

TYNEDALE DISTRICT LOCAL PLAN



Schedule of Adopted Policies

Effective from
October 2007

**Tynedale District Local Plan 2000:
Schedule of Adopted Policies amended by the Secretary of
State's Direction, August 2007 (effective after 27th September
2007), and the adoption of the Tynedale Local Development
Framework Core Strategy, (16th October 2007)**

The Tynedale District Local Plan was adopted by the Council in April 2000 and formed part of the statutory development Plan for the area of Tynedale not included in the Northumberland National Park.

Under provisions in the Planning and Compulsory Purchase Act 2004, the Government sought the replacement of Local Plans with new Local Development Frameworks. However, it was recognised that these documents would take some time to draw up and, as a result all adopted development plan policies automatically became 'saved' policies for a period of three years from the commencement of the Act on 27th September 2004.

Unfortunately, the 3 year period was not sufficient time for replacement policies to reach fruition. Therefore, as the 3 year period approached its end, the Secretary of State issued a Direction to the Council as to which Local Plan policies could continue to be saved beyond 27th September 2007. These policies had to be relevant and in line with strategic policy. They had to avoid duplicating existing policy and be up to date. As a result, the Secretary of State agreed to save a high proportion of policies in the Tynedale District Local Plan. The Secretary of State's Direction is attached as Appendix 1 to this document.

About a month after the issue of this Direction, the Council adopted its Local Development Framework Core Strategy, (on 16th October 2007), as a result of which some of the saved policies became superseded by the new Core Strategy Policies

The schedule of saved policies below therefore only contains those saved policies that have not been superseded by the Tynedale Local Development Framework Core Strategy

Much of the Tynedale District Local Plan Written Statement remains relevant but it should be read on the understanding that policies not included in the schedule below are no longer used by virtue of being no longer saved and/or superseded by the Local Development Framework Core Strategy.

It should also be noted that the Proposals Map of the Local Plan has been superseded by the Local Development Framework Proposals Map, which depicts all area and site based policies from both the saved Local Plan policies and the newly adopted Local Development Framework Core Strategy.

In order to obtain a full understanding of local planning policies operating in the Tynedale area, the schedule below needs to be read alongside parts of

the Local Plan Written Statement reasoned justification that remain relevant, the Local Development Framework Core Strategy October 2007 and the Local Development Framework Proposals Map October 2007. The Local Development Framework Core Strategy is available from Tynedale Council, priced at £10.00 and the Local Development Framework Proposals Map is available from Tynedale Council at £20.00. All documents can be found on the Council's website at www.tynedale.gov.uk/planning.

**Schedule of Adopted Policies amended by the Secretary of State's Direction,
August 2007 (effective after 27th September 2007), and the adoption of the
Tynedale Local Development Framework Core Strategy, (16th October 2007)**

Chapter 3. General Development		
GD2	Design Criteria for development, including extensions and alterations	
GD3	Provision of suitable access to buildings for people with impaired mobility	
GD4	Range of transport provision for all development	
GD5	Improved access to public transport for people with impaired mobility	
GD6	Car parking standards outside the built-up areas of Hexham, Haltwhistle, Prudhoe and Corbridge	
GD7	Car parking standards within the built up areas of Hexham, Haltwhistle, Prudhoe and Corbridge	
GD9	Car parking standards for people with impaired mobility	
Chapter 4. Natural Environment		
NE7	New buildings in the Green Belt	
NE8	New dwellings in the Green Belt	
NE9	Existing chalets, caravans and shacks in the Green Belt	
NE10	Prudhoe Hospital	
NE11	Hexham Racecourse	
NE12	Slaley Hall	
NE13	Other employment sites in the Green Belt	
NE14	Use of existing buildings in the Green Belt	
NE15	Development in the North Pennines AONB	
NE17	Development in the setting of Hadrian's Wall World Heritage Site	
NE18	Protection of Agricultural land	
NE19	Protection of Internationally Important Nature Conservation Sites	
NE20	Protection of Sites of Special Scientific Interest	
NE21	Protection of Sites of Nature Conservation Importance	
NE22	Protection of Nature Reserves	
NE24	Protection of Regionally Important Geological/Geomorphologic sites	
NE25	Protection of Wildlife Corridors	
NE26	Protection of habitats of special importance to wildlife	
NE27	Protection of Protected Species	
NE28	Rivers, smaller watercourses and their corridors	
NE29	Works to watercourses and water bodies	
NE33	Protection of Trees, Woodlands and Hedgerows	
NE34	Tree felling	
NE35	Tree Preservation Orders	
NE37	Landscaping in developments	

Schedule of Adopted Policies amended by the Secretary of State's Direction, August 2007 (effective after 27th September 2007), and the adoption of the Tynedale Local Development Framework Core Strategy, (16th October 2007) continued...

Chapter 5. Built Environment	
BE2	Pedestrian environments for people with impaired mobility
BE4	Shop front design
BE5	Shop signs
BE6	Wall mounted poster hoardings
BE7	Free standing poster hoardings
BE8	Advertising hoardings and non-directional signs
BE9	Advance advertising and directional signs
BE10	Design criteria for advance advertising and directional signs
BE11	Conversion of existing buildings in the open countryside to employment use
BE14	New agricultural and forestry buildings and roads in the open countryside
BE14a	Prior approval for new agricultural and forestry development
BE15	Reconstruction of buildings in the open countryside
BE17	Demolition of buildings in Conservation Areas
BE18	Development affecting the character and setting of a Conservation Area
BE19	Demolition of Listed Buildings
BE20	Demolition of structures in the curtilage of a Listed Building
BE21	Alteration and extension to Listed Buildings
BE22	The setting of Listed Buildings
BE23	Change of use of Listed Buildings
BE25	Preservation of scheduled ancient monuments, nationally important sites and settings
BE26	Hadrian's Wall World Heritage Site
BE27	Regional and Locally important archaeological sites and settings
BE28	Archaeological Assessment
BE29	Development and preservation
Chapter 6. Housing	
H4	Commuter Pressure Area housing site allocations
H6	Land safeguarded to meet possible future housing needs of Hexham
H6a	Land safeguarded to meet possible future housing needs of Acomb
H7	Land safeguarded to meet possible future housing needs of Corbridge
H13	Rural Area housing site allocations
H15	Additional small housing developments within the Rural Area
H16	Community facilities and infrastructure requirements associated with housing development
H18	Housing for rural businesses
H19	Removal of rural workers occupancy restrictions
H20	Extensions to dwellings in the countryside
H21	Extensions to domestic gardens in the countryside
H23	Affordable rural housing exception sites
H24	Creation of residential accommodation on upper floors in Commercial Areas

Schedule of Adopted Policies amended by the Secretary of State's Direction, August 2007 (effective after 27th September 2007), and the adoption of the Tynedale Local Development Framework Core Strategy, (16th October 2007) continued...

Chapter 6. Housing continued...	
H25	Restricting conversions of existing residential accommodation above commercial premises in Commercial Areas
H26	Accessible housing
H27	Mobility housing
H29	Protection of character of low density housing
H31	Public open space within housing areas
H32	Residential design criteria
H33	Residential extensions
H34	Extensions to existing dwellings to provide accommodation for additional people
H35	Backland development
H36	Residential caravans and mobile homes
Chapter 7. Economic Development	
ED1	Land allocated for Employment Development
ED1a	Development opportunity site: Hexham Goods Yard
ED3	Requirement of a railway bridge for site ED1.18, Haltwhistle (West End Link Road)
ED4	Expansion land
ED5	Development permitted in existing employment areas
ED6	Control of B2 Uses which could cause potential harm to the environment
ED7	Uses not permitted in existing employment areas or on sites allocated for employment use
ED9	15 ha safeguarded land at Beaufront Road, Hexham
ED11	Small scale opportunities from new sites, redevelopment or conversions
ED12	Criteria to assess change of use or redevelopment of an existing employment use to a non-employment use
ED13	Farm diversification
ED14	Change of use of part of a dwelling to office/light industrial use
ED15	Provision and enhancement of business support and training facilities
Chapter 8. Tourism	
TM1	Protection of existing tourist facilities and/ or community services
TM2	Enhancement of existing facilities, attractions and infrastructure
TM4	New tourism development in the open countryside outside the Green Belt and the North Pennines AONB
TM6	Tourism development in the North Pennines AONB
TM7	Tourist accommodation in existing settlements
TM8	Tourist accommodation outside existing settlements
TM9	Hotel development in Kielder Tourism Priority Area
TM11	Hotel development at Hexham
TM12	Static caravans and chalet development

Schedule of Adopted Policies amended by the Secretary of State's Direction, August 2007 (effective after 27th September 2007), and the adoption of the Tynedale Local Development Framework Core Strategy, (16th October 2007) continued...

Chapter 8. Tourism continued...	
TM14	Chalets
TM15	Occupancy condition on self catering tourist accommodation
TM16	Removal of occupancy conditions which prevent permanent residential use
Chapter 9. Retailing	
RT 1b	Food and Drink Uses in Commercial Areas
RT3	Convenience retailing in Hexham
RT4	Comparison retailing in Hexham
RT5	Pedestrian link
RT6	Opportunity site for redevelopment for retail/commercial uses in Prudhoe
RT8	Small scale retail uses outside Commercial Areas of District and Local Centres
RT9	Small scale commercial activity in small settlements
RT10	Farm shops and rural outlets outside settlements
RT11	Protection of the last remaining convenience shop
RT12	Petrol Stations located within or adjoining settlements
RT13	Retailing should be ancillary to the industrial use
RT14	Food and Drink uses outside Commercial Areas
Chapter 10. Leisure and Recreation	
LR3	Protection of open space facilities
LR4	Amenity open space as private gardens
LR5	Parks and gardens
LR8	Sites for outdoor sport and recreation
LR11	Outdoor sports facilities for new residential development
LR14	Location and design of play areas
LR15	Play areas in new residential developments (standards and design criteria)
LR16	Protection of allotments
LR17	Provision of new allotments
LR18	Criteria for provision of Golf Courses
LR19	Safeguard existing and promotion of new public rights of way
LR21	Safeguard disused railway lines
LR22	Development of the C2C cycle route
LR24	Criteria for permitting sites for noisy sports
Chapter 11. Transport	
TP1	A69 dualling
TP2	Protection of new bypass lines
TP3	Protection of road improvement schemes

Schedule of Adopted Policies amended by the Secretary of State's Direction, August 2007 (effective after 27th September 2007), and the adoption of the Tynedale Local Development Framework Core Strategy, (16th October 2007) continued...

Chapter 11. Transport continued...	
TP4	Haltwhistle West-End Link Road
TP5	Traffic management and impaired mobility
TP8	Statement of Intent
TP9	Original Hexham Auction Mart redevelopment
TP14	Car parking provision in Corbridge
TP15	Traffic Calming in new residential development
TP18	Hadrian's Wall Car Parking
TP19	A69 roadside facilities for the motorist
TP21	Redevelopment of existing rail freight terminals
TP24	Redevelopment of existing Public Transport facilities
TP25	South Tynedale Railway
TP26	Protection and enhancement of Rights of Way network
TP27	Development affecting Public Rights of Way
Chapter 12. Community Services and Infrastructure	
CS2	New health centres
CS3	Residential Institutions (Class C2 uses)
CS4	Prudhoe West End First School Relocation
CS6	Hexham emergency helicopter landing site
CS7	Haltwhistle Fire Station relocation
CS10	LPG supply to new housing developments
CS12	Oil supply to new housing developments
CS13	Overhead electricity power lines of 132 kv or more
CS14	Overhead electricity power lines of less than 132 kv
CS15	Undergrounding of services in new developments
CS17	Domestic Renewable Energy projects
CS18	Telecommunications development
CS19	Location of development either causing or adjacent to pollution sources
CS20	Agricultural intensive livestock, sludge and slurry stores
CS21	Location of noise sensitive uses
CS22	Location of noise generating uses
CS23	Development on contaminated land
CS24	Development adjacent to or in vicinity of contaminated land
CS26	Water and Sewage Treatment Works
CS27	Sewerage
CS29	HSE notifiable hazardous installations
CS30	HSE notifiable pipelines
CS31	Carlisle and Newcastle Airports Aeronautical Safeguarding Areas

**Tynedale Local Development Framework: Core Strategy
(Adopted October 2007)**

Saved Policies from Tynedale District Local Plan (Adopted April 2000)

From 03 General Development –

Policy GD2

Development will be required to respect the positive characteristics of the District's natural and built environment and to conform to the following design criteria:

- (a) The design should be appropriate to the character of the site and its surroundings, existing buildings and their setting, in terms of the scale, proportions, massing, positioning and appearance of buildings, use of materials, structures and landscaped and hard surfaced areas. Detailed plans will be expected to include a survey of the existing site and its immediate surroundings, and the retention of features of value (e.g.: archaeological remains, areas of open space within settlements, trees, hedgerows and water features; and**
- (b) where appropriate the development will be expected to incorporate open space and landscaped areas designed to provide interest within the site; and**
- (c) where appropriate a visual buffer between the site and adjacent land will be required in order to soften its impact on the character of the area; and**
- (d) where appropriate the development shall be designed to deter crime and increase personal safety; and**
- (e) the design will not create conflict between adjacent land uses; and**
- (f) there will be no adverse effect on adjacent land or buildings, in terms of loss of light, noise or other disturbance, overbearing appearance or loss of privacy.**

Policy GD3

Proposals for the development of any buildings used for employment or education purposes, or any buildings open to the public, should provide suitable access and facilities for people with impaired mobility, as customers, visitors and employees.

Policy GD4

Development proposals will be required to conform to the following criteria:

- (a) safe access to the site and to the classified road system should be secured; and
- (b) the development should not create levels of traffic which would exceed the capacity of the local road network or create a road safety hazard; and
- (c) adequate links, access to and provision for public transport systems should be incorporated within the layout of the site. Large development sites will be required to provide access for public transport; and
- (d) consideration must be given to pedestrians and cyclists within the development site. Convenient, direct and safe routes should be provided.

Policy GD5

The provision of public transport facilities which need planning permission will be required to provide suitable access and facilities for people with impaired mobility and any reconstruction or refurbishment of older transport facilities should, so far as is practicable, incorporate improved access for people with impaired mobility.

Policy GD6

Outside the existing built up areas of Hexham, Haltwhistle, Prudhoe and Corbridge and on allocated or other Greenfield housing sites on the edge of these built up areas, car parking provision will be required to be made in accordance with the car parking standards for development set out in Column A of Appendix 1.

Policy GD7

Within the existing built up areas of Hexham, Haltwhistle, Prudhoe and Corbridge, car parking provision will be required to be made in accordance with the car parking standards for development set out in Column B of Appendix 1. The developer will be expected to provide the maximum figure except in those circumstances where there are no adverse implications for road safety or traffic management and the following criteria are satisfied: -

- (a) public parking is available in close proximity to the proposal; and
- (b) there is good access to public transport routes.

Policy GD9

Car parking spaces, suitable in location, size and number, will be required to be made available for those people with impaired mobility possessing orange badges. The size of each parking place and the level of provision shall be in accordance with the Guidelines in Appendix 2 and policies GD6 and GD7.

From 04 The Natural Environment –

Policy NE7

Within the Green Belt, planning permission will only be granted for the construction of new buildings, for the following purposes:

- (a) agriculture and forestry; or
- (b) essential facilities for outdoor sport and outdoor recreation; or
- (c) essential facilities for cemeteries; or
- (d) essential facilities for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it; or
- (e) limited infilling in, or redevelopment of those major existing developed sites identified on the Proposals Map, subject to Policy NE10 or NE11 or NE12 or NE13 being satisfied; or
- (f) limited infilling within the boundaries shown on the Proposals Map in existing villages listed in Policy NE5 and in accordance with Policy H10; or
- (g) limited affordable housing for local community needs within existing settlements subject to Policy H23 being satisfied, or
- (h) proposals for the limited extension, alteration or replacement of existing dwellings, subject to policies in Built Environment and Housing chapters being satisfied.

Policy NE8

There will be a presumption against the construction of new dwellings in the Green Belt. Planning applications in the Green Belt for the siting or replacement of a residential caravan or chalet will be treated as proposals for a new dwelling in the Green Belt.

Policy NE9

Planning Permission will not be granted for an extension, replacement dwelling or change of use of a chalet or shack, which would have a greater impact than the existing on the openness of the Green Belt.

Policy NE10

Prudhoe Hospital is recognised as an important development site within the Green Belt and its boundary is designated on the Proposals Map. Within this site boundary proposals for limited infill development, re use, partial re use or redevelopment will be permitted for the following uses: -

- a strategic employment site for companies requiring industrial sites in non-estate locations, for example corporate office headquarters or business accommodation or class B1 or hi-tech development;
- a mixed use development including any of the following:
 - offices, light industry (Use Class B1);
 - science park;
 - institutions standing in their own grounds;
 - nursing homes or residential care homes;

- education, management or training centres;
- hotel/restaurant and conference centre;
- leisure development;
- health farm;
- tourist related development;
- high quality residential development.

where all of the following criteria are met:-

- (a) the proposal would have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it and where possible have less; and
- (b) where total or partial redevelopment is proposed, new buildings do not occupy a larger area of the site nor exceed the height of the existing buildings, except where the overall scheme would result in a more beneficial visual impact upon the landscape than the existing situation; and
- (c) where limited infilling is proposed, the buildings do not exceed the height of the existing buildings or lead to a major increase in the developed proportion of the site; and
- (d) the development would preserve or enhance the amenity and nature conservation value of the site as a whole and in particular Priestclose Wood Local Nature Reserve; and
- (e) where buildings are of Special Architectural or Historic interest, their retention is the primary objective, either through re-use 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; and
- (f) the development could be adequately linked to the strategic road network and does not involve additional expenditure by the public sector on the provision of infrastructure (including roads and sewerage) either on or off site nor would it overload local facilities (including schools and health care facilities); and
- (g) any proposals for partial redevelopment are accompanied by comprehensive long term plans for the site as a whole.

Any proposal which would by nature of its use or location adversely affect the development of the site as a whole will not be permitted.

Policy NE11

Hexham Racecourse is recognized as an important sporting complex which plays a vital role in the local economy and its boundary is designated on the Proposals Map. Within this boundary proposals for limited infill development, re-use, partial re-use or redevelopment will only be approved if the following criteria are satisfied:-

- (a) the proposal would have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it and where possible have less; and
- (b) where total or partial redevelopment is proposed, new buildings do not occupy a larger area of the site nor exceed the height of the existing buildings, except where the overall scheme would result in a more beneficial visual impact upon the landscape than the existing situation; and

- (c) where limited infilling is proposed, the buildings do not exceed the height of the existing buildings or lead to a major increase in the developed proportion of the site; and
- (d) the development would preserve or enhance the amenity and nature conservation value of the site as a whole; and
- (e) the development could be adequately linked to the strategic road network and does not involve additional expenditure by the public sector on the provision of infrastructure (including roads and sewerage) either on or off site nor would it overload local facilities (including schools and health care facilities); and
- (f) any proposals for partial redevelopment are accompanied by comprehensive long term plans for the racecourse buildings as a whole; and
- (g) the proposed use would not prejudice the implementation of other policies in the Local Plan.

Policy NE12

Slaley Hall is recognised as an important sporting and tourism complex which plays a vital employment role in the local economy and its boundary is designated on the Proposals Map. Within this site boundary the following developments which have not yet started will be permitted and/or those permissions existing at 1st October 1995 will be renewed:

- (i) 48 holiday villas;
 - (ii) 21 timeshare lodges;
 - (iii) 8 dormi apartment blocks;
 - (iv) an 18 hole golf course;
- where all of the following criteria are met:
- (a) the development maintains the rural appearance, character and openness of the site; and
 - (b) the design, materials and landscaping measures are in keeping with the character and setting of the area and would not have an adverse impact on the existing landscape character and visual amenity of the Green Belt; and
 - (c) new buildings do not exceed the height of existing buildings and are sited so as to retain the main features of the landscape; and
 - (d) the development would preserve or enhance the amenity and nature conservation value of the site as a whole, and
 - (e) the development could be adequately linked to the strategic road network and does not involve additional expenditure by the public sector on the provision of infrastructure (including roads and sewerage) either on or off site nor overload local facilities; and
 - (f) all self catering accommodation satisfies the obligations contained within Policy TM15 with regard to occupancy.

In addition, other new development for sport/recreational uses or other facilities complementary to the use of the hotel will be considered appropriate where the above criteria are met and providing that this does not result in built development occupying more than 1.2% of the total site area.

Policy NE13

Proposals for limited infill development, re-use, partial re-use or redevelopment for employment uses on those developed sites in the Green Belt defined on the Proposals Map and listed below:

- NE13.1 Ochrelands, Yarridge Road
- NE13.2 Bywell Home Farm
- NE13.3 Stocksfield Hall Business Units
- NE13.5 Fourstones Paper Mill
- NE13.6 Marley Tile Co., Newlands
- NE13.7 Tyne Valley Nursery, Mickley Square
- NE13.8 Howford Haulage Site, Acomb
- NE13.15 Wentworth Grange Care Home, Riding Mill

will be approved where the following criteria are met:

- (a) the proposal would have no greater impact than the existing development on the openness of the Green Belt and the purposes of including land in it and where possible have less; and
- (b) where total or partial redevelopment is proposed, new buildings do not occupy a larger area of the site nor exceed the height of the existing buildings, except where the overall scheme would result in a more beneficial visual impact upon the landscape than the existing situation; and
- (c) where limited infilling is proposed, the buildings do not exceed the height of the existing buildings or lead to a major increase in the developed proportion of the site; and
- (d) the development would preserve or enhance the amenity and nature conservation value of the site as a whole; and
- (e) where buildings are of Special Architectural or Historic interest, their retention is the primary objective, either through re-use 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; and
- (f) the development could be adequately linked to the strategic road network and does not involve additional expenditure by the public sector on the provision of infrastructure (including roads and sewerage) either on or off site nor would it overload local facilities (including schools and health care facilities); and
- (g) any proposals for partial redevelopment are accompanied by comprehensive long term plans for the site as a whole; and
- (h) the proposed use would not prejudice the implementation of other policies of the Local Plan.

Policy NE14

Proposals for the change of use, conversion or extension of existing buildings in the Green Belt will be permitted where all of the following criteria are met:

- (a) the buildings are of permanent and substantial construction; and
- (b) the proposed use and any associated use of land are in keeping with their surroundings and the proposed development does not have a materially greater impact than the existing on the openness of the Green Belt or on the purposes of including land in it.

Policy NE15

Priority will be given to the protection and enhancement of the landscape qualities of the North Pennines Area of Outstanding Natural Beauty as identified on the Proposals Map, when considering proposals for development.

Development within or adjacent to the AONB which adversely affects the special scenic quality of the AONB will not be permitted.

Any large scale development within or adjacent to the AONB will only be permitted, when it is proven to be in the national interest and there are no alternative sites in less sensitive areas.

Policy NE17

Development which adversely affects the landscape setting of Hadrian's Wall World Heritage Site will not be permitted.

All proposals for development within the landscape setting of Hadrian's Wall World Heritage Site, as defined on the Proposals Map, will be considered against the following criteria:-

- (a) the scale, siting or design of proposals would not adversely affect the landscape setting or nature conservation interest of the World Heritage site; and
- (b) applications include landscape proposals which incorporate features of the existing landscape character and seek to enhance this character, through mitigating the effects of the development.

Policy NE18

The best and most versatile agricultural land (Grades 1, 2 or 3a) will be safeguarded from irreversible development unless it is clearly demonstrated that there is an essential need for the proposed new development which cannot be satisfactorily met elsewhere. Where development of agricultural land is proposed, the following criteria should be satisfied:

- (a) the amount of land developed should be no greater than is reasonably required; and
- (b) economically viable farm units should be retained where possible and the severance and sub division of farms should where possible be avoided; and
- (c) the development should be phased, where possible and designed so as to minimize potential conflict with local agricultural activities.

Policy NE19

Potential and listed RAMSAR sites, existing and classified Special Protection Areas (SPAs) and candidate and designated Special Areas of Conservation (SACs) will be protected from adverse impact of development.

Proposals for development on a potential or listed RAMSAR site or an existing or classified SPA or a candidate or designated SAC which are not connected with or necessary to the management of the site and which would adversely affect the site, either directly or indirectly will only be permitted where the developer can demonstrate that there are imperative reasons of overriding public interest for the development and there is no alternative solution.

Where the site concerned hosts a Priority Natural Habitat Type and/or a Priority Species, development will only be permitted where the authority is satisfied that it is necessary for reasons of human health or public safety or for beneficial consequences of primary importance for nature conservation.

Where such a development is to be approved, the Council will impose Planning Conditions and/or seek Obligations to include measures to conserve the nature conservation interest and to ensure that the overall coherence of Natura 2000 is protected.

Policy NE20

Existing and potential Sites of Special Scientific Interest (SSSIs) will be protected from adverse impact of development.

Development which may destroy or could adversely affect existing or potential SSSIs (either directly or indirectly), will only be permitted where it can be demonstrated that there are no reasonable alternative means of meeting that development need and the reasons for the development clearly outweigh the value of the site itself and the national policy to safeguard the intrinsic nature conservation value of the national network of such sites.

Where development is to be approved which could adversely affect any existing or potential Site of Special Scientific Interest, the Council will impose Planning Conditions and/or seek Obligations to include measures to conserve the nature conservation interest and where practical to provide replacement habitats and features where damage is unavoidable.

Policy NE21

Sites of Nature Conservation Importance will be accorded appropriate protection from adverse impact of development.

Development which could destroy or adversely affect these sites either directly or indirectly, will only be permitted where it can be demonstrated that there are no reasonable alternative means of meeting that development need and the reasons for the development clearly outweigh the need to safeguard the intrinsic nature conservation value of the site.

Where development is to be approved which could adversely affect any Site of Nature Conservation Importance, the Council will impose Planning Conditions and/or seek Obligations to include measures to conserve the nature conservation interest and where practical to provide replacement habitats and features where damage is unavoidable.

Policy NE22

Local Nature Reserves will be accorded appropriate protection from adverse impact of development.

Development which could adversely affect a Local Nature Reserve will only be permitted where it can be demonstrated that there are no reasonable alternative means of meeting that development need and the reasons for the development clearly outweigh the need to safeguard the intrinsic nature conservation value of the site.

Where such development is to be approved, the developer will be required to include measures to conserve the nature conservation interest and where practical to provide replacement habitats and features where damage is unavoidable.

Policy NE24

Regionally Important Geological/Geomorphological Sites will be accorded appropriate protection from adverse impact of development.

Development which could destroy or adversely affect these sites will only be permitted where it can be demonstrated that there are no reasonable alternative means of meeting that development need and the reasons for the development clearly outweigh the need to safeguard the intrinsic nature conservation value of the site.

Policy NE25

Identified wildlife corridors will be protected from development which would threaten their integrity. Any new development which is approved within, or adjacent to, a wildlife corridor may be required to contribute to its operation through appropriate habitat creation, landscaping and management. Account will be taken of those wildlife corridors identified by adjoining authorities.

Policy NE26

Wherever possible, habitats of special importance to wildlife such as semi-natural woodlands, peatlands and wetlands, species-rich grasslands and heather moorlands will be protected against any development which may destroy or adversely affect their value for nature conservation.

Where development is to be approved which could adversely affect any wildlife habitat, appropriate measures will be required to conserve the nature conservation interest and where practical to provide replacement habitats and features where damage is unavoidable.

Policy NE27

Development which would be likely to adversely affect badgers or other protected species including those listed on Schedules 1, 5 and 8 of the Wildlife and Countryside Act 1981 (as amended) will only be permitted, if harm to the species can be avoided. Where such development is to be approved the Council will impose planning conditions and/or seek planning obligations in order to: -

- (a) facilitate the survival of individual members of the species.
- (b) reduce disturbance to a minimum.
- (c) provide adequate alternative habitats to sustain at least the current levels of population.

Policy NE28

The Council, in consultation with the Environment Agency, will seek to promote rivers and smaller watercourses and their corridors as important areas of open land and wildlife habitat by:

- (a) conserving existing areas of value and wherever possible seeking to restore the natural elements within the corridors and margins; and
- (b) promoting appropriate public access; and
- (c) identifying appropriate locations for water related sport and recreation;
and
- (d) protecting and improving access for operational maintenance purposes, including the provision of maintenance strips where practical; and
- (e) resisting development which would have an adverse impact on nature conservation, fisheries, landscape, public access or water-related recreation.

Policy NE29

The Council, in consultation with the Environment Agency, will seek to ensure that all works in, under, over and adjacent to watercourses, and waterbodies are appropriately designed and implemented.

All proposals should be accompanied by an assessment of the likely environmental impacts of development. Culverting and diversion of watercourses will not be permitted except to enable reasonable access over a watercourse.

Policy NE33

Development will only be permitted where it does not have an adverse effect on the character, amenity, nature conservation and landscape value of existing trees, woodlands and hedgerows.

Policy NE34

Proposals for tree felling will be considered on the basis of the following criteria:

- (a) the condition of the trees; and
- (b) the contribution of the trees to the local landscape; and
- (c) the nature conservation value of the trees or woodland and in the case of plantations, the land beneath the trees; and
- (d) the extent and content of replanting proposals; and
- (e) the extent and impact of felling.

Policy NE35

Healthy trees which contribute to amenity and the landscape, or wildlife interest and which are under threat will, in appropriate cases, be protected by means of Tree Preservation Orders or conditions attached to planning permissions.

Policy NE37

In considering detailed proposals for new development including those for underground services, the submission and approval of an appropriate landscaping scheme will be required as part of most planning applications.

In preparing such landscaping schemes, consideration should be given to the protection and incorporation of existing trees, hedges, shrubs and other natural features on site, together with proposals for new planting.

Before planning permission can be granted for development, the following criteria must be met:

- (a) layout and design of the proposed development are of a high standard, providing an interesting and attractive visual environment; and
- (b) existing landscape features are as far as possible integrated into the new development, with a clear indication given on submitted plans of:
 - (i) existing vegetation to be retained and removed; and
 - (ii) details of the landscape strategy; and
- (c) existing nature conservation habitats are as far as possible protected, enhanced and integrated into the new development; and
- (d) existing landscape and nature conservation features are protected from damage during construction work or other development activity and;
- (e) provision is made in the proposals for implementation of landscape schemes by the developer as far as possible prior to completion of the development, and subsequent maintenance and establishment needs have been agreed between the developer and the Council; and
- (f) landscaping schemes normally use native species appropriate to local environmental conditions.

From 05 The Built Environment -

Policy BE2

The detailed design of pedestrian environments should provide suitable access and facilities for people with impaired mobility as customers, visitors and employees.

Policy BE4

A high standard of design in new shop fronts and refurbishment's will be sought to reflect the traditional character of Commercial Areas.

Policy BE5

Within the Commercial Areas signs may be permitted provided that the display:

- (a) is related in size, scale, content and character to the building on which it is mounted; and
- (b) will not cause nuisance to occupiers of nearby premises; and
- (c) will not prejudice road safety.

Policy BE6

Within the Commercial Areas wall mounted poster hoardings will be permitted provided that:

- (a) the wall belongs entirely to a commercial property; and
- (b) the wall does not directly face residential accommodation; and
- (c) the display is related in size and scale to the wall on which it is mounted, and does not detract from the appearance of the building; and
- (d) the display will not prejudice road safety.

Policy BE7

Within the Commercial Areas free standing poster hoardings will be permitted provided that:

- (a) they will not be visible from residential accommodation; and
- (b) they will help to screen unsightly areas in commercial centres; and
- (c) an amenity and/or landscaping scheme is included in the proposals and careful attention is given to the appearance of the back of the site; and
- (d) they will not prejudice road safety; and
- (e) they will not detract from the overall character and appearance of the area.

Policy BE8

Advertisements of the hoarding type or other non-directional advertisements will not be permitted outside the Commercial Areas.

Policy BE9

Proposals for off-highway advance advertising and directional signs in the open countryside, or other remote locations, will be considered against the following amenity and public safety criteria:

Amenity

- (a) whether the facility to be advertised is located in a settlement which is already adequately signposted by statutory highway or tourist traffic signs;
- (b) whether the facility to be advertised would be entitled to the provision of statutory tourist traffic signs;
- (c) where two or more facilities require signposting in the same locality whether a composite sign would be preferable to a number of individual signs; and
- (d) signs should be sited and designed with respect for their immediate surroundings (e.g. in order to be viewed against a background of buildings, trees or rising ground) in order to reduce visual clutter and not detract from the open character of the surrounding area; and
- (e) signs should not be located on open moorland in the North Pennines Area of Outstanding Natural Beauty; and

Public Safety

- (f) the sign is adjacent to a classified road or it is continuation signposting from a classified road; and
- (g) the sign is not more than 2 miles from the establishment it advertises; and
- (h) the sign directs traffic by the most satisfactory route; and
- (i) the sign does not adversely affect highway safety, including sightlines and traffic signs and is not sited on highway land; and
- (j) the sign is sited at the nearest possible point to the relevant junction consistent with road safety

Advertisements or signs which would adversely affect the amenity or character of the open countryside, or endanger public safety, will not be permitted.

Policy BE10

Signs permitted under Policy BE9 should be designed to take account of all the following criteria:

- (a) the sign is legible at a minimum distance of 60 metres; and
- (b) the style and colour do not resemble official road signs; and
- (c) the content of the sign is limited to the name and type of the establishment, its location, and a directional arrow; and
- (d) the colours used are not fluorescent or strident in character; and
- (e) the sign is not illuminated

Policy BE11

The change of use or conversion of existing buildings in the open countryside will be permitted for the following uses:

- (i) small scale employment uses (Class B1, B2);
- (ii) holiday accommodation;
- (iii) recreational uses, including camping barns and bunk houses;
- (iv) tourist facilities;
- (v) new rural enterprises, including farm diversification.

All proposals for the change of use or conversion of existing buildings in the open countryside will be required to fulfill the following criteria:

- (a) the building is of a permanent and substantial construction and its form, bulk and general design is in keeping with its surroundings or, where the building currently detracts from the rural character, its impact is acceptably improved by the proposal; and
- (b) the building is structurally sound and capable of conversion without major or complete reconstruction or extensions; and
- (c) the new use would not cause adverse effects on rural amenities, nearby residents or other land-uses; and
- (d) the conversion respects the form, character, architectural features, design and setting of the building; and
- (e) the conversion does not adversely affect the character or appearance of the countryside; and
- (f) access and other necessary services are provided without adverse impact on the character or appearance of the area or other occupiers of land and buildings; and
- (g) the conversion does not adversely affect nature conservation interests.

Conditions withdrawing agricultural permitted development rights may be attached to permissions for the conversion of existing agricultural buildings to non-agricultural uses where additional

Policy BE14

Where planning permission is required, development for the purposes of agriculture or forestry within the open countryside will be permitted provided that it does not have an adverse impact on:

- a) the landscape; or
- b) sites of recognised nature conservation value; or
- c) a scheduled ancient monument or other archaeological site or their setting, or
- d) a listed building or its setting, or
- e) neighbouring dwellings.

In sensitive locations the use of traditional or sympathetic materials will be required on prominent elevations.

Policy BE14a

Following a notification for prior approval for agricultural or forestry development proposed under permitted development rights, the submission of further details will only be required when it is likely to have a significant impact on its surroundings. Such details will be assessed on the basis of the criteria set out in Policy BE14.

Policy BE15

The re-construction of buildings within the open countryside will be permitted provided all of the following criteria are met:

- (a) the new building is not materially larger than the building it replaces;
- (b) the design and materials conform with the criteria set out in Policy GD2; and
- (c) if it is to be re-built for residential use then evidence is provided that residential was the lawful use of the building immediately prior to its destruction; and
- (d) the building was of a type where rebuilding is not specifically excluded by other policies in this Local Plan.
- (e)

Policy BE17

Buildings which make a positive contribution to the character or appearance of a Conservation Area should be retained. Conservation Area Consent for the demolition of buildings in conservation areas will only be permitted subject to the following criteria:

- (a) the structure to be demolished does not make a significant contribution to the character or appearance of the area; and
- (b) detailed proposals for any replacement buildings have been approved, and
- (c) the letting of a contract for approved redevelopment of the site has been secured.

Policy BE18

Outside a Conservation Area, development will be permitted if it would not harm the character setting or views into or out of the Conservation Area. The criteria set out in Policy BE16 will be taken into account when assessing such proposals.

Policy BE19

The total or substantial demolition of a Listed building will not be permitted.

Policy BE20

Listed Building Consent for the demolition of structures within the curtilage of a Listed Building will be permitted where:

- (a) the structure to be demolished does not make a significant contribution to the character of the Listed Building or its setting; and
- (b) any redevelopment proposals meet the requirement of Policy BE22; and
- (c) the structure is not Listed in its own right or mentioned in the List description.

Policy BE21

Proposals for the alteration or extension of Listed Buildings will be granted consent where:

- (a) the essential character of the building is retained and its features of special interest remain intact and unimpaired; and
- (b) the works proposed make use of traditional and/or sympathetic building materials and techniques which match or are in keeping with those found on the Listed Building; and
- (c) the architectural details (e.g. doors, gutters, windows) match or are in keeping with the Listed Building; and
- (d) the proposal meets the requirement of General Development Policy GD2.

All applications for such development must be accompanied by detailed drawings of both the existing structure and the proposed development.

Policy BE22

Proposals for development which would adversely affect the essential character or setting of a Listed Building will not be permitted.

Proposals for development within the setting of a Listed Building will only be appropriate where the following criteria are met:

- (a) the detailed design is in keeping with the Listed Building in terms of scale, height, massing and alignment; and
- (b) the works proposed make use of traditional or sympathetic building materials and techniques which are in keeping with those found on the Listed Building.

Policy BE23

The change of use of a Listed Building in order to restore or maintain its viable use will be permitted provided the proposal accords with Policy BE21.

Policy BE25

There will be a presumption in favour of the physical preservation in situ of Scheduled Ancient Monuments and other nationally important archaeological sites. Development, which would be detrimental to these sites or their settings, will not be permitted.

Policy BE26

There will be a presumption in favour of the physical preservation in situ of the Hadrian's Wall World Heritage Site, as defined on the Proposals Map. Development which would adversely affect the World Heritage Site will not be permitted. Proposals within its setting will be considered under Policy NE17.

Policy BE27

Development, which would be detrimental to regionally or locally important archaeological sites or their settings, will not be permitted unless the proposed development is considered to be of overriding regional importance and no alternative site is available.

Policy BE28

Where it is not clear how important an archaeological site is, or where the impact of a development proposal on an existing archaeological site is uncertain, the developer will be required to provide further information in the form of an archaeological assessment and, where such an assessment indicates that important archaeological remains may be affected, a full archaeological evaluation.

Policy BE29

Where sites or monuments of archaeological importance would be affected by development, their preservation in situ is preferred. Where the site is not considered to be of sufficient importance to merit preservation in situ and development is subsequently permitted, planning permission will be subject to an archaeological condition, or a Planning Obligation will be sought, which will require the excavation and recording of the remains prior to or during the development. In such instances, publication of the findings will also be required.

From 06 Housing –

Policy H4

The following sites within the Commuter Pressure Area are allocated for residential development during the plan period. A minimum site density of 25 dwellings to the hectare will be required on all sites.

Settlement	Site	Site Name	Estimated no. of Dwellings
Hexham	H4.2	Hexham Hospital South	44
	H4.3	Hexham Hospital South East	45
	H.4.4	Hexham Hospital North	50
	(sub-total for Hexham		139)
Prudhoe	H4.5	West Road	30
	(sub-total for Prudhoe		30)
Haydon Bridge	H4.9	Innerhaugh	35
	(sub-total for Haydon Bridge		35)
Acomb	H4.11	Garden House Lane	25
Allenheads	H4.12	Chapel Cottage	8
Shotley Bridge	H4.15	The Island	18
Total for Commuter Pressure Area			255

Policy H6

The following sites, as defined on the Proposals Map will be safeguarded to meet the possible longer term housing needs of Hexham beyond 2006:

Site	Site Name	Approximate Area
H6.1	Craneshaugh	4 ha
H6.2	Parkwell	1.7 ha

No permanent development will be allowed on these sites during the Plan period and no development which would prejudice the potential development of these sites for residential use will be permitted.

Policy H6a

The following site as defined on the Proposals Map will be safeguarded to meet the possible longer term housing needs of Acomb beyond 2006:

		Approximate Area
H6a.1	Garden House Lane, Acomb	1ha

No permanent development will be allowed on this site during the Plan period and no development which would prejudice the potential development of this site for residential use will be permitted.

Policy H7

The following sites, as defined on the Proposals Map, will be safeguarded to meet the possible longer term housing needs of Corbridge beyond 2006:

Site	Site Name	Approximate Area
H7.1	Milkwell	11.3 ha
H7.2	Deadridge Lane	2.5 ha

No permanent development will be allowed on these sites during the Plan period and no development which would prejudice the potential development of these sites for residential use will be permitted.

Additional Housing Development in the Commuter Pressure Area

Policy H13

The following sites within the rural area are allocated for residential development during the plan period:-

Settlement	Site	Site Name	Number of Dwellings
Haltwhistle	H13.1	Park Road	50
	H13.2	Willia Road	30
	H13.4	South West of the Railway Station	30
	(sub-total for Haltwhistle		110)
Bellingham	H13.5	Demesne Farm	40
Bearsbridge	H13.6	East of Police Station	10
Greenhead	H13.7	East of Railway	5
Gunnerton	H13.8	North of Farm Cottage	5
Melkridge	H13.9	Melkridge Farm	5
West Woodburn	H13.11	Fox & Hounds	5

Total for Rural Area 180

Policy H15

Within the Rural Area, as defined on the proposals map, outside the North Pennines AONB, limited housing development on sites not exceeding 0.4 hectares within or adjacent to existing settlements, small hamlets or groups of houses, will be approved where the following criteria are met :

- (a) The design, scale and siting of new development and the cumulative effects of all new developments reflects and respects the character of the existing settlement, hamlet or group; and
- (b) Developments do not have any adverse impact on the character and/or appearance of settlements, hamlets or groups, their setting or the surrounding countryside; and
- (c) The location of the site is contained by that sense of place; and
- (d) The proposal does not require the formation of new public roads; and
- (e) The proposal does not involve significant loss of trees; and
- (f) The proposal does not have an adverse effect on a farming unit; and
- (g) The proposal does not result in the coalescence of settlements, groups or hamlets; and
- (h) Where the proposal forms part of a larger developable plot, the development is so designed as to leave access to the remaining land.

In the North Pennines AONB limited housing development on sites not exceeding 0.2 hectares and, in the case of infill sites, with a maximum frontage of 35 metres, which meet the above criteria will be approved.

Proposals which would result in significant extension of development into open countryside will not be allowed.

Policy H16

On all sites for residential development developers will be expected to provide or contribute towards the infrastructural requirements of the development and the provision of necessary community facilities e.g. small areas of open space, social, educational, recreational or sporting facilities, in the locality. Developers may be expected to provide commuted maintenance payments in respect of additional highway works; public transport funding; and/or small areas of open space, children's play space or landscaping related to the development.

On those allocated sites for residential development identified below, developers will be expected to provide or contribute towards the provision of the facilities identified. Neither the list of sites nor the needs identified are exclusive, they merely highlight those needs/opportunities which are already known.

Settlement	Site	Site Name	Facility
Hexham	H4.2	Hexham Hospital South	• Playing fields with changing facilities
	H4.3	Hexham Hospital South East	

and car parking
H4.4 Hexham Hospital North

Haydon Bridge H4.9 Innerhaugh

- Westward extension of existing 30mph zone and associated street lighting on A69
- Provision of 'gateway' facilities on A69 at start of new 30mph zone. Improved footpath links between the site and the existing settlement.
- The establishment of a buffer strip to protect the site from flooding, minimise the impact of development on important wildlife habitat and species, and improve public access to the riverside.

Acomb H4.11 Garden House Lane

- Site designed to leave access to potential longer term development land immediately to the west.
- Roundabout to replace the crossroads at the junction of Main Street and Howford Lane with A6079.
- Closure of Garden House Lane as a through route for motor vehicles.
- Site designed to leave Access to safeguarded housing land to the north.

Shotley Bridge H4.15 The Island

- Improvements to junction with B.6278.
- Improvements to pedestrian access to Shotley Bridge village.
- The establishment of a Buffer strip to minimise the impact of development on important wildlife habitat and species, and

			improve public access to the riverside.
Haltwhistle	<u>H13.1</u>	Park Road	<ul style="list-style-type: none"> • Contribution towards the provision of a new vehicular bridge over the railway line
	<u>H13.4</u>	South West of the Railway Station	<ul style="list-style-type: none"> • Improvements to public access to riverside.
Bellingham	<u>H13.5</u>	Demesne Farm	<ul style="list-style-type: none"> • Roundabout on the junction of Redesmouth and West Woodburn roads.

Policy H18

A dwelling may be permitted in the countryside in special circumstances where the applicant can clearly demonstrate that it is essential for one or more people engaged in a viable agricultural or other compatible and sustainable rural business to live at or very close to the site of their work. Permission will only be granted for such development subject to:

- (a) the applicant being able to demonstrate that the requirement for such housing could not be met from existing accommodation in the area, or buildings suitable for conversion; and
- (b) the imposition of conditions and/or the seeking of a planning obligation to ensure that occupancy is restricted; and
- (c) no adverse effect on the environment; and
- (d) the site being well related to any existing built development in the countryside; and
- (e) the proposal being of a scale and design which is sympathetic with its surroundings and appropriate to its purpose; and
- (f) the proposal forming part of a financially viable existing rural business holding.

Policy H19

Planning applications for the removal of a rural workers occupancy restriction will only be approved where it can be convincingly demonstrated that the longer term need for dwellings for rural workers in the locality no longer warrants reserving the dwelling for that purpose.

Policy H20

Extensions to residential properties in the countryside including those in the Green Belt, will be allowed if proposals:

- (a) are sympathetic to the character of the original building and do not substantially increase its size; and
- (b) comply with Policies H33 and H34

Proposals which will result in disproportionate additions over and above the size of the original building will not be permitted.

Policy H21

The extension of gardens into adjacent countryside will be permitted where there is no adverse effect on the character, landscape value or nature conservation interests of the area and where necessary the garden is screened appropriately.

Permitted development rights for buildings in these extended garden areas will be removed.

Policy H23

As an exception to Policies H9, H10 and H15, residential development will be allowed on land within or adjoining settlements with an adequate range of services and facilities where it is clearly demonstrated that there is an overriding local need for affordable housing which cannot be met in any other way, provided that:

- (a) appropriate legal agreements (such as Section 106 obligations) are entered into to ensure that all dwellings provided will be, and will remain, available for occupancy by eligible local people at an affordable cost either to rent or buy and that proper management is guaranteed in the long term; and
- (b) developments do not have any adverse impact on the character and/or appearance of settlements, their setting or the surrounding countryside; and
- (c) it does not consist of a mixture of affordable housing and general market housing.

Permitted development rights will be withdrawn to prevent such development being enlarged or altered in a way which would change its affordability to future occupiers.

Policy H24

Proposals for the residential use of upper floors in Commercial Areas will be permitted. To facilitate such development full conformity to residential car parking standards will not normally be insisted upon.

Policy H25

Development involving the change of use of existing residential accommodation above commercial properties in Commercial Areas will not be permitted.

Policy H26

To improve the accessibility of housing to the whole community, but particularly to disabled people, the Council will seek to negotiate agreement with developers to construct new homes using the Council's Accessibility Guidelines contained in Appendix 9 except where overriding physical factors would prevent their attainment on site. Conversions and alterations should also be designed to conform as far as practicable to these standards.

Policy H27

To increase the choice of housing available to disabled people in larger residential developments over 0.8ha the Council will seek to negotiate with developers to construct a proportion of new homes (to be assessed in each case on the needs of the area) on the basis of the Council's Mobility Guidelines contained in Appendix 10. Such dwellings would be spread throughout areas of development, particularly where there is convenient access to shops, services and public transport. In addition the Council will encourage developers to design and construct homes which can also be converted for people who use wheelchairs for all moves, as indicated in the Council's Mobility Guidelines.

Policy H29

Proposals for the sub-division of existing low density residential plots will only be permitted where there is no adverse effect on the character or appearance of the existing site or the surrounding area.

Policy H31

The development of public open space within existing housing areas will not be permitted. All proposals for residential development should incorporate sufficient public and private open space

Policy H32

Detailed proposals for all new residential development and/or redevelopment including residential conversions will be required to reflect the distinctive character of the District and provide facilities, amenities and a pleasant environment in which to live. Proposals will be approved provided that:

- (a) the proposals reflect the character of the locality; and
- (b) internal access ways are to be constructed and designed to give priority to pedestrian movements within the site and would not produce through routes; and
- (c) adequate and safe pedestrian and cycle routes are provided within the site and to surrounding areas to facilitate access to shops, schools, bus routes and other community facilities; and
- (d) adequate and safe access is provided for residents with disability; and
- (e) private and usable open space would normally be provided to each dwelling in accordance with the following minimum guidelines:
 - i) Houses: a rear garden depth of 10 metres
 - ii) Flats: 25 sq.m per unit of accommodation
 - iii) Houses for the elderly and sheltered accommodation: 25m² per unit of accommodation; and
- (f) adequate privacy, outlook and daylighting is maintained by the appropriate spacing of dwellings. The following minimum guidelines will apply unless specific measures to avoid overlooking and give a reasonable outlook are incorporated in the design:

- i) A 25m distance between the rears of new two storey dwellings and existing dwellings
- ii) A 21m distance between the rears of new two storey dwellings
- iii) A 15m distance between rear elevations and opposing gables and walls

Policy H33

Extensions to existing dwellings will be approved providing that they respect the character of the existing building, the surrounding area and the amenities of nearby residents.

Policy H34

Extensions to existing dwellings to provide accommodation for additional people, such as dependent relatives, will be approved where the following criteria are met :

- (a) it is designed to allow for internal linkages with the main house; and
- (b) it is always occupied in association with the main house; and
- (c) it is capable of long term incorporation within the main dwelling; and
- (d) it complies with Policy H20 and H33

Proposals to provide such accommodation which do not comply with the above criteria will be treated in the same way as proposals for a new dwelling.

Policy H35

Backland development will only be permitted where:

- (a) a separate and satisfactory vehicular access can be provided; and
- (b) the amenity of both new and existing properties can be safeguarded;
- (c) and the proposal is in keeping with the scale and character of existing development in the locality; and
- (d) the proposal conforms to the requirements of Policy H32.

Tandem development will not be permitted.

Policy H36

Permission will not be given for residential caravans or mobile homes unless used as temporary accommodation where an agricultural or other rural enterprise is being established.

From 07 Economic Development –

Policy ED1

Development of, or change of use to offices, light industry (Use Class B1), general industry (Use Class B2) and storage and distribution (Use Class B8) as indicated on the sites listed below, and defined on the Proposals Map, will be permitted.

Site No.	Location	Size (Ha)	Use permitted
Hexham:			
ED1.1	Bridge End/Fewsters	1.81	B1, B2, B8/hotel
ED1.2	Bridge End North	1.44	B1, B2, B8
ED1.3	Bridge End South	0.73	B1, B2, B8
ED1.4	Bridge End Central	0.19	B1, B2, B8
ED1.5	East of Oaklands	1.77	B1, B2, B8
ED1.6	Former Bunker	1.30	B1, B2, B8
ED1.8	Haugh Lane	0.11	B1, B2, B8
(Sub Total for Hexham		7.35 ha)	
Prudhoe:			
ED1.9	Dukes Way North	0.85	B1, B2, B8
ED1.10	Dukes Way South	0.42	B1, B2, B8
ED1.11	North of By-pass	7.07	B1, B2, B8
ED1.12	South of By-pass	3.50	B1, B2, B8
ED1.13	South of Dukes Way	1.50	B1, B2, B8
ED1.14	Station Estate	0.50	B1, B2, B8
(Sub Total for Prudhoe		13.84 ha)	
Haltwhistle:			
ED1.15	West End Estate	0.44	Developed
ED1.16	West End Estate South	0.17	B1, B2, B8
ED1.17	West End Estate West	0.20	Developed
ED1.18	West of Park Road	5.50	B1, B2, B8
ED1.19	Adjacent Kirkholmedale	2.00	B1, B2, B8
ED1.20	Station Site	0.44	B1
(Sub Total for Haltwhistle		8.75 ha)	
Other:			
ED1.21	Acomb Industrial Estate	0.33	B1, B2, B8
ED1.22	North of Station Road, Haydon Bridge *	0.50	B1, B2
ED1.23	South of Demesne Farm, Bellingham *	0.16	B1, B2
ED1.24	North of Cruddas Terrace, Bellingham *	0.13	B1, B2
ED1.25	North of Station Site, Catton, Allendale *	0.50	B1, B2
ED1.26	Ridley's Yard, Catton, Allendale*	1.40	B1, B2
ED1.27	Limeworks, Fourstones	0.16	B1, B2, B8
ED1.28	Adjacent Stocksfield Station *	0.18	B1, B2
ED1.29	Wark Sawmill *	0.50	B1, B2
(Sub Total for Other		3.86 ha)	
Total for Tynedale:		33.80 ha	

- Development of these sites involving storage and distribution uses (Use Class B8) will be permitted where this involves less than 235 square metres of floorspace.
-

Policy ED1A

The site of the Hexham Goods Yard and adjacent land is defined on the Proposals Map, as an opportunity site where redevelopment for employment uses (Use Classes B1 and B2) will be encouraged. Other uses will only be permitted if:

- a) the development is part of a comprehensive scheme which provides land for employment uses (Use Class B1 and B2) and specifically includes the construction of medium sized workshop units and at least 1500 sq.m of purpose built office space; and
- b) the developer can demonstrate that the proposed development and the cumulative effect of any other recent or proposed developments would not undermine the vitality and viability of the Commercial Area as a whole or that of neighbouring Towns.
- c)

Policy ED3

Development on Site ED1.18 west of Park Road at Haltwhistle will only be permitted when satisfactory arrangements have been made to address the need for a new bridge over the railway, as part of the West End Link Road.

Policy ED4

Development involving offices, light industry (Use Class B1), general industry (Use Class B2) and storage and distribution (Use Class B8) will be permitted on the sites listed below.

- ED4.1 Bridge End, Hexham (south of A69)
- ED4.2 Bridge End, Hexham (south of Beaufront Road)
- ED4.3 Adjacent To Castle Lea, Low Prudhoe
- ED4.4 South of Railway, Haltwhistle

Policy ED5

Within existing employment areas listed below, development of, including changes of use to offices, light industry (Use Class B1), general industry (Use Class B2) and storage and distribution (Use Class B8) will be permitted as indicated.

Site No.	Location	Use Permitted
ED5.1	Bridge End, Hexham	B1, B2, B8
ED5.2	Tyne Mills, Hexham	B1, B2, B8

ED5.3	Haugh Lane/Burn Lane, Hexham	B1, B2, B8
ED5.4	Low Prudhoe	B1, B2, B8
ED5.5	Eltringham, Prudhoe	B1, B2, B8
ED5.6	West End, Haltwhistle	B1, B2, B8
ED5.7	Hadrian, Haltwhistle	B1, B2, B8
ED5.8	Haydon Bridge *	B1, B2
ED5.9	Bellingham *	B1, B2
ED5.10	Catton/Allendale *	B1, B2
ED5.11	Corbridge *	B1, B2
ED5.12	Acomb *	B1, B2
ED5.13	Fourstones	B1, B2, B8

* Development in these areas involving storage and distribution uses (Use Class B8) will be permitted where this involves less than 235 square metres of floorspace.

Policy ED6

Development involving general employment uses (Use Class B2) will only be permitted where:

- a) such development is either located on sites identified for B2 uses in Policies ED1, ED1A, ED4 and ED5 and defined on the Proposals Map or is specifically covered by other policies in this Local Plan; and
- b) such development would not cause, or accentuate, a detrimental impact on the character or amenity of Tynedale; and
- c) such development would not cause a detrimental impact on the character and/or appearance of settlements, their setting or the surrounding countryside; and
- d) such development would not cause adverse effects on the amenities of nearby residents or other land uses for example in terms of noise, smell, excessive traffic, emissions, or visual impact.

A high standard of design, layout and extensive landscaping, to reflect the character of the District will be required.

Policy ED7

On all sites allocated for employment use in Policies ED1 and ED4 and in all existing employment areas identified under Policy ED5, proposals for developments which fall into Use Classes other than B1 (office, light industry), B2 (general industry) and B8 (storage and distribution) will not be permitted. Other employment generating uses not specified in the Use Classes Order but with similar characteristics to B1, B2 or B8 uses may be appropriate on these sites.

Policy ED9

Land at the Beaufront Road, Hexham, as defined on the Proposals Map, will be safeguarded to provide scope for future development involving offices, light industry (Use Class B1), general industry (Use Class B2) and storage and distribution (Use Class B8) beyond 2006. No permanent development will be allowed on this land during the Plan period and development which would prejudice the potential development of this land for employment use will not be permitted.

Policy ED11

The development of small scale employment generating enterprises through the provision of new sites, by redevelopment or conversions will be permitted within or adjacent to existing settlements where the following criteria are met:

- a) the design, scale and siting of the new development and the cumulative effects of all new development reflects and respects the character of the settlement; and
- b) developments do not have an adverse impact on the character and/or appearance of the settlement, its setting or the surrounding countryside; and
- c) there are no adverse impacts on the amenities of nearby residents or other land uses.

In open countryside locations proposals for the extension, intensification or alternative employment re-use of existing employment sites will be permitted where the above criteria are met.

Policy ED12

Outside the settlements of Hexham, Prudhoe and Haltwhistle a change of use, or redevelopment of existing premises or sites with an employment use to non-employment uses, will only be permitted where:

- a) such development would not cause or accentuate a significant shortage of land for employment use in the area concerned, both at the present time or in the foreseeable future; or
- b) the site is no longer appropriate for employment use because;
 - (i) it impinges upon residential amenity; or
 - (ii) it causes highway or traffic problems; or
 - (iii) it creates other adverse environmental effects

Policy ED13

Proposals for the diversification of a farm enterprise will be permitted, where the following criteria are met:

- a) where relevant, the proposal retains existing, or provides additional or alternative employment; and
- b) the new use does not compromise the continuation of the main agricultural function; and
- c) where possible, existing buildings are utilised; and
- d) developments do not have an adverse impact on the character and/or appearance of the existing farm, its setting or the surrounding countryside; and
- e) there are no adverse effects on the amenities of nearby residents or other land uses.

Planning conditions or Legal Agreements may be used to avoid the construction of additional farm buildings or dwellings consequent on any approval.

Policy ED14

The change of use of part of a dwelling to B1 use (office and light industrial) will be permitted where this is for the use of the occupants of the dwelling.

Policy ED15

The development and enhancement of suitable business support and training facilities will be encouraged.

From 08 Tourism –

Policy TM1

Proposals for development, redevelopment or change of use involving the loss of an existing tourist facility and/or community service will only be permitted where the developer/applicant can demonstrate that the facility is no longer viable and no longer serves the need of the community in which it is located.

Policy TM2

Proposals to enhance existing facilities, attractions and infrastructure will be encouraged, particularly in the towns and villages of the District.

Policy TM4

In the open countryside, outside the Green Belt and the North Pennines AONB, proposals for small scale new build tourism development will be permitted where the following criteria are met:

- (a) the proposal can be absorbed into the landscape by taking advantage of natural features such as existing tree cover and/or the topography of the site and surroundings; and
- (b) the proposal does not adversely affect long-standing, traditional, convenient community facilities or local job opportunities in existing settlements; and
- (c) the proposal does not adversely affect the managed agricultural landscape or the viability of a farm business.

Policy TM6

Special consideration will be given to proposals for tourism development within the North Pennines AONB to ensure that its scenic quality is maintained. Development proposals within the AONB will be allowed only if they fulfil the following criteria:

- (a) they do not detract from the landscape quality and wildlife value of the AONB and are in keeping with the upland rural character of the area; and
- (b) due to the tranquil nature of the AONB, they do not conflict with the quiet enjoyment of the countryside.

Policy TM7

Within the built-up area of existing towns and villages, new visitor accommodation, including extensions, will be permitted. The construction of new visitor accommodation will not be permitted on sites allocated for housing.

Policy TM8

Outside existing settlements new visitor accommodation will be permitted where this involves the extension of existing hotels, guest houses and farm accommodation and/or the conversion of existing buildings (see Policy BE11).

Policy TM9

Suitable proposals for hotel development will be encouraged: -

- (i) in the Kielder Tourism Priority Area where this complies with Policy TM5; and
- (ii) at Byrness.

Policy TM11

Hotel development on the Bridge End/Fewsters Site at Hexham, as shown on the Proposals Map, will be permitted where the developer can demonstrate that the proposed development and the cumulative effect of any other recent or proposed developments would not undermine the vitality and viability of the Town Centre as a whole or that of neighbouring Town Centres.

Policy TM12

Proposals for new and extensions to existing caravan sites (both static and touring) and chalet/camping sites will not be permitted in the Green Belt. Elsewhere proposals will only be permitted where:

- (a) they can be absorbed into the landscape by taking advantage of natural features such as existing tree cover and/or topography; and
- (b) in the case of caravan or chalet sites in the North Pennines Area of Outstanding Natural Beauty they would not result in sites of more than five caravans/chalets

Policy TM14

Within existing caravan sites the replacement of static caravans with chalets will be permitted.

Policy TM15

Planning permissions for self-catering tourist accommodation, both purpose-built and conversions, will only be granted subject to the imposition of conditions and/or the seeking of a planning obligation to ensure that the property is not used as a full-time residence.

Policy TM16

Planning applications for the removal of occupancy conditions, which prevent permanent residential use, will only be permitted in locations where permanent residential use is appropriate.

From 09 Town Centres & Retailing –

Policy RT1b

Within the existing Commercial Areas, as defined on the Proposals Map, the development of, or change of use to, Food and Drink (Class A3) uses, including hot-food take-aways, will only be permitted provided that:

- (a) the proportion of such uses does not exceed 20% of the total street level frontage within the Commercial Area; and
- (b) the proposal would not have an adverse effect on the living conditions of any nearby residents from noise and disturbance or smells and odours; and
- (c) the proposal would not create road safety hazards; and
- (d) the proposal would not conflict with Policy RT1a.

Conditions may be imposed in respect of satisfactory opening hours; details of fume and odour extraction; acceptable litter and trade refuse facilities, where appropriate.

Policy RT3

Proposals for large scale convenience retailing which cannot be located in, or on the edge of Hexham's Commercial Area will not be permitted.

Policy RT4

The following sites within Hexham are allocated for the uses specified:

Site No	Location	Use
<u>RT4.1</u>	Bus station site, with associated land	retail, with (A1) and other shopping centre (A2 and A3) uses with associated employment and/or residential uses

RT4.2 Land west of Maidens Walk retail (A1) non-food only

Development on these sites for uses other than those listed will not be permitted.

Policy RT5

Detailed proposals for development on the bus station site with associated land and land west of Maidens Walk must be designed to incorporate an attractive pedestrian link between all the new development on the original Hexham Auction Mart site and Priestpopple.

Policy RT6

The site of the co-op building, north of Tyne View Terrace, and the existing Legion Club is shown on the Proposals Map as an opportunity site where redevelopment for retail/commercial uses may be appropriate where the following criteria are met:-

- a) the developer can demonstrate that the proposed development and the cumulative effect of any other recent or proposed developments would not undermine the vitality or viability of the Commercial Area as a whole or that of neighbouring Towns; and
- b) the development is designed to allow the incorporation of an attractive pedestrian/cycle link between Allotment Lane and Front Street; and
- c) any proposals for partial redevelopment are accompanied by comprehensive long term plans for the site as a whole.

Policy RT8

Within the built up areas of Hexham, Haltwhistle, Prudhoe, Allendale, Bellingham, Corbridge and Haydon Bridge small scale retail and other shopping centre uses will be permitted outside the Commercial Areas identified on the Proposals Map provided that the proposal:

- (a) will not undermine the vitality and viability of existing Commercial Areas defined in Policies RT1 and RT7; and
- (b) is not more than 100 sq.m. in floor area.

Policy RT9

Within the smaller settlements of the District, small scale retail and other shopping centre uses will be permitted provided that the proposal:

- (a) will not undermine the vitality and viability of existing Commercial Areas defined in policies RT1 and RT7; and
is not more than 100 sq.m. in floor area

Policy RT10

Outside settlements, proposals for farm shops and other small scale retail outlets will be permitted where the following criteria are met:

- (a) the enterprise does not undermine the vitality and viability of Commercial Areas defined in RT1 and RT7 or put at risk a near-by village shop; and
- (b) the development is not more than 100 sq.m. in floor area; and
- (c) the scale, design and landscaping of new or converted facilities does not detract from the visual amenity of their surroundings; and
- (d) no detriment would be caused to highway safety; and
- (e) such facilities should be developed within the curtilage of an existing group of buildings.

Where an unrestricted use of a farm shop or rural outlet could have an adverse effect on the vitality and viability of a Commercial Area or a nearby village shop, conditions may be imposed in respect of the type and range of produce to be sold.

Policy RT11

Proposals for development, redevelopment or change of use involving the loss of the last remaining convenience shop in a settlement will only be permitted where the developer/applicant can demonstrate that the use is no longer viable and no longer serves the needs of the community in which it is located.

Policy RT12

The development of a petrol filling station will only be permitted where:

- (a) it is located within or adjoining a settlement; and
- (b) any retailing is ancillary to the principal use of the site.

Where a petrol filling station is proposed in a rural location, and it can be demonstrated that the development would not have an adverse effect on any nearby convenience shop, an increased level of retailing may be permitted, in order to enhance the provision available to the local community.

Policy RT13

Retailing from industrial premises will only be permitted where the goods sold are manufactured on the premises and the retailing is ancillary to the main employment use of the site.

Policy RT14

Outside the existing Commercial Areas defined in Policies RT1 and RT7, proposals for the development of, or change of use to, Food and Drink (Class A3) uses will be considered against the following criteria:

- a) the prevailing character of the area in which the use would be located; and
- b) whether the use would have an adverse effect on the amenity of the area as a result of increased noise and disturbance or smells and odours; and
- c) whether the proposal would create unacceptable levels of traffic or generate excessive parking requirements.

Where a proposal is considered acceptable, conditions may be imposed in respect of satisfactory opening hours; details of fume and odour extraction; acceptable litter and trade refuse facilities.

Proposals for Hot Food Uses are unlikely to be acceptable where the premises are located in a residential area, isolated from other non-residential uses.

From 10 Leisure & Recreation –

Policy LR3

Development which would result in the net loss of public or private playing fields, parks, children's play areas, or amenity open space will not be permitted.

However proposals which:

- (a) lead to the more effective use of existing recreational land and safeguard its use for future generations, or
- (b) provide replacement land for the type of recreational land lost of equal quality and convenience to the user

may be permitted.

Policy LR4

Proposals for the incorporation of amenity open space into private gardens will only be permitted where there is no loss of effective open space or general amenity.

Policy LR5

Development will only be permitted where it would not adversely affect the size, appearance or setting of parks and gardens.

Policy LR8

The following sites, as shown on the Proposals Map, are allocated for specified recreational use.

- LR8.1 West of High School, Hexham - Playing Fields
- LR8.2 Shaws Park, Hexham - Playing Fields with changing facilities and car parking.
- LR8.3 Former Tennis Courts, Haltwhistle - Recreational Area
- LR8.4 Howden Dene, Corbridge - Playing Fields and multi-purpose game area with changing facilities and car parking.
- LR8.5 North of Allendale Middle School, Allendale - Playing Field

The development of the above sites for recreational use will need to be designed so as to minimise the irreversible loss of the best and most versatile agricultural land.

Policy LR11

For every 1 ha of land developed or redeveloped for residential purposes at least 1,000 sq.m. of land should be made directly available either on, or off site for sport or recreational uses as part of the development. Such land should:

- (a) be located within or close to existing built up areas; and
- (b) be equipped to a standard acceptable to the Council; and
- (c) be subject to appropriate planning conditions and/or planning obligations will be sought where necessary to ensure that the land will be maintained and remain available for sport or recreational use.

On sites under 1 ha (25 dwellings) a proportion of this standard will be expected.

Policy LR14

Children's play areas should meet the following criteria:

- (a) be located and designed to enable supervision from the surrounding area; and
- (b) be conveniently situated and landscaped to provide a good and safe environment for play; and
- (c) be located so as not to cause nuisance to residents of properties not designed for occupation by families; and
- (d) be located where access and traffic do not cause safety problems.

Policy LR15

For every hectare of land developed or redeveloped for family housing purposes, at least 400sq.m. should be made available for children's play space. The type of play space provided will depend on local circumstances but should consist of a range of facilities within the development intended to meet a variety of needs for different age groups, and should include the following:

"Local Areas for Play"

These should:

- (a) be located within the development so that no home is located more than 100 metres by foot from the sites; and
- (b) be located to enable supervision by surrounding dwellings.

"Local Equipped Areas for Play"

These should:

- (c) be located within the development so that no home is located more than 400 metres by foot from the site; and
- (d) be located to enable supervision by surrounding dwellings (or from well used pedestrian routes); and
- (e) be equipped to a standard acceptable to the Council to provide for safe and constructive play.

"Neighbourhood Equipped Areas for Play"

These should:

- (f) be located so that no home is located more than 1000 metres by foot from the site; and
- (g) be equipped to a standard acceptable to the Council to provide for safe and constructive play.

All types of children's play space should:

- (h) be designed to enhance the character of the area; and
- (i) be pleasantly situated and landscaped to provide an attractive and safe environment for play; and
- (j) not be located to cause nuisance to residents of properties not designed for occupation by families; and
- (k) not be located where access or traffic may cause safety problems; and
- (l) be subject to appropriate planning conditions and/or planning obligations will be sought where necessary to ensure that the land will be maintained and remain available for children's play.

On sites under 1 hectare (25 dwellings) a proportion of this requirement will be expected.

Policy LR16

Development which would result in the loss of allotments will not be permitted unless:

- (a) suitable land of similar quality and convenience to the user is provided; or
- (b) it would lead to the more effective use of the allotments and safeguard their use for future generations.

Policy LR17

The Council will encourage the provision of new allotments to serve the needs of the local community. Such development must be located within or close to a built up area.

Conditions covering such issues as the erection of buildings will be attached to any such permissions to give proper control of the site.

Policy LR18

The development, or extension, of a golf course will be permitted where:

- (a) it can be absorbed into the landscape by taking advantage of existing tree cover and/or the topography of the site and surroundings; and
- (b) it does not result in the irreversible loss of best and most versatile agricultural land; and
- (c) it does not damage areas of nature conservation importance or provides a net benefit to wildlife through appropriate habitat creation and/or management.

Policy LR19

In association with other relevant organisations The Council will safeguard existing footpaths, bridleways and public rights of way, in particular the following routes:

- (a) Pennine Way National Trail
- (b) Reivers' Way.

Policy LR21

The lines of disused railways will be safeguarded from development which may prejudice either their re-use for railway purposes or their future use for leisure purposes.

Policy LR22

The development of cycle routes through Tynedale will be encouraged and in particular the C2C route will be safeguarded.

Policy LR24

The development of sites for “noisy” sport activities will be permitted where:

- (a) there will be no, or minimal noise disturbance to residents or other users; and
- (b) there will be no, or minimal adverse impact on the natural environment; and
- (c) there will be no danger to other users in, or near to the site.

From 11 Transport –

Policy TP1

No development which is likely to adversely affect future road improvements of the A69 trunk road to dual carriageway standard will be permitted.

Policy TP2

No development which is likely to adversely affect the lines of the following new road schemes will be permitted:

A69(T) Haydon Bridge Bypass
A696(T) Otterburn Bypass
B6320 Wark Bypass

Policy TP3

No development which is likely to adversely affect the line of the A68 Swinburne Quarry to Foulralls Road Improvement Scheme will be permitted.

Policy TP4

The construction of a new link road in Haltwhistle from the old A69 to Park Road including the provision of a new vehicular bridge over the Newcastle to Carlisle Railway line will be sought. Development which would prejudice its implementation will not be allowed.

Policy TP5

All development proposals incorporating traffic management schemes should include suitable provision for people with impaired mobility, consideration must be given to access routes for the vehicles of orange badge holders as well as buses. In addition, consideration needs to be given to parking for orange badge holders vehicles, and to the location and amount of such parking.

Policy TP9

As part of the redevelopment of the site of the original Hexham Auction Mart to the south of Priestpopple, the development will be required to incorporate the following:

- (a) a new bus station to serve the needs of passenger and bus operators; and
- (b) a pedestrian link with Priestpopple.

Policy TP14

The provision of car parking available for public use will be sought in association with any development likely to generate demand for additional car parking within Corbridge Commercial Area.

Policy TP15

In new residential developments of more than four dwellings, roads will be required to be constructed to a standard eligible for adoption as a public highway and to incorporate traffic calming measures to minimise traffic speeds and secure a pleasant residential environment.

Policy TP18

The provision of car parks within the setting of Hadrian's Wall World Heritage Site will be permitted, provided that all the following criteria are met:-

- (a) there would be no adverse impact on the archaeological, architectural or historic importance of Hadrian's Wall World Heritage Site; and
- (b) the location is accessible to public transport services operating along Hadrian's Wall.

Policy TP19

The provision of roadside facilities for the motorist along the A69(T), A68(T) and A696(T) will only be permitted in accordance with Circular 4/88, The Control of Development on Trunk Roads and where such developments:

- (a) are located within or adjacent to existing settlements; and
- (b) would not adversely affect the vitality and viability of existing District and Local Centres; and
- (c) are compatible with the Retail policy on petrol filling stations.

Policy TP21

Proposals for the redevelopment of existing rail freight terminals will be required to: -

- (a) allow for the retention or relocation within the site, of existing terminal facilities for the transfer of freight from road to rail, and to allow for the future operational requirements of such facilities; and
- (b) to allow for the provision of new terminal facilities for the transfer of freight from road to rail, in the event that such a need arises in the long term.

Policy TP24

The redevelopment of existing sites used by public transport operators will only be permitted where prior provision has been made of suitable alternatives.

Policy TP25

The former track bed of the Haltwhistle-Alston railway line will be safeguarded between Gilderdale Burn Viaduct and Haltwhistle Station (with the exception of the area affected by the Haltwhistle Bypass), in order to prevent other development which may prejudice the extension of the South Tynedale Railway or its future use for leisure purposes.

Policy TP26

The Council in conjunction with the County Council will encourage the retention and extension of the existing network of public rights of way and bridleways, provided that the amenity of the local environment or residents/communities would not be adversely affected; and will seek to ensure that all routes are appropriately surfaced, signposted, waymarked and kept free from obstruction.

Policy TP27

Development which would directly or indirectly affect a public right of way will only be permitted if a suitable alternative route is provided by the developer before the development commences.

From 12 Community Services & Infrastructure –

Policy CS2

Proposals for new health centres will be permitted provided they:-

- (a) are located in/close to a residential area; and
- (b) are accessible to public and private transport; and
- (c) are located on sites which allow access for people with impaired mobility.

Policy CS3

Proposals for C2 uses including residential care homes, nursing homes, residential schools and field centres, colleges, training centres and hospitals will be approved where the location of proposed developments will not isolate residents from the community by virtue of topography, local highway and public transport network or other factors.

Policy CS4

A site of 0.91 ha of land comprising the present school site and adjacent cleared land is allocated for a new Prudhoe West First School and associated playing field.

Policy CS6

A site is identified at Wentworth Playing Fields in Hexham for an emergency helicopter landing site to serve Hexham General Hospital, as shown on the Proposals Map.

Any development on or adjacent to the site will only be permitted if it does not prejudice the operation of this facility.

Policy CS7

A site of 0.5 ha. is allocated within the existing County Highways Depot, south of the A69 at Haltwhistle for the development of a fire station, as shown on the Proposals Map.

Policy CS10

In considering proposals for new housing development where oil will be the source of energy supply, detailed planning applications will be required to include details of the sitings of the tanks and tanker parking provision.

Policy CS12

In considering proposals for new housing development where oil will be the source of energy supply, detailed planning applications will be required to include details of the siting of the tanks and tanker parking provision.

Policy CS13

When consulted under the Electricity Act 1989, the Council will oppose the siting of overhead power lines of 132 kv or over, suspended from steel lattice towers within the North Pennines Area of Outstanding Natural Beauty and in sites of national and international nature conservation interest unless the development is proven to be in the national interest, and the cost and scope for the development outside these areas have been examined and no alternative sites are available in less sensitive areas.

In addition, the siting of such power lines will be opposed in the following locations unless there is a clear requirement for the line and the cost and

scope of development outside these areas have been examined and no alternative sites are available in less sensitive areas.

- (a) in prominent visual locations within the Area of High Landscape Value; or
- (b) in designated areas of local nature conservation interest; or
- (c) in, or affecting the setting of conservation areas and sites of particular historic, archaeological or architectural interest; or
- (d) close to existing or proposed residential development; or
- (e) across recognised recreation areas including playing fields, public open spaces and country parks.

In view of the substantial practical, technical and cost disadvantages involved, the undergrounding of power lines of 132 kv and above will only be sought in exceptional circumstances. Careful line routing will usually be the most appropriate way to minimise the visual impact of these high voltage lines.

Policy CS14

When consulted under the Electricity Act 1989, the Council will seek the siting of overhead power lines of less than 132kv suspended from wooden poles, away from the following locations:

- (a) in visually prominent locations within the North Pennines Area of Outstanding Natural Beauty; or
- (b) in visually prominent locations within the Area of High Landscape Value; or
- (c) in designated areas of nature conservation interest; or
- (d) in, or affecting the setting of conservation areas and sites of particular historic, archaeological or architectural interest; or
- (e) across recognised recreation areas including playing fields, public open spaces and country parks.

In particularly sensitive locations the Council will seek the undergrounding of power lines, having regard to technical, practical and cost considerations, unless this would cause greater damage to the ecology or archaeological interests.

Policy CS15

The provision of adequate underground ducting in new developments will be sought, to enable all future services to be provided underground.

Policy CS17

As an exception to Policy CS16, domestic scale renewable energy schemes including individual wind turbines will be permitted where connection to the National Grid is not viable provided that:

- (a) they are not visually intrusive either individually or in combination with other proposals; and

- (b) they would not adversely affect adjoining uses in terms of noise, vibration or electromagnetic interference; and
- (c) proposals include a satisfactory scheme, which will ensure that the site is restored to its original condition once the generating operations have ceased.

Policy CS18

Applications for planning permission for telecommunications development or for prior approval of siting and appearance of a radio mast or radio equipment will be permitted so long as, having regard to operational efficiency and technological limitations:-

- a) the siting and external appearance of the apparatus would not harm the character, appearance or amenities of the area; and
- b) applicants for permission to erect large masts have shown that they have explored the possibility of erecting antennae on an existing building, mast or other structure; and
- c) where relevant, applicants have considered the need to include additional structural capacity to take account of the growing demands for network development, including that of other operators.

Proposals should include details of associated developments, such as access roads, electricity transmission lines and installations and other ancillary buildings. They should also include a scheme for the restoration of the site to its original condition once the development ceases to be used and its use is unlikely to be resumed.

Policy CS19

Strict control will be exercised over the location of new development which is likely to cause noise, smell or vibration problems or to add to air, land or water pollution. Consideration of proposals will take into account the location in relation to existing and proposed housing and industrial estates, sites of wildlife value and recreation areas and the level and types of emissions. Development which is likely to give rise to environmental problems will only be permitted where there are adequate measures taken to ensure its environmental acceptability; only development which would limit pollution to acceptable levels will be permitted. In appropriate cases, applicants will be required to submit an environmental impact assessment.

Residential and commercial development will be resisted at sites experiencing problems by reason of noise, smell, vibration, dust, atmospheric or other pollution.

Policy CS20

Planning permission will be granted for agricultural intensive livestock buildings, sludge or slurry stores where it can be shown that:-

- (a) there will be no adverse affects upon the amenity of residents from smells to which the building or store may give rise; and
- (b) the location will not detract from the character or appearance of the countryside, or that remedial measures such as earth mounding and tree and shrub planting can be undertaken to screen the installation in a manner which is sympathetic to the countryside in which it is set.

Policy CS21

Noise sensitive uses particularly housing, schools and hospitals shall, as far as possible, be sited away from existing sources of high noise levels. Where this is unavoidable, any permission will be permitted conditional upon the following criteria:

- (a) buildings closest to the noise source should be single aspect and face away from the noise source; and
- (b) adequate internal sound insulation should be provided; and
- (c) 'non habitable' structures such as garages should be utilised as barrier blocks; and
- (d) landscaping schemes should be prepared to be implemented by the developer to reduce noise reaching the sensitive areas.

Policy CS22

In considering development proposals including new transport routes, the noise levels likely to be generated shall be taken into account.

Applications will only be permitted if they do not result in an unacceptable increase in noise disturbance to noise sensitive locations, particularly residential areas, schools and hospitals.

Where noise levels can be reduced by insulation, screening, careful layout or other means, conditions will be attached to ensure adverse effects are mitigated. It may be necessary to impose a condition specifying the acceptable upper noise limit emanating from the proposal.

Policy CS23

Development on sites which are known to be contaminated or where there are reasonable grounds for believing that contamination occurs will be granted planning permission only if all of the following are satisfied:

- (a) the nature and extent of contamination is first established and proposals are developed taking account of the contamination; and
- (b) the development will not add to the level of contamination or involve the unnecessary disturbance or penetration of contaminants; and
- (c) proposals include remedial measures which address the actual or potential hazard of contaminants identified; and
- (d) there is no detrimental affect on the environment as a result of the disturbance of contaminants during and after development.

Policy CS24

Development will be permitted adjacent to or in the vicinity of contaminated sites, only where it can be shown that:-

- (a) measures can be undertaken on the periphery and within the site of the proposed development which would be sufficient to stop contaminants, leachate or gases penetrating the site and accumulating in buildings and structures in quantities which could prove harmful; or
- (b) ground conditions around the contaminated site are such as to prevent gases migrating into surrounding land; and
- (c) the potential impact on the contaminated site due to the development of adjacent land is assessed.

Policy CS26

Development which will enable water and sewerage undertakers to meet their statutory obligations will be permitted.

Policy CS27

Development will only be permitted where foul sewers and sewage treatment works of adequate capacity and design are available or will be provided in time to serve the development.

The Council, in conjunction with the Environment Agency, will discourage the proliferation of small private package sewage treatment plants within sewered areas.

The use of septic tanks will only be considered if connection to the mains sewerage is not feasible, and only then if ground conditions are satisfactory, and the plot of land is of sufficient size to provide an adequate subsoil drainage system or there is a watercourse nearby capable of giving adequate dilution to treated effluent.

Policy CS29

The Council will consult the Health and Safety Executive on development proposals within the consultation zone of the following installation as shown on the Proposals Map:

Location	Consultation Distance
Northumbrian Water Mosswood Treatment Works	1000m

As a result of such consultations it may be necessary in the interest of public safety to refuse consent or restrict the type or density of development which can take place.

Policy CS30

The Council will consult the Health and Safety Executive, and where appropriate, British Gas, on proposed development within the specified consultation zone of the following pipelines shown on the Proposals Map:

	Pipeline	HSE Consultation Distance	British Gas Consultation Distance
(a)	ICI Wilton - Grangemouth Ethylene Pipeline	400m	N/A
(b)	British Gas Pipeline LC01	42m	14m
(c)	British Gas Pipeline LC02	42m	14m
(d)	British Gas Pipeline LC03	42m	14m
(e)	British Gas Pipeline LC04	42m	14m
(f)	British Gas Pipeline LC05	42m	14m
(g)	British Gas Pipeline LC06	42m	14m
(h)	British Gas Pipeline CC02	42m	14m
(i)	British Gas Pipeline CC05	42m	14m
(j)	British Gas Pipeline WD01	42m	14m
(k)	British Gas Pipeline 4210	304m	76m
(l)	British Gas Pipeline 4220	304m	76m
(m)	British Gas Pipeline 6320	364m	91m

As a result of such consultations it may be necessary in the interest of public safety to refuse consent or restrict the type or density of development which can take place.

Policy CS31

The Council will consult the Civil Aviation Authority where appropriate on proposed development within the aeronautical safeguarding areas shown on the Proposals Map.



GOVERNMENT OFFICE
FOR THE NORTH EAST

Mrs H Winter BA (Hons) MRTPI DMS
Director of Planning
Tynedale District Council
Old Grammar School
Hallgate HEXHAM
Northumberland NE46 1XA

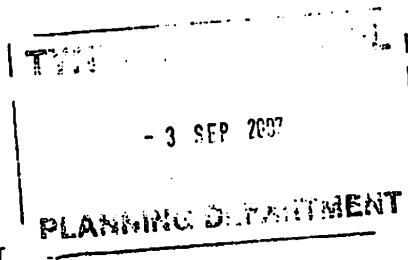
Environment Group

Citygate
Gallowgate
Newcastle upon Tyne
NE1 4WH

Tel: 0191 201 3300
Direct: 0191 202 3643
Fax: 0191 202 3744
Minicom: 0191 202 3515
www.go-ne.gov.uk
planning@gone.gsi.gov.uk

Your Ref:
Our Ref:

Date: 31 August 2007



Dear Mrs Winter

I am writing with reference to your application of 30 March 2007 for a direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 in respect of policies in Tynedale District Local Plan (2000).

The Secretary of State's Direction is attached. Those policies not listed in the Direction will expire on 27 September 2007.

The extension of saved policies listed in this Direction does not indicate that the Secretary of State would necessarily endorse these policies if presented to her as new policy. The intention is merely to maintain an extension of existing adopted policy in the sole interests of maintaining continuity in the development plans system and a stable planning framework locally and, in particular, a continual supply of land for development.

Local planning authorities should not suppose that a regulatory local plan style approach will be supported in forthcoming Development Plan Documents. Authorities should adopt a positive non regulatory approach to DPD preparation and should not seek to reintroduce the numerous policies of many local plans.

Local planning authorities should make good progress with local development frameworks according to timetables in local development schemes. The exercise of extending saved policies is not an opportunity to delay DPD preparation. Policies have been extended in the expectation that they will be replaced promptly and by fewer policies in DPDs. Maximum use should be made of national and regional policy especially given the advanced position of many regional spatial strategies and the post 2004 status of the Regional Spatial Strategy.

DIRECLR8





GOVERNMENT OFFICE
FOR THE NORTH EAST

2

Following 27 September 2007, the extended policies should be read in context. Where policies were originally adopted some time ago, it is likely that material considerations, in particular the emergence of new national and regional policy and also new evidence, will be afforded considerable weight in decisions on planning applications. The attention of authorities is drawn to Planning Policy Statement 3 *Housing* (paragraphs 6 and 68) and the Housing Green Paper – *Homes for the future: more affordable, more sustainable* (chapter 2, paragraph 15).

Yours sincerely

IAN D J MARTIN
Planning Team
Environment Group

DIRECLR8





GOVERNMENT OFFICE
FOR THE NORTH EAST

**DIRECTION UNDER PARAGRAPH 1(3) OF SCHEDULE 8 TO THE
PLANNING AND COMPULSORY PURCHASE ACT 2004
POLICIES CONTAINED IN TYNEDALE DISTRICT LOCAL PLAN (2000)**

— The Secretary of State for Communities and Local Government in exercise of the power conferred by paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 directs that for the purposes of the policies specified in the Schedule to this direction, paragraph 1(2)(a) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 does not apply.

Signed by authority of the
Secretary of State

Caroline Burden

Caroline Burden
Head of the Planning Team
Government Office for the North East
31 August 2007

SCHEDLR8



SCHEDULE

POLICIES CONTAINED IN TYNE DALE DISTRICT LOCAL PLAN (2000)

GD2	Design Criteria for development, including extensions and alterations
GD3	Provision of suitable access to buildings for people with impaired mobility
GD4	Range of transport provision for all development
GD5	Improved access to public transport for people with impaired mobility
GD6	Car parking standards outside the built-up areas of Hexham, Haltwhistle, Prudhoe and Corbridge
GD7	Car parking standards within the built up areas of Hexham, Haltwhistle, Prudhoe and Corbridge
GD9	Car parking standards for people with impaired mobility
GD10	Development and regard for the natural environment
GD11	Energy efficiency and development
GD12	Percent for Art scheme
GD13	Planning Obligations and development
NE1	Restricting new development in the open countryside
NE2	Definition of Tynedale Green Belt
NE5	Settlements in the Green Belt
NE7	New buildings in the Green Belt
NE8	New dwellings in the Green Belt
NE9	Existing chalets, caravans and shacks in the Green Belt
NE10	Prudhoe Hospital
NE11	Hexham Racecourse
NE12	Slaley Hall
NE13	Other employment sites in the Green Belt
NE14	Use of existing buildings in the Green Belt
NE15	Development in the North Pennines AONB
NE16	Development in the Areas of High Landscape Value
NE17	Development in the setting of Hadrian's Wall World Heritage Site
NE18	Protection of Agricultural land
NE19	Protection of Internationally Important Nature Conservation Sites
NE20	Protection of Sites of Special Scientific Interest
NE21	Protection of Sites of Nature Conservation Importance
NE22	Protection of Nature Reserves
NE24	Protection of Regionally Important Geological/Geomorphical sites
NE25	Protection of Wildlife Corridors
NE26	Protection of habitats of special importance to wildlife
NE27	Protection of Protected Species
NE28	Rivers, smaller watercourses and their corridors
NE29	Works to watercourses and water bodies
NE33	Protection of Trees, Woodlands and Hedgerows
NE34	Tree felling
NE35	Tree Preservation Orders
NE37	Landscaping in developments

BE1	Floorscaping schemes and pedestrian priority
BE2	Pedestrian environments for people with impaired mobility
BE4	Shop front design
BE5	Shop signs
BE6	Wall mounted poster hoardings
BE7	Free standing poster hoardings
BE8	Advertising hoardings and non-directional signs
BE9	Advance advertising and directional signs
BE10	Design criteria for advance advertising and directional signs
BE11	Conversion of existing buildings in the open countryside to employment
BE12	Conversion of existing buildings in the open countryside to residential use
BE13	Re-occupation of abandoned former dwellings within the open countryside
BE14	New agricultural and forestry buildings and roads in the open countryside
BE14a	Prior approval for new agricultural and forestry development
BE15	Reconstruction of buildings in the open countryside
BE16	Development in Conservation Areas
BE17	Demolition of buildings in Conservation Areas
BE18	Development affecting the character and setting of a Conservation Area
BE19	Demolition of Listed Buildings
BE20	Demolition of structures in the curtilage of a Listed Building
BE21	Alteration and extension to Listed Buildings
BE22	The setting of Listed Buildings
BE23	Change of use of Listed Buildings
BE24	Development affecting historic parks and gardens use
BE25	Preservation of scheduled ancient monuments, nationally important sites and settings
BE26	Hadrian's Wall World Heritage Site
BE27	Regional and Locally important archaeological sites and settings
BE28	Archaeological Assessment
BE29	Development and preservation
H4	Commuter Pressure Area housing site allocations
H6	Land safeguarded to meet possible future housing needs of Hexham
H6a	Land safeguarded to meet possible future housing needs of Acomb
H7	Land safeguarded to meet possible future housing needs of Corbridge
H9	Restriction of other Housing development in the Commuter Pressure Area
H11	Residential conversions
H13	Rural Area housing site allocations
H14	Additional housing development in Haltwhistle and Bellingham
H15	Additional small housing developments within the Rural Area
H16	Community facilities and infrastructure requirements associated with housing development
H17	Restricting new housing in the countryside

H18	Housing for rural businesses
H19	Removal of rural workers occupancy restrictions
H20	Extensions to dwellings in the countryside
H21	Extensions to domestic gardens in the countryside
H22	Affordable housing provision within large housing developments
H23	Affordable rural housing exception sites
H24	Creation of residential accommodation on upper floors in Commercial Areas
H25	Restricting conversions of existing residential accommodation above commercial premises in Commercial Areas
H26	Accessible housing
H27	Mobility housing
H29	Protection of character of low density housing
H31	Public open space within housing areas
H32	Residential design criteria
H33	Residential extensions
H34	Extensions to existing dwellings to provide accommodation for additional people
H35	Backland development
H36	Residential caravans and mobile homes
H37	Sites for gypsies and travelling people
TM1	Protection of existing tourist facilities and/or community services
TM2	Enhancement of existing facilities, attractions and infrastructure
TM3	New tourism development within or adjacent to existing settlements outside the Green Belt
TM4	New tourism development in the open countryside outside the Green Belt
TM5	Development in the Kielder Tourism Priority Area
TM6	Tourism development in the North Pennines AONB
TM7	Tourist accommodation in existing settlements
TM8	Tourist accommodation outside existing settlements
TM9	Hotel development in Kielder Tourism Priority Area and Byness
TM11	Hotel development at Hexham Belt and the North Pennines AONB
TM12	Static caravans and chalet development
TM14	Chalets
TM15	Occupancy condition on self catering tourist accommodation
TM16	Removal of occupancy conditions which prevent permanent residential use
RT1	Concentration of commercial activity in the Commercial Areas of Hexham, Haltwhistle and Prudhoe
RT1a	Primary shopping area in Hexham
RT1b	Food and Drink Uses in Commercial Areas
RT2	Retail development which cannot be located in existing Commercial Areas of Hexham, Haltwhistle and Prudhoe
RT3	Convenience retailing in Hexham
RT4	Comparison retailing in Hexham
RT5	Pedestrian link

RT6	Opportunity site for redevelopment for retail/commercial uses in Prudhoe
RT7	Concentration of commercial activity in the Commercial Areas of Allendale, Bellingham, Corbridge and Haydon Bridge
RT8	Small scale retail uses outside Commercial Areas of District and Local Centres
RT9	Small scale commercial activity in small settlements
RT10	Farm shops and rural outlets outside settlements
RT11	Protection of the last remaining convenience shop
RT12	Petrol Stations located within or adjoining settlements
RT13	Retailing should be ancillary to the industrial use
RT14	Food and Drink uses outside Commercial Areas
LR1	Provision of a range of facilities
LR3	Protection of open space facilities
LR4	Amenity open space as private gardens
LR5	Parks and gardens
LR8	Sites for outdoor sport and recreation
LR11	Outdoor sports facilities for new residential development
LR14	Location and design of play areas
LR15	Play areas in new residential developments (standards and design criteria)
LR16	Protection of allotments
LR17	Provision of new allotments
LR18	Criteria for provision of Golf Courses
LR19	Safeguard existing and promotion of new public rights of way
LR21	Safeguard disused railway lines
LR22	Development of the C2C cycle route
LR24	Noisy Sports
TP1	A69 dualling
TP2	Protection of new bypass lines
TP3	Protection of A68 road improvement
TP4	Haltwhistle West-End Link Road
TP5	Traffic management and impaired mobility
TP9	Original Hexham Auction Mart redevelopment
TP14	Car parking provision in Corbridge
TP15	Traffic Calming in new residential development
TP16	Traffic Calming in existing residential development
TP17	Traffic Calming and innovative road layouts in new development
TP18	Hadrian's Wall Car Parking
TP19	A69 roadside facilities for the motorist
TP21	Redevelopment of existing rail freight terminals
TP22	Park and Ride facilities at Railway stations
TP23	Pattern of provision of public transport
TP24	Redevelopment of existing Public Transport facilities
TP25	South Tynedale Railway
TP26	Protection and enhancement of Rights of Way network
TP27	Development affecting Public Rights of Way
TP28	Cycling

CS2	New health centres
CS3	Residential Institutions (Class C2 uses)
CS4	Prudhoe West End First School Relocation
CS5	New education facilities
CS6	Hexham emergency helicopter landing site
CS7	Haltwhistle Fire Station relocation
CS8	Buildings for Community Use
CS10	LPG supply to new housing developments
CS12	Oil supply to new housing developments
CS13	Overhead electricity power lines of 132 kv or more
CS14	Overhead electricity power lines of less than 132 kv
CS15	Undergrounding of services in new developments
CS16	Renewable Energy projects
CS17	Domestic Renewable Energy projects
CS18	Telecommunications development
CS19	Location of development either causing or adjacent to pollution sources
CS20	Agricultural intensive livestock, sludge and slurry stores
CS21	Location of noise sensitive uses
CS22	Location of noise generating uses
CS23	Development on contaminated land
CS24	Development adjacent to or in vicinity of contaminated land
CS26	Water and Sewage Treatment Works
CS27	Sewerage
CS28	Protection of surface water quality
CS29	HSE notifiable hazardous installations
CS30	HSE notifiable pipelines
CS31	Carlisle and Newcastle Airports Aeronautical Safeguarding Areas
CS32	New development in flood risk areas
CS33	Impact on surface water run off from new development
ED1	Land allocated for Employment Development
ED1a	Development opportunity site: Hexham Goods Yard
ED3	Requirement of a railway bridge for site ED1.18, Haltwhistle (West End Link Road)
ED4	Expansion land
ED5	Development permitted in existing employment areas
ED6	Control of B2 Uses which could cause potential harm to the environment
ED7	Uses not permitted in existing employment areas or on sites allocated for employment use
ED9	15 ha safeguarded land at Beaufront Road, Hexham
ED11	Small scale opportunities from new sites, redevelopment or conversions
ED12	Criteria to assess change of use or redevelopment of an existing employment use to a non-employment use
ED13	Farm diversification
ED14	Change of use of part of a dwelling to office/light industrial use
ED15	Provision and enhancement of business support and training facilities