <i>PNP 18: Economic Development</i>. The PNP gives recognition to the importance of the Airport and its expansion plans.</p>

Table 23	CMDLP Policy PE1 Employment
CMDLP Policy	<p>WITHIN THE POLICY ZONES AS DEFINED ON THE PROPOSALS MAP INSET No. 27 THE CHANGE OF USE OF PREMISES, OTHER THAN A1 SHOPPING USES, TO OFFICES WILL BE ACCEPTABLE, SUBJECT TO ALL THE FOLLOWING CRITERIA:</p> <ul style="list-style-type: none"> i) WHERE PROPOSALS INVOLVE THE CHANGE OF USE OF AN EXISTING RESIDENTIAL BUILDING THE DOMESTIC APPEARANCE OF THAT BUILDING SHALL BE MAINTAINED. ii) FOR OTHER BUILDINGS, THE APPEARANCE OF THE PROPERTY IS NOT ADVERSELY AFFECTED. iii) PROPOSALS DO NOT HAVE A DETRIMENTAL EFFECT ON THE AMENITY OF ADJACENT PROPERTY OR ON THE GENERAL CHARACTER OF THE VILLAGE CENTRE. iv) WHERE APPROPRIATE, PROPOSALS WILL INCLUDE PROVISION OF LANDSCAPING AND TREE PLANTING. v) ADEQUATE SERVICING SPACE IS PROVIDED. vi) ADEQUATE CAR PARKING SPACE IS PROVIDED TO A STANDARD OF ONE SPACE PER 30 SQUARE METRES OF GROSS FLOORSPACE.
PNP Conformity	<p>Policy <i>PNP 18: Economic Development</i> along with other policies throughout the PNP relating to parking and design are in conformity with the above policy.</p>

Table 24	CMDLP Policy S2 Out of town retail development
CMDLP Policy	<p>PROPOSALS FOR LARGE SCALE RETAIL DEVELOPMENTS OVER 2,500 SQUARE METRES GROSS FLOORSPACE OUTSIDE THE TOWN CENTRES OF MORPETH AND PONTELAND WILL ONLY BE PERMITTED IF ALL OF THE FOLLOWING CRITERIA ARE SATISFIED:-</p> <ul style="list-style-type: none"> i) THERE IS A NEED FOR THE DEVELOPMENT; ii) THERE ARE NO SUITABLE SITES AVAILABLE WITHIN THE TOWN CENTRE OR IN AN EDGE-OF-CENTRE LOCATION; iii) THE PROPOSAL, EITHER BY ITSELF OR TOGETHER WITH OTHER RETAIL PROPOSALS OR DEVELOPMENTS, WILL NOT HARM THE VITALITY OR VIABILITY OF THE EXISTING SHOPPING CENTRES; iv) THE TRAFFIC GENERATED BY THE PROPOSAL CAN BE ACCOMMODATED SAFELY ON THE LOCAL HIGHWAY

	<p>NETWORK;</p> <p>v) THE PROPOSAL IS SITED SO AS TO MINIMISE THE NUMBER AND LENGTH OF CAR JOURNEYS AND IS READILY ACCESSIBLE TO THOSE ON FOOT OR BICYCLE, OR WHO RELY ON PUBLIC TRANSPORT;</p> <p>vi) THE PROPOSAL IS NOT LOCATED ON LAND USED OR ALLOCATED FOR EMPLOYMENT PURPOSES, INCLUDING INDUSTRY OR BUSINESS USES.</p>
PNP Conformity	<p>The PNP does not contain a specific policy to guide the consideration of proposals for out-of-centre retail, but it does not work against the above policy. The importance of the vitality and viability of town centres is supported in policy <i>PNP 19: Village Centre and Local Centre</i>.</p>

Table 25	CMDLP Policy PS1 Shopping – Commercial and business centre – changes of use and PS2 Shopping – Commercial and business centre – development for certain uses outside centre
CMDLP Policy	<p><i>POLICY PS1</i></p> <p>THE COUNCIL SUPPORTS THE RETENTION AND REINTRODUCTION OF USE CLASS A1 RETAIL SHOPPING USES AND WILL NOT PERMIT THE CHANGE OF USE OF THE GROUND FLOOR OF SUCH PREMISES TO USE CLASSES A2, A3 AND B1 WITHIN THE COMMERCIAL AND BUSINESS CENTRE AND THE BROADWAY PRECINCT. CHANGES OF USE WILL ONLY BE PERMITTED IN EXCEPTIONAL CIRCUMSTANCES AND BE SUPPORTED BY A MARKETING STATEMENT THAT NO ALTERNATIVE A1 USE CLASSES CAN BE OBTAINED.</p> <p><i>POLICY PS2</i></p> <p>A BOUNDARY IS DRAWN DEFINING THE COMMERCIAL AND BUSINESS CENTRE OF PONTELAND. PLANNING PERMISSION WILL BE REFUSED FOR NEW DEVELOPMENT AND CHANGES OF USE TO USE CLASSES A1, A2 AND A3 OUTSIDE THIS BOUNDARY AND WITHIN THE PONTELAND SETTLEMENT BOUNDARY AS DEFINED ON PROPOSALS INSET MAPS Nos. 26 AND 27.</p>
PNP Conformity	<p>The importance of the vitality and viability of town centres and the need to fully justify loss of A1 uses is supported in policy <i>PNP 19: Village Centre and Local Centre</i>.</p>

Table 26	CMDLP Policy T1 Major road improvement, PT1 A696 Ponteland Bypass and PT2 Extension to B6323 Callerton Link Road
CMDLP Policy	<p><i>POLICY T1</i> THE FOLLOWING NEW ROADS AND MAJOR ROAD IMPROVEMENTS WILL COMMENCE WITHIN THE PLAN PERIOD</p> <ul style="list-style-type: none"> i) THE PROVISION OF A GRADE SEPARATED JUNCTION ON THE A1 TO THE NORTH OF STANNINGTON VILLAGE ii) THE A1/SOUTH EAST NORTHUMBERLAND LINK ROAD THE FOLLOWING SCHEMES WILL NOT COMMENCE DURING THE PLAN PERIOD, BUT THE ALIGNMENT WILL BE SAFEGUARDED PENDING THE ANALYSIS OF THE RESULTS OF THE INQUIRY INTO THE FUTURE USE OF THE OTTERBURN TRAINING GROUNDS iii) THE B6318-A69 LINK ROAD (IRON SIGN). iv) THE A696 BELSAY BYPASS v) THE A696 PONTELAND BYPASS vi) THE EXTENSION OF THE CALLERTON LANE LINK ROAD TO JOIN THE PONTELAND BYPASS DEVELOPMENT WILL NOT BE PERMITTED IF IT WOULD BE LIKELY TO PREJUDICE THE IMPLEMENTATION OF ANY OF THESE SCHEMES <p><i>POLICY PT1</i> IN ACCORDANCE WITH POLICY T1, THE COUNCIL SUPPORTS THE PROVISION OF THE PONTELAND BYPASS. THE LINE OF THE BYPASS WILL BE PROTECTED FROM DEVELOPMENT.</p> <p><i>POLICY PT2</i> IN ACCORDANCE WITH POLICY T1, THE COUNCIL SUPPORTS THE PROVISION OF AN EXTENSION OF THE CALLERTON LANE LINK ROAD EASTWARDS FROM THE A696 TO JOIN THE PROPOSED PONTELAND BYPASS. THE LINE OF THE ROAD WILL BE PROTECTED FROM DEVELOPMENT.</p>
PNP Conformity	<p>The PNP is not able to include a policy on or designate a route for a Ponteland Bypass and extension to it from the Callerton Lane link road, which is a strategic matter. The PNP has been prepared in conformity with the potential bypass, with policy <i>PNP 17: Cemetery</i> ensuring that any cemetery extension must not compromise any potential route.</p>

Table 27	CMDLP Policy T6 Provision for cyclists – cycle routes
CMDLP Policy	<p>THE FOLLOWING CYCLE ROUTES, SHOWN ON THE PROPOSALS MAP, WILL BE ESTABLISHED AND SAFEGUARDED FROM DEVELOPMENT:-</p> <ul style="list-style-type: none"> i) NEWCASTLE TO MORPETH ROUTES; ii) MORPETH/COQUETDALE LINK; iii) WANSBECK VALLEY LINK; iv) COAST & CASTLES ROUTE; v) REIVERS CYCLE ROUTE; vi) THE TYNESIDE ROUTE; vii) URBAN ROUTES IN MORPETH. <p>DEVELOPMENT WILL NOT BE PERMITTED WHICH WOULD PREJUDICE THE IMPLEMENTATION OF THESE ROUTES, OR THE CONTINUITY OF EXISTING CYCLE ROUTES. THE PROVISION OF SIGNPOSTING TO THE ROUTES BY THE COUNTY COUNCIL WILL BE ENCOURAGED.</p>
PNP Conformity	<p>Policy <i>PNP 30: Active Travel Routes</i> is in conformity with the above strategic policy.</p>

Table 28	CMDLP Policy I2 Planning obligations
CMDLP Policy	<p>FOR MAJOR DEVELOPMENTS THE COUNCIL WILL, WHERE NECESSARY, SEEK THROUGH A PLANNING OBLIGATION TO MAKE PROVISION FOR RELATED HIGHWAY, INFRASTRUCTURE AND COMMUNITY FACILITIES. THESE MAY INCLUDE:</p> <ul style="list-style-type: none"> i) THE PROVISION OF HIGHWAY IMPROVEMENTS, AND FACILITIES WITHIN THE SITE, THAT ARE NECESSARY IN THE INTERESTS OF COMPREHENSIVE PLANNING AND/OR ii) THE PROVISION OF OFF-SITE HIGHWAY IMPROVEMENTS AND FACILITIES WHERE THE DEVELOPMENT CAN BE SHOWN TO PUT ADDITIONAL STRAIN ON EXISTING RESOURCES.
PNP Conformity	<p>The PNP does not contain a specific policy about planning obligations. Policies <i>PNP 29: Transport and New Developments</i> and <i>PNP3: Infrastructure</i> mirror the principles of the above policy in ensuring that adequate infrastructure to cope with the demands of new development is in place.</p>

Emerging Core Strategy

4.2 Northumberland County Council is currently preparing a new County-wide Local Plan. The first document of the emerging Local Plan is a Core Strategy. The Core Strategy has been through several rounds of consultation and revision. The most recent consultation document was the *Core Strategy Pre-Submission Draft - Proposed Further Major Modifications* of November 2016. The timetable for the preparation of the Core Strategy was set out in that document as follows:

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

4.3 Neighbourhood plans should be tested against the strategic policies in the adopted development plan. This Basic Condition does not test a neighbourhood plan against the policies in an emerging Local Plan⁶. Nevertheless, it is considered appropriate to consider the general conformity with the emerging Core Strategy, not only because it is necessary to adhere to the spirit of the NPPF but also that Northumberland County Council is a key partner and a valued contributor and participant in the neighbourhood planning process.

4.4 Table 29 goes through each proposed draft policy of the emerging Core Strategy and discusses how the PNP is within general conformity with it.

⁶ *Approaches to writing a Basic Conditions statement*, Planning Aid England
http://www.ourneighbourhoodplanning.org.uk/storage/resources/documents/Approaches_to_writing_a_basic_conditions_statement1.pdf

Table 29

Emerging Core Strategy (ECS) Policy	PNP Conformity
1: Sustainable development	The PNP has a similar policy, although not as broad reaching. Where the PNP is silent on a point within this ECS policy, it does not mean that it undermines it.
2: High quality sustainable design	Policy <i>PNP 2: High Quality and Inclusive Design</i> is in conformity with this strategic policy.
3: Spatial distribution	The ECS policy sets out that most development within the county will be within established settlements, including Ponteland. The PNP acknowledges the role that Ponteland plays in providing services to the wider rural area. The setting of a spatial strategy at county-level is a strategic matter; however, the PNP does not serve to undermine the strategy.
4: Employment land supply and distribution	The ECS policy proposes an allocation of 2 further hectares of employment land at Prestwick Park. This is acknowledged in the PNP. The PNP includes policy <i>PNP 18: Economic Development</i> that supports this aspiration.
5: Blyth Estuary Strategic Employment Area	Not within the Plan area.
6: Home run businesses	The PNP does not contain statement or policy on this matter but does not serve to undermine the strategic policy.
7: Windfall employment development	Policy <i>PNP 18: Economic Development</i> is in conformity with this strategic policy.
8: Rural economy	The PNP does not contain specific policy on this matter but does not serve to undermine the strategic policy.
9: Tourism and visitor development	The PNP does not contain specific policy on this matter but does not serve to undermine the strategic policy.
10: Hierarchy of centres	The ECS policy defines Ponteland as a smaller town centre. The PNP notes the importance of both the Ponteland and Darras Hall town centre functions and in policy <i>PNP 19: Village Centre and Local Centre</i> aims to support their viability and vitality.
11: Role of centres	Policy <i>PNP 19: Village Centre and Local Centre</i> is in conformity with this strategic policy.
12: Town Centres	The PNP defines the commercial centre of Ponteland as per this ECS strategy. The PNP notes the importance of both the Ponteland and Darras Hall town centre functions and in policy <i>PNP 19: Village Centre and Local Centre</i> aims to support their viability and vitality. The PNP does not set out specific considerations with regards to sequential testing but does not serve to undermine

	the aims of this strategic policy.
13: Office accommodation within Town and Larger Village Centres	The PNP does not contain specific policy on this matter but does not serve to undermine the strategic policy. Policy <i>PNP 19: Village Centre and Local Centre</i> supports uses within the centres that would create jobs. The PNP policy only supports the loss of A1 uses where it can be demonstrated that it would not harm the vitality and viability of the centres; this is in conformity with criterion (d) of the ECS policy.
14: Large-scale leisure facilities	The PNP does not contain specific policy on this matter but does not serve to undermine the strategic policy. Policy <i>PNP 19: Village Centre and Local Centre</i> supports community facilities in the Plan area's centres.
15: Housing provision – scale and distribution	Setting the scale and distribution of housing at county-level is a strategic matter. The PNP does not contain specific policy on this matter but does not serve to undermine the strategic policy.
16: Strategic Delivery Sites and additional housing allocations	<p>This ECS policy identifies:</p> <ul style="list-style-type: none"> • Land east of Callerton Lane, Ponteland - to deliver around 400 homes as part of a mixed use scheme to develop housing, education, leisure and community facilities • Land west of Callerton Lane, Ponteland - to deliver around 180 homes • Police Headquarters site, North Road, Ponteland - to deliver around 300 units <p>Some consultation feedback has recommended that some of the proposed designations within the PNP may not be in conformity with the above proposed housing sites.</p> <p>The PNP proposes to designate areas of Local Green Space (LGS) at both the Police Headquarters and the Land east of Callerton Lane. At the Police Headquarters, the proposed LGS designation would be in line with the redevelopment of the site, as approved in permitted application 14/01442/OUT. At the Land east of Callerton Lane, the proposed LGS follows the route of an established Public Right of Way, which is afforded its own legal protection separate from the planning process. The LGS designation would provide additional protection to this small area of the site; should the site be developed, it would require rights of way and open spaces. As advised in the NPPG, the designation of LGS at these two locations would not be incompatible with the identification of sufficient land in suitable locations to meet identified development needs and</p>

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	would not undermine this aim of plan making. The proposed LGS at Land east of Callerton Lane is also proposed to be designated as a wildlife corridor and active travel route, as per the existing development plan, the Castle Morpeth District Local Plan. These are reasonable and justified designations and they would not prevent the delivery of new homes and other uses at this site. It cannot be said that the PNP is not in general conformity with the strategic policy.
18: Planning for housing	Policy PNP 21: <i>Housing Mix</i> is in general conformity with this strategic policy.
19: Delivering affordable housing	Policy PNP 21: <i>Housing Mix</i> is in general conformity with this strategic policy.
20: Rural exception sites	The PNP does not contain specific policy on this matter but does not serve to undermine the strategic policy.
21: Housing for older people and vulnerable groups	Policy PNP 21: <i>Housing Mix</i> is in general conformity with this strategic policy.
22: Specialist accommodation	Policy PNP 21: <i>Housing Mix</i> is in general conformity with this strategic policy.
23: Provision for Gypsy, Roma and Traveller communities	The PNP does not contain specific policy on this matter but does not serve to undermine the strategic policy.
24: Strategic approach to Green Belt	Defining the Green Belt is a strategic matter. The ECS proposes to make Green Belt deletions to the east and west of Callerton Lane and to the north of Darras Hall in order to accommodate a “garden village”. The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
25: Safeguarded land	The ECS policy allocates safeguarded land within the Plan area that is currently Green Belt. Defining the Green Belt is a strategic matter. The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
26: Uses acceptable in the Green Belt	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
27: Expansion of employment or visitor related buildings in the Green Belt	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
28: Principles for the environment	The PNP covers several of the points in this ECS policy, although it does not specifically contain policies on all. Where the PNP is silent on a point within this ECS policy, it does not mean that it undermines it.

29: Biodiversity and geodiversity	Policy <i>PNP 13: Biodiversity</i> is in conformity with this strategic policy.
30: Landscape	Policy <i>PNP 11: Landscape</i> is in conformity with this strategic policy.
31: Northumberland Coast Area of Outstanding Natural Beauty	Not within the Plan area.
32: North Pennines Area of Outstanding Natural Beauty	Not within the Plan area.
33: Historic environment and heritage assets	The PNP is in general conformity with this ECS policy, in particular policy <i>PNP 5: Heritage Assets</i> .
34: Heritage assets at risk	The PNP is in general conformity with this ECS policy, in particular policy <i>PNP 5: Heritage Assets</i> .
35: Water quality	The PNP has no specific policy on water quality but has policies on flood alleviation, prevention of flood risk and sustainable drainage, all of which contribute to conserving water quality.
36: Water supply and sewerage	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
37: Flooding	Policies <i>PNP 26: Flood Alleviation</i> and <i>PNP 27: Flood Risk</i> are in conformity with this strategic policy.
38: Sustainable Drainage Systems	Policy <i>PNP 28: Sustainable Drainage Systems</i> is in conformity with this strategic policy.
39: Coastal erosion and coastal change management	Not within the Plan area.
40: Unstable and contaminated land	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
41: Promoting sustainable connections	The policies within the Transport and Movement section of the PNP are in general conformity with this ECS policy. The PNP does not contain specific policy on telecommunications but does not serve to undermine the aims of this strategic policy.
41A: The effects of development on the transport network	Policy <i>PNP 29: Transport and New Developments</i> and <i>PNP 2: High Quality and Inclusive Design</i> are in general conformity with this ECS policy.
42: Improving Northumberland's core road network	The PNP does not include specific policy on improving the core road network but does not serve to undermine the strategic policy.
44: Rail transport and safeguarding	This ECS policy identifies the former railway track bed between Newcastle Airport Metro Station

facilities	<p>and Ponteland as a route where development that would prevent the reintroduction of passenger rail services will not be permitted. This route is proposed in the PNP as an active travel route, wildlife corridor and Local Green Space. These proposed designations are in line with the strategic aim of safeguarding the route. The ECS policy states “The Council will support proposals for the use of such routes for walking and cycling, where it will safeguard them for future rail use.” It is understood that the reinstatement of rail services along this route is unlikely to come forward within the Plan period; this is acknowledged in the ECS, which proposes to safeguard the route rather than support the delivery of a functioning rail route. The ECS also acknowledges that the potential for the reinstatement of railway use would need to be subject to further investigation. Therefore as a proposal, its deliverability is unknown.</p> <p>Should the rail route have the potential to be delivered within the Plan period, the PNP policies do not represent a moratorium. They are policies that contain a degree of flexibility as to not prevent sustainable development.</p> <p>The PNP is in general conformity with the strategic policy.</p>
45: Newcastle International Airport	<p>The PNP does not allocate land for employment uses but does not serve to undermine the creation and protection of employment opportunities, with support provided in objective 3 and policy <i>PNP 18: Economic Development</i>. The PNP gives recognition to the importance of the Airport and its expansion plans.</p>
46: Ports, harbours and beach launch facilities	<p>Not within Plan area.</p>
47: Planning for mobile telecommunications	<p>The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.</p>
48: Planning for broadband infrastructure	<p>The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.</p>
49: Community services and facilities	<p>The policies within the Community Wellbeing section of the PNP are in general conformity with this ECS policy.</p>
50: Open space and facilities for sport and recreation	<p>Policies <i>PNP 23: Open and Recreation Space Provision</i> and <i>PNP 24: Protection of Open Space, Sports and Recreational Buildings and Land</i> are in general conformity with this strategic policy.</p>
51: Green infrastructure	<p>Policy <i>PNP 10: Green Infrastructure</i> is in general conformity with this strategic policy.</p>

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52: Environmental criteria for assessing minerals proposals	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
53: Criteria for assessing the benefits of minerals proposals	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
54: Mineral and landfill site restoration and after-use	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
55: Safeguarding mineral resources	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
56: Coal	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
57: Aggregate minerals	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
58: Clays	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
59: Natural building and roofing stone	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
60: Conventional and unconventional oil and gas	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
61: Peat	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
62: Safeguarding minerals related infrastructure	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
63: Provision for waste re-use, recycling and recovery	Policy <i>PNP 2: High Quality and Inclusive Design</i> supports development proposals that include appropriate provision for the storage of waste and recyclable materials. This is in general conformity with this strategic policy.
64: Waste disposal	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
65: Renewable and low carbon energy	Policy <i>PNP 2: High Quality and Inclusive Design</i> supports development proposals that

development	incorporate sustainable design and construction techniques and renewable and low carbon energy technology. This is in general conformity with this strategic policy.
66: Onshore wind energy	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
67: Solar photovoltaic farms	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.
68: Implementation	ECS policy relates to Northumberland County Council’s aims with regards to implementing the Core Strategy. This is not applicable to the PNP.
69: Planning for infrastructure	Policy <i>PNP 3: Infrastructure</i> is in general conformity with this strategic policy. The PNP does not go into the same level of detail as the ECS policy, but it does not serve to undermine it.
70. Planning conditions and obligations	The PNP does not contain specific policy on these matters but does not serve to undermine the strategic policy.

Conclusion

- 4.5 The above sets out that the PNP is in general conformity with the current development plan for the area, the Castle Morpeth District Local Plan, and the emerging Core Strategy. The PNP would play a positive role in achieving the general aims of both the existing and emerging development strategies for the County and local area.
- 4.6 There are no demands on the number and scope of policies in neighbourhood plans; they are able to contain as many or as few relevant policies that the community wish. In this context, there are several policy matters within the strategic documents that are not covered in the PNP. In these cases, the lack of specific policy does not result in conflict.
- 4.7 The PNP meets the Basic Condition.

5. Compatibility with EU obligations

Strategic Environmental Assessment

- 5.1 The European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” is known as the Strategic Environmental Assessment (SEA) Directive. SEA is required for all plans that may have a significant effect on the environment.
- 5.2 To ascertain if SEA is required, a screening exercise was undertaken by Northumberland County Council that looked at the proposals in the PNP to ascertain if a significant effect is likely. The screening exercise concluded that, in the opinion of the Local Planning Authority, SEA is not required. The Environment Agency, Historic England and Natural England were consulted on this conclusion. All three consultation bodies agreed with the conclusions set out in the Screening Opinion produced by the County Council and confirmed that, in their opinion, SEA is not required in relation to the PNP.
- 5.3 The SEA screening opinion and the feedback of the three consultation bodies can be read within the Neighbourhood Planning section of the Northumberland County Council website under “Ponteland”⁷.

Conservation of Habitats and Species Regulations 2010

- 5.4 The European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna protects habitats and species of European nature conservation importance. It is a requirement that a Habitats Regulations Assessment (HRA) is undertaken in line with the provisions set by the amended Conservation of Habitats and Species Regulations (2010) to assess the effects of the Plan on European Sites. The stages involved in a HRA are screening, to ascertain whether or not plans or proposals would give rise to likely significant effects on European Sites; appropriate assessment, to identify whether there will be an adverse effect on European Site integrity; and subsequent procedures where significant effect on integrity of European Sites remains.

⁷ <http://www.northumberland.gov.uk/Planning/Planning-policy/Neighbourhood.aspx#neighbourhoodplans>

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- 5.5 A HRA screening exercise was carried out by the Northumberland County Council Ecologist. Whilst there are several sites of European importance within Northumberland and in the wider vicinity, due to their locations and the characteristics of their species and habitats, considered alongside the policies within the PNP, likely significant effects were not considered likely. Appropriate assessment is therefore not required.
- 5.6 The HRA Screening Report is available within the Neighbourhood Planning section of the Northumberland County Council website under “Ponteland”⁸.

European Convention on Human Rights

- 5.7 The PNP is fully compliant with the requirements of the European Convention on Human Rights. There is no discrimination stated or implied, or threat to the fundamental rights and freedoms guaranteed under the Convention.
- 5.8 The PNP is compliant with the Basic Condition.

⁸ <http://www.northumberland.gov.uk/Planning/Planning-policy/Neighbourhood.aspx#neighbourhoodplans>

6. Prescribed conditions are met in relation to the plan

- 6.1 The PNP is submitted by Ponteland Town Council, which, as a qualifying body, is entitled to submit a Neighbourhood Plan for its own Civil Parish. The PNP has been prepared by the Ponteland Neighbourhood Plan Steering Group on behalf of Ponteland Town Council.
- 6.2 The whole Civil Parish of Ponteland was formally designated as a Neighbourhood Area through an application made on 21st February 2013 under the Neighbourhood Planning Regulations 2012 (part2 S6) and approved by Northumberland County Council on 28th June 2013. The relevant documents relating to these matters can be read at Appendix 2 and on the Northumberland County Council website⁹.
- 6.3 The PNP contains policies relating to the development and use of land within the neighbourhood area. Proposals relating to planning matters (the use and development of land) have been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.
- 6.4 The PNP identifies the period to which it relates as 2017 to 2031, which aligns with that of the emerging Northumberland Local Plan Core Strategy.
- 6.5 The PNP does not deal with county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.
- 6.6 The PNP relates only to the Civil Parish of Ponteland. It does not relate to more than one neighbourhood area. There are no other neighbourhood development plans in place within the neighbourhood area.

⁹ <http://www.northumberland.gov.uk/Planning/Planning-policy/Neighbourhood.aspx#neighbourhoodplans>

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- 6.7 The PNP has been the subject of extensive consultation in accordance with the statutory requirements and best practice. Full details are contained in the Consultation Statement, along with an account of how consultee input has been considered in the preparation of the PNP.

7. Conclusions

- 7.1 The PNP is required to meet certain Basic Conditions, which are:
- a. having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;
 - b. the making of the neighbourhood plan contributes to the achievement of sustainable development;
 - c. the making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
 - d. the making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations;
 - e. prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan.
- 7.2 The PNP does meet these Basic Conditions, as illustrated in this document.

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Appendices

Appendix 1

Strategic Policies in the Development Plan

Neighbourhood Plans: Basic Conditions Statements Strategic Policies in the Development Plan

Introduction

1. This note is intended to support neighbourhood planning groups in the preparation of their 'basic conditions statement', specifically in relation to the need to demonstrate general conformity with current development plan policies. It briefly sets out the background to this requirement then defines the strategic policies set out in the development plan covering the neighbourhood area.

2. Regulation 15 of The Neighbourhood Planning (General) Regulations 2012, as amended, requires that certain specified information is provided alongside a draft neighbourhood development plan when it is submitted to the local planning authority. In summary, this information is:

(a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;

(b) a consultation statement;

(c) the proposed neighbourhood development plan;

*(d) a '**basic conditions statement**'; and*

(e) (i) an environmental report, or

(ii) a screening opinion indicating that an environmental report is not required.

3. The '**basic conditions statement**' is a requirement of the Regulations. Its purpose is to allow the parish council submitting the neighbourhood plan to demonstrate how their plan has met a set of 'basic conditions' which are prescribed in legislation. The basic conditions statement must demonstrate that the policies in the plan:

- are in general conformity with the **strategic policies** in the development plan for the area
- have been prepared having regard to national policies and guidance;
- contribute to the achievement of sustainable development; and

- are not in conflict with European Union obligations on human rights and the environment

4. A definition of **strategic policies** is given in the National Planning Policy Framework (2012) at paragraph 156. It is expected that Local Plans should include strategic policies to deliver the following:

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

5. The strategic policies in the current development plan covering the neighbourhood area have been identified by the County Council as local planning authority. These are set out in Appendix A to this note.

Appendix A

The Ponteland Neighbourhood Plan

The current statutory development plan for the Ponteland Neighbourhood Area is the Castle Morpeth District Local Plan (2003). The saved strategic policies from the Local Plan are listed below. The policies in the Ponteland Neighbourhood Plan must be assessed for general conformity with these saved strategic policies. The findings of this assessment should be presented in the basic conditions statement. The saved strategic policies for the Ponteland Neighbourhood Area are as follows:

- RE2 Renewable Energy
- RE3 Wind Power Areas of Search
- RE4 Water Quality
- RE5 Surface water run-off and flood defences
- RE6 Service Infrastructure
- RE8 Contaminated Land
- RE9 Ground Stability
- C1 Settlement Boundaries
- C4 Landscape corridors
- C11 Protected species
- C12 Wildlife corridors
- C16 Green Belt
- C17 Green Belt
- C19 Infill at Major Developed Sites
- C26 Conservation areas
- H1 Housing land supply
- H2 Phasing
- H16 Housing in the countryside
- E1 Land Supply
- E4 Exceptional proposals for employment development
- S2 Out of town retail development
- T1 Major road improvements
- T6 Provision for cyclists – cycle routes

Ponteland

- PC1 Settlement Boundary
- PC3 Landscape Corridors
- PC4 Wildlife Corridors
- PC9 Conservation Areas
- PH1 Housing: Land Supply
- PE1 Employment
- PS1 Shopping – Commercial and business centre – changes of use

- PS2 Shopping – Commercial and business centre – development for certain uses outside centre
- PT1 A696 Ponteland Bypass
- PT2 Extension to B6323 Callerton Link Road

- I2 Planning obligations

DE/RN

15 February 2016

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Appendix 2

Designation Documents

The Neighbourhood Planning (General) Regulations 2012

Application form for the designation of a neighbourhood area

This application must be made by the relevant parish or town council wishing to apply to Northumberland County Council for the designation of a neighbourhood area. The submission of an application to the local planning authority is a requirement under The Neighbourhood Planning (General) Regulations 2012 as a pre-requisite to preparing a neighbourhood development plan or order.

A map indicating the boundary of the proposed neighbourhood area must accompany this form.

(Please place X in box to indicate that the proposed neighbourhood area map is included)



Please give a brief statement in the space below telling us why the proposed area shown on the map has been chosen as being appropriate for the purpose of neighbourhood planning.

In keeping with recent Government legislation (specifically the Localism Act 2011 the National Planning framework published in March 2012 and the neighbourhood planning (General) Regulations 2012) Ponteland Town Council wishes to prepare a Neighbourhood Plan that will form part of the Northumberland Local Plan.

In preparing the Plan, Ponteland Town Council will be guided by advice from Northumberland County Council and specifically the Step by Step Guide to Neighbourhood Planning issued by Northumberland County Council.

Ponteland Town Council now seeks to apply for designation of a neighbourhood area in accordance with Part 2 Para 5 of the Neighbourhood Planning (General) Regulations. The application includes and makes the following statements:

(a) A map that defines the area and boundary of the civil parish of Ponteland which forms the administrative area of Ponteland Town Council.

(b) This area is considered to be appropriate to be designated as a neighbourhood area since this is the area that constitutes the administrative area of Ponteland Town Council. This will ensure that due provision is made for the environment in which the main built up areas are situated. It will also enable all the residents who live, work and play here to be fully involved in consideration of development projects which can impact on their lives and the acceptance or not of such projects.

(c) Ponteland Town Council is a relevant body for the purposes of section 61(G) of the 1990 Act.

The above statement was approved at the regular meeting of Ponteland Town Council held on Wednesday 13 February 2013 Minute reference 173.

Ponteland Town Council

I can confirm that
(insert name of parish or town council) is a relevant body for the purpose of neighbourhood planning in accordance with section 61G of the Town and Country Planning Act 1990.

Signed Pete Bowley (Chair of parish or town council)

21 February 2013

Date:

(Please find additional information overleaf).

Publicising your application

As soon as possible after receiving an application for the designation of a neighbourhood area, the county council will publicise the application on our website and in such other manner considered likely to bring the application to the attention of people who live, work or carry on business in the area. This publicity will include:

- a copy of the application for designation of the area;
- details of how to make representation; and
- the date by which representations must be received by the county council, being no less than 6 weeks from the date on which the application is first publicised.

Publicising the decision

As soon as possible after designating a neighbourhood area, the county council will publish the following information on our website and in such other manner considered likely to bring the designation to the attention of people who live, work or carry on business in the neighbourhood area. This publicity will include:

- the name of the neighbourhood area;
- a map that identifies the area; and
- the name of the relevant body who applied for the designation.

If a decision is made to refuse to designate a neighbourhood area, the county council will publish that decision in a similar manner as if the designation was accepted. This will include:

- a document setting out the decision and a statement of the reasons for making that decision; and
- details of where and when the decision document may be inspected.

Please return application form to:

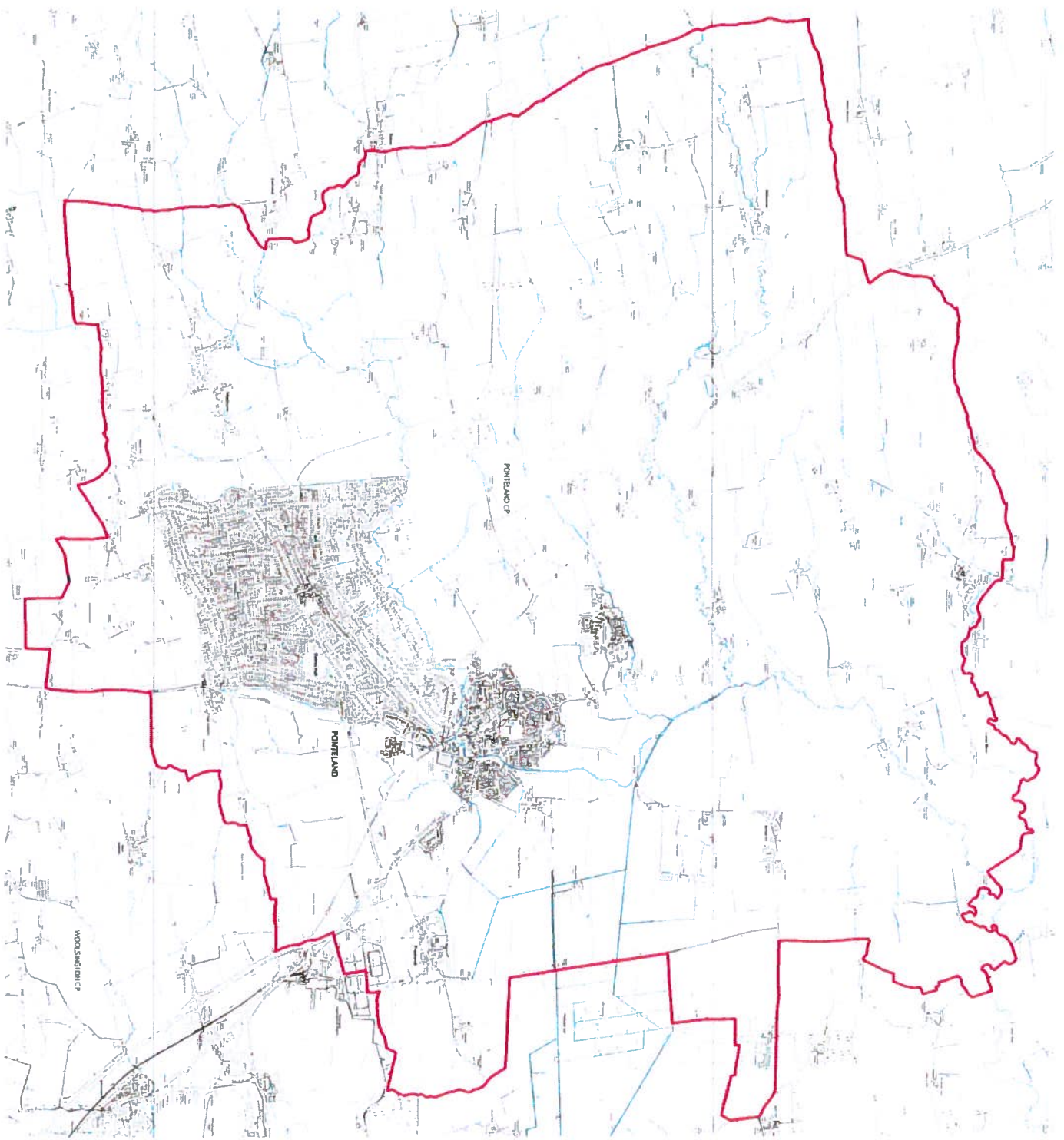
Karen Ledger
Head of Development Services
Northumberland County Council
County Hall
Morpeth
Northumberland
NE61 2EF

Email: Karen.ledger@northumberland.gov.uk

If you would like to discuss your application please contact David English by phone or email:

Email: david.english@northumberland.gov.uk

Tel: 01670 623619



2019/2020 BUDGET
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EXTENTS OF PONTELAND PARISH

Ponteland Town Council

Parish Boundary

Public Notice

Town and Country Planning Act 1990, (Section 61G) The Neighbourhood Planning (General) Regulations 2012 (Regulation 6)

NOTICE OF CONSULTATION ON APPLICATION FOR DESIGNATION OF A NEIGHBOURHOOD AREA

Northumberland County Council hereby gives notice that Ponteland Town Council has submitted an application for the designation of a 'Neighbourhood Area' under Regulation 6 of The Neighbourhood Planning (General) Regulations 2012.

Ponteland Town Council is a 'Relevant Body' for the purposes of Section 61G of the Town and Country Planning Act 1990 and is therefore qualified to undertake neighbourhood planning. The purpose of the application is to enable Ponteland Town Council to undertake Neighbourhood planning and in particular to prepare a Neighbourhood Development Plan for the Town of Ponteland. The proposed Neighbourhood Area covers the entire Civil Parish of Ponteland as shown on the map below.



The application including the proposed boundary and supporting statement submitted to Northumberland County Council can be viewed on the council's website at www.northumberland.gov.uk or in person at Ponteland Town Council office, Unit 1 Meadowfield Court, Ponteland; Ponteland Library, Thornhill Rd, Ponteland; or County Hall, Morpeth during normal opening hours until Monday 22nd April 2013.

If you wish to make representations on the proposed neighbourhood area, these must be made by email, letter or by completing a response form which can be downloaded from www.northumberland.gov.uk. Representations must be received by the County Council on or before Monday 22nd April 2013.

Please address any comments to: David English, Spatial Policy and Delivery Team, Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF. Email: David.English@northumberland.gov.uk Tel: 01670 623619

Public Notice

**Town and Country Planning Act 1990, (Section 61G)
Neighbourhood Planning (General) Regulations 2012 (Regulation 6)**

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The application including the proposed boundary and supporting statement submitted to Northumberland County Council can be viewed on the County Council's website at www.northumberland.gov.uk or in person at Ponteland Town Council office, Unit 1 Meadowfield Court, Ponteland; Ponteland Library, Thornhill Rd, Ponteland; or County Hall, Morpeth during normal opening hours until Monday 22nd April 2013.

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Karen Ledger, Head of Development Services.

Neighbourhood Area Application Decision Document

Neighbourhood Planning (General) Regulations 2012 Regulation (Regulation 7)

DECISION REGARDING APPLICATION FOR DESIGNATION OF PONTELAND AS A NEIGHBOURHOOD AREA

In accordance with Neighbourhood Planning (General) Regulations 2012 (Regulation 7) Northumberland County Council hereby gives notice on the designation of the Civil Parish of Ponteland (As shown on map 1 overleaf) as the 'Ponteland Neighbourhood Area' for the purposes of neighbourhood planning under Section 61G(1) of the Town and Country Planning Act 1990 as amended.

Under Section 61H(1) of the Town and Country Planning Act 1990 as amended, it was decided not to designate the area as a business area as the area is not wholly or primarily business in nature, the relevant designation information is set out below:

Name of Neighbourhood Area	Ponteland
Relevant qualifying body	Ponteland Town Council
Consultation period	11 March 2013 – 22 April 2013
Decision Published	28 th June 2013

1. Determination

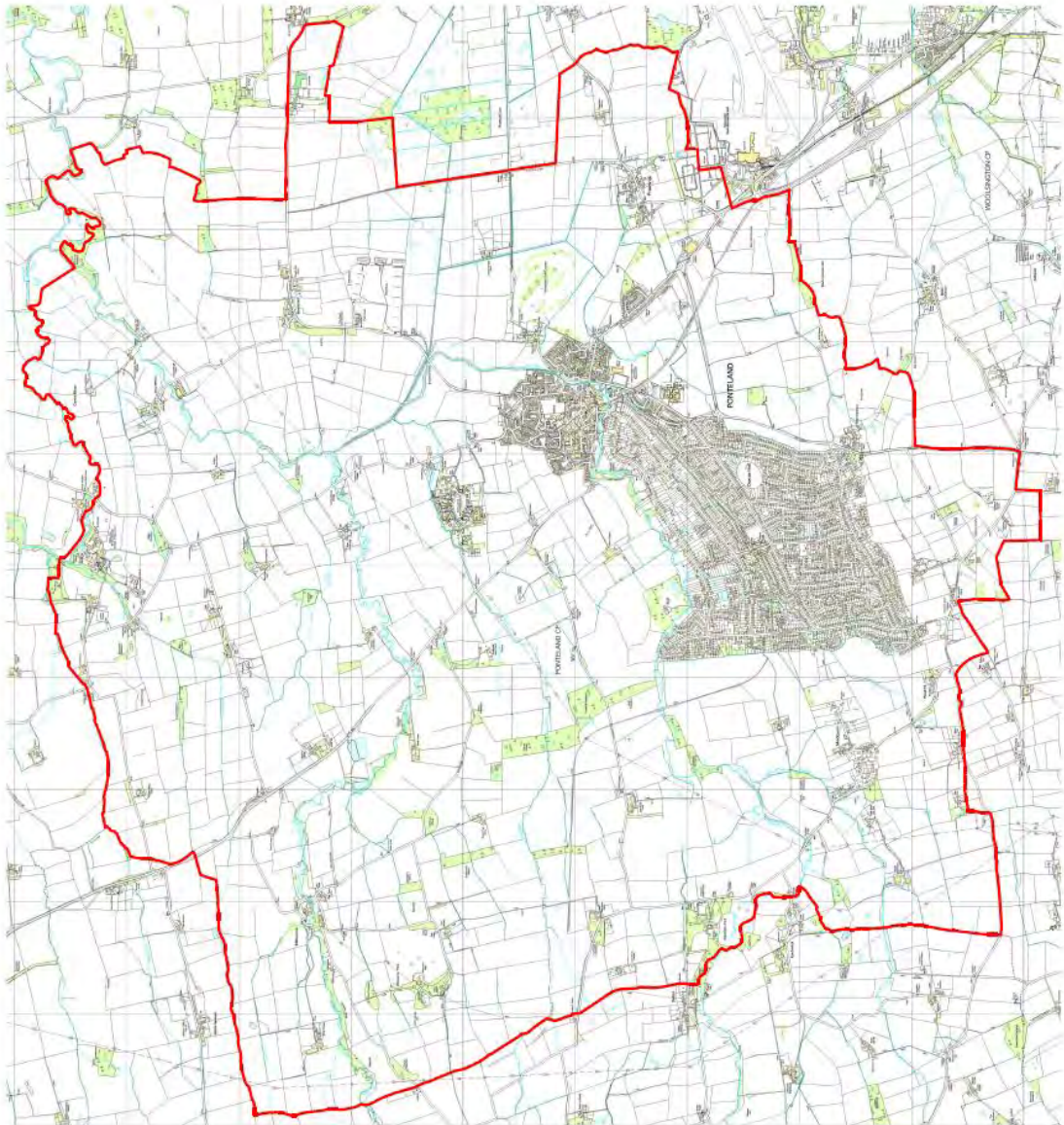
Is the organisation making the area application the relevant body under section 61G(2) of the 1990 Act?	Yes
Is the neighbourhood area considered appropriate under section 61G (4)?	Yes
Does the area overlap another designated area? (Section 61G(7))	No
For joint area applications, are all relevant bodies included? (Section 61G(2))	N/A
Were any comments received during the consultation period?	Yes
Summary of comments received	Only comment received was submitted by Lugano Property Group which indicated that they neither object nor support the proposed area.
Are any modifications required to this or any adjoining neighbourhood area?	No

2. A) Parish/Parishes comprising Neighbourhood Area

Ponteland

B) Map of Neighbourhood area

See Below



DO NOT SCALE FROM THIS DRAWING

This drawing is a preliminary design and is not to be used for any other purpose without the written consent of the author. It is the responsibility of the user to ensure that the drawing is used in accordance with the intended purpose and that all necessary permissions have been obtained. The author accepts no liability for any errors or omissions in this drawing.

hedley design
 landscape architecture
 104, A.001
 17/09/2012

Project: Ponteland Town Council
 Drawing: Parish Boundary
EXTENTS OF PONTLAND PARISH
 Date: 17/09/2012
 Scale: 1:1000
104.A.001

RECORD OF DECISIONS BY CORPORATE DIRECTOR IN CONSULTATION WITH EXECUTIVE MEMBER

Barry Rowland, Corporate Director of Local Services
Councillor Alan Hepple, Executive Member for Planning, Housing and Regeneration

Decision on the application to designate the civil Parish of Ponteland as a neighbourhood area for the purposes of neighbourhood planning

1. Purpose of the Report

- 1.1 The purpose of this report is to determine an application to designate the Civil Parish of Ponteland as a neighbourhood area for the purposes of neighbourhood planning.

2. Recommendations

It is recommended that:

- 2.1 The Civil Parish of Ponteland should be designated as a neighbourhood area for the purposes of section 61G(1) of the Town and Country Planning Act 1990, and;
- 2.2 The area covered by the parish of Ponteland will not be designated as a business area for the purposes of neighbourhood planning.

3. Background

- 3.1 Ponteland Town Council established a neighbourhood plan group in January 2013 with the purpose of preparing a neighbourhood plan alongside the County Council's emerging Core Strategy.
- 3.2 Legislation sets out a number of steps that are required to be taken when using neighbourhood planning powers. The first requirement is to have an area designated as a neighbourhood planning area. Once this has been done, all other neighbourhood planning powers may be exercised by the relevant qualifying body, in this case, Ponteland Town Council.
- 3.3 The area designation application complies with the requirements set out in the relevant Regulations. It has been publicised for six weeks, from 11 March to 22 April 2013 in line with the Regulations. Publicity took the form of a public notice in the Journal; site notices posted around the parish of Ponteland; written notification has been given to adjoining parish councils; and the application was publicised on the County Council's website.
- 3.4 One representation has been received from Lugano Property Group which indicates that they neither object nor support the proposed area. There are no specific proposals from the local business community that would require designation of the neighbourhood area as a business area.
- 3.5 The area proposed for designation is considered suitable for neighbourhood planning purposes in that it comprises a discreet Civil Parish administrative area where the town of Ponteland sits within its rural hinterland. The surrounding Parishes are largely rural in nature comprising primarily agricultural uses. Adjoining Parish Councils have expressed no intention of preparing neighbourhood plans and have not indicated any preference to join with Ponteland to increase the size of the neighbourhood area. It is expected in Parish areas that neighbourhood area boundaries will generally follow Parish Council

administrative areas unless there are clear reasons why an alternative area should be designated.

- 3.6 The County Council must determine the application for designation of the neighbourhood area and must also consider whether the area should also be designated as a business area for neighbourhood planning purposes.

Report Authors:

Emma Thomas – Student Planner

(01670) 610104 Emma.Thomas@northumberland.gov.uk, and;

David English – Principal Planner

(01670) 623619 David.English@northumberland.gov.uk

DECISION TAKEN

Corporate Director of Local Services

Executive Member for Planning, Housing and Regeneration

Subject: Designation of parishes of Ponteland as a neighbourhood area

Decision taken:

Designation of the civil Parish of Ponteland as a neighbourhood area for the purposes of section 61G(1) of the Town and Country Planning Act 1990, and;

The area covered by the Parish of Ponteland will not be designated as a business area for the purposes of neighbourhood planning.

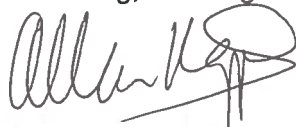
Signatures



Corporate Director of Local Services:

Date: 28/6/13

Executive Member for Planning, Housing and Regeneration:



Date: 28/6/13