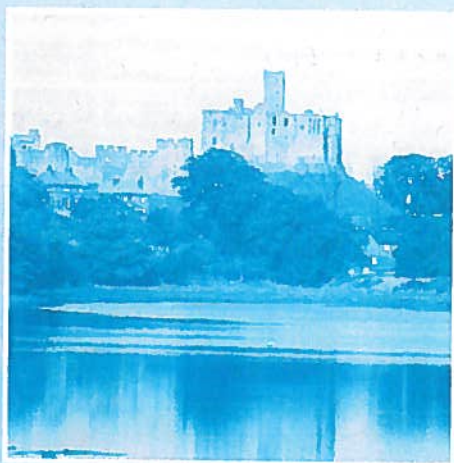


ALNWICK DISTRICT WIDE LOCAL PLAN



Adopted April 1997

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1. INTRODUCTION

1.1 TITLE

- 1.1.1 The Alnwick District Wide Local Plan has been prepared under the provisions of the Town and Country Planning Act 1990. The plan covers the whole of the administrative area of the Alnwick District excluding the area which lies within the Northumberland National Park.

1.2 STATUTORY FRAMEWORK

- 1.2.1 The Local Plan has been prepared with respect to central government guidance in the form of statute, Circulars and Planning Policy Guidance notes issued by the Department of the Environment, the Regional Planning Guidance issued by the Secretary of State for the Environment, the Northumberland County Structure Plan, and the Northumberland Coast Management Plan.
- 1.2.2 The Local Plan, in conjunction with the Northumberland County Structure Plan, provides the statutory basis for the planning policies and proposals for the District. It replaces the existing Amble Local Plan (adopted), Alnwick Town Centre District Plan (unadopted), Swarland Informal Local Plan, Longframlington Planning Framework, the former Northumberland County Development Plan, and the various informal planning policies of the Council.

1.3 THE FUNCTION OF THE LOCAL PLAN

- 1.3.1 The Local Plan, in conformity with the Northumberland County Structure Plan, operates from the base date of 1 July 1991, and provides guidance on how and where land may be developed and used within the District, for the period up to 1 July 2006.
- 1.3.2 The District Local Plan has five main functions:
- ◆ To apply the policies of central government in the form of Circulars, Planning Policy Guidance and Regional Planning Guidance to the local requirements of the District relating them where appropriate to precise areas of land.
 - ◆ To apply the policies of the Northumberland County Structure Plan to the local requirements of the District relating them where appropriate to precise areas of land.
 - ◆ To bring local and detailed planning issues before the public.
 - ◆ To provide a detailed basis for co-ordinating the development and other uses of land by public bodies, private organisations and individuals.
 - ◆ To provide detailed guidance to the policies used by the Local Planning Authority in the determination of planning applications.

1.4 STRATEGY STATEMENT

1.4.1 The Alnwick District Wide Local Plan strategy is to maintain and enhance the environmental quality of the District whilst accommodating new development necessary for the economic well being of the residents over the period from 1991 to 2006. The strategy aims to work towards achieving the objectives of 'sustainable development' i.e., development which meets present needs without compromising the ability of future generations to achieve their own needs and aspirations, a concept first established in the Report of the World Commission of Environment and Development in 1987 (the *Brundtland Report*).

1.4.2 In order to achieve this the Plan will seek to:

- ◆ Protect and enhance the intrinsic qualities of the rural and built environment giving due weight to areas of national, regional and local importance.
- ◆ Balance the need for development with the need to retain the intrinsic qualities of the rural and built environment.
- ◆ Accommodate a continued slow growth in population based on the main service centres of Alnwick and Amble.
- ◆ Provide land for a range of housing opportunities to cater for the needs of the indigenous population and the anticipated growth in population.
- ◆ Provide land for a range of industrial and commercial opportunities to cater for employment needs of the indigenous population and the anticipated growth in population.

1.5 MONITORING AND REVIEW

1.5.1 The policies and proposals of the Local Plan set out the land-use framework for the district. It is recognised that all forms of development have resource implications. The level of development proposed by the Local Plan is similar to that achieved in the recent past. This level of development is considered attainable by the involvement of both the public and private sectors. The Council is aware of the need to recognise and protect the finite resources of the district. The Local Plan therefore promotes proposals and policies to encourage sustainable forms of development.

1.5.2 The District Council is required to keep matters which may be expected to affect the development of their area or, the planning of that area, under review. The Local Plan has been prepared to meet existing and future requirements on the basis of facts at the Local Plan base date of 1 July 1991, and information available at the time of publication. Circumstances will change during the Plan period, to a greater or lesser degree, and if the Plan is to have lasting relevance it is important for it to be kept up to date. To see the Plan implemented it is necessary to programme works and resources and to monitor progress. The Plan should then be reviewed in light of the progress being made.

1.5.3 Effective monitoring of the Plan will establish whether proposals are being implemented and policies are performing as intended. Maintaining an awareness of emerging issues and public attitudes is also important and the Council intends to allow public participation in the monitoring procedures.

1.5.4 To assist this process, the Council will prepare an annual monitoring statement which shows:

- ◆ The extent to which new development has taken place.
- ◆ The proposals which remain to be implemented.
- ◆ Any major departures from the Local Plan policies.
- ◆ The identification of new pressures or trends which may require changes to policies or proposals.
- ◆ The need for additional new or modified policies.
- ◆ The prioritisation of possible future alterations to the Plan.

1.5.5 The monitoring statement will show where problems have arisen and provide a context for setting priorities in implementation. The statement will also be useful in terms of the provision of additional information reinforcing the relevance of the Local Plan for planning applications and appeals.

1.6 LOCAL PLAN LAYOUT

◆ TOPICS

1.6.1 The Local Plan has been arranged under topic headings, each with a prefix as indicated below:

TABLE 1/1 LOCAL PLAN PREFIXES

TOPIC HEADINGS	
RURAL ENVIRONMENT	RE
BUILT ENVIRONMENT	BE
HOUSING DEVELOPMENT	H
TRAFFIC & TRANSPORT	TT
ECONOMIC DEVELOPMENT	ED
TOURISM DEVELOPMENT	T
COMMUNITY DEVELOPMENT	CD

♦ **THE PLAN**

- 1.6.2 The Alnwick District Wide Local Plan takes the form of a written statement and accompanying Proposals Map. The geographic size of the plan area has dictated that the Proposals Map is supplemented by a series of three inset sheets. Where appropriate the Proposals Map and inset sheets identify specific areas to which policies and proposals apply.
- 1.6.3 The Plan contains Aims, Policies and Proposals. The Aims indicate the intentions of the District Council. Policies set out the principles which the District Council will apply to land use throughout the Plan period. Proposals are actions which the District Council will specifically address during the Plan period. Each Policy or Proposal will be preceded by a reasoned justification.

♦ **CROSS REFERENCING**

- 1.6.4 Throughout the written statement Policies have been cross referenced where it is considered that other Policies may warrant consideration or take precedence. The cross referencing is for the reader's information and is not necessarily exhaustive. The Plan should always be read as a whole. The cross reference is shown in italics in the left hand margin.

♦ **GLOSSARY**

- 1.6.5 A glossary of terms has been provided to assist with the interpretation of terms used throughout the document.

2. RURAL ENVIRONMENT

2.1 INTRODUCTION

- 2.1.1 Alnwick District boasts areas of natural beauty and landscape diversity, from the high rolling moorland of the Cheviot Hills in the west, through undulating farm land, to the sweep of the coastal plain with extensive dune systems and long beaches in the east. The Local Plan area includes numerous areas of Nature Reserves, Sites of Special Scientific Interest, an Area of Outstanding Natural Beauty, and Heritage Coast.
- 2.1.2 The growing desire of many people to live and work in the countryside requires a balance to be achieved between the pressure for increased access and development, and the need to retain the character of the rural areas. It is necessary to conserve the rural areas for those populations already resident and reliant on the countryside for their livelihood, whilst seeking positive and sympathetic contributions from any new developments permitted in the rural areas.
- 2.1.3 Additional leisure time and the increased mobility of the population, is progressively placing more pressure on the countryside to accommodate the escalating numbers of visitors to these areas. This, combined with the changes in agricultural policy and practices, presents the challenge of maintaining and enhancing the character of the countryside, whilst accommodating the needs of a viable rural economy.

2.2 AIMS

- 2.2.1 The District is recognised for the high quality of its landscape and diversity of nature conservation interest. The prime aim of the local plan is to retain the intrinsic qualities of the countryside throughout the District for the benefit and enjoyment of the resident and visitor alike. This will involve protecting the countryside from intrusive features and excessive developments, whilst ensuring the continuing viability of local facilities serving the rural population.

AIM RE1

Recognise that the quality of the countryside throughout the District is an important and vulnerable resource. Protect and enhance that resource and maximise the benefits it affords.

AIM RE2

Identify areas of special quality in terms of:

- a) wildlife and nature conservation and**
- b) landscape and recreation**

which contribute to the diversity of the countryside and which require safeguarding.

AIM RE3

Achieve a balance between the need to conserve the countryside and meet the pressures for development.

AIM RE4

Support the National Park Authority in achieving the aims and objectives set out in the Northumberland National Park Plan and the Northumberland National Park Local Plan.

AIM RE5

Support the aims, objectives, policies and proposals set out in the Northumberland Coastal Management Plan.

AIM RE6

Retain the character of the rural landscape, which will take precedence over development proposals which are inappropriate to such areas.

AIM RE7

Promote the sensitive use of the countryside for appropriate diversification activities which retain the wildlife, nature conservation and landscape qualities of the countryside.

2.3 PAST POLICIES

- 2.3.1 The Structure Plan 1988 has in the main provided the guidance in the form of policies specific to the rural environment.

2.4 RURAL ENVIRONMENT

- 2.4.1 Alnwick District is principally rural in character with an attractive variety of landscapes and a wealth of different habitats important for wildlife and nature conservation. The Local Plan seeks to protect this environment for the benefit of residents, visitors and future generations as well as the flora and fauna that the individual habitats support.

POLICY RE1

All development proposals will be considered against the need to protect and enhance the environmental wealth of the District, in particular the character of the landscape and habitats for wildlife and nature conservation.

○ WILDLIFE AND NATURE CONSERVATION

2.5 SITES OF CONSERVATION IMPORTANCE

- 2.5.1 The District boasts a myriad of sites of geological and wildlife value. Coquet Island has been designated a Special Protection Area, and the Northumberland Coast is a proposed Special Protection Area/Ramsar Site. There are sites of national importance designated as Sites of Special Scientific Interest by English Nature. Other Sites of Nature Conservation Importance on a regional or county level have been identified by the Northumberland Wildlife Trust. During the life of the Plan, Special Areas for Conservation are expected to be designated by Central Government.

All these sites are identified on the basis of published scientific criteria and the designation is intended to protect the nature conservation interest of the site. There are also nature reserves managed by conservation organisations.

2.6 SPECIAL PROTECTION AREAS

- 2.6.1 Special Protection Areas (SPAs) are recognised as being of international importance to birds under the 1979 European Community Directive on the Conservation of Wild Birds.
- 2.6.2 Coquet Island, which is managed as a reserve by the Royal Society for the Protection of Birds, is currently the only SPA designated within the District. It is also subject to a Sanctuary Order made in 1978.
- 2.6.3 The Northumberland Coast has been proposed for designation as an SPA by an order made in December 1993. Proposed sites are afforded the same degree of protection as a designated site.

2.7 RAMSAR SITES

- 2.7.1 Ramsar Sites are of international importance identified under the Convention of Wetlands of International Importance especially as Waterfowl Habitat. Ramsar Sites embrace the ecological importance of wetlands generally.
- 2.7.2 There are at present no Ramsar Sites within the District. The Northumberland Coast has, however, been proposed as a Ramsar Site, by an order made in December 1993. Potential sites are afforded the same degree of protection as a designated site.

POLICY RE2

Planning permission will not be granted for development which would adversely affect the Coquet Island Special Protection Area, the Northumberland Shore as a proposed Special Protection Area or a Ramsar Site, except where the development is connected with or necessary for the management of the site, or is imperative for reasons of overriding public interest where there are no alternative solutions.

2.8 SPECIAL AREAS FOR CONSERVATION

- 2.8.1 Special Areas for Conservation (SACs) are recognised as being of international importance under the 1992 European Community Directive on the Conservation of Natural Habitats and Wild Fauna and Flora. A number of SACs are expected to be designated within the life of the Plan.

POLICY RE3

Development which might destroy or indirectly affect Special Areas for Conservation (SACs) will not be permitted unless it can be shown that the development is of overriding national importance and no alternative site is available. Where development is to be approved which could adversely affect any SAC, the developer will be required to include measures to conserve and enhance the nature conservation interest, and where practicable to provide replacement habitats and features where damage is unavoidable.

2.9 MARINE WILDLIFE AREA

- 2.9.1 Lindisfarne and the Farne Islands have been identified as a Sensitive Marine Area (SMA). This encompasses coastal waters beyond mean low water and extends southwards towards Alnmouth Bay. The SMA may in the future be formally designated as a Marine Nature Reserve or as a Special Area of Conservation when it will necessitate consultation with English Nature on a variety of activities which may affect the marine environment.

POLICY RE4

Planning permission will not normally be granted for land based developments which would adversely affect the Sensitive Marine Area.

2.10 SITES OF SPECIAL SCIENTIFIC INTEREST

- 2.10.1 Sites of Special Scientific Interest (SSSIs) are the most important national sites in nature conservation terms notified under the Wildlife and Countryside Acts 1981 and 1985.
- 2.10.2 There are currently twenty-four designated SSSIs within the District. SSSIs are constantly being updated and the list below is unlikely to remain constant throughout the Plan period.

TABLE RE/1 DESIGNATED AND PROPOSED SITES OF SPECIAL SCIENTIFIC INTEREST

SITE	INTEREST
Alnmouth Saltmarsh Dunes	Saltmarsh, Mudflats, Sand Dune and associated plant communities.
Barrowburn Meadows*	Species-rich haymeadows.
Barrow Meadow *	Species-rich haymeadow.
Billsmoor Park and Grasslees Wood*	Alder, Oak, Birch woodlands.
Castle Point to Cullernose Point	Whin Sill rock exposures. Rare plant species. Seabird colony.
Coquet Island	Seabird colony.
Fallowlees Flush	Lime-rich springs, species-rich vegetation.
Glebe Quarry	Variety of lithologies from cementstone group of carboniferous limestone.
Greenleighton Quarry	Fossil marine shell fauna.
Hannah's Hill	Relict juniper scrub.
Harbottle Moors*	Dwarf-shrub heath, Blanket bog, Valley mire.
Holystone Burn Woods*	Ancient woodlands and shrub and mire communities.
Holystone North Wood	Upland Sessile Oakwood

SITE	INTEREST
Howick to Seaton Point	Exposures of Namurian strata.
Linbrigg*	Ash/Hazel wood, Rich herb flora.
Longhoughton Quarry	Whin sill exposures.
Low Hauxley shore	Quaternary deposits.
Newton Links	Sand dunes, Species rich vegetation.
Northumberland Shore	Wintering and migratory waders, Sandy bays, Rocky headlands, Wave cut platforms, Dunes or soft and hard cliffs, Estuarine intertidal mudflats and salt marsh.
Ramseys Burn Wood*	Base-rich springline, Alderwood.
River Coquet	River Habitat, Birds and Fish.
Simonside Hills*	Heather-moorland, Blanket mire, Woodland.
The Cheviot*	Valley woodlands, Acidic grassland, Heathland, Blanket bog, Montane heath, Craggs, Spring features, Rare arctic-alpine plants.
Warkworth Dunes & Saltmarshes	Coastal sand dunes and saltmarsh species rich vegetation.

* Sites within Northumberland National Park

POLICY RE5

Planning permission will not be granted for development which might destroy or could directly or indirectly affect potential or designated Sites of Special Scientific Interest identified in Table RE/1, unless it can be shown that the development is of overriding national importance and no alternative site is available. Where development is to be permitted which could adversely affect any such site, the developer will be required to include measures to conserve and enhance the nature conservation interest and where practical to provide replacement habitats and features where damage is unavoidable.

2.11 SITES OF NATURE CONSERVATION IMPORTANCE

- 2.11.1 Sites of Nature Conservation Importance (SNCIs) are non-statutory sites of county importance identified by the Northumberland Wildlife Trust and recognised by Local Authorities.
- 2.11.2 The areas designated as SNCIs range from grasslands, woodlands, flowing water, peatlands, sand dunes, and saltmarshes, of which there are forty-nine within the District. SNCIs are constantly being updated and the list below is unlikely to remain constant throughout the Plan period.

TABLE RE/2 DESIGNATED SITES OF NATURE CONSERVATION IMPORTANCE

SITE	INTEREST
Allerhope Burn*	Upland, River.
Amble to Alnmouth Coast	Sand dunes, Saltmarsh, Estuaries.
Amble & Hauxley Foreshore	Geological.
Barrow Scar*	Geological, Woodland.
Barrowburn Wood*	Woodland.
Bewick Moor**	Upland, Open water.
Bickerton Wood*	Woodland.
Blindburn*	Geological

SITE	INTEREST
Caistron Ponds	Open water, Scrub.
Callaly & Thrunton Crag	Upland, Geological.
Carshope*	Geological.
Cawledge Burn	Geological, Woodland.
Colster Cleugh*	Geological.
Coquetdale at Holystone*	Geological, River, Woodland.
Crawley & Lincomb Denes	Woodland, Geomorphological.
Dovecrag Burn*	Woodland.
Doxford Hall	Scrub.
East Bolton	Grassland.
Edlingham Railway Cutting	Grassland, Scrub, Woodland.
Embleton & Beadnell Coast	Sand dune, Grassland, Geological.
Embleton Quarry	Grassland, Scrub.
Fontburn Reservoir	Woodland, Flushes, Open water.
Forest Burn*	Woodland, Geological.
Glanton Pike Quarry	Geological.
Holystone Burn*	Woodland, Upland.
Hound Dean	Woodland, Riverside.
Hulne Park	Woodland, Grassland, Parkland.
Kimmer Lough	Upland, Open water.
Littlemill Quarries	Grassland, Geological.
Low Broomepark Cutting	Geological.
Maglin Burn	Grassland, Flush.
Mill & Whiskershiel Burns*	Grassland, Woodland, Geological.
Ottercops Mosses***	Peatland, Flushes.
Raker Crag*	Geological.
Ratcheugh Crag & Peppermoor	Grassland, Scrub.
Reigham Quarry	Geological.
Rothley Lakes	Woodland, Open water.
R.Coquet, Acklington Park-Walkmill	Woodlands, Riverside.
R.Coquet, Felton Park****	River, Woodland.
R.Coquet, Thropton-Rothbury	River.
R.Font Coltpark-Netherwitton****	River, Riverside, Woodland, Grassland.
Rugley Wood	Woodland.
Shilhope Cleugh*	Geological.
Swallow Knowe	Upland.
Thrum Mill Gorge	Woodland, River.
Upper Breamish & Bloodybush Edge*	Upland, Grassland, River.
Usway Burn*	Woodland, Grassland, Geological.
Wingates/Rayburn Woods	Woodland, Flowing water.
Windyhaugh*	Geological.

* Sites within or partly within the Northumberland National Park ** Site partly within Berwick Borough

Site partly within Tynedale District, *Sites partly within Castle Morpeth Borough

POLICY RE6

Planning permission will not be granted for development which would destroy or adversely affect Sites of Nature Conservation Importance, unless it can be shown that the development is of overriding local importance, and no alternative site is available. Where the development to be permitted would adversely affect any such site, the developer will be required to include measures to conserve and enhance the nature conservation interest, and where practicable to provide replacement habitat and features where damage is unavoidable.

2.12 NATURE RESERVES

- 2.12.1 There are no statutory designated National Nature Reserves in the District. There are three statutory Local Nature Reserves in the District, of which two are located outside the Local Plan area in the Northumberland National Park.

TABLE RE/3 NATURE RESERVES

SITE	MANAGEMENT	Designation	Location
Amble Dunes	Alnwick District Council	Local Nature Reserve	Local Plan Area
Barrowburn Wood	Northumberland Wildlife Trust/ Northumberland National Park	Local Nature Reserve/ Site of Special Scientific Interest	National Park
Caistron Quarry	Ryton Sand & Gravel	Non-statutory Nature Reserve.	Local Plan Area
Coquet Island	Royal Society for the Protection of Birds	Site of Special Scientific Interest	Local Plan Area
Craster Quarry	Northumberland Wildlife Trust	Non-statutory Nature Reserve.	Local Plan Area
Evelyn Howick Memorial	Northumberland Wildlife Trust	Non-statutory Nature Reserve	Local Plan Area
Grasslees Burn Wood	Northumberland National Park/ Northumberland Wildlife Trust	Local Nature Reserve/ Site of Special Scientific Interest	National Park
Harbottle Crag	Northumberland Wildlife Trust/Forest Enterprise	Site of Special Scientific Interest/ Non-statutory Nature Reserve	National Park
Hauxley Ponds	Northumberland Wildlife Trust	Non-statutory Nature Reserve	Local Plan Area
Holystone Wood	Northumberland Wildlife Trust/Forest Enterprise	Site of Special Scientific Interest/Non-statutory Nature Reserve	National Park
Low Newton Ponds	National Trust	Non-statutory Nature Reserve	Local Plan Area

POLICY RE7

Planning permission will not be granted for development which would destroy or adversely affect Nature Reserves, unless it can be shown that the development is of over-riding national, regional or local importance, and no alternative site is available. Where the development to be permitted would adversely affect any such site, the developer will be required to include measures to conserve and enhance the nature conservation interest, and where practicable to provide replacement habitat and features where damage is unavoidable. The designation of new Nature Reserves will be encouraged and promoted where appropriate.

- 2.12.2 Land in the District Council's ownership from Amble Dunes to Low Hauxley, and the adjoining section of foreshore which is leased by the District Council from the Crown Commissioners, forms an important habitat and recreational resource for residents of Amble, the District, and visitors to the area. The area forms the northern part of Druridge Bay and is included in the Management Strategy for the Bay.

Considerable funds have been invested over the past few years to regulate access and car parking and also in the preparation of a Dunes Management Plan. The opportunity now exists to establish a regime of land management which will maximise the value of this area of unique duneland as a habitat whilst controlling the recreational use.

PROPOSAL RE1

The Council will prepare and implement a land management regime for the Amble Dunes Local Nature Reserve.

2.13 PEATLANDS

- 2.13.1 The District's peatlands are generally small isolated drift deposits in the upland areas. At present, due to the scale of the deposits, the peatlands are not deemed to be under threat from commercial operations. The peatlands are recognised for their nature significance and as such warrant protection.

POLICY RE8

Peatland areas will generally be protected from development. Planning permission for development which would be detrimental to such areas will not normally be granted.

2.14 WOODLANDS

- 2.14.1 It is important to recognise the significance of the District's woodlands in terms of amenity, wildlife and commercial value. There are a variety of woodlands within the area, which include semi-natural ancient woodlands, commercial plantations, and woodlands and groups of trees which provide amenity in visual terms and as a recreational facility.
- 2.14.2 Recent forestry practice has recognised the value of semi-natural ancient woodland and the visual impact of block planting. The Local Plan welcomes this approach to forestry management through Forestry Agreement Plans and it is unlikely that the Local Planning Authority will need to become involved in such matters. It is, however, prudent to reserve the Local Planning Authority's responsibilities to make Tree Preservation Orders and comment on planting schemes when appropriate.

POLICY RE9

Ancient semi-natural woodland will wherever possible be protected from development proposals likely to affect its nature conservation or landscape interest. Measures to manage and enhance these areas will be supported. Where appropriate, Tree Preservation Orders will be used both on ancient semi-natural woodland sites and on individual trees or groups of trees of wildlife landscape or amenity value.

Also

RE5 RE6
RE7 RE8
RE11 RE12
RE15 RE17
RE18 RE20
RE23 BE1
BE2 BE3
TT4

POLICY RE10

New areas of tree planting or replanting which do not adversely affect the landscape will be encouraged. Planting schemes should seek to minimise the visual impact of new blocks of commercial planting by ensuring that the planting comprises a mixture of species, with particular encouragement to the planting of native broadleaves.

- 2.14.3 The County Council led initiative of Landscape Enhancement and Forestry (LEAF) is fully endorsed by the Local Plan. The programme aims to increase tree cover on large and small scale sites in the south-east part of the District south of the River Coquet. The overall objectives of the programme are to create an improved landscape structure and identity for south-east Northumberland by the creation of areas for recreational and wildlife purposes, the enhancement of employment locations, and the improvement of the overall environmental ambience of the designated area.

Also

RE10

POLICY RE11

Proposals for development which fall within that part of the Local Plan area covered by the LEAF initiative shall take into account the aims and objectives of that initiative, principally that of creating an improved landscape structure and identity for the initiative area.

Also

RE10
H3

POLICY RE12

Development proposals H3(1), H3(10), H6(21) and H6(44) will be required to include woodland planting as part of the proposals, in the interests of landscape enhancement.

2.15 WILDLIFE AND NATURE HABITATS

- 2.15.1 In addition to those sites identified above, the District offers an extensive range of habitats which in turn support a wide variety of flora and fauna. The retention of native flora and fauna is important. Rivers and their banks, ponds, roadside verges, hedgerows and shelter belts all create important wildlife corridors which should wherever possible be retained. A number of habitats throughout the District are home to a variety of protected species. It is important that these habitats are protected from development to safeguard these species.

PROPOSAL RE2

Nature conservation will be promoted by Alnwick District Council by having regard to the needs of nature conservation in the management of appropriate land in its ownership.

PROPOSAL RE3

A nature conservation strategy will be prepared for the Local Plan area.

POLICY RE13

Planning permission will not normally be granted for development which would necessitate the removal, destruction or interruption of significant wildlife habitats, or habitats known to support protected species. Where development is to be permitted which could adversely affect wildlife habitats or protected species, appropriate measures shall be taken to protect or enhance the nature conservation interest, and where practicable to provide replacement habitats and features where damage is unavoidable.

2.16 REGIONALLY IMPORTANT GEOLOGICAL/GEOMORPHOLOGICAL SITES

- 2.16.1 There is a current initiative to identify Regionally Important Geological/Geomorphological Sites (RIGS). The initiative has the backing of English Nature and Local Authorities are asked to recognise any sites and to afford them protection in a similar manner to the recognition and protection given to Sites of Nature Conservation Importance. RIGS can have an educational, scientific, historic or aesthetic value. As yet, no sites have been identified within Alnwick District but some are likely to come forward within the Plan period.

POLICY RE14

Planning permission will not be granted for development which would destroy or adversely affect Regionally Important Geological/Geomorphological Sites, unless it can be shown that the development is of overriding regional importance, and no alternative site is available.

○ LANDSCAPE AND RECREATION

2.17 NATIONAL PARK

- 2.17.1 In the west of the District much of the upland area falls within the Northumberland National Park. A large part of the National Park is in the ownership of the Ministry of Defence and is used extensively for military training. This results in limiting, or at least inhibiting, use by the public. The National Park Authority has, in its management document the Northumberland National Park Plan, set out to minimise the inhibiting effect of the military activity, to encourage the retention of the upland agricultural community, and to promote access to the moorland areas for recreational purposes, mainly walking. The National Park Authority has adopted a Local Plan in respect of the National Park.
- 2.17.2 The Countryside Commission are currently considering proposals to make minor alterations to the National Park Boundary within the Alnwick District. It will be for the National Park Local Plan to consider how the proposed alterations be treated.

2.18 THE COASTAL ZONE, AREA OF OUTSTANDING NATURAL BEAUTY AND HERITAGE COAST

- 2.18.1 Alnwick District contains part of the Northumberland Coast Area of Outstanding Natural Beauty (AONB). The inland boundary of the AONB within the District is defined by the B1339 and the A1068 Roads, with local deviations at Dunstan and Lesbury, and stretches south from Berwick Borough to the River Coquet. The coastline south of the Coquet estuary to the District boundary is currently being promoted by the County Council for inclusion along with Druridge Bay as an extension to the AONB.
- 2.18.2 The aim of the AONB designation is to conserve and enhance natural beauty. In pursuing the purposes of designation account should be taken of the needs of agriculture, forestry and the economic and social needs of local communities. The promotion of sport and recreation is not an objective of the designation. Should there be conflict between the conservation of the AONB and sport and recreational proposals which is irreconcilable, conservation must always take precedence.
- 2.18.3 The North Northumberland Coast is designated as a Heritage Coast, a non-statutory, land-use related designation. Within the District it stretches some 20 miles from the northern District boundary south to the River Coquet. The inland boundary for the Heritage Coast is contiguous with that of the AONB. The main objectives of the Heritage Coast are to conserve, protect and enhance the natural beauty, to facilitate and enhance the enjoyment, understanding and appreciation by the public, to maintain and improve the environmental health of the inshore waters and beaches, and to take account of the needs of agriculture, forestry and fishing, and of the economic and social needs of the small communities on the coast.
- 2.18.4 The Northumberland Coast Management Plan prepared by the County Council, in consultation with relevant District Councils, seeks to control the various tourist and development pressures on the coast in order to retain and enhance its environmental quality and conserve the natural resource.
- 2.18.5 The area of coast south of the River Coquet to the District boundary, bounded inland by the A1068, is suggested as being a candidate for designation as an extension to the Heritage Coast, in the Northumberland Coast Management Plan. This area, along with the designated Heritage Coast, will be referred to as the coastal zone.
- 2.18.6 Within the coastal zone there are a number of settlements of varying size offering a range of services. In addition to these settlements there are Ministry of Defence sites at Longhoughton, Boulmer and Lesbury. The importance of these military sites at a national level is recognised.

Also

H2 H3
H4 H5
H7 H14
H18 ED2

POLICY RE15

The coastal zone will be protected from inappropriate development. Development will need to be compatible with the zone's amenity interests unless it is of overriding national or regional importance, and no alternative site is available. Development proposals will be considered in relation to the scale, siting or design of the development, the disturbance generated by noise or traffic, and the effect of the development on the zone's heritage features, flora and fauna, on remote stretches of coast, or on access to them. Residential development will normally be limited to sites associated with existing settlements. Major industrial or commercial developments will normally be limited to sites on land designated for such purposes or where there is a demonstrable need for a coastal location. Development within or adjacent to the existing curtilages of Ministry of Defence sites will normally be permitted.

POLICY RE16

Planning permission will not normally be granted for developments which would adversely affect the Area of Outstanding Natural Beauty or the Heritage Coast, except in circumstances of overriding national need, where no suitable alternative locations for the developments can be found.

2.19 AREAS OF HIGH LANDSCAPE VALUE

- 2.19.1 The landscape of the District is recognised for its high quality and much is already given protection by national designation as National Park, Area of Outstanding Natural Beauty, Heritage Coast, and the English Heritage Register of Parks and Gardens of Special Historic Interest. Within the Local Plan period it is likely that supplementary Registers will be formed for Historic Landscapes and Battlefields. Beyond these national designations are significant areas which are of county and local landscape value and contribute to the quality of the District. The majority of these landscape areas are associated with the upland areas, river valleys and parklands. Developments which would have an impact on the appearance of these areas require careful consideration. Landscape value is a subjective judgement. Appreciation of landscape quality cannot readily be related to specific areas. Landscape quality is however an agglomeration of landscape types and features. The Local Plan has identified the principal river valleys, the upland/moorland area, parklands and taken account of other features such as tree cover, hedgerows, water and historic features in designating the area of High Landscape Value, which is considered to be of county significance. For convenience the boundary of the area has been related to existing features such as roads and railways.

POLICY RE17

Planning permission will not normally be granted for development which would have a significant and adverse effect on the appearance of the Area of High Landscape Value, Registered Parks and Gardens of Special Historic Interest or the fringe of the Northumberland National Park. Where development is to be permitted, the proposal will be required to demonstrate high standards of design and landscaping consistent with functional requirements.

2.20 AGRICULTURE IN THE COUNTRYSIDE

- 2.20.1 The District's agricultural land varies in quality from the moorlands in the west where productivity is severely limited by relief, soil quality and climate, to the more favourable land in the central plain and the coast. The agricultural land classification is predominantly of grade 3 and below. Higher quality land is restricted to very small pockets. In the rural upland areas land classified as grade 4 and 3b is particularly important to the rural economy.
- 2.20.2 It is recognised that agricultural land is a finite resource, and as such steps should be taken to protect land of high agricultural quality.

POLICY RE18

Planning permission will not normally be granted for development which would adversely affect the best and most versatile agricultural land (MAFF Agricultural Land Classification grade 2 and sub grade 3a).

- 2.20.3 Agricultural intensification is likely to continue to involve the creation of larger fields and could lead to the loss of trees and hedgerows. It is therefore necessary to stimulate new planting of trees and woodlands wherever possible, to replace any loss due to agricultural or other forms of development.

POLICY RE19

Existing trees, woodlands and hedgerows will generally be required to be retained on sites affected by development. Where appropriate, new tree planting, replanting and environmental improvement works will be required to be carried out as part of the development proposals, incorporating native tree species rather than blanket coniferous plantations.

PROPOSAL RE4

The Council will where appropriate safeguard existing trees and woodlands of significant value by making Tree Preservation Orders.

2.21 DIVERSIFICATION OF THE RURAL ECONOMY

- 2.21.1 European Union farm policy indicates that moves towards reductions in grant aided support for agricultural production will continue. This is likely to result in more agricultural land being taken out of production, and the reuse of the land, associated buildings and dwellings being sought. Landowners are now regularly looking for alternative forms of land use and income, resulting in diversification. It is important to ensure the retention of the intrinsic landscape qualities established by the agricultural heritage of the area rather than permit that cherished character to be spoilt by intrusive developments for short term expediency. Options for the economic use of land and associated buildings are numerous. The agricultural community is increasingly likely to exploit its assets to the full and will seek to develop surplus land and buildings to secure the maximum return. The more obvious forms of development which will be considered are housing, industry, commercial developments, golf courses and caravan sites. The less

obvious alternatives include expanding woodland planting, recreational and leisure uses, and the restoration of landscapes and the creation of wildlife habitats.

2.21.2 In the diversification of agricultural units, foremost consideration should be given to the reuse of the buildings for commercial and light industrial uses, craft workshops, and also for recreational, leisure and tourism related developments. Within the changing economic and technical climates these types of development can often be readily assimilated into the rural environment without causing unacceptable damage. Indeed many commercial operations and light industries are actually favouring rural locations due to the environmental quality of the working atmosphere which they offer. The reuse or adaptation of agricultural and other associated buildings for new uses should ensure that their form, massing and design are in keeping with their surroundings.

2.21.3 Care is needed when assessing only the partial reuse of agricultural units as the compatibility of a working agricultural unit and a new enterprise is often questionable. Careful consideration is required when assessing any diversification proposals which could result in developments which would be incompatible with the local rural environment or established land uses, or result in the irreversible development of higher quality agricultural land.

Also

H4 H12
CD25 CD28
T2 T3
T4 T5

POLICY RE20

Rural diversification proposals will be permitted where they can be assimilated into the landscape and do not conflict with other land-use policies, or create volumes of traffic inappropriate to the rural road network. Such proposals will be expected to protect or enhance the landscape qualities of the countryside.

2.22 NEW AGRICULTURAL BUILDINGS

2.22.1 Planning permission may be required for new agricultural buildings. The siting, size, design and materials used in the construction of modern agricultural buildings can have a significant impact on the landscape. Care is needed to ensure that the impact of new agricultural buildings is minimised.

Also

RE13
RE15
RE17
RE23

POLICY RE21

Proposals for new agricultural buildings will, where planning permission or approval of details is required, be considered against the following criteria where relevant:

- i. The siting should seek to minimise the visual impact of the building and access,**
- ii. The new building should relate to the overall form of any existing adjacent steading,**
- iii. Where the new building will be prominent, the design and materials used in its construction should reflect the character of the setting.**

2.23 DEVELOPMENT IN THE COUNTRYSIDE

- 2.23.1 Recent years have seen a dramatic increase in telecommunications. The undulating nature of the District has meant that pressures for the proliferation of radio masts and communication towers have increased. There is no indication that the need for these structures is likely to decrease in the future. The impact of this type of alien feature in the landscape can be significant. It is important that the need for the structure is established and that it is sited to minimise visual impact.

POLICY RE22

Applications for planning permission or for approval of details in respect of telecommunication developments will be considered against the following criteria where relevant:

- i. Whether there are any satisfactory alternative sites for telecommunications available,**
- ii. Whether there is a reasonable possibility of erecting antennae on an existing building or structure,**
- iii. Whether the proposed development would be sited so as to minimise its visual impact, subject to technical and operational considerations.**

- 2.23.2 The District Council is from time to time asked to consider other large and small scale developments, which form part of a national or regional network, such as power lines and pipelines, or local proposals for windfarms/turbines and developments such as roadside service stations that are incongruous in the rural context. Careful consideration as to the suitability of each individual proposal to each specific rural location is warranted.

Also

POLICY RE23

*RE28
H10
CD2*

Planning permission will not normally be granted for developments in the open countryside which would be intrusive by reason of their siting, scale, design or capacity for traffic noise generation or disturbance. Where new developments are to be permitted they should where appropriate be related to existing settlements and be sympathetic in scale, design and materials to their surroundings.

- 2.23.3 The provision of self catering accommodation in the form of caravans is placing continual pressure on the countryside environment, especially with regard to adverse visual impact. Caravans, whether individual or in groupings, are particularly conspicuous in hill and moorland landscapes and on open coastlands. In order to conserve the appearance of the countryside it is essential that caravans of a touring or static nature be restricted to appropriate sites, and in general the establishment of isolated caravans should be resisted.
- 2.23.4 It is likely that the open countryside and coastline will continue to be the subject of planning applications for other new developments, of both a large and small scale, not considered above. The countryside can accommodate many forms of development without detriment if the location and design of development is handled with sensitivity.

2.24 LAND REHABILITATION

- 2.24.1 Several areas within the District remain scarred as a result of past activities. In the main these areas are small in scale, but can have a significant impact on landscape quality. The County Council has, in the past, co-ordinated schemes for land rehabilitation in conjunction with the District Council. At present a scheme for the rehabilitation of the former Shilbottle Colliery, spoil heaps and mineral railway is under preparation for restoration to woodland and bridleway. Government funding for derelict land schemes is available to the District Council. Further schemes of land rehabilitation should be prepared and implemented as funds permit.

Also

RE10

POLICY RE24

Schemes for the rehabilitation of derelict areas of land within the Local Plan area will normally be approved.

PROPOSAL RE5

A programme of derelict land schemes will be prepared.

2.25 RECREATIONAL AND LEISURE PURSUITS IN THE COUNTRYSIDE

- 2.25.1 The countryside is increasingly becoming a focus for tourism, leisure and recreational activities. These activities play an important part in the development and diversification of the rural economy, but can also damage the landscape and heritage on which they depend. The rural nature of the Local Plan area, and its close proximity to the large urban area of Tyneside, approximately 25 miles south of the District, makes the pressures on the area considerable due to the sheer numbers of visitors, especially on summer weekends.
- 2.25.2 It is necessary to spread the impact of visitors across the District to avoid the accumulation of vast numbers of people at specific sites, which can cause acute environmental problems for an area. Environmental management, the improvement of access to the countryside, and the provision of additional facilities such as Public Rights of Way, bridle and cycle paths, parks, woodlands and picnic areas, with relevant information available at these sites, would enhance the visitor's perception and experience of the countryside.
- 2.25.3 The retention of Public Rights of Way both within the countryside and the coastal zone is an important management tool to secure public access and the protection of sensitive landscapes and habitats.

Also

RE15
CD13

POLICY RE25

Proposals for development in the countryside, and particularly rural diversification proposals, will be considered against the need to improve access to the countryside for recreational use by all sections of the community.

PROPOSAL RE6

The Council will encourage the recreational use of the countryside by all sections of the community by:

- i. Seeking to promote a well maintained network of public footpaths and bridleways,*
- ii. Identifying areas with potential for development of a recreational nature,*
- iii. Providing information via signposting, literature and interpretative boards, to promote the area and encourage its use in a sympathetic manner,*
- iv. Liaising with landowners and occupiers in adopting management policies to minimise conflict between visitors and established land users.*

- 2.25.4 Common land and informal open space within the Local Plan area should be safeguarded and subjected to careful management for the benefit of the community. Where settlement boundaries meet the adjacent open countryside, which is often cultivated land, there is a fringe area where conflicting land uses may occur. These may result in access related problems. Access conflict on the fringes of settlements can often be reduced through the sensitive design of new developments by ensuring sufficient recreational space is available and accessible and that public access to the countryside is adequate and appropriately managed.

POLICY RE26

Planning permission will not normally be granted for development considered to be detrimental to common land, or to areas of informal open space of amenity or recreational value.

POLICY RE27

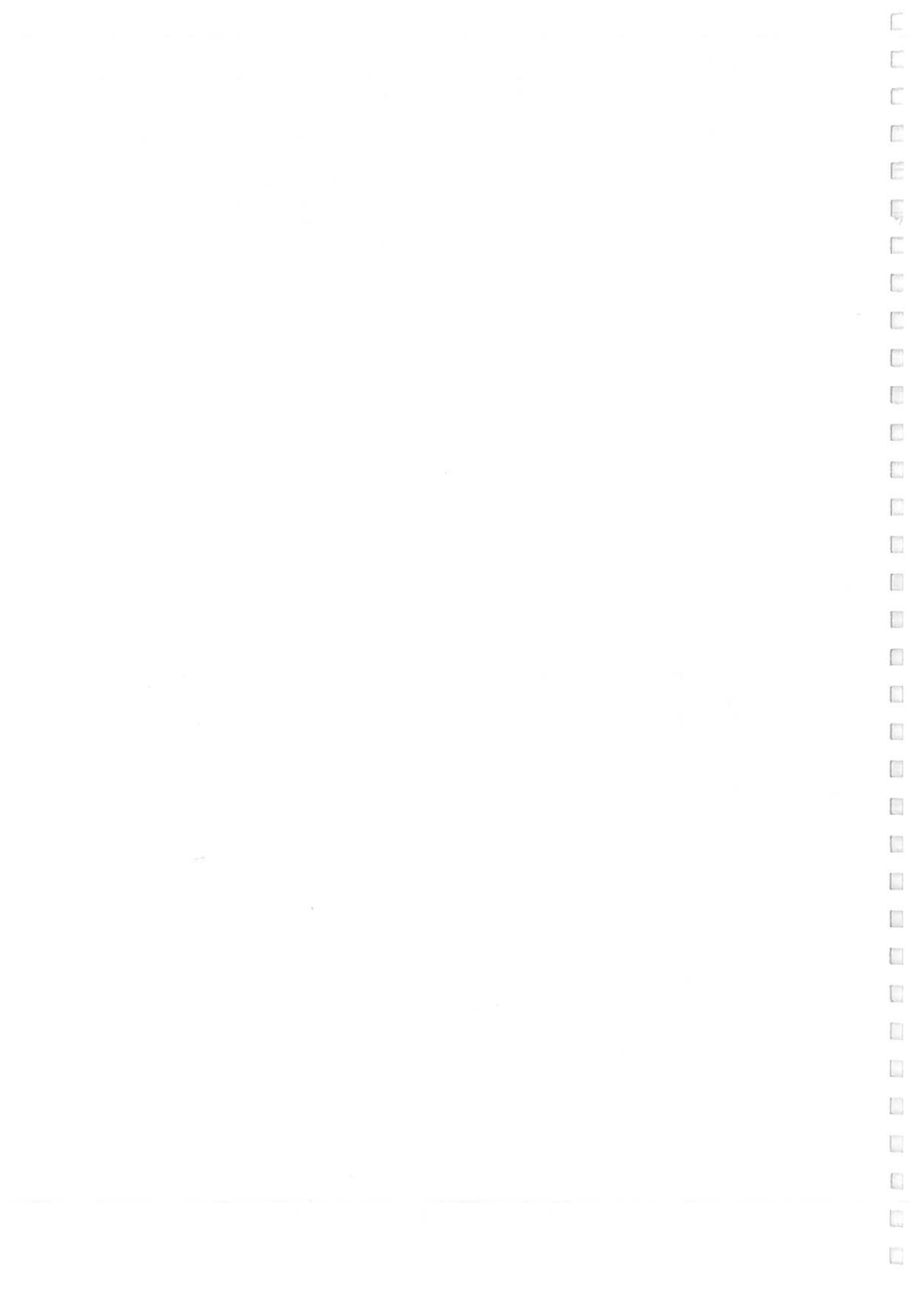
Planning applications for development on the urban fringe will be considered against the objectives of the need to enhance the environment, to facilitate improved recreational access, and to acknowledge the interests of farmers and others who live and work there.

2.26 ENVIRONMENTAL ASSESSMENT

- 2.26.1 The Town and Country Planning (Assessment of Environmental Effects) Regulations 1988 introduced procedures requiring developers to submit Environmental Assessments (EAs) in respect of all development in Schedule 1 and permitted the Local Planning Authority to request an EA in respect of Schedule 2 developments. An EA is required where a proposed development is likely to have a significant effect on the environment or a designated area.

POLICY RE28

An Environmental Assessment will be required for all developments falling within Schedule 2 of the Town and Country Planning (Assessment of Environmental Effects) Regulations 1988 (as amended) which would be likely to have a significant effect on areas of wildlife, nature conservation or landscape importance.



3. BUILT ENVIRONMENT

3.1 INTRODUCTION

- 3.1.1 The character of the District can be divided into two distinct parts, the high quality landscape of the open countryside and the areas of built environment. The built environment can be subdivided into historic areas and more recent parts. The historic built environment makes a significant contribution to the character of the towns and villages of the district. Some settlements have fared better over time in the quality of development than others but in general the settlements of the district can all show some evidence of their past. More recent developments have suffered from the pressures of the prevailing economic climate at the time of construction and have not always complemented what has gone before. In addition, modern building standards and techniques dictate that the setting and appearance of developments have changed; motor cars now have to be accommodated and the range of building materials has increased.

3.2 AIMS

- 3.2.1 The quality of the built environment makes a significant contribution to the character of the District. It serves, in its own right, as a finite resource which, like the landscape quality of the countryside, should be recognised and capitalised upon for the benefit and economic well being of the residents.

AIM BE1

Recognise the character of the existing built environment as a finite resource. To protect that resource and maximise the benefits it affords.

AIM BE2

Identify and safeguard areas of special quality which contribute to the character of the built environment.

AIM BE3

Achieve a balance between the need to preserve and enhance the built environment and the pressures for development.

3.3 PAST POLICIES

- 3.3.1 The Structure Plan 1988 has in the main provided the guidance in the form of policies specific to the built environment; other guidance in the form of the Alnwick Town Centre Plan has been specific to the built environment of Alnwick Town.

There are currently 163 Scheduled Ancient Monuments (SAMs) located throughout the District. A few are located within settlements and make a significant contribution to the built environment. This figure is likely to increase over the Local Plan period. SAMs are protected under the terms of the Ancient Monuments and Archaeological Areas Act 1979 as amended in 1983, and any proposals affecting a SAM requires Scheduled Monument consent from the Department of Culture, Media and Sport for England and Wales. The District Council will not consider any planning application which affects a SAM without the necessary consent having first been obtained. The setting of the SAM is also important and the District Council will seek to protect it through the planning process.

*Also
Rural
Environment
Chapter*

POLICY BE1

A presumption will be exercised in favour of the preservation of Scheduled Ancient Monuments, Nationally Important Archaeological Sites, and their settings. Development which would be detrimental to these sites or their settings will not be permitted.

- 3.4.1 In addition to SAMs there are in excess of 1600 known archaeological sites in the District, many of which are important in both a regional and local context. Known sites are recorded in the County Sites and Monuments Record and there may be many sites still to be discovered. The District Council will seek to apply the policies of Planning Policy Guidance 16, 1990 when considering applications for planning permission which may affect an archaeological site. Potential developers are encouraged to consult the County Sites and Monuments Record before submitting a planning application. Where an application may affect an archaeological site, the developer may be asked to carry out an archaeological assessment to clarify the nature of the proposed impact on the archaeological site. Where a site is known to be affected the developer may also be asked to carry out archaeological evaluation to test the quality and extent of the archaeological remains before the application is considered. In all cases there will be a presumption in favour of the in-situ preservation of the remains and, where the remains are less significant, an archaeological condition may be imposed which will require detailed recording of the site in advance of its destruction.

*Also
Rural
Environment
Chapter*

POLICY BE2

Planning permission will not be granted for development detrimental to sites of regional or local archaeological importance, unless there is an overriding need for the development and no alternative location for the development can be found. Where the impact of the development is not clear, the developer will be required to provide an archaeological assessment or evaluation as appropriate. Before the development of sites of archaeological interest is permitted, the developer will be required to submit for approval a statement of investigation and proposals to secure the implementation of a programme of archaeological work before the development commences.

- 3.4.2 There may be occasions when archaeological remains become apparent during development. The District Council encourages developers to inform the County Sites and Monuments Record of any archaeological deposits encountered during development at the time of discovery. This is so the presence of such remains can be noted and this action is unlikely to impede the progress of development in any way. Alnwick District Council will inform the Site and Monuments record of the discovery during development of any archaeological remains reported to them.

3.5 LISTED BUILDINGS

- 3.5.1 There are approximately 1600 buildings within the District included in the Schedule of Buildings of Architectural and Historic Interest. A large proportion of these Listed Buildings are located within settlements and as such make a significant contribution to the appearance and character of these towns and villages.

POLICY BE3

There will be a presumption in favour of the preservation of Listed Buildings. Development which would adversely affect a Listed Building or its setting will not be permitted.

POLICY BE4

The demolition of Listed Buildings will only be permitted in exceptional circumstances. Where consent is to be granted for demolition it will be subject to the following criteria:

- i. Demolition will normally be conditional on the contract for the redevelopment of the site being entered into prior to consent for demolition being granted.**
- ii. The demonstration that an alternative scheme for the redevelopment of the site or the building to the same or an improved standard of design can be achieved.**

3.6 CONSERVATION AREAS

- 3.6.1 There are 10 Conservation Areas designated within the District:

Alnmouth	Alnwick (Part)
Eglingham	Felton (Part)
Glanton	Lesbury (Part)
Newton on the Moor	Rothbury (Part)
Warkworth (Part)	Whittingham (Part)

- 3.6.2 Conservation Areas have been designated where it has been considered that the areas are of special architectural or historic interest, the character of which it is desirable to preserve or enhance. With the exceptions of Alnwick and Warkworth, where grant assistance has been available towards the maintenance of Listed Buildings, the Conservation Area status has been used mainly as a development control tool, restricting permitted development rights and setting standards for design and materials. Any development within a

Conservation Area which involves the demolition of a non-listed building will require Conservation Area Consent from the Local Planning Authority. In general the quality of the Conservation Areas has been maintained but little or no resources have been allocated by the District Council or County Council towards the enhancement of the fabric of the areas.

- 3.6.3 The Conservation Areas currently designated reflect historic and traditional building patterns and vernacular architecture typified by burgage plots remaining from the times of medieval settlement. Building development has historically occurred towards the street frontage of the medieval burgage plots resulting in a rhythmic pattern to the streetscape. Modern development within the Conservation Areas has generally respected this traditional layout.

POLICY BE5

Consent will not normally be granted for the demolition of non-listed buildings in Conservation Areas if they are in good structural repair or capable of repair such as to contribute beneficially to the character or appearance of the area. Where consent for demolition is to be granted it will normally only be granted where:

- i. It is evident that all reasonable efforts have been made to sustain the existing use of a building, or to find a viable new use,**
- ii. A scheme for the redevelopment of the building is proposed to a similar or improved standard of design, materials and construction,**
- iii. A contract for the redevelopment of the site has been entered into prior to consent for demolition being granted.**

POLICY BE6

Planning permission will not normally be granted for new development or alterations to existing buildings within or adjacent to a Conservation Area which do not preserve or enhance the character or appearance of that area.

PROPOSAL BE1

The Council will continually monitor development in Conservation Areas and will, if it is considered appropriate, make directions to ensure that the character of the Conservation Areas is not eroded by works carried out by virtue of the permitted development rights bestowed by the Town and Country Planning General Development Order 1995.

PROPOSAL BE2

The Council will prepare an enhancement scheme for each Conservation Area.

3.7 CONSERVING CHARACTER IN OTHER SETTLEMENTS

- 3.7.1 There are numerous other settlements within the District which whilst having no formal designation are of character and appearance well worthy of retention and enhancement. The normal development control procedures will normally provide adequate protection to these settlements. The District Council has a duty to determine, from time to time, whether further settlements warrant designation as Conservation Areas. Several settlements within the district may warrant designation in the future.

PROPOSAL BE3

The Council will keep under review existing Conservation Area Boundaries, and where appropriate modify them or designate further Conservation Areas.

3.8 DESIGN AND MATERIALS

- 3.8.1 The quality of the built environment is a result of the respective merits of the individual buildings and floorscapes, in particular the interrelationship of the design, colour and texture which make up the area. The design and the appropriateness of materials used in the construction of buildings are essential elements in making the character of the built environment. All too often in the past, developments have been permitted which did not properly compliment the setting within a settlement. In order to ensure that such deviations are not replicated it is important not to allow existing inappropriate developments to be used as a precedent against which future proposals are considered. This is of particular importance when considering developments which affect Listed Buildings or a Conservation Area. At the same time, it is important to recognise that there is always a place for good innovative design which can compliment a setting, and that building techniques and the range of building materials available are constantly changing. In general there should be a presumption which favours the use of traditional materials, vernacular styles and designs which best achieve the retention of character by recognising the important relationship of the heights of and spaces between buildings, the appearance of floorscapes, and the views created to and from buildings.

POLICY BE7

New development will be required to incorporate design features and to be constructed in building materials characteristic to its locality and in keeping with its setting.

Also

Appendix A
Appendix B

POLICY BE8

Proposals for new dwellings and extensions to existing dwellings will be considered against the design criteria set out in Appendix A Design and Layout of New Dwellings and Appendix B Extensions to Existing Dwellings.

- 3.8.2 Imaginative and creative design elements can greatly improve the built environment. Such elements are all too often lacking in modern developments. Provision should be made to ensure that in developments accessible to the public, provision is made for the inclusion of artistic enhancement.

POLICY BE9

The developers of new buildings and the providers of landscaping projects accessible to the public will be encouraged to include within them appropriate elements of artistic enhancement.

- 3.8.3 In the central core of the towns the built environment is greatly enhanced by the quality of the traditional style of shopfront which complements so well the scale and character of the buildings in which they are set. It is essential that care is taken to ensure that the quality and appropriateness of shopfronts are retained.

Also

Appendix C

POLICY BE10

Proposals for new shopfronts or alterations to existing shopfronts will be considered against the design criteria set out in Appendix C The Design of Shopfronts.

POLICY BE11

Proposals for the development of new buildings or the conversion of existing buildings within the commercial centres of Alnwick, Amble and Rothbury will be considered against the following criteria:

- i. The siting of the development and associated access and services shall not adversely affect the amenities or appearance of the centre.**
- ii. The development shall reflect the scale and design of the adjacent buildings and use materials appropriate to its location within the centre.**

3.9 LANDSCAPING AND OPEN SPACES

- 3.9.1 Landscaped areas and open spaces are essential elements of the built environment. These areas contribute as much as the buildings with which they integrate to the character of the environment. It is important to recognise the value of landscaped areas and their features, especially trees, within the built environment. Open spaces and the use made of them are valuable visual and physical elements of the built environment. It is necessary to protect and if possible enhance these areas.
- 3.9.2 There are currently within the District three entries in the Register of Historic Parks and Gardens. The Register is compiled by English Heritage and will be reviewed from time to time. Historic Parks and Gardens are graded in a similar manner to Listed Buildings being of exceptional, great and special interest in a national context. Inclusion in the Register confers no special protection but ensures that the special historic interest is drawn to the attention of the Local Planning Authority.

POLICY BE12

Planning permission will not normally be granted for new development which would encroach upon existing areas of open space and landscape within settlements to the detriment of the character or appearance of the settlement.

PROPOSAL BE4

The Council will prepare and prioritise enhancement schemes for open space or landscaped areas within the built environment.

3.10 ADVERTISEMENTS

- 3.10.1 In an increasingly commercial world the use of advertising is considered to be more and more important. The quality of the built environment would quickly be eroded if advertising was uncontrolled. It is important in view of the character of our streetscapes and the scale of individual buildings to achieve a balance in permitting advertising adequate to meet the needs of commerce yet appropriate to the retention of the built environment. Care has to be taken especially over the location, size, materials, and the degree of illumination used in advertising.

Also

Appendix D

POLICY BE13

Proposals for the display of advertisements will be considered against the criteria set out in Appendix D Advertising.

3.11 DESIGNING OUT CRIME

- 3.11.1 Attractive and well managed environments are not only aesthetically pleasing, but may also play an essential role in the prevention of crime and vandalism. The design, layout and landscaping of the external and internal areas of new developments can affect the level and the fear of crime. Measures to reassure the public should be incorporated into the design of developments. These should include avoiding the creation of hidden or intimidating areas, making crime more difficult to commit and increasing the risk of detection, providing a safe, more secure environment with particular attention to the shape of landscaped areas, the use of landscaping materials, and the use of street lighting and furniture.

POLICY BE14

Consideration should be given in all new developments to the following measures to design out crime:

- i. Sensitive design of the road and footpath network,**
- ii. Traffic calming measures,**
- iii. The level and location of lighting,**
- iv. The provision, design and location of street furniture,**
- v. The design of landscaping features.**

4. HOUSING

4.1 INTRODUCTION

- 4.1.1 The Local Plan will serve to provide resident and developer alike with guidance as to where the District Council as Local Planning Authority considers future housing should be located in the period from 1991 to 2006. Guidance is provided to the District Council by the Regional Planning Guidance and the Structure Plan. The Local Plan will take account of recent population trends within the District and make provision to meet the housing needs of the resident population and any anticipated growth. The Local Plan will seek to ensure that the full range of housing opportunities is provided to satisfy the anticipated needs.

4.2 AIMS

AIM H1

Protect the rural character of the District in general and the character of individual settlements.

AIM H2

Provide, within the District, the opportunity for a full range of housing.

AIM H3

Address the imbalance of housing opportunities in the smaller settlements.

AIM H4

Continue to redress the population imbalance brought about by rural depopulation in the 1970s and early 1980s.

AIM H5

Maintain the existing population of the District or to encourage limited population growth on a scale appropriate to the character of the District and individual settlements.

AIM H6

Maintain recent building rates.

AIM H7

Secure a range of house types throughout the District and in particular ensure provision of adequate sites for affordable and high quality housing.

4.3 POPULATION

- 4.3.1 Historically, the District has had an economic base heavily dependent upon agriculture and to a lesser extent deep coal mining. These industries have been subject to changing practice and decline respectively. Deep coal mining has almost ceased whilst agriculture has become mechanically dependant as opposed to labour intensive. These changes brought about several decades of rural de-population as the rural community was forced to seek employment in other areas. The rural economy has taken some considerable time to respond but the last decade has seen a marked turn around with the overall population of the District increasing beyond expectations. Several factors have contributed to this, namely increased personal mobility and the ability to commute, change in local employment opportunities resulting from a wider economic base, and an influx of people seeking to return or retire to a rural environment.
- 4.3.2 The Structure Plan 1980 estimated a population decrease of approximately 900 in the Alnwick District by the year 1991; the area has however experienced an actual growth in population of 5.4% between 1981-1991. This is the second largest population increase of any District within the Northumberland County, comparisons are shown in Table H1. The District's population has increased in this period despite experiencing natural decline (number of deaths exceeding the number of births). The increase in population has therefore been generated by net in-migration, more people moving into the District than moving out.

TABLE H1 POPULATION CHANGE

DISTRICTS	Residents (1981 population base)		Percentage increase or decrease 1981-91		
	1981	1991	total	Natural Change	Migration & Other
ALNWICK	28,000	29,550	5.4%	-2.1	7.6
BERWICK-UPON-TWEED	25,525	26,166	2.5%	-3.8	6.3
BLYTH VALLEY	76,936	78,441	2.0%	4.0	-2.1
CASTLE MORPETH	49,619	49,385	-0.5%	-6.7	6.2
TYNEDALE	53,233	56,224	5.6%	-2.2	7.8
WANSBECK	62,112	59,892	-3.6%	-0.6	-3.0

*: 1981 Population base excludes households wholly absent on Census night

Source: 1991 Census County Monitor, OPCS Table C

- 4.3.3 Both the Regional Planning Guidance and the Structure Plan indicate that the District's population is expected to grow throughout the duration of the Local Plan albeit at a slightly slower rate than in the previous decade. The Structure Plan has assumed a decrease in the average household size from 2.42 to 2.29 and envisages a population for the District of 31,480 by the year 2006, this is an estimated growth rate of 4.6%.

4.4 HOUSE BUILDING PAST RATES

- 4.4.1 The Structure Plan 1988 anticipated that from the period 1981 to 1996 house building completions for the District would be 150 per annum. Actual completions over the period 1981 to 1991 averaged 132 dwellings per annum, totalling 1323 completions over the ten year period. The target completion figure has been exceeded in this period in four separate years the most noticeable being in the consecutive period between mid 1987-1990 shown in Table H/2, attributed to the house building boom experienced throughout the country. The Northumberland Joint Housing Land Study 1990 identified that the house building activity from 1985 to 1990 was in the main concentrated on the small and large family home price bands with minimal activity in the low cost and executive sectors.

TABLE H2 ANNUAL HOUSE BUILDING COMPLETIONS MID 1981-91

YEAR	81-82	82-83	83-84	84-85	85-86	86-87	87-88	88-89	89-90	90-91
COMP *	129	99	170	116	107	89	154	176	175	108

* No. of Completions Source: Northumberland County Council Draft Housing Context Paper

- 4.4.2 From the Local Plan base date of 1 July 1991 until 31 December 1993, 320 dwellings have been completed within the District. (Source: Alnwick District Council Building Control Statistics: New Build & Conversions.)

4.5 WINDFALL SITES

- 4.5.1 The District's housing allocation will generally be met by the development of 'greenfield' sites and currently identifiable redevelopment sites providing for more than four dwellings. Other redevelopment sites which have not been identified but may present themselves during the Plan period and proposals for changes of use to dwellings can be regarded as 'windfall' sites. Past experience indicates that these sites are generally likely to be small and will therefore be additional to the housing allocation.
- 4.5.2 From the Local Plan base date of 1 July 1991 until 31 December 1993, the District Planning Authority has granted planning permission for 149 new dwellings and 23 conversions to dwellings on sites not previously identified for housing development. This amounts to a total of 172 windfall dwellings (source: Alnwick District Council Planning Department Statistics). It is anticipated that the amount of windfall development throughout the plan period will decline as the availability of infill sites and properties for conversions diminishes. The District Council will continue to monitor windfall development.

4.6 HOUSING NEED

- 4.6.1 A recent study of housing need in Alnwick District, carried out on the Council's behalf by the University of Newcastle upon Tyne and the University of Northumbria, has provided useful indicators as to the areas where there is a perceived housing need and shortfall in specific housing types. The study does not, however, provide total coverage of the District and offers no conclusions. The information can, therefore, at best be used solely as a guide and the information contained therein used in conjunction with data sources such as the house waiting list, etc. In giving weight to the indicators contained in the study it should be borne in mind that respondents were canvassed on the basis of their desires rather than their actual needs, and a balanced judgement has to be made accordingly.

4.7 PAST POLICIES

- 4.7.1 Past policy guidance on housing matters has in the main come from the Structure Plan 1988, and in specific areas has been guided by the Amble Local Plan, the Alnwick Town Centre District Plan, the Swarland Informal Local Plan, and the Longframlington Planning Framework.

4.8 SETTLEMENT POLICIES

4.8.1 *Housing Land Requirement*

Future housing allocation for the District has been agreed with Northumberland County Council through the adopted Structure Plan, taking account of the Advice on Regional Planning Guidance which sets a figure for the County. To maintain existing population numbers and to allow for population growth, the adopted Structure Plan has allocated the District a total of 1800 new dwellings to be built in the period 1991-2006. This figure accounts for the anticipated number of new dwellings, second/holiday homes, vacant homes and the replacement of clearance dwellings.

- 4.8.2 Since the Local Plan base date of 1 July 1991 a number of dwellings have been built or are under construction, in addition there are a number of sites which have the benefit of planning permission but have not yet commenced building. It is necessary to include these actual dwellings and potential dwellings in the overall housing land calculations for the District. Table H3 indicates the housing land requirement calculation employed by the District Council in determining the amount of land required to be allocated for housing development. This is achieved by deducting from the Structure Plan allocation, the outstanding planning approvals (Table H5)* and sites under construction (Table H/6)*. The calculation excludes windfall development which is additional to the local plan provision. There is a variation in the figures in this table relating to the number of dwellings required to be accommodated and those actually allocated in the plan. This is due to the use of average densities in the land allocated in Policy H3. Sites may be developed at slightly higher or lower densities. There would be no objection to renewing sites previously identified as sites with planning permissions which have recently lapsed. These have been included in the housing calculation (Row g).

Source*: *Alnwick District Council Building Control Statistics.*

TABLE H3 LOCAL PLAN HOUSING LAND REQUIREMENT CALCULATION
(1 July 1991-1 July 1996)

	CALCULATION BASED ON:	DWELLING NOS (Required)	
a)	Northumberland County Structure Plan Requirement 1991-2006	1800	
b)	Dwellings built in Alnwick District (mid 1991-1 July 1996), excluding windfall development	262	
c)	Sites in Alnwick District with Planning Approval not yet implemented (Table H5)	196	
d)	Dwellings with Planning approval commenced as at 1 July 1996 (Table H6)	312	
e)	Remaining number of dwellings local plan required to be accommodated	1030	DWELLING NOS (Allocated)
f)	Approximate number of dwellings accommodated by Local Plan Housing Land allocations (Policy H3)		1115
g)	+Planning Approvals which have recently lapsed (Table H7)		63
h)	TOTAL		1178

- 4.8.3 Planning Policy Guidance Note 3 Housing requires the Local Planning Authority to ensure that sufficient housing land is generally available for development. This land should be capable of accommodating a range of housing types and sites which are free or readily freed from constraints, and are thus capable of being developed at an economic cost. The Local Plan is required to ensure that there is a five year supply of land available to accommodate the above requirements.

PROPOSAL H1

The Council will maintain a five year supply of housing land in the District throughout the Local Plan period.

4.8.4 Location

The location of these additional new dwellings is paramount to the Local Plan. Several key factors have been taken into account in determining the principle of distribution prior to site specific considerations. The main settlements of Alnwick and Amble, and to a lesser extent Rothbury, provide for the employment, education social and service centres. The principal roads offer the primary communication and public transport network linking the main settlements within the District, and also to the regional centres beyond.

- 4.8.5 The Structure Plan requires that development be focused on the settlements of Alnwick and Amble. New housing will focus on these two main settlements, this will make best use of existing facilities, the public transport network, and the A1, the A1068 and to a lesser extent the A697 which are the principal lines of communication. The remaining housing allocation will mainly be distributed between the secondary centre of Rothbury and those satellite villages surrounding the two main settlements which offer services and also have access to the principal roads.

- 4.8.6 Alnwick has an unusual pattern of land ownership with only two principal landowners controlling the majority of land surrounding the town. The land to the north of the town is owned by Northumberland Estates and is considered to be closely associated with Alnwick Castle. The grounds of Alnwick Castle are contained in the register of Historic Gardens and Parks and the agricultural land north of the castle laid out by Lancelot Capability Brown lies within the area of High Landscape Value. The owners have indicated that no land in that area is likely to be made available for development. The land to the west of the town is in the ownership of the Freemen of Alnwick who have again indicated that the land will not be available for development. To the east of Alnwick the A1 trunk road forms a physical barrier to development. As a result of the above constraints there are only limited opportunities for greenfield development land being available in and around Alnwick. This land is generally in the south approach to the town.
- 4.8.7 The Local Plan has sought to accommodate housing land within the existing urban framework and as an extension to the recent housing areas in the south and east fringes of the town. This form of development has resulted in an imbalance in the towns layout, compounded by the topography. Housing land has to compete with the provision of land for employment use on the southerly approach to the town which further reduces the opportunities for making land allocations. The Local Plan sees the residential and employment sectors of the town both developing to the south and east respectively and moving further and further away from the town centre. As a result, Alnwick has not been allocated the proportion of the required housing allocations which might have been expected and land has been sought elsewhere.
- 4.8.8 The Amble Local Plan has set out the pattern for housing allocation in Amble for the period up to 1996. The rate of house building activity in Amble has exceeded expectations and outstripped house building rates elsewhere in the District. The Local Plan acknowledges the contribution that this house building activity is making to the regeneration of Amble and the housing allocation in the Local Plan seeks to compliment this recent success. Housing allocations in Amble are therefore generally a continuation or extension to the allocation of the Amble Local Plan.
- 4.8.9 Elsewhere housing allocations have taken account of past building rates, the rural nature and the services present within the settlements, principal transport links, and proximity to the main service centres of Alnwick and Amble.
- 4.8.10 The Districts most southerly settlements adjacent to the road network, particularly Felton, Longframlington and Warkworth have been subjected to a disproportionate amount of development over the last decade as a result of open ended policies in previous development plans, which increased development pressure in these villages. Developments in these settlements has generally been suburban in character and it has been difficult to control the scale, location and design of new development to respect the traditional village character. These settlements now need the opportunity to integrate the new developments into the villages and the community.
- 4.8.11 *Exceptional Local Need*
There are a number of settlements scattered throughout the District which are lacking in all or most of the basic services. It is considered that new residential development should be concentrated at those settlements which retain the majority of basic services, such as public

transport, primary schools, village halls, shops, churches, pubs, pavements, street lighting, etc. New housing development may help to consolidate these services. Accordingly the District Council will resist development altogether in some small settlements, some sensitive landscape areas, and identify a further group of small settlements where limited development will only be permitted where a developer can prove an exceptional local need. In adopting this restrictive policy the Council is seeking to retain the appearance and character of small settlements and consolidating those larger settlements where development can more readily be accommodated and where there is less need to travel to reach basic services. The settlements named in Policy H1 will generally be retained at their existing sizes without further development.

Also

H3

POLICY H1

New housing development will normally be permitted only where there is an exceptional local need within the settlements of:

Bolton, Callay, Denwick, Edlingham, Embleton Terrace, Foxton, Guyzance, Hepple, High Buston, High Newton by the Sea, Howick, Low Hauxely, Low Newton by the Sea, Pondicherry, Old Swarland, Rothley, Sharperton, Snitter, Weldon Bridge, Whitton, Wingates.

4.8.12 New sites for housing development within the Local Plan area have been identified through the evaluation of a variety of sites and as a result of a wide consultation exercise during the preparation of the Plan. The principal criteria used to evaluate the sites were:

- i. Location, with respect to the main centres of population, the main transport networks and the local services available;
- ii. Compatibility to existing development with respect to density, scale and environmental quality;
- iii. Absence of any adverse effect on any existing environmental interest;
- iv. Suitability for development in terms of site size, configuration and local topography;
- v. Absence of known constraints to development arising from land ownership, prospective access or availability of services.

4.8.13 Settlement Boundaries

In all settlements where development may be permitted the Council has considered it necessary to define settlement boundaries to preclude the indiscriminate extension of towns and villages into the open countryside. Settlement boundaries are defined to include all existing development and also those sites proposed within the policies of the Local Plan for development. Settlement boundaries are defined as existing domestic curtilages, or topographical or physical features on the land where the land use is other than residential, or on sites where development is proposed. Settlement boundaries are defined as including the curtilages of existing domestic properties and of the sites allocated for development in the policies of this Local Plan, or as being conspicuous physical features (such as road, river, or field wall) which clearly separate the settlement from the open countryside.

POLICY H2

Planning permission will be granted within the boundaries of the settlements listed below, for housing development on allocated sites, as infill development or as small groups of dwellings at appropriate locations and standards of design, construction and materials. The development should be in keeping with the character and appearance of the existing town and village, and where relevant with Conservation Area, Area of Outstanding Natural Beauty or Heritage Coast designations.

ACKLINGTON	FELTON	RENNINGTON
ALNMOUTH	GLANTON	ROCK
ALNWICK	HIGH HAUXELY	ROTHBURY
AMBLE	HIPSBURN	SHILBOTTLE
BILTON	LESBURY	SOUTH CHARLTON
BOULMER	LONGFRAMLINGTON	SWARLAND
CHRISTON BANK	LONGHOUGHTON	THROPTON
CRASTER	NETHERTON	TOGSTON
DUNSTAN	NEWTON ON THE MOOR	WARKWORTH
EGLINGHAM	*POWBURN	WHITTINGHAM
EMBLETON		

* Following provision of the by-pass.

When considering applications for new dwellings the number of outstanding planning permissions at the time will be taken into account in order to ensure that the scale and character of the settlement is preserved.

4.8.14 Meeting the Housing Requirement

From the Local Plan Base Date of 1 July 1991 a number of dwellings have been built within the Local Plan Area. A number of these dwellings are as a result of windfall development, therefore, the remaining number of dwellings require to be subtracted from the overall housing allocation.

- 4.8.15 A number of sites throughout the District at mid 1991 had the benefit of planning permission, but that permission had not been implemented. These sites require to be recognised and the number of dwellings that they accommodate subtracted from the overall allocation for the District. These sites which benefit from either outline or detailed planning permission are identified in Table H5. It is not possible to accurately quantify the total number of dwellings that sites with outline planning will eventually accommodate unless this has been specified with the initial permission, an approximate figure taking account of site area is given for guidance. Sites with the benefit of a detailed planning permission show the actual number of dwellings permitted.

TABLE H4 SITES WITH PLANNING PERMISSION BEFORE MID 1991

	SETTLEMENT	LOCATION	Ha	PRINCIPAL CONSIDERATIONS	Dw
1	AMBLE	South-east of Philip Drive & Dandsfield Square	2.0		33
2	CHRISTON BANK	Coal Yard	0.2		4
3		Rear of Springfield house	0.8		4
4	DUNSTAN	East of the Old School	0.6	Quality Housing Maximum of two dwellings	2
5	ROTHBURY	Hillside Road	1.4	Quality Housing	7
6	THROPTON	Wreighburn Fields	1.6	Quality Housing	9
7		East of Physic Lane	0.5	Maximum of three	3
8	WARKWORTH	West of Lysander Court	1.4		35
TOTAL					97

4.8.16 In addition to the sites identified in Table H4, planning permission has been approved for a number of sites throughout the District in the period from 1 July 1991 until 1 July 1996. Table H5 identifies these sites of four or more dwellings. Some of these dwellings may have commenced; it is the outstanding number of dwellings which are required to be subtracted from the overall allocation for the District. An approximate figure taking account of site area in respect of outline permissions and actual figures for detailed permissions are provided for guidance.

Table H5 OUTSTANDING PLANNING APPROVALS FOR SITES OF FOUR OR MORE DWELLINGS -1 July 1996

No	Settlement	Application Reference	Location	Expiry Date	Ha	Approx Dwelling No
1	ALNMOUTH	91/A/474	38 Northumberland St	04-03-97	0.7	12
2	ALNWICK	95/A/527	The Old Creamery, Wagonway Road	10-04-99	0.15	17
3	AMBLE	93/A/212	Service Station, Bridge St	02-09-96	0.02	9
4		96/A/119	Bus Depot, Radcliffe	27-06-99	0.5	7
5	CHRISTON BANK	92/A/243	Haulage Yard	01-12-97	0.6	12
6		94/A/208	Adjoining Springfield House	27-07-97	0.8	4
7	CRASTER	93/A/316	Former Primary School	13-10-96	0.5	4
8	DUNSTAN	95/A/296	Land adj. Garden Terrace	31-01-01	0.3	4
9	GLANTON	95/A/056	North of West Turnpike	10-05-00	0.5	4
10		94/A/168	Land off Playwell Road	01-06-99	0.2	4
11	HAUXLEY	95/A/512	Hauxley Stables	07-02-99	0.2	6
12		94/A/151	Land south of Kirkwell Cottages	31-08-97	0.6	10
13	HIPSBURN	92/A/295	East of Curley Lane	28-07-96	0.7	6
14		94/A/125	Land off Curley Lane	01-06-99	0.6	25
15	LONGFRAMLINGTON	93/A/175	Rear Rimside House	28-07-96	0.7	7
16		94/A/227	Rear Hall Hill Farm	27-07-99	0.2	7
17	NETHERTON	93/A/169	Southside	30-06-98	0.2	6
18	NEWTON BY THE SEA	96/A/056	Land adj. Boatmans Place	24-04-01		6
19	ROTHBURY	93/A/295	Addycombe Gardens	06-10-98	0.08	4
20		95/A/149	Verdum House	30-08-00	-	4
21	SHILBOTTLE	93/A/317	Old Colliery Site	24-11-96	1.3	5
22	SWARLAND	94/A/098	Rear of Kenmore Road	27-04-97	0.5	4
23		96/A/162	4 The Avenue	05-06-99	0.4	4
24		94/A/058	4 Percy Drive	30-03-97	0.4	4
25	THROPTON	94/A/476	Adj. Wreighburn House	02-02-98	1.6	9
26	WARKWORTH	95/A/469	Station Road	28-02-99	1.3	5
27	WHITTINGHAM	91/A/545	Land at Rothill	08-03-98	1.6	7
						196

4.8.17 The following sites previously identified in Policy H3 have been granted planning approval and have commenced.

TABLE H6 SITES WITH PLANNING APPROVAL- BUILDING COMMENCED

No	SETTLEMENT	Application Reference	LOCATION	Dwelling No:
1	ACKLINGTON	94/A/333	South & west of Acklington Drive	26
2	ALNWICK	94/A/378	East of Fisher Lane	55
3		95/A/327	Gas Cottages, South Road	4
4	AMBLE	94/A/267	Gloster Park	28
5		94/A/426	North of Acklington Road	117
6	EMBLETON	94/A/405	Land adj. to Greyfield Estate	19
7	NETHERTON	93/A/486	At Netherton Northside First School	7
8	ROTHBURY	90/A/450	East of Jacob's Ladder	5
9		95/A/483	West of Jacob's Ladder	8
10	SWARLAND	93/A/108	Land at Nelson Drive	5
11		94/A/200	South of Studley Drive	12
12	WARKWORTH	95/A/067	Land at The Guildens	20
13	WHITTINGHAM	95/A/318	Land at Rothill	6
				312

4.8.18 The following sites previously identified in Table H5 with planning approval have recently lapsed. There would be no objections in principle to the renewal of these sites for residential development.

TABLE H/7 SITES WITH PLANNING PERMISSION WHICH HAVE RECENTLY LAPSED

No	SETTLEMENT	LOCATION	Ha	PRINCIPAL CONSIDERATIONS	APPROX DWELLINGS
1	ALNWICK	Hillcrest	1.7	i. Protection of trees covered by the Hillcrest Tree Preservation Order 1991 ii. Maximum of twelve dwellings	12
2	AMBLE	Gloster Hill	0.2		5
3		Bus Depot, Radcliffe	0.5		7
4		Bus Depot, North Banks Garage	0.1		8
5	CRASTER	Land adj. Garden Terrace	0.3		4
6	ROTHBURY	North of Wagtail Road			6
7	SHILBOTTLE	East of St James Road	0.6	i. An appropriate element of affordable housing ii. Retention of Grade II listed well-head	21
					63

4.8.19 The adjusted housing allocation for the District takes account of the number of dwellings already built and those accommodated in the sites identified in Table H4 and Table H5. Additional sites proposed for housing development are identified in Policy H3. An indication is given of the principal considerations which are expected to be taken into account in the determination of applications for planning permission for the development of these sites. Further information on the considerations given to the provisions of elements of affordable housing is detailed in Paragraph 4.14.1. An approximate number of dwellings has been identified for each proposed site; these are provided for guidance and take account of the site area and the likely housing density.

Also

RE5 RE11
RE15 RE19
BE6 TT6**POLICY H3**

Housing development will normally be permitted at specified sites within the settlements of:

No	SETTLEMENT	LOCATION	Ha	PRINCIPAL CONSIDERATIONS	Approx Dw
1	ACKLINGTON	Main Street	0.7	i. Access from B6345.	12
2	ALNMOUTH	Shepherds Hill	0.5	i. Satisfactory access arrangement. ii. High Quality Housing. iii. Effect on Alnmouth Conservation Area.	3
3	ALNWICK	West of Weavers Way	5.2	i. An appropriate element of affordable housing. ii. Provision of a 20.0m landscaping corridor on western boundary.	87
4		East of Fisher Lane & Hillcrest	6.4	i. Provision of Roundabout at Denwick Lane & Bondgate Without. ii. Provision of a 30.0m landscaping corridor on northern & eastern boundaries. iii. Retention of the existing public footpath on the site.	107
5		South of Lisburn Street	1.4	i. An appropriate element of affordable housing. ii. Provision for less mobile sections of the community on that section of the site closest to the town centre. iii. Access via Lisburn Street. iv. Provision of a 20.0m landscaping corridor on western boundary. v. Effect on Alnwick Conservation area.	33
6		South-east Howling Lane	0.8	i. An appropriate element of affordable housing.	16
7		Dispensary Street	0.4	i. An appropriate element of affordable housing. ii. Access to the rear retained. iii. Effect on Alnwick Conservation area.	20
8		Willowbys Bank	2.72	i. Access via Clayport Bank. ii. Effect on Alnwick Conservation Area. iii. Quality Housing in part.	31
9		West of Chapel Lands	0.57		9
10	AMBLE	West of A1068	7.3	i. Following construction of Amble Bypass.	122
11		West of The Wynd, on coal depot site	0.2		4
12		North of West Cemetery	3.2		53
13		At Links Road	0.3		14
14		At North Banks & The Wynd	2.4	i. Access via Riverside Park. ii. Provision of enhancement of the Gut on northern boundary. iii. Floor levels to be set above expected flood levels.	40
15	EMBLETON	Embleton Quarry	4.4	i. Development of remainder as amenity area. ii. Evidence that gas from the adjoining landfill site is no longer present on, and will not return to the proposed housing site.	16
16		South of Station Road	1.9	i. Retain and respect Grade II listed Dovecote. ii. Retain tree lines to north & west of site.	31

17	HIGH HAUXLEY	North & East of Kirkwell Cottages	1.7	i. Evidence that flooding problems can be overcome.	22
18	HIPSBURN	East of Lesbury Road	0.8	i. Retain woodland block.	12
19	LONGFRAMLINGTON	West side of A697	0.8		5
20	LONGHOUGHTON	North of C80 Boulmer Road	2.0	i. High Quality Housing. ii. Provision of visibility splays.	10
21		South of Carey Place	3.8	i. An appropriate element of affordable housing. ii. Provision of traffic calming measures on Carey Place.	63
22	POWBURN	Opposite High Powburn	0.7		4
23		East of Crawley View	0.9	i. Following the provision of a bypass.	15
24	RENNINGTON	Between Orchard Loaning & Church Road	1.2	i. High Quality Housing. ii. Access not to be taken from the B1340 County Road. iii. Visibility splay provided from Church Road.	6
25	ROTHBURY	South-east of Wagtail Lane	1.2		20
26		South & East of Addycombe Gardens	4.7	i. An appropriate element of affordable housing. ii. Provision of a 30.0m landscaping corridor on southern boundary. iii. Improvements to junction of B6341 & B6344. iv. Effect on Rothbury conservation area.	92
27		Adjacent to Coplish Burn	0.6	i. Sheltered Housing. ii. Provision of a satisfactory access. iii. Effect on Rothbury conservation area.	20
28		Mart Site	0.4		14
29	SHILBOTTLE	East of Percy Road	4.4	i. Road improvements.	73
30		East of St James Road	2.1		37
31		East of Primary School	1.5	i. An appropriate element of affordable housing. ii. Improvement of Ashfield Terrace & junction of C95.	25
32	SOUTH CHARLTON	West side of U3070	0.6	i. High Quality Housing.	3
33		West of U3104	0.5		3
34	SWARLAND	Within Village Envelope	4.0	i. Plots not less than 0.1ha. ii. Incorporates the upgrading of existing access road to adoptable standards.	40
35	THROPTON	East of The Croft	0.5		8
36		West of Physic Lane	0.3	i. Provision of visibility improvements to B Road.	2
37	TOGSTON	East of Guyzance Avenue	2.6	i. An appropriate element of affordable housing. ii. Accessed solely from B6345. iii. Provision for landscaping on the eastern and southern boundary.	43
					1115

Conversion

Also

*RE14
BE6*

POLICY H4

Proposals for the conversion of farm and other rural buildings within settlements will normally be permitted, provided that:

- i. The building/s is/are structurally sound and capable of conversion to residential use without substantial rebuilding,**
- ii. The scale and design of the conversion reflects the character of the building or group of buildings affected,**
- iii. The proposal does not involve the mixed use of an existing farm complex which might lead to an undesirable conflict between residential and agricultural interests.**

4.8.20 Open Space

Areas of open space, both in public and private ownership, make a significant contribution to the appearance and character of settlements. It is often seen that the contribution made by such areas is diminished by incremental development of these areas. Areas of open space require to be protected from development.

POLICY H5

New housing development will not be permitted on existing areas of substantial open space, large groupings of allotments or school playing fields unless such land can be shown to be surplus to requirements or an alternative site of suitable size, quality and accessibility is to be provided.

4.8.21 Longframlington

Longframlington has experienced considerable house building activity over the past ten years. Although the Plan does not allocate large scale housing development in the village, the pattern of the existing settlement when considered in conjunction with the proposed Longframlington Bypass encloses a substantial area of land capable of development. Given the recent amount of house building in the village it is considered that this area should be protected from development until at least the Local Plan is reviewed.

POLICY H6

The open land contained by the existing A697 and the proposed Longframlington Bypass will normally be protected from housing development.

4.8.22 Non-Conforming Sites

Most settlements are typified by areas which feature mixed uses. This historical form of development can result in conflict. It is preferable to seek to homogenise these non-conforming uses where alternative land allocations have been made. The redevelopment of non-conforming uses within predominantly residential areas will be encouraged.

Also

*RE15
BE6*

POLICY H7

The redevelopment of non-conforming sites for residential purposes will be permitted within settlement boundaries, provided the development incorporates design features and is constructed in building materials characteristic to its locality and in keeping with its setting.

4.8.23 *Conversion of Upper Floors.*

The use of upper floors within the central areas of settlements for residential accommodation has declined over time. A result of this has been a reduction in the vitality of central areas outside normal trading times. It has also resulted in a lack of maintenance of the structure of the buildings. Upper floor accommodation is generally found within the older more level parts of settlements. This provides scope for the introduction of living accommodation for those with impaired mobility.

Also
BE6

POLICY H8

New developments or the conversion of upper floors in existing buildings which provide living accommodation suitable for those with impaired mobility will generally be encouraged

4.8.24 *Amble Caravan Site*

Amble caravan site lies on the southern side of the town adjacent to an existing substantial residential area. The Local Plan makes adequate provision for housing land through the Plan period. It is not considered desirable at this time to allow any development of this substantial area of land for residential purposes.

POLICY H9

The Amble Caravan Site will be retained for use as such and generally kept free of permanent residential development.



HOUSING IN THE COUNTRYSIDE

4.9 GENERAL DESCRIPTION

- 4.9.1 Housing in the Countryside refers to isolated sites in the open countryside, sites contained in and around existing farm steadings, hamlets, and settlements not specifically mentioned above where normally development will not be permitted.

4.10 NEW DWELLINGS IN THE COUNTRYSIDE

- 4.10.1 Recent years have seen considerable changes in traditional agricultural practices and the need for agricultural land. It is likely, certainly on the poorer quality soils, that land will continue to fall from agricultural use. It is also likely that there will, with increased personal mobility, be a continuing desire for new dwellings in the countryside.
- 4.10.2 In order to retain the area of open countryside and to rationalise the burden of service provision, there should be a clear presumption against housing in country areas, either on single isolated sites, as additions to existing sporadic dwellings, or extensions to and infilling within isolated groups of development.
- 4.10.3 Isolated groups of development can vary in size and location throughout the District. Whilst it is not possible to identify every grouping, typical instances would be developments which comprise a row of estate or farm cottages or former colliery rows, which lack all or most of the basic services necessary to establish the settlement as a village.

- 4.10.4 The introduction of new dwellings into the countryside often results in conflicts between the perceptions of the new residents and the ever changing practices of agriculture. Whilst a change in agriculture has been noted it will still remain the most predominant and important land use in the countryside throughout the District.

POLICY H10

New housing development on isolated sites or as additions to sporadic groups of development in the countryside will not normally be permitted.

4.11 NEW DWELLINGS ASSOCIATED WITH AGRICULTURE AND FORESTRY

- 4.11.1 There has been in recent years a notable increase in the number of proposed units without significant agricultural activity. This has been largely brought about by the sub-division of holdings into smaller areas with or without existing dwellings. Proposals for new dwellings associated with this type of holding should be determined on the basis of the policy for new dwellings in the countryside. The agricultural justification is irrelevant.
- 4.11.2 There has also been a trend towards part-time farms either as a result of full-time farmers supplementing their income from elsewhere or new farmers coming into agriculture with a view to building up the unit over a period of time. Considerable care should be given to proposals for new dwellings associated with part-time farms.
- 4.11.3 The number of proposals for additional or replacement dwellings on existing holdings has been in decline in recent years with changing agricultural practices and declining labour requirements. Additional or replacement dwellings for those solely or mainly or lastly engaged in agriculture and forestry should be located within existing settlements except where it is essential for operational reasons to provide a new dwelling outside the existing town or village. There has also been a significant change in methods of forestry management in recent years with a decreasing reliance on a locally based labour force. It is unlikely that there will be any significant need for dwellings associated with forestry in the Local Plan period.

Also

*RE15
RE17
RE23*

POLICY H11

Proposals for a new dwelling required for the furtherance of agriculture or forestry outside a settlement boundary will be considered against the following criteria:

- i. The dwelling should satisfy all normal development considerations i.e. access, services, etc. ;**
- ii. The dwelling and associated access and services shall not be prominently sited to the detriment of the landscape nor sited in a manner which would be prejudicial to nature conservation interests;**
- iii. The dwelling should be designed and constructed to reflect the character and design of nearby buildings and its setting;**
- iv. Preference should be given to sites which form part of an existing group of dwellings;**
- v. The occupancy of the dwelling should be limited to those solely or mainly employed or lastly employed in agriculture or forestry bearing in mind:**

(Policy continues)

(Policy H11 continued)

- a) For what purpose the additional dwelling is required and how important it is for the operation of the farm or forestry,
- b) What living accommodation is already available on or nearby the farm or forestry operation;
- vi. Preference should be given to siting dwellings on land not in productive use;
- vii. In instances where dwellings are considered necessary to further or establish a new farming or forestry operation considerations should be given to:
 - a) The developer satisfying the Local Planning Authority that a dwelling is justified; such justification should take the form of an independently produced assessment including a physical and financial appraisal of the proposed agricultural and non-agricultural elements of the proposal,
 - b) Dwellings should not be commenced until the employment justification has been established and operating on site.

Where dwellings are to be sited as logical and planned extensions to existing settlements and hamlets which benefit from basic services within the settlement or nearby, it is unlikely that an occupancy condition should be attached. However, where it is proposed to site a dwelling as either infill or extension to a poorly sited settlement or hamlet with few or no basic facilities, each application will be considered on its merits and likely to be subject to occupancy conditions.

4.12 CONVERSION OF NON-RESIDENTIAL BUILDINGS INTO DWELLINGS

4.12.1 Northumberland has a wealth of traditional farm buildings which may lend themselves to conversion to dwellings. Many of the older farm steadings are listed as buildings of special architectural or historic interest. As agricultural practices and holding sizes change, these farm steadings because of their domestic scale and traditional layout are increasingly being considered for alternative uses. Proposals for the conversion of farm buildings to dwellings are likely to continue during the Local Plan period.

4.12.2 Developers will be asked to satisfy the Local Planning Authority that the building proposed for conversion is worthy of retention and will not require the provision of extensive public services. On isolated sites conversions which create single large dwellings will be preferred, because schemes which in such locations create a number of dwellings can be at odds with the retention of the rural character of the setting. The Council will normally require that any access road constructed to serve four or more dwellings will be to a standard capable of adoption by the County Highway Authority.

POLICY H12

Proposals for the conversion of non-residential buildings in the countryside to dwelling houses will generally be permitted if the proposals satisfy the following criteria:

- i. The building(s) is(are) structurally stable and capable of conversion to residential use without substantial rebuilding, extension or alteration.
- ii. That the site is not so isolated as to be far removed from basic services.
- iii. That the proposals would not result in a building or access out of character with its surroundings or create a demand for services such as electricity or telephones where overhead cables would be visually harmful.
- iv. That the access road serving the site is of adequate geometry and construction to serve the proposed development.
- v. That the converted building(s) is(are) of sufficient size to accommodate residential units with all basic facilities including appropriate amenity space. Any extension(s) should not alter the scale or character of the existing building/s.
- vi. That the overall number of dwellings proposed is restricted to a number suited to the character of the location and setting.
- vii. That the proposed conversion will not result in the mixed use of a farm complex which results in a conflict between residential and agricultural interests.

4.13 REMOVAL OF RESTRICTIVE CONDITIONS

- 4.13.1 In the event of an application to remove restrictive conditions, each application will be considered on its merits. In respect of occupancy conditions the applicant shall be asked to demonstrate that a material change in the enterprise has taken place since the original permission was given and that the original requirement for the dwelling on this particular site or locality is no longer warranted.

POLICY H13

Approval will be given for the removal of restrictive occupancy conditions attached to new dwellings in the countryside provided that the following criteria are met:

- i. The dwelling permitted has been built and occupied in accordance with the original planning permission;
- ii. The applicant for removal of the condition has provided satisfactory evidence that the need which justified the occupancy condition no longer exists.

○ AFFORDABLE HOUSING FOR LOCAL NEEDS

4.14 GENERAL DESCRIPTION

- 4.14.1 A regular review of the need for affordable housing for rent, shared ownership and owner occupation will be undertaken throughout the District. Where Policy H3 indicates a site with the inclusion of an element of affordable housing as a principal consideration, a current assessment of the relevant local housing needs will be made freely available to any prospective developer.

It will be necessary for suitable arrangements to be put in place to protect for the life of the property the affordable element of housing provided on new sites. A suitable legal agreement with the developer may be sought for this purpose. An agreement may be under Section 106 of the Town and Country Planning Act 1990 (as amended), or such other appropriate powers as are available to the Council. The Council will indicate (along with its provisions of assessment of local housing need) the principal restrictions that it proposes to place on the future transfer of the affordable element of the housing to be provided and the powers under which it will seek to enter into the agreement.

- 4.14.2 In order to ensure that opportunities are not lost to secure the provision of affordable housing on sites other than those considered in Policy H3, the Council intends to pursue the further initiatives that are indicated in Policies H2, H3, H4, H7, H8, H11 and H15 .

Also

RE15

RE19

TT6

POLICY H14

Housing development will normally be permitted on the sites identified in Policy H3 listed below, which are considered suitable, in total or in part, for development of affordable housing for local needs.

No	SETTLEMENT	LOCATION	Ha	PRINCIPAL CONSIDERATIONS
3	ALNWICK	West of Weavers Way	5.2	i. An appropriate element of affordable housing. ii. Provision of a 20.0m landscaping corridor on western boundary.
5		South of Lisburn Street	1.4	i. An appropriate element of affordable housing. ii. Provision for the less mobile sections of the community on that section of the site closest to the town centre. iii. Access via Lisburn Street. iv. Provision of a 20.0m landscaping corridor on the western boundary. v. Effect on Alnwick Conservation Area.
6		South-east Howling Lane	0.8	i. An appropriate element of affordable housing.
7		Dispensary Street	0.4	i. An appropriate element of affordable housing. ii. Access to the rear retained. iii. Effect on Alnwick Conservation Area.
21	LONGHOUGHTON	South of Carey Place	3.8	i. An appropriate element of affordable housing.
26	ROTHBURY	South & east of Addycombe Gardens	4.7	i. An appropriate element of affordable housing. ii. Provision of a 30.0m landscaping corridor on southern boundary. iii. Improvements to B6341 & B6344. iv. Effect on Rothbury Conservation Area.
31	SHILBOTTLE	East of Primary School	1.5	i. An appropriate element of affordable housing. ii. Improvement of Ashfield Terrace & junction of C95.
37	TOGSTON	East of Guyzance Avenue	2.6	i. An appropriate element of affordable housing. ii. Accessed solely from B6345. iii. Provision for landscaping on the eastern and southern boundary.
On all new housing development of 10 or more dwellings the council may seek to negotiate with developers for the inclusion of an appropriate amount of affordable housing in the light of established local need.				

Also

RE15
RE17
RE18
RE19
TT6

POLICY H15

Development of affordable housing for local needs of an appropriate scale and type will be permitted on small sites within or adjoining existing villages as an exception to the provision of sites for general housing set out in Policy H14, providing the Local Planning Authority is satisfied on the extent of the local need and on the adequacy of the arrangements to reserve the housing in question for such need, both initially and on a subsequent change of occupant.

POLICY H16

Proposals for mixed developments consisting partly of high value housing used to offset a lower return on affordable housing on the same site outside of the settlement boundary will not be permitted.

POLICY H17

Proposals for sites for affordable housing for local needs will be considered against the normal planning criteria in relation to access, environmental suitability, design requirements and car parking provision, the latter, where appropriate, having regard to the criteria set out in Appendix E Car Parking Standards for Development.

○ PROVISION OF SITES FOR HIGH QUALITY DWELLINGS

4.15 GENERAL DESCRIPTION

- 4.15.1 The District is ideally suited to provide a limited amount of large sites for single dwellings aimed at meeting the needs of the local, regional and national housing market for dwellings of substantial size. The intrinsic natural qualities of the District when considered in conjunction with the advance in telecommunications and access to the regional and national transport networks make the District an ideal location for higher quality dwellings. The provision of this type of site is very much in accord with the District Council's Economic Development Strategy. An indication is given of the principal considerations which are expected to be taken into account in the determination of applications for planning permission for the development of the sites listed in Policy H18.

Also

RE19

1119

TT6

POLICY H18

Housing development will normally be permitted on the sites identified in Policy H3 listed below which are considered suitable for the development of high quality dwellings.

No	SETTLEMENT	LOCATION	Ha	PRINCIPAL CONSIDERATIONS
2	ALNMOUTH	Shepherds Hill	0.6	i. Satisfactory access arrangements. ii. High Quality Housing. iii. Effect on Alnmouth Conservation Area.
20	LONGHOUGHTON	North of C80 Boulmer Road	2.0	i. High Quality housing. ii. Provision of visibility splays.
24	RENNINGTON	Between orchard Lonning & Church Road	1.2	i. High Quality Housing. ii. Access not to be taken from the B1340 County Road.
32	SOUTH CHARLTON	West side of U3070	0.6	i. High Quality Housing.

4.15.2 There are a substantial number of large single dwellings at a variety of locations throughout the District which are part of the stock of high quality houses. It is not always practical to retain these residential buildings as single dwellings. On isolated sites the conversion of a single building to a number of dwellings can sometimes be at odds with the retention of the rural character of the setting. The Council will normally require that any access road constructed to serve four or more dwellings will be to a standard capable of adoption by the County Highway Authority.

4.15.3 A number of the District's more substantial dwellings sit within sizeable grounds. These grounds not only serve as an appropriate setting for the dwellings themselves but also contribute to the character of the settlements. Over recent years a number of incongruous development proposals have been brought forward to develop further dwellings within these large domestic curtilages. It is considered that this type of development is detrimental to both the setting of the original dwelling and the character of the settlement.

Also

Appendix A
Appendix E

POLICY H19

Proposals for the erection of new dwellings within the curtilages of existing dwellings will be considered against the following criteria:

- i. The effect of the proposed subdivision of the plot and the erection of the dwelling on the character of the surrounding area;
- ii. The effect of the proposed access arrangements on the amenity of the occupiers of the existing and proposed dwellings;
- iii. The extent and manner of the separation of the existing and proposed dwellings with regard to the privacy needs of the occupants;
- iv. The extent to which the appropriate design and layout criteria in Appendix A and parking standards in Appendix E have been met.

RESIDENTIAL CARE HOMES

4.16 GENERAL DESCRIPTION

- 4.16.1 There has been a significant increase both nationally and locally in the pensionable population. There has been corresponding increase in the trend toward the provision of specialist accommodation for the elderly. The provision of accommodation within residential care homes is one such category. Care in the community is set to continue, and proposals for further developments are likely.
- 4.16.2 The District has seen a number of proposals to create residential care homes. These fall into two distinct categories: the new purpose built and the conversion of large existing premises. In the main, proposals in the District have fallen into the latter category. Conversions have taken place in a variety of locations within towns and villages and in isolated properties in the countryside. The only new build proposal to proceed has been in Amble.
- 4.16.3 Planning permission will generally be required to establish a residential care home. Such applications either for new build developments or for proposals to convert existing premises will be considered against the criteria set out below.
- 4.16.4 Sheltered housing schemes provide accommodation for a similar age group of people and such developments should be considered against similar criteria.

POLICY H20

Planning applications for new residential care homes or sheltered housing schemes, or extensions to those developments, will be considered against the following criteria:

- i. **Proposals likely to create an over concentration of homes in one area will not normally be permitted;**
- ii. **Developments should have easy access to essential facilities such as shops, public transport, church, etc. ;**
- iii. **Developments should be located in predominantly residential areas;**
- iv. **Developments should be sited to give residents the benefit of a pleasant outlook;**
- v. **The access network should be adequate to accommodate the volume of private and service traffic associated with the development without detriment to traffic or pedestrian safety or disturbance to local residents;**
- vi. **Residents should be able to gain access to the proposed development without having to negotiate busy roads or steep gradients;**
- vii. **Developments should incorporate a high standard of design and materials and, in the case of extensions, should reflect the character of the existing buildings and their setting;**
- viii. **Developments should include provision of open space and landscaping for the enjoyment of residents;**
- ix. **Adequate provision should be made in every development for staff and visitor car parking and for the access and parking of service vehicles;**

(Policy continued)

(Policy H20 continued)

- x. All developments should be constructed or adapted to accommodate disabled persons to at least the standards set out in the Building Regulations 1991 (Access for Disabled People) Approved Document 'M' or subsequent revisions thereof.

SITES FOR GYPSIES AND TRAVELLING PEOPLE

4.17 GENERAL DESCRIPTION

- 4.17.1 The District has no significant resident gypsy population and has in the past only had infrequent visits from small numbers of travelling people for a short term. Unauthorised encampments are rare and the need for consideration of the provision of a permanent site has never arisen. There is no designated gypsy site in the District at present. There is no established need to make a specific provision in the Local Plan area for sites for gypsies or travelling people.

POLICY H21

Proposals for the establishment of sites for gypsies and travelling show people will be considered against the following criteria:

- i. The site being conveniently located for schools, medical and other local services;
- ii. The site being satisfactorily assimilated into the landscape;
- iii. The site having no adverse effect on a site of nature conservation, historical or amenity significance;
- iv. The site being of such a size as not to dominate or have an adverse impact upon the existing community;
- v. The site having no harmful effect on local agriculture;
- vi. Water supply, sewerage and refuse disposal being provided satisfactorily.

4.18 HOUSING POLICY MATRIX

- 4.18.1 The policies of the housing section are in some instances settlement specific and in other cases applicable to the Local Plan area. The policies which apply to the Local Plan area are:

POLICY H10	POLICY H11	POLICY H12	POLICY H13
POLICY H15	POLICY H16	POLICY H17	POLICY H19
POLICY H20	POLICY H21		

4.18.2 The Housing Policy Matrix aims to give a clear indication of which policies are applicable to individual settlements.

Housing Policy Matrix

SETTLEMENT	H1	H2	H3	H4	H5	H6	H7	H8	H9	H14	H18
Acklington		♦	♦	♦	♦		♦	♦		♦	
Alnmouth		♦	♦	♦	♦		♦	♦			♦
Alnwick		♦	♦	♦	♦		♦	♦		♦	
Amble		♦	♦	♦	♦		♦	♦	♦		
Bilton		♦		♦	♦		♦	♦			
Bolton	♦										
Boulmer		♦		♦	♦		♦	♦			
Callaly	♦										
Christon Bank		♦		♦	♦		♦	♦			
Craster		♦		♦	♦		♦	♦			
Denwick	♦										
Dunstan		♦		♦	♦		♦	♦			
Edlingham	♦										
Eglingham		♦		♦	♦		♦	♦			
Embleton		♦	♦	♦	♦		♦	♦			
Embleton Terrace	♦										
Felton		♦		♦	♦		♦	♦			
Foxton	♦										
Glanton		♦		♦	♦		♦	♦			
Guyzance	♦										
Hepple	♦										
High Buston	♦										
High Hauxley		♦	♦	♦	♦		♦	♦			
High Newton by the Sea	♦										
Hipsburn		♦	♦	♦	♦		♦	♦		♦	
Howick	♦										
Lesbury		♦		♦	♦		♦	♦			
Longframlington		♦	♦	♦	♦	♦	♦	♦			
Longhoughton		♦	♦	♦	♦		♦	♦		♦	♦
Low Hauxley	♦										
Low Newton By The Sea	♦										
Netherton		♦		♦	♦		♦	♦			
Newton on the Moor		♦		♦	♦		♦	♦			
Old Swarland	♦										
Pondicherry	♦										
Powburn		♦	♦	♦	♦		♦	♦			
Rennington		♦	♦	♦	♦		♦	♦			♦
Rock		♦		♦	♦		♦	♦			
Rothbury		♦	♦	♦	♦		♦	♦		♦	
Rothley	♦										
Sharperton	♦										
Shilbottle		♦	♦	♦	♦		♦	♦		♦	
Snitter	♦										
South Charlton		♦	♦	♦	♦		♦	♦			♦
Swarland		♦	♦	♦	♦		♦	♦			
Thropton		♦	♦	♦	♦		♦	♦			
Togston		♦	♦	♦	♦		♦	♦		♦	
Warkworth		♦		♦	♦		♦	♦			
Weldon Bridge	♦										
Whittingham		♦		♦	♦		♦	♦		♦	

5. TRAFFIC AND TRANSPORT

5.1 INTRODUCTION

- 5.1.1 The economic vitality and general ambience of the District are greatly dependent upon the relative merits of traffic and transport links to and throughout the District. Alnwick lies on the north east coast of England to the north of the large conurbation on Tyneside. The District straddles the principal north/south road and rail link from the north east of England to Scotland. These arterial routes serve as the main traffic corridors for transient traffic and local traffic alike. There are no comparable east/west routes through the District although there are numerous minor roads serving local needs.
- 5.1.2 The opportunity exists for the District to maximise the opportunities presented by its position on these principal through routes.
- 5.1.3 In addition there are many areas of local concern throughout the District where attention is required to the traffic and transport infrastructure.
- 5.1.4 The District Council are not the Highways Authority and therefore are, in the main, reliant upon the Northumberland County Council to recognise and support the improvement of the road infrastructure.

5.2 AIMS

- 5.2.1 The economic vitality and the quality of life for residents of the District is greatly dependent upon the effectiveness of the transport infrastructure. As we move towards and into the next century the population is increasingly reliant upon personal mobility. It is essential to the well being of the District and its residents, that traffic and transport infrastructure throughout and serving the District keeps pace with national trends, whilst not dominating the essential qualities of the rural and built environment that form the character of the District.

AIM TT1

Improve the accessibility of the residents and businesses of the District to the national transportation systems.

AIM TT2

Achieve a balance between the provision of an improved transport network and the retention, protection and enhancements of the conservation and landscape interests of the District.

AIM TT3

Ameliorate the impact of the motor vehicle on the rural and built environment.

AIM TT4

Promote the improvement of the Trunk Road links leading to the District.

AIM TT5

Promote the improvement of the Primary Road links leading to the District.

AIM TT6

Encourage the Highways Agency to upgrade the A1 Trunk Road to dual carriageway standard through the District at the earliest opportunity.

AIM TT7

Encourage the County Highways Authority to provide bypasses and upgrade the Primary Road network at the following locations:

A1068 at Amble,

A1068 at Warkworth,

A1068 between Warkworth and Alnwick,

A697 at Longframlington,

A697 at Powburn.

AIM TT8

Promote the improvement of unsatisfactory sections of secondary and minor roads throughout the District.

AIM TT9

Encourage the railway companies to improve the level of service to Alnmouth Station on both their Inter-City and Regional Railways services and to Acklington Station on the Regional Railways service.

AIM TT10

Encourage the improvement of connecting bus and taxi services from Alnmouth Station to the rest of the District.

AIM TT11

Maintain and encourage the improvement of a comprehensive system of public transport.

AIM TT12

Encourage a range of routes and facilities for cyclists.

AIM TT13

Encourage the provision of improved pedestrian facilities where appropriate.

5.3

PUBLIC TRANSPORT

- 5.3.1 British Rail made a major investment in the electrification of the east coast rail line. The District can only benefit from this investment if provision is made to improve the accessibility of the national and local rail network to both residents and visitors.

5.3.2 The deregulation of bus operation combined with a growth of car ownership in the rural areas has made the retention of rural bus services increasingly difficult. Despite intervention by the Highways Authority, which has secured the retention of some services which would have otherwise been withdrawn, most evening and Sunday services have been lost. Trunk Road services and the primary route network remain relatively intact, whilst post-bus and local minibus services have improved the services in some areas. The Council and the County Council have powers under the Transport Act 1985 to support essential local bus services by subsidy.

5.3.3 It is important to maintain accessibility for those without access to a car to the principal service centres of Alnwick, Amble and Rothbury within the District, and to Morpeth or Newcastle for the south-western parts of the District. Alnwick Bus Station is conveniently located within the centre of the town.

POLICY TT1

The redevelopment of sites providing facilities for the comfort and convenience of those using the services of Public Transport Operators will be permitted, subject to a suitable alternative site or facility being provided which would not result in a reduced standard of service to the public.

5.4 ROADS - INFRASTRUCTURE

5.4.1 The importance of good road links to the District cannot be overstated. It is by means of such road links that the District can compete with other areas in attracting inward investment of new industrial, commercial and tourist developments. Many residents rely on the principal roads to meet their everyday requirements when travelling to and from more populated areas of south Northumberland and Tyneside for business and pleasure. As such, it is important to improve the road network and the public transport services for their convenience and safety. From January 1994, an EU Directive requires newly registered heavy goods vehicles to have speed limiters fitted. Whilst having the benefit of reducing accidents, and their severity, and reducing wasteful fuel consumption, this will effectively reduce traffic speeds and could well lead to an increase in the number of convoys on heavily used single carriageway roads. This will reinforce the argument to seek improvements to the Trunk Road network throughout the District, but especially the upgrading of the A1 to dual carriageway standard.

5.4.2 The principal roads which pass through the District are the A1, A696, A1068 and A697, which are all designated as National Primary Traffic Routes. The A1 and the A696 are Trunk Roads and are the responsibility of the Highways Agency.

5.4.3 The Government is committed to upgrading the A1 to dual carriageway standard although this will be carried out in a piecemeal manner and as yet no comprehensive timetable has been fixed for the entire length between Newcastle and Edinburgh.

POLICY TT2

Planning permission will not be granted for development likely to prejudice the line of the proposed dual carriageway improvements to the A1 Trunk Road.

POLICY TT3

Developments which are likely to adversely affect the lines of the proposed bypass improvements on the Primary Road Network at the following locations will not be permitted:

A1068 at Amble

A1068 at Lesbury Bridge

A697 at Powburn

A1068 at Warkworth

A697 at Longframlington

- 5.4.4 The secondary and minor road network is an essential to good communications within the District. There are a number of locations throughout the District where comparatively minor road improvements are necessary to improve communications and to improve road safety. The Highways Authority has an annual Transport Policy Programme (TPP) for such improvements throughout the County. The TPP sets out the Highways Authority's capital programme priorities for the short and longer term.
- 5.4.5 From time to time the extractive industries look to the natural resources of the District to meet the local, regional and national requirements for minerals. Some of the former quarried sites also serve to meet the local requirement for waste disposal. These activities often generate considerable volumes of heavy traffic through small settlements on roads not designed for that purpose.
- 5.4.6 Commercial forestry leads in the longer term to the use of minor rural roads by heavy vehicles when the timber is cropped.
- 5.4.7 Other types of development may, dependent upon the scale of the proposal, attract volumes of traffic or heavy traffic to a site accessed by minor roads or along routes through settlements. This traffic can have an adverse impact upon the safety of the roads and the character of the settlements.

*Also
RE10*

POLICY TT4

In the evaluation of proposals for development that are likely to generate additional traffic, account will be taken of the suitability of the network to accommodate it and of the effect that heavy vehicles may have on settlements along access routes.

5.5 PRIVATE TRANSPORT

- 5.5.1 There has been a noticeable increase in the reliance on the motor car as a means of personal transport and a significant increase in car ownership. As a result the motor car and in particular the parking of vehicles has become a more intrusive factor in towns and villages. The towns and villages of the District were not designed to accommodate the modern motor vehicle and as such car parking is a substantial problem in town centres and older residential areas. The problem is amplified by the increased numbers of car borne visitors to the District.

Also

Appendix E

POLICY TT5

Car parking provision should normally be made in association with new developments in accordance with the standards set out in Appendix E Car Parking Standards for Development.

- 5.5.2 The impact of motor cars, passenger service vehicles and heavy commercial vehicles on the older historic parts and residential areas of settlements throughout the District is increasing to the detriment of the amenity, public safety and general ambience of those areas.

PROPOSAL TT1

The Council will encourage the Highways Authority to introduce traffic management schemes in the centres of Alnwick and Amble, and traffic calming measures compatible with public transport operations on the principal through routes in all settlements throughout the District.

Also

113
1114
1115
1118

POLICY TT6

New residential developments of more than four dwellings will be required to incorporate innovative road layouts appropriate to the locality to a standard eligible for adoption as a public highway, and where necessary appropriate traffic calming measures to minimise traffic speeds and secure a pleasant residential environment.

PROPOSAL TT2

The Council will identify areas within existing residential developments where traffic speeds can be shown to be a problem, and encourage the Highways Authority to implement appropriate traffic calming measures to reduce traffic speeds and secure a more pleasant residential environment.

5.6 PUBLIC CAR PARKING AND TRAFFIC MANAGEMENT

- 5.6.1 The District's three principal population and service centres at Alnwick, Amble and Rothbury are to varying degrees experiencing problems associated with car parking, traffic management and the generally detrimental impact of the private motor car on their central areas.

◆ ALNWICK

- 5.6.2 Alnwick is the District's principal service and employment centre serving an extensive hinterland. It is also a popular town for visitors. Inadequacies in public transport and increased individual mobility have led to considerable traffic and parking congestion in the central area of the town. Car parking studies reveal that the principal town centre car parks are used to capacity at peak times in winter and all day at the predictably busier times of the year. Congested car parking encourages traffic congestion as frustrated motorists search for convenient parking spaces. Traffic congestion is further exacerbated by the geometric restrictions on the road network leading into the central area.
- 5.6.3 Three issues should be addressed if the environment of the central area is to be improved. Firstly, adequate and convenient car parking has to be provided and effectively managed to accommodate both long and short stay local and visitor parking. Secondly, a scheme of traffic management to minimise the impact of through traffic and heavy traffic on the historic central area has to be considered. Finally, a change in the priority between the motor car and the pedestrian to improve the quality of the town centre environment for resident, trader and shopper alike.
- 5.6.4 It is not practical to assess accurately the future car parking requirement for the town centre. It has been established that present car parking is generally inadequate. Individual mobility and private car ownership is likely to increase over the Local Plan period. Visitor numbers to the town have been increasing and are likely to continue to do so. No information is available on visitors or locals who do not stop, having failed to find convenient parking. It is therefore in the best interests of the well being of the town to secure adequate and convenient public car parking.
- 5.6.5 Alnwick Castle presently attracts approximately 60,000 visitors per annum and has considerable potential to increase that number. At present, the private car parking provision at the Castle to accommodate visitors is inadequate. It can reasonably be assumed that Castle visitors occupy a significant number of the public parking spaces in the town.
- 5.6.6 Various users of the town centre have differing parking requirements. Ideally, provision should be made for both long and short stay car parking. In order to operate long and short stay parking some form of charging and policing regime may be necessary.

Also

POLICY TT7

TT9

The Council will seek the provision of further car parking spaces as an extension to the Bondgate Car Park, Alnwick.

Also

POLICY TT8

TT9

The Council will seek the provision of new car parking spaces at Dispensary Street, Lagny Street and New Row, Alnwick.

- 5.6.7 Alnwick District Council will permit the development within the Castle grounds of a car park adequate to serve the needs of visitors to the castle.

PROPOSAL TT3

The Council will commission and prepare a programme of implementation for a car parking scheme for Alnwick Town Centre.

- 5.6.8 Only once adequate car parking has been provided and effectively managed can a worthwhile scheme of traffic management be considered. A traffic management scheme would aim to keep town centre traffic to a minimum. This may well provide environmental benefits which would assist in protecting or enhancing the character and appearance of the Alnwick Conservation Area. To achieve this consideration could be given to removing through traffic and heavy (other than service) vehicles, reducing points of access and egress, and improved signing.

PROPOSAL TT4

In tandem with the parking scheme referred to in Proposal TT3, the Council will, in consultation with the Northumberland County Council, as Highways Authority, prepare a scheme of traffic management for Alnwick. The Council will as part of the scheme seek to secure the following:

- i. The provision of alternative routes for through traffic and heavy vehicles,*
- ii. The reduction of access and egress for vehicles to and from the central area,*
- iii. The improvement of signage throughout the town,*
- iv. The provision of improvements at the junction of Bondgate Without and Denwick Lane, South Road, Prudhoe Street and Wagonway Road, Bondgate Without and Bondgate Within, Greenwell Road, and Hotspur Street,*
- v. The rationalisation of traffic movements and on-street parking,*
- vi. The provision of a pedestrian crossing and extensions or improvements to pedestrian spaces,*
- vii. The introduction of highway improvements to Wagonway Road and Victoria Terrace to control the flow of through traffic,*
- viii. The introduction of traffic calming measures, where appropriate to be compatible with public transport operations,*
- ix. Measures to assist the efficiency and attractiveness of public transport operations,*
- x. The introduction of routes and facilities for cyclists,*
- xi. A programme of implementation.*

- 5.6.9 The present vehicle domination of the central area is perceived by many as having a detrimental effect on the vitality of the town as a shopping environment, detrimental to the quality of the central area as a residential area and out of keeping with the historic layout and architecture of its setting. Upon the provision of adequate car parking and in conjunction with the implementation of a traffic management scheme it would be practical to consider changing the priority in favour of pedestrian priority over the motor vehicle. The existing layout of the town, the size and type of shop, and the buildings they occupy suggest that a scheme involving full pedestrianisation would not be practical. Some form of limited service access to key areas such as Narrowgate/Bondgate and the Market Place offers attractive opportunities both to improve the shopping environment and to realise the full potential of these areas for the full ambit of street activities as they were originally intended.

POLICY TT9

In conjunction with the implementation of traffic management measures under Proposal TT4 and Policies TT7 and TT8, the Council will prepare and implement a scheme of environmental works to secure a pedestrian priority shopping environment in Narrowgate/Bondgate and in the Market Place, Alnwick. The scheme shall be so designed as to assist the efficiency and attractiveness of the public transport operators and to be compatible with the needs of cyclists.

◆ AMBLE

- 5.6.10 Amble is the second centre of population within the District and serves as a local service centre. Traffic related problems in the main are associated with the historic layout of the town which presently funnels all traffic in, out and through the town to the A1068 at Albert Street. The alignment of the A1068 through the built up area is somewhat tortuous and significant improvement is not possible without property demolition. The requirement for improvement may be obviated by the provision of the Amble Bypass. The County Council have made long term provision for the construction of the Amble Bypass. The access to the A1068 from the southern end of the town requires improvement. The provision of a link road connecting the southern part of the town to the A1068 has been partially completed. The shopping area and the older residential areas of the town are not designed to accommodate modern traffic flows.
- 5.6.11 Alnwick District Council will make provision for approximately 25 public car parking spaces on the land presently occupied by the former Fire Station and the adjoining community building in Queen Street, Amble.

PROPOSAL TT5

The Council will, in consultation with the Northumberland County Council, as Highways Authority, prepare a scheme of traffic management for Amble. The Council will as part of the scheme seek to secure the following:

- i. The reduction of access and egress for vehicles to and from the primary shopping area of Queen Street,*
- ii. The rationalisation of on-street parking and servicing,*
- iii. The direction of traffic towards the areas of off-street public car parking in Queen Street and Coquet Street,*
- iv. Providing a pedestrian priority shopping environment in Queen Street,*
- v. The provision of junction improvements at the junction of Bede Street and Albert Street within the constraints set by the existing buildings, dependent upon the time scale for the provision of the Amble Bypass,*
- vi. The introduction of traffic calming measures, where appropriate to be compatible with public transport operations,*
- vii. The improvement of traffic signage throughout,*
- viii. The introduction of routes and facilities for cyclists,*
- ix. Measures to assist the efficiency and attractiveness of public transport operations,*
- x. The provision of a pedestrian crossing and extensions or improvements to pedestrian spaces,*
- xi. A programme of implementation.*

◆ ROTHBURY

- 5.6.12 Rothbury is a small local service centre and popular tourist location. The village is physically constrained by the steepness of the valley sides and opportunities for development are few. The popularity of the village results in the central area being marred by the uncontrolled parking of both local and visitor traffic. Ideally, provision should be made for both long and short stay car parking for local residents and tourist car parking for visitors, in order for this to operate some form of charging and policing regime may be necessary.

POLICY TT10

Planning permission may be granted for proposals which seek to promote further car parking provision in Rothbury. Consideration will be given to the redevelopment, in whole or in part, of existing non-conforming industrial and commercial sites within the village to meet this parking requirement.

POLICY TT11

The Council will encourage the Highways Authority to prepare a scheme for the control and rationalisation of on-street car parking in the Rothbury Conservation Area.

◆ ELSEWHERE

- 5.6.13 Elsewhere in the District problems of traffic management and car parking are localised and tend to be associated with seasonal tourist pressures.

Also

*RE15
RE17*

POLICY TT12

The development of small car parks may be permitted where it can be established that uncontrolled car parking results in conditions prejudicial to road safety or is detrimental to the landscape or built environment.

5.7 LORRY PARKING

- 5.7.1 There is currently no specific provision for lorry parking within the District. At present, parking takes place in an indiscriminate manner. The principal lorry routes through the District are the A1 and the A1068. With the gradual improvement of the A1 to dual carriageway standard it can be anticipated that this route will increase in popularity as the main north/south traffic corridor. Should there be a demand for specific lorry parking it is likely to be associated with the A1. Large Goods Vehicles and their antisocial hours of operation are not suited to the historic fabric of Alnwick and the residential areas around the town. It is important therefore to locate any dedicated lorry parking in industrial areas or on specific sites conveniently located for the A1.

Also
LD*

POLICY TT13

The development of dedicated lorry parks will be permitted if a need can be identified. The lorry parks should be located within the recognised industrial areas of Alnwick and Amble.

5.8 CYCLING

- 5.8.1 The nature and topography of the District, the relatively small size of the urban areas, the configuration of roads and the distance between settlements dictate that in general cycling is a recreational pursuit rather than a principal means of transport. Cycling has a number of benefits which should be encouraged. It is an environmentally sustainable form of transport, it is energy efficient, and unlike the motor vehicle does not result in carbon monoxide or dioxide emissions. The development of a network of cycle routes can assist and encourage cycling. Measures to improve cycle safety can be incorporated within highway and traffic management schemes by the provision of separate cycle lanes, facilities for road crossing, restrictions on parking and speed control facilities.

POLICY TT14

All new developments and road and traffic management schemes will be expected to include appropriate facilities for safe and convenient access or use for cyclists, and, where there is public access, appropriate cycle parking facilities.

PROPOSAL TT6

The Council will encourage the use of cycles, and promote a network of cycle routes throughout the Local Plan area.

5.9 HARBOURS

- 5.9.1 The District is served by harbours at Amble and Craster. There are, in addition, a number of sheltered moorings at Alnmouth, Boulmer and Low Newton by the Sea.
- 5.9.2 Warkworth Harbour at Amble still serves as a fishing port and leisure port based around moorings in the river and at the marina. There is considerable potential for further development around the harbour based on both the existing fishing industry and recreational sailing. The shallow harbour bar which restricts the draught of vessels entering the port affects the further development potential of the harbour. Vehicular access to the port is restricted by being taken through the residential areas which border the harbour area.
- 5.9.3 The area of the harbour at Amble is quite extensive and currently under utilised. The opportunity exists to redevelop parts of this area if the existing operations are rationalised.

- 5.9.4 The Warkworth Harbour Commission enjoy certain permitted development rights under the terms of the Town & Country Planning (General Permitted Development) Order 1995 in respect of port related activities within the harbour area.
- 5.9.5 The northern side of the Coquet estuary, lying within the harbour area, forms part of the Area of Outstanding Natural Beauty, Heritage Coast and is either designated as a Site of Special Scientific Interest or a Site of Nature Conservation Importance. The whole of the Northumberland coast is identified as a potential Special Protection Area and any development at the harbour will be considered in that context. As part of a national estuary management plan initiative promoted by English Nature, a River Coquet Estuary Management Plan (November 1995) has been prepared to provide a policy framework for the resolution of conflict between development and the environment within the Estuary. Although a non-statutory document, the Estuary Management Plan is intended to operate as a local, detailed policy framework within the policy context provided by the Structure Plan and the Local Plan. The Coquet Estuary Management Plan is a non-statutory document which considers the potential conflicts between development and the environment within this sensitive estuary environment.
- 5.9.6 Craster Harbour and the other smaller havens are used by both the local fishing industry and increasingly for the mooring of leisure craft.

Also

POLICY TT15

RE2

RE5

RE6

RE15

RE28

New developments will be permitted at Warkworth Harbour, provided that it is consistent with the Coquet Estuary Management Plan and does not adversely affect the fishing and recreational functions of the area, designated nature conservation areas or the amenity of neighbouring residents.

6. ECONOMIC DEVELOPMENT

6.1 INTRODUCTION

- 6.1.1 The rural nature of the Alnwick District and its remote location from large concentrations of population means that it suffers considerably from many of the economic and social problems common in rural areas. However, the District has one of the most attractive and clean environments in the north-east, and also has the locational advantage of being situated astride the A1, accessible to the east coast main line railway, the regional airport and nearby port facilities.
- 6.1.2 Changes in the economic climate both nationally and internationally eventually have repercussions in the rural areas albeit in a diluted form. Factors which may affect or increase the area's ability to compete for the attraction of economic regeneration must be recognised and applied. Financial assistance towards job creation is currently available from a number of sources. The District qualifies for assistance under the EU Structural Funds with Alnwick, Amble and the south-east of the area qualifying for Objective 2 Status and RECHAR assistance. Rural areas to the west of the District are included in the Objective 5b area. Rural Development Area Status is applicable to most of the District and as such businesses in the area may be eligible for Rural Development Commission assistance. The designation of part of the District as an Assisted Area in June 1993 offers a wide range of incentives to businesses and industry from the Department of Trade and Industry.
- 6.1.3 Recent economic changes have manifested themselves as closures of coal mines and other mineral workings, changes in agricultural and fishing practices, representing an overall loss in the primary industries. Within the District these losses have been marginally offset by an increasing trend towards the development of manufacturing industries, an increase in service industries and tourism related services, and rural diversification enterprises. Table ED/1 indicates the economic characteristics of the District's Population at 1991. The Local Plan through its policies seeks to assist in the retention of the traditional industries, the development of major industries, high technology, research and development, and tourism businesses, and agricultural diversification. To achieve the regeneration of the economy it is necessary to provide a range of locational opportunities at the settlements with the main sources of labour, Alnwick and Amble. In addition to these sites, locations for small scale local employment opportunities should be recognised in the more rural areas.

TABLE ED/1 ECONOMIC POSITION OF THE DISTRICT'S POPULATION 1991

ECONOMIC POSITION	AGE 16 AND OVER		
	TOTAL POPULATION	MALES	FEMALES
TOTAL PERSONS	24372	11645	12727
Economically active	14057	8211	5846
Employees - full-time	7943	5369	2574
- part-time	2538	239	2299
Self employed - with employees	944	724	220
- without employees	1235	928	307
On a Government scheme	359	241	145
Unemployed	1038	737	301
Economically active students (included above)	74	26	48
Economically inactive	10315	3434	6881
Students	831	394	437
Permanently sick	964	567	397
Retired	4976	2416	2560
Other inactive	3544	57	3487

Source: OPCS Census data 1991 Table L08

6.2 AIMS

- 6.2.1 In order to broaden the local economy and stimulate employment opportunities for the area's population, there is a need to attract and encourage further indigenous employers and inward industrial and commercial development into the Local Plan area. Diversification of the present, narrow economic base is vital and will be encouraged. The Local Plan is required to identify a minimum supply of land capable of accommodating a wide range of industrial and commercial developments.
- 6.2.2 The District has in its unspoilt character a great deal to offer new developments and businesses seeking to relocate, who are increasingly looking towards the high quality of life and environment which the area can offer. In order to capitalise on and retain these assets, it is essential to ensure a high quality in the design and appearance of any new developments.

AIM ED1

Allocate adequate land for industrial and commercial development during the Local Plan period.

AIM ED2

Allocate adequate land to stimulate a full range of employment opportunities within the Local Plan area.

AIM ED3

Require a high standard of design and landscaping in existing and new industrial and commercial developments to ensure that such developments are assimilated into the environment without detriment to amenity.

AIM ED4

Encourage the provision of a broader base of employment opportunities for all sections of the population.

AIM ED5

Continue to support the growth of the District's tourism industry in line with the council's tourism strategy.

6.3 PAST POLICIES

- 6.3.1 The Structure Plan 1988 has in the main provided guidance in the form of policies specific to the provision of industrial and commercial land, and the establishment of the commercial sector of the economy throughout the District.
- 6.3.2 The District Council, in line with the Structure Plan 1988, has made provision for industrial land at Amble for the period up to 1996 within the Amble Local Plan. In addition the Council has an approved Economic Development Strategy that sets out the Council's objectives and its methodology to achieve inward investment in industry and commerce.

6.4 ECONOMIC DEVELOPMENT LAND ALLOCATION

- 6.4.1 The Structure Plan has allocated a minimum of 15 hectares of land to be made available for the development of industry and business between 1991 and 2006.

Also

POLICY ED1

ED3

A minimum of 15 hectares of land will be allocated to accommodate industrial and employment developments within the District for the period 1991-2006.

- 6.4.2 The Structure Plan seeks to identify land suitable for general employment and business park uses and also environmentally attractive sites for strategic development. The Local Plan identifies considerable areas of land at Alnwick and Amble which already benefit from planning permission for general employment, strategic employment, local employment and business park uses. The Plan also allocates further land which in addition to the land with planning permission exceeds the requirement of the emerging Structure Plan. Infrastructure requirements and costs tend to dictate the form and rate of employment land development and it is envisaged that the generous allocations of land in Alnwick and Amble will cater for both general employment and strategic employment land to be accommodated on the same sites. Provision will be made in the layout of the industrial estates to provide a range of site sizes to accommodate both types of development.

6.4.3 It is not considered necessary to provide an indication of how the release of employment land should be phased. The reality is that allocated land should be available to meet the needs of employment investment as and when the opportunities present themselves. Careful monitoring of the uptake of employment land will be necessary to ensure that the range of sites available for development is maintained.

6.4.4 In the past industrial and commercial development has proceeded at a rate which is concordant with policies set out in the Structure Plan 1988. The majority of recent industrial investment has been concentrated on the various industrial estates in Alnwick, Amble and Rothbury, with small scale harmonious development occurring in residential areas, where it has not been detrimental to the immediate environment. The extent of land developed within the District as at December 1995 is shown in TABLE ED/2:

TABLE ED/2 INDUSTRIAL ESTATE LAND DEVELOPMENT (DEC 1995)

LOCATION-ESTATE NAME		TOTAL AREA (Ha)	AVAILABLE	UNDER OPTION	DEVELOPED	HELD FOR EXPANSION	ANCILLARY
ALNWICK	STATION	2.21	0.00	0.00	2.01	0.00	0.20
	SOUTH ROAD	1.79	0.00	0.00	1.37	0.11	0.31
	SAWMILL	1.70	0.52	0.00	0.85	0.00	0.33
	WILLOWBURN	9.30	0.00	0.00	7.44	0.00	1.86
	WILLOWTREE	1.49	0.00	0.00	1.49	0.00	0.00
	STERLING WINTHROP	12.45	0.00	0.00	12.45	0.00	0.00
	ST.THOMAS'S CLOSE	0.20	0.00	0.00	0.20	0.00	0.00
	GREENSFIELD PARK	2.70	1.14	0.30	1.26	0.00	0.00
	LIONHEART ENTERPRISE PARK (PREVIOUSLY CAWLEDGE)	6.90	6.58	0.00	0.32	6.58	0.00
	HOTSPUR PARK	6.40	2.97	2.93	0.00	0.00	0.50
	WEST CAWLEDGE	2.80	2.80	0.00	0.00	0.00	0.00
	LIONHEART ENTERPRISE PARK PHASE 2	3.49	3.49	0.00	0.00	0.00	0.00
	GREENSFIELD MOOR	5.70	5.70	0.00	0.00	0.00	0.00
AMBLE	COQUET ENTERPRISE PARK (INCLUDING SOUTH EXTENSION)	29.42	14.96	0.83	9.94	0.82	2.90
ROTHBURY	ROTHBURY INDUSTRIAL ESTATE	2.35	0.00	0.00	1.78	0.00	0.57
THRUNTON	THE BRICKWORKS	3.50	0.00	0.00	3.50	0.00	0.00
KITSWELL DENE		3.60	0.00	0.00	3.60	0.00	0.00
ALNWICK DISTRICT TOTAL		96.20	38.16	4.06	46.21	7.51	6.67

Source: Industrial Monitoring System, Northumberland County Council, 1995

- 6.4.5 The majority of industrial estate land in the settlements of Alnwick, Amble and Rothbury has been well utilised, although as shown in Table ED/2 above limited small scale infill sites are still available on the Alnwick-Sawmill, Amble-Coquet Enterprise Park, and the Alnwick-Greensfield Park estates, with new land being available on the estates with recent planning permissions at Amble-Moorhouse, and Alnwick-Cawledge East Park Phase I estate.

Also

Table ED/2

Table ED/3

POLICY ED2

Planning permission will normally be granted for the development of infill sites on industrial estates to provide sites and buildings for small firms.

- 6.4.6 To provide a range of sites for business and employment development it is necessary to allocate sufficient land of a suitable standard to meet both the predicted and unforeseen development needs for general employment, strategic employment, local employment and business park sites. The locational requirements of the land necessitate good transport networks and access to pools of labour.
- 6.4.7 The main population centres of Alnwick and Amble containing the majority of the District's workforce, are best served by transport links and support a flourishing service sector. Accordingly, future industrial and employment development land will, in the main, be concentrated at Alnwick and Amble.
- 6.4.8 At present there exists 17.2 ha of land with unimplemented planning approval for industrial/employment development at sites as detailed in Table ED/3 and Table ED/4.

TABLE ED/3 SITES WITH PLANNING PERMISSION BEFORE July 1991

No	Settlement	Location	Ha	Principal Considerations	Use*	Type**
5	AMBLE	Moorhouse	11.3	i. Access to the A1068. ii. Provision of the Percy Drive Link Road through the site.	B1,B2, B8	G/L/S

* Use Class Order 1987

** Northumberland County Structure Plan: G - General Employment, L - Local Employment, S - Strategic Employment

TABLE ED/4 SITES WITH PLANNING PERMISSION July 1991-Dec 1995

No	Settlement	Location	Ha	Principal Considerations	Use*	Type**
1	ALNWICK	Willowburn Avenue (Percy Park)	5.9	i. Principal access from Willowburn Avenue, with junction improvements to the A1 Slip road system, and the C93 with the A1068. ii. Use and design to a standard reflecting the prominence of the site at the entrance to the town.	B1,B2, C1, A1	G/BP

* Use Class Order 1987

** Northumberland County Structure Plan: G - General Employment, BP - Business Park

Also
RE15
RE19
T1

POLICY ED3

Planning permission will be granted for industrial and employment development at specified sites in the settlements of:

No	Settlement	Location	Ha	Principal Considerations	Use*	Type**
1	ALNWICK	West Cawledge	2.8	i. Access to be taken through Site No. 2.	B1,B2 B8	G/L
2		Lionheart Enterprise Park (phase II)	3.49	i. Access from the C93, with junction improvements to the A1 Slip road system, and the C93 with the A1068.	B1,B2 B8	G/S/L
3		Greensfield Moor	5.7	i. Access from the C93 with junction improvements to the A1 Slip road system, and the C93 with the A1068.	B1,B2	S
4	ROTHBURY	Mart and Caravan Site	4.3		B1, B2, B8	L
5	SHILBOTTLE	Selby Road	0.4		B1, B2	L

All new industrial and employment developments should be designed and built to a high standard, and include detailed landscaping proposals.

* Use Class Order 1987

** Northumberland County Structure Plan: G - General Employment, L - Local Employment, S - Strategic Employment

6.5 EMPLOYMENT

- 6.5.1 The Local Plan is committed to improving the levels of employment within the area. In order to promote employment it is essential to provide sufficient industrial and commercial land to cater for job provision.
- 6.5.2 There have been considerable changes in the composition of employment over the last decade, the most noticeable variation being the sharp decline in the numbers employed in the mining industries primarily due to the closures of Shilbottle and Whittle Collieries. There has also been a significant decline in the numbers employed in agriculture and fisheries. The District is closely following national trends with a decline in male employment corresponding with an increase in female employment.

However, the jobs obtained by female workers are often on a part-time basis, or are low paid. Opportunities to obtain better paid employment are often restricted by the poor availability of public transport.

- 6.5.3 There has been noticeable outward migration of the younger generations from the District in search of job opportunities, and education. Inward migration to the District has been of two varieties, that of the old and retired members of population, and that of people wishing to live in the District yet commute to other centres of population, mainly south Northumberland and Newcastle, for their place of work. Large proportions of the District's population now commute for employment. Alnwick, Amble and to a greater extent most villages serve as dormitory or satellite settlements.

Also

ED2

ED3

ED9

POLICY ED4

Planning permission will be granted for development which will provide a broader base of job opportunities on sites identified for industrial or employment uses, and elsewhere, where the development would not be to the detriment of the rural environment or amenities of the residents of the area.

Also

ED2

ED3

ED9

POLICY ED5

Planning permission will be granted for developments which provide facilities for training on sites identified for industrial or employment uses, and elsewhere, where the development would not be to the detriment of the rural environment or amenities of the residents of the area.

6.6 INDUSTRIAL AND EMPLOYMENT DEVELOPMENTS

- 6.6.1 The industrial and employment activities which have traditionally dominated the District's economy are agriculture, mineral extraction and fisheries. Recent economic changes have had a direct influence on these primary industries resulting in significant changes within the District's economy and employment structure. The District is expanding and diversifying its economic base in the fields of manufacturing, service industries, commerce, retailing and tourism.

♦ AGRICULTURE

- 6.6.2 In line with the rest of the United Kingdom, the area's agricultural industry is turning towards agricultural diversification. This trend is likely to continue along with further cuts in farm subsidies and practices resulting from changes in the common agricultural policy of the European Union. These changes will have the greatest effect on the more marginal areas of the agricultural economy. As a result there will be a greater need and opportunities for further diversification into light industrial uses and commercial operations in rural locations if these sectors of the community are to retain a viable employment base.

POLICY ED6

Planning permission will be granted for the conversion of agricultural and other rural buildings for employment uses provided that:

- i. It can be shown that the buildings are structurally sound and readily capable of conversion without substantial rebuilding.**
- ii. The design of the conversion reflects the original purposes of the building and the character of the surrounding area.**
- iii. The development does not adversely affect the rural environment or the amenity of local communities.**

◆ EXTRACTIVE INDUSTRIES

- 6.6.3 The Northumberland County Council is the Local Planning Authority with respect to extractive industries; as such the Northumberland Minerals Local Plan will detail specific policies for extractive operations.
- 6.6.4 In the Alnwick District the local mining industry has suffered a marked decline with the closure of the last remaining British Coal deep mines at Shilbottle (1982), and Whittle (1987). This resulted in a loss of some 1200 jobs. Whittle has subsequently continued in production as a private operation, with a much reduced workforce. There have also been overall job reductions, in opencast mining with the completion of the Acklington and Togston sites, partly offset by the opening of a new site at Chester House.
- 6.6.5 Should Whittle cease production there will be a requirement for restoration. There is an opportunity for that restoration to include employment generation and redevelopment of the site taking advantage of the existing services infrastructure and accessibility to the A1 Trunk Road.

POLICY ED7

In the event of the closure of Whittle Colliery, in total or part, the restoration of the site to agricultural, forestry or wildlife habitat will be approved, but planning permission may be granted for industrial uses of Use Classes B2 and B8.

- 6.6.6 Other extractive operations currently active within the District are sand and gravel at Caistron and Low Hedgeley, clay at Thrunton, and rock at Blaxter, Ewesley, Harden and Howick. There has also been a decline in employment in these extractive industries.

◆ FISHING

- 6.6.7 The fishing industry in the District is largely based in Amble, but also has communities in Craster, Boulmer and Low Newton by the Sea. The number of people reliant upon the fishing industry has reduced in the last decade and is facing further uncertainties due to the depletion of stocks and the threats of restrictive practices imposed by the European Union.

♦ **MANUFACTURING**

- 6.6.8 The District Council has been active in stimulating job opportunities in the manufacturing industries by attracting new firms and facilitating existing industries to expand. The District Council will continue to endeavour to retain the existing manufacturing industries and to encourage further development of both existing and new manufacturing industries in the Local Plan area.

♦ **SERVICE INDUSTRIES**

- 6.6.9 With the decline in the traditional industries there has been a marked willingness on the part of the resident labour force to diversify, and a multitude of small service industries serving the needs of the immediate District and the surrounding areas have been established. The service industries have blossomed around the principal settlements of Alnwick, Amble, and to a lesser extent Rothbury. In comparison, the provision of local village services has continued to decline.
- 6.6.10 As the competitiveness of the market continues to increase it is likely that the reliability and quality of service offered by the smaller local service industries will continue to be recognised. As such, it is to be hoped that the service industry sector based on the main settlements will continue to flourish.

♦ **COMMERCE**

- 6.6.11 The Northern Development Company was commissioned by English Estates North and Northumberland County Council on behalf of the Northumberland Coalfield Task Force and Rural Development Programme Committee to examine the potential for office development in Northumberland. This was completed in June 1990. The study identified a demand by small local users for additional office units in Alnwick. Alnwick town acts as the main service centre for the District's predominantly rural population, and as such there are numerous professional and commercial offices located in and around the town.
- 6.6.12 At present there is a distinct lack of purpose-built office accommodation within the District. The existing stock consists mainly of upper floor premises over retail units and ground floor conversions. There is a shortage of quality office sites in the Alnwick town centre which have adequate car parking facilities. It is recognised that the location of office accommodation at ground floor level on the 'high street' has a deadening effect on both the commercial and visual vitality of the townscape. However, the Town and Country Planning (Use Classes) Order 1987 stipulates that offices used as financial or as professional services (including betting offices), where the services are provided principally to visiting members of the public, are appropriate to shopping areas. Other office uses falling within Class B1 should be encouraged to locate appropriately and to utilise upper floor accommodation.

Also
BE6

POLICY ED8

Planning permission will be granted for the utilisation of upper floors within the primary shopping areas of Alnwick and Amble and the Conservation Area of Rothbury, for the purpose of B1 office accommodation, where adequate dedicated car parking or adequate public car parking is available within the locality.

- 6.6.13 There is evidence that office-based organisations are continuing to expand and as such, if business costs continue to rise in the south of the country, the north will look increasingly favourable as a location. Alnwick District's attractive environment is obviously an asset in attempting to entice these organisations into the area, as quality of life and environmental factors become increasingly important in locational decision making. In order to gain from this potential market it is necessary to provide purpose-built office accommodation within the District, with adequate car parking provision at suitable locations. The provision of purpose-built office accommodation is becoming an accepted and desirable feature of prestigious industrial developments as it is recognised that employment opportunities beyond the base primary and manufacturing industries have to be addressed in order to extend the economic base of an area.

Also
RE15
RE17
RE19
BE6

POLICY ED9

Planning permission will be granted for small scale industrial or commercial development on land designated for that purpose, where the development would result in no demonstrable harm to the environment or the local community.

♦ RETAILING FROM INDUSTRIAL ESTATES

- 6.6.14 Retailing from warehousing and purpose-built retail units located in traditional industrial estates has in the last few years become increasingly popular. There is a danger that this form of development could in the long term have a detrimental impact on the traditional role and vitality of the older town centre shopping areas. Conversely, if this form of development is not adequately catered for in industrial areas then the older shopping areas suffer, as the traditional properties are not designed for handling bulky goods nor can the traditional street patterns cope with the volume and size of vehicles associated with modern retailing practice. As a result, the traditional town shopping environment loses out to the purpose built mall and thus the local less mobile sections of the population suffer from the lack of choice and convenience. Therefore a balance has to be achieved whereby retailing will be permitted from industrial areas where the type of goods sold would require an element of processing, necessitate delivery or collection by large vehicles or would attract volumes of customer traffic which would be considered to be detrimental to the character and operation of the traditional retail areas.

POLICY ED10

Planning permission will be granted for the development of retail units within the sites identified as suitable for industrial or employment development if, by reason of their involving an element of processing, necessitating the delivery or collection of goods by large vehicles or attracting large volumes of customer traffic, they would be detrimental to the character and operation of traditional retail areas.

◆ TOURISM

- 6.6.15 The tourism industry and related operations such as hotels, restaurants, cafes and shops within the District has increased over the last few years, and the trend is likely to continue. Tourism is a labour intensive industry, which is promising for the employment situation in the District, although the jobs offered are often of a low status and invariably seasonal.

*Also Tourism
Chapter*

6.7 RELOCATION OF EXISTING USES

- 6.7.1 There may be instances where industrial and commercial businesses are situated on what were previously appropriate sites, which have now become, due to a number of often interrelated circumstances, unsuitable sites for their business purposes. The need for additional land, or properties for expansion, which the original site can not accommodate, may result in the need to relocate a business. In addition, some existing business uses can evolve through time, in such a manner as to be detrimental to the adjoining predominant uses. In such instances it may be mutually beneficial to consider relocation and every encouragement will be given to businesses to relocate to a more befitting site with minimal disruption to operations.

Also

ED3

POLICY ED11

Existing industrial or employment developments which are considered to be non-conforming or detrimental to the predominant land use of the location will be permitted to relocate to sites identified in Policy ED3.

6.8 BAD NEIGHBOUR DEVELOPMENT

- 6.8.1 A number of industrial uses are classed as 'bad neighbour development'. These are industrial uses which require special locational consideration. It is not the intention of the District Council to allocate land specifically for bad neighbour developments. It is considered that there is an adequate provision of general industrial land upon which it should be able to locate modest bad neighbour development in all other instances any application should be considered on their merits.

7. TOURISM

7.1 INTRODUCTION

- 7.1.1 The character of the Alnwick District, its beautiful landscape from the rolling moorlands to the sweep of the coastal plains, the exceptional built environment from castles to hermitages all generate a great attraction for visitors to the area. Increasingly greater numbers of visitors are travelling to and staying within the District, this influx of visitors has an obvious impact on the District's environment and the provision of facilities within the area.
- 7.1.2 During the last decade the tourism industry has developed and grown rapidly within the District; it has become an important but seasonal economic activity. This growth has stimulated employment opportunities and has also increased the economic potential of the area. Many communities are increasingly becoming dependent upon tourism as a source of income, as there is a gradual shift from traditional primary industries, towards the service sector.
- 7.1.3 The impact of tourism upon the area as an employment creator and income generator is welcomed, but the effect of tourism on the environment must also be considered. The number of visitors to the area is ever increasing and as such the impact is evident by the strain placed on the facilities offered, the congestion experienced on the road systems, the lack of available car parking and the increase in litter pollution. The impact of visitors is especially significant in specific locations which are frequently visited and their popularity is likely to continue to grow. There are variations in the capacity of different locations to actually absorb visitor numbers, therefore careful management needs to be developed in order to protect the area's environmental resources, its attractions, and promote the interpretation of the environment to encourage its use sensitively.

7.2 AIMS

- 7.2.1 The aim of the Local Plan is to maintain and develop quality tourism within the District, whilst helping to sustain the communities at risk through economic pressures, and conserving and improving the environment for both residents and visitors alike.

AIM T1

Support the development of the tourism industry, in ways which contribute to the quality of the environment as a resource.

AIM T2

Encourage the promotion and development of tourist activities within the District in a sensitive and appropriate manner.

AIM T3

Promote the high standard of tourism facilities offered, and encourage employment creation of a permanent nature.

AIM T4

Encourage the continued improvement and upgrading of serviced accommodation.

AIM T5

Encourage the provision of quality serviced accommodation within the vicinity of Amble.

7.3 PAST POLICIES

- 7.3.1 The Structure Plan 1988 and the Amble Local Plan have provided guidance in the form of policies specific to tourism.

7.4 ACCOMMODATION

- 7.4.1 The District possesses a wide range of serviced accommodation, from hotels to guest houses, and self catering accommodation in the form of holiday homes, chalet parks, and caravan and camping sites.
- 7.4.2 The majority of the serviced accommodation sector is located in the larger towns and villages, along the main transport routes and coastline. The exception to this is the town of Amble, where there is insufficient serviced accommodation. The provision of serviced accommodation should be encouraged throughout the District, although the scale and quantity should be secondary to the quality of services offered.
- 7.4.3 Within the District there is an identified need for the development of a high grade hotel with accompanying conference and leisure facilities. This type of development would significantly enhance the area's reputation, and its ability to compete in the fields of tourism and business/commercial enterprise. Locations which are particularly suitable for this nature of development are Alnwick and Amble. Due to the configuration of Alnwick town the most appropriate location for a development of this scale would be on land to the south and east of the town designated for industrial and employment development. In Amble, the waterfront offers an exceptional site for the location of a development of quality accommodation, having a flat aspect, views across to Warkworth Castle, the harbour and Amble Marina. Throughout the District there are a number of substantial country houses that may be considered suitable for conversion for use as a hotel.
- 7.4.4 It is important to encourage alternative forms of visitor accommodation in appropriate locations. There is a growing interest in low cost accommodation with basic services primarily used as stopping over points rather than for long stay visits. This type of accommodation may be provided through the development of camping barns and youth hostels. Encouragement should, therefore, be given to this form of development, specifically if proposals reuse existing buildings in the countryside subject to compliance with other local plan policies.

Also
RE15
ED2
ED3

POLICY T1

Planning permission will be granted for the development of high grade hotels on sites at Willowburn Avenue, Alnwick and the waterfront at Amble.

- 7.4.5 Second homes and small cottages are increasingly being converted for use in the District as holiday accommodation. However, whilst providing essential bed spaces for visitors in the summer months, the homes often stand empty during the winter months. One major implication of the expansion of this sector is the deficiency of low cost housing available to local residents, and an erosion of the rented housing sector in the summer months. Under the planning legislation new developments, even when specified to be used as holiday homes, are considered to be new dwellings. Planning applications for new build holiday accommodation will be considered against the policies for the development of new dwellings and planning conditions attached where appropriate.

Also
RE20
113

POLICY T2

Applications for the creation of new permanent holiday accommodation will be determined against policies contained in the Housing Section.

PROPOSAL T1

Encouragement will be given, subject to the other relevant policies of the local plan, for the establishment of low cost group accommodation for tourists such as camping barns and youth hostels.

- 7.4.6 There are numerous chalet parks, caravan parks and camping sites within the District which contribute to the self catering accommodation sector. The impact of chalet, caravan and camping sites in the natural environment can be considerable, especially with regard to adverse visual impact, and the amount of traffic which they may create. The location of individual, or groups of caravans is especially intrusive in the upland areas, open sites and on the coastal plains. The establishment of new caravan sites will not be considered within the coastal zone, the fringe of the National Park or exposed sites within the Area of High Landscape Value. It is considered that the preservation of the integral nature of this environment is paramount and that caravan developments of any size would be detrimental to this aim and incongruous to this location. Elsewhere new developments of either static or touring caravans will be considered on their merits, with particular reference to location and effectiveness of landscape screening. It is considered that developments of more than 50 units are more likely to have an intrusive effect on the landscape than smaller developments.

Also
RE15
RE17

POLICY T3

Planning permission will not normally be granted for new static or touring caravan sites or camping developments or for extensions to or the intensification of such sites, on the fringe of the National Park, on exposed sites within the Area of High Landscape Value or in the Coastal Zone.

Also
RE20
T3

POLICY T4

Applications for new static or touring caravan developments will be determined against the following criteria:

- i. The extent to which the siting of the development would minimise its visual impact,
- ii. The extent to which the local road network would be capable of supporting the potential traffic generated,
- iii. The suitability of the colouring of the proposed units and the landscaping of the site,
- iv. Whether the siting and scale of the development would adversely affect the amenities or services enjoyed by those living in nearby residential development,
- v. Whether water supply, sewerage and refuse disposal can be satisfactorily provided for.

Also
RE9
RE20

POLICY T5

Applications for new chalet developments will be determined against the following criteria:

- i. The extent to which the siting of the development minimises its visual and environmental impact,
- ii. The capability of the local road network to support the potential traffic generated,
- iii. The suitability of the colouring of the proposed units and the landscaping of the site,
- iv. Whether the proposed development adversely affects the amenity or services enjoyed by neighbouring residents,
- v. Whether water supply, sewerage and refuse disposal can be satisfactorily provided for.

7.5 THE IMPACT OF VISITORS

- 7.5.1 Visitor numbers to the District have escalated considerably over the last decade, with increased mobility, leisure time and disposable income combining to form a massive potential market for day trippers, and short-break visitors. The increasing number of visitors inevitably places a strain on the facilities offered within the District, notably the car parking provision. It is necessary at the main visitor destinations to provide adequate and convenient car parking to accommodate both long and short stay requirements.
- 7.5.2 Vehicle security in tourist car parks is becoming an important issue and should be borne in mind in the design, layout and landscaping of new car parks in rural locations.

Also
TT7
TT10
TT8
TT12

POLICY T6

Planning permission will be granted for visitor attractions where provision can be made for dedicated visitor parking or an appropriate contribution made to public parking facilities within the locality and where, in the case of new visitor attractions or the extended opening hours of existing attractions, such proposals would have no adverse impact on the surrounding environment.

- 7.5.3 For many visitors to the District it is the unspoilt quality of the natural environment which attracts them, the coastal zone, the National Park, the sites of conservation importance, and sites of landscape and historic value. The ability of individual locations to absorb the actual number of visitors without detriment to the amenity which they are visiting varies. Some sites in both the natural and built environments are frequently visited and as such careful management programmes are required to control the visitor impact, i.e. roadside car parking and litter problems, and to promote the safe enjoyment of the areas, with the conservation and enhancement of the attraction being paramount.

PROPOSAL T2

In conjunction with others the Council will prepare Management Programmes for the sensitive use of the District for leisure and recreational purposes.

7.6 TOURISM ATTRACTIONS

- 7.6.1 The abundance of attractions which the District boasts varies in levels of accessibility. Some are restrictive in visiting hours and seasonality, especially considering the adverse climate of the area. The provision of modern facilities is lacking at some of the more popular visitor sites. Although this can be seen as an advantage by some, their harmonious provision would not only enhance the area for visitors but may also provide amenities and a much improved environment for local people.
- 7.6.2 There are many attractions within the area which are lacking in interpretative material of any notable calibre. There is therefore considerable scope for further development of these facilities.

PROPOSAL T3

In conjunction with others the Council will develop interpretative facilities to actively promote the attractions in the area, its facilities, and encourage the sensitive use of these provisions.

8. COMMUNITY DEVELOPMENT

8.1 INTRODUCTION

- 8.1.1 In addition to the range of topics already covered by the Local Plan, there are many other land uses in the District which influence development patterns. This section on community development identifies those fields which are considered to make an important contribution to the overall development of the District and its economic well being.

8.2 AIMS

- 8.2.1 The District is well served by a multiplicity of facilities and services which make a contribution to the immediate community and to the general quality of life experienced within the Local Plan area. The quality and extent of these facilities varies and in most instances are capable of improvement to meet the needs and expectations of residents and visitors to the District throughout the Local Plan period.

AIM CD1

Secure and improve the range of facilities and services necessary for the well being and betterment of the community.

AIM CD2

Retain the vitality of the traditional primary shopping areas in Alnwick and Amble.

AIM CD3

Retain the vitality of the existing shopping provision in High Street, Townfoot and Bridge Street in Rothbury.

8.3 PAST POLICIES

- 8.3.1 The Structure Plan 1988, the Amble Local Plan and the Alnwick Town Centre District Plan have in the main provided guidance in the form of policies specific to community development.

8.4 RETAILING

- 8.4.1 The distribution and retailing of consumer goods is constantly adapting to changing economic and social conditions. These, along with altering shopping habits, are bringing changes to shops and the function of established and new shopping areas.

- 8.4.2 Alnwick and Amble, and to a lesser extent Rothbury, serve as the service centres meeting the day to day retailing needs of the majority of the District's population. Some parts of the District, particularly in the south and west, look towards service centres outside the District.
- 8.4.3 Within these service centres it is possible to distinguish between primary and secondary shopping areas. In Alnwick, the streets of Bondgate Within, Market Street, Narrowgate, the Market Place, Fenkle Street and Paikes Lane represent the primary shopping area. In Amble, the primary shopping area is restricted to Queen Street. Rothbury is a local service centre and has no discernible primary shopping location.
- 8.4.4 In common with other areas, the District has seen a change in the type of shop located in established retail areas. Shops are in general becoming larger, permitting a greater range of goods to be stocked, more efficient handling and economies of scale. These larger units are more reliant upon ready access for trade and customer vehicles. In addition, shopping habits and customer mobility have altered over recent years resulting in changed shopping patterns. The shopping base of all three shopping areas has changed. People are travelling further afield for 'consumer' and 'comparison' goods. Established retail centres have as a result seen a drop in the number of units selling these goods but have retained a modest provision to meet the day to day requirements of the 'basket' shopper. There has, however, been a marked increase in the range of specialist shops, offices and catering establishments in the traditional shopping areas.

Also

POLICY CD1

BE6

Planning permission will normally be granted for new shopping facilities within the primary shopping areas of Alnwick and Amble and in the commercial centre of Rothbury.

Also

POLICY CD2

RE15

RE23

ED10

Major shopping facilities outside the primary shopping areas of Alnwick and Amble will only be permitted where:

- i. They are not capable of being satisfactorily accommodated within or adjacent to the primary shopping areas,**
- ii. They would preserve or enhance the character or appearance of a conservation area,**
- iii. It can be shown that the proposed development would not prejudice the vitality or viability of the shopping service provided in the primary shopping areas,**
- iv. They are accessible by public and private transport for customers and delivery vehicles, without detriment to road safety,**
- v. In the case of developments out-of-town or in the countryside, they satisfy the requirements of Policy RE23.**

- 8.4.5 The layout of established shopping areas has not lent itself to modern expectations and demands of trade and customer vehicles. As a result there has been, albeit on a modest scale, a movement towards the use of industrial premises for retailing of bulky goods and goods associated with manufacturing processes or food preparation. To date, this movement has been accommodated without difficulty. This transfer of retailing from the traditional shopping areas to more vehicle friendly industrial and commercial environments is likely to continue. Not all shoppers are car borne, and those sectors of the

community reliant upon public transport or foot, require that the traditional shopping areas remain and that their vitality is retained. It is, therefore, essential to achieve a balance between improving retailing provision, in line with current trends, and retaining the vitality of the traditional shopping areas. The Local Plan can only influence local shopping patterns and cannot realistically change regional shopping patterns dominated by Newcastle, the Metro Centre and concentrations of 'retail warehouses'.

- 8.4.6 The character of the retail area is paramount in establishing a vibrant shopping environment. Pedestrian shoppers are never going to be comfortable in an environment dominated by vehicles, either cars or service lorries. Modern shopping habits require a pedestrian priority retailing environment. Provision is made in the traffic and transport policies to secure pedestrian priority and environmental enhancement, where practical, in the shopping areas of Alnwick and Amble.
- 8.4.7 The vitality of the shopping areas requires more than a healthy shopping environment. The older shopping areas were designed to provide residential accommodation on the upper floors. Over time many of these upper floor residential properties have been used for storage, office use or have fallen vacant. As a result the shopping areas can be relatively devoid of life outside normal retailing hours. It is important to secure the proper use of residential properties above shop premises to maintain the life and security of these areas. The built environment policies make reference to promoting residential uses on upper floors in shopping areas.

POLICY CD3

Planning permission will not normally be granted for developments in the primary shopping area of Alnwick and Amble which would result in a loss of ground floor retail floorspace, other than uses which fall within Classes A1 (shops), A2 (financial and professional service) and A3 (food and drink) in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or within any provision equivalent to those classes in any statutory instrument revoking and re-enacting that Order.

- 8.4.8 Although sporadic shopping development in the countryside would be likely to be damaging to the rural environment, it is recognised that farm shops can bring farmers closer to their customers, provide an additional source of income for the farmer and a source of fresh produce for local people and visitors, and enrich visits to the countryside. Farm shops should not cause unacceptable road safety or environmental problems.
- 8.4.9 Garden centres can also add variety and interest to a visit to the countryside. However, it is essential that access arrangements, local roads and car parking facilities are satisfactory, and that the development lead neither to material harm to the landscape nor unacceptable disturbance to neighbouring occupiers.

POLICY CD4

Planning permission will be granted for farm shops and market gardens providing:

- i. The proposal does not detract from the character or quality of the environment of the locality,**
- ii. Access, highways and parking facilities are acceptable,**
- iii. The proposal does not have an adverse effect on the viability of a nearby village shop.**

Consideration will be given to the use of planning conditions limiting the type of produce sold so as to mitigate the adverse impact on a nearby village shop.

POLICY CD5

Planning permission will be granted for the development of garden centres where the development would not be to the detriment of the rural environment, amenities of the residents of the area or would result in unacceptable road safety problems. Planning permission will be granted subject inter alia to a condition restricting the use to the garden centre only.

- 8.4.10 Throughout the District there remains a network of village and neighbourhood shops. These facilities are vital to the well being of the community that they serve. It is important that such facilities be retained.

POLICY CD6

Planning permission will normally be granted for developments which will secure the retention of existing and further provision of neighbourhood and village shops throughout the District.

8.5 AMUSEMENT CENTRES

- 8.5.1 Amusement centres are often considered to be inappropriate to locations in shopping areas. They are conceived by a section of the public to result in problems associated with noise, disturbance and pedestrian congestion. These are often difficult to substantiate and are often a thinly veiled objection to the moral issues associated with this type of development. The primary controls for this type of development often rest with the local authorities licensing powers.
- 8.5.2 There is, however, little argument that amusement centres can result in a loss of shopping floorspace and by their nature create a deadening effect on shopping frontages. They are, therefore, inappropriate uses in primary shopping locations.

8.5.3 Most of the shopping areas in the District are of a historic character, some are Conservation Areas, with shops on the ground floor and office and/or residential accommodation above. There is a risk that amusement centres or their users can create noise and disturbance to adjoining or nearby residential properties to the detriment of the amenities of residents and visitors. Care should be taken to ensure that proposed amusement centres are located sufficiently distant from residential properties and, particularly in Conservation Areas, at locations where they will not be detrimental to the character of the area. The Northumberland Coast AONB comprises one of the finest stretches of coastline in the country; development of amusement centres on the undeveloped coastline or within settlements in the AONB would be likely to be incongruous to the objectives of the AONB designation, to conserve the natural beauty of the landscape.

Also

RE23

POLICY CD7

Proposals for amusement centres will not normally be permitted within the Primary Shopping areas of Alnwick and Amble, in conservation areas or within the Northumberland Coast AONB. Generally such proposals will only be permitted:

- i. Where they are sufficiently separated from housing, schools, churches and hotels to avoid problems of noise and general disturbance detrimental to the amenities of those residing in or using such buildings.**
- ii. Where their appearance would not be detrimental to the character of the surrounding area.**

8.6 EDUCATION

8.6.1 Alnwick District covers a large geographic area with numerous small settlements. Generally, the area is well served for educational requirements. Table CD/1 indicates the educational establishments provided within the District:

TABLE CD/1 EDUCATIONAL PROVISION WITHIN THE PLAN AREA

TOWN	PROVISION	ESTABLISHMENT	CAPACITY	ROLL 1994
ACKLINGTON	First	Acklington C of E	50	25
ALNWICK	High	Duchess	943	984
	High	St Oswalds (Private)	180	80
	Middle	Dukes	283	157
	Middle	Lindisfarne	493	356
	Middle	Thomas Percy R.C.	112	92
	First	C of E	250	230
	First	Alnwick South	208	171
	First	St John's R.C.	115	88
	First/Middle	Convent (Private)	120	82
	Special	Barndale	40	38
AMBLE	High	Coquet	650	613
	Middle	Amble Middle	417	349
	First	Edwin Street	137	141
	First	Amble Links	216	176
	First	St Cuthberts R.C.	120	70
EGLINGHAM	First	Eglington C of E	47	48
EMBLETON	First	Embleton C of E	82	40
FELTON	First	Felton C of E	115	86

HARBOTTLE*	First	Harbottle	32	20
HIPSBURN	First	Hipsburn	135	65
LONGHOUGHTON	First	Longhoughton C of E	162	106
NETHERTON	First	Netherton	16	18
ROCK	First	Rock (Private)	100	55
ROTHBURY	Middle	Thomlinson C of E	206	196
	First	Rothbury	212	118
SHILBOTTLE	First	Shilbottle	125	75
SWARLAND	First	Swarland	106	89
THROPTON	First	Thropton	52	38
WARKWORTH	First	Warkworth C of E	110	92
WHITTINGHAM	First	Whittingham C of E	52	42

*National Park

Source: Northumberland County Council

- 8.6.2 Northumberland County Council is the Education Authority. They have indicated that in the Local Plan period there may be a requirement to make provision for an additional first school site at Alnwick. This should be located in the south eastern part of the town in the area of recent and future housing development. A site of approximately 1.2 hectares is required.

POLICY CD8

A site of 1.2 hectares is allocated adjacent to Weaver's Way, Alnwick, for the provision of a first school.

- 8.6.3 The Education Authority has indicated that during the local plan period it may be necessary to replace the existing first school in Edwin Street, Amble. They have suggested that this might best be accommodated within the existing campus of the Coquet High School.
- 8.6.4 Northumberland County Council own land identified for a first school in Longframlington. At present the village is served by the first school at Swarland. It is the Education Authority's current opinion that neither village could justify the provision of a first school independent of the other, but they do recognise that the present situation is unsatisfactory. They have suggested that whilst there is no immediate prospect of providing a first school in Longframlington they would still wish to see provision made for the long term.

POLICY CD9

A site of 0.6 hectares of land is allocated at Rimside View, Longframlington, for the provision of a first school.

- 8.6.5 The County Council have indicated that there is an over provision of 0.7 hectares of land currently used for playing fields at Shilbottle First School. This land is surplus to requirements and if released could allow the development of adjoining land.
- 8.6.6 The County Council have indicated that there is an over provision of land used for playing fields at Barndale School in Alnwick. This land is surplus to requirements and affords the opportunity to provide land for car parking on the north side of the town.

- 8.6.7 Netherton First School has now been closed for some time as the building is in poor structural condition. It is unlikely that the County Council will replace the building but will utilise and extend the existing outdoor centre (formerly the school) nearby. This being the case additional land amounting to 0.45 hectares will be required to provide playing fields. The 0.7 hectares occupied by the existing school will be surplus to requirements and could be developed for housing.

POLICY CD10

A site of 0.45 hectares of land to the north west of the outdoor centre at Netherton is allocated for educational purposes.

8.7 SPORT AND RECREATION

- 8.7.1 The District is primarily rural in character with the main population centres at Alnwick, Amble and Rothbury. The majority of sports and recreational facilities, like most other services, are associated with these centres. These settlements in themselves are only of limited size and in consequence the sports and recreational provision is not always of the scale and standard that can be expected in larger urban areas. The town populations are generally well catered for in terms of certain types of sports and recreational provision. There also remain a number of areas which are noticeably deficient, for example, there is no public playing field in Alnwick and there is a recognised demand for a swimming pool in Amble.
- 8.7.2 Alnwick District Council approved recommendations that consultants be commissioned to assess the present state and potential of existing Council owned/managed and associated sports and recreation facilities and to research and develop a Sport and Recreation Facilities Strategy for the District. The results of the strategy may recommend development and/or extension of existing sport and recreation facilities or the development of new facilities/provision on new sites. These may be considered at the next local plan review.
- 8.7.3 The provision of public open space varies greatly within the three principal settlements within the District. Public Open Space has been assessed on these areas of land of sufficient size to be used for leisure and recreational purposes rather than small areas of amenity land. Table CD/2 below sets out the levels of open space provision in the main settlements of Alnwick, Amble and Rothbury:

TABLE CD/2 OPEN SPACE PROVISION

TOWN	OPEN SPACE PROVISION (Ha)	POPULATION (1991)	OPEN SPACE PROVISION (Ha)/1000 pop ⁿ	RECOMMENDED OPEN SPACE PROVISION (Ha)/1000 pop ⁿ
ALNWICK	8.63	7,419	1.16	2.43*
AMBLE	28.74	5,639	5.10	2.43*
ROTHBURY	2.37	1,805	1.31	2.43*

**National Playing Field Association Standards*

- 8.7.4 As the above table indicates both Alnwick and Rothbury experience an under provision of open space per 1000 of the population. The topography and historical development of both settlements has contributed to the lack of open space available.

POLICY CD11

Planning permission will not normally be granted for the development of existing open space used for active and passive sporting or recreational purposes, unless alternative provision of equivalent community benefit is made available.

POLICY CD12

Planning permission will not normally be granted for development on existing playing fields except where:

- i. Sports and recreational provision can best be retained and enhanced through the redevelopment of a small part of the site,**
- ii. Alternative provision of equivalent community benefit is made available,**
- iii. There is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.**

Also

Appendix F

POLICY CD13

Provision shall wherever possible be made in Alnwick, Amble and Rothbury for outdoor playing space in accordance with the National Playing Fields Association minimum standards set out in Appendix F.

POLICY CD14

A site of 1.51 hectares (3.75 acres) adjoining the Charles Nelson Swimming Baths, Alnwick is allocated as a public open space for sporting and recreational purposes, consistent with maintaining the site's prime function as an informal recreation and general amenity area.

- 8.7.5 As could be expected the more rural areas are generally deficient in sports and recreation provision; the provision of facilities will always be problematic in areas with a small population catchment. There are only a limited number of sports facilities in the villages with some much better provided for than others. Most villages have a village hall which serves the community for a variety of uses. It will not always be possible to provide all the facilities that may be desired. Like other services, sports and recreational facilities will be required to be located at the main service centres where they are most accessible to the largest population.

POLICY CD15

A site of 2.3 hectares adjoining the Alnwick North Community Centre, Alnwick is allocated as Public Open Space for sporting and recreational purposes, consistent with maintaining the site's prime function as an informal recreational and general amenity area.

POLICY CD16

A site of 2.5 hectares (6.1 acres) of land to the west of Chapel Lands, Alnwick is allocated for sport and recreational purposes.

PROPOSAL CD1

The Council will in smaller settlements seek to provide sporting and recreational facilities which have the support of the local community.

Also
RE20

POLICY CD17

In rural areas, outside the towns of Alnwick, Amble and Rothbury, planning permission will normally be granted for developments which enable the provision of sports and recreation facilities by way of the dual use of existing facilities, such as schools, school playing fields, village halls and by way of the conversion of farm buildings.

- 8.7.6 Although the Local Plan envisages a slow and limited growth in its resident population, it is likely that as a result of increases in leisure time, wealth and personal mobility both the resident population, and increasingly visitors, will put more pressure on the District in terms of its sport and recreational role over the Plan period. It is unlikely that large financial investment will be available to provide major facilities for the dispersed resident population. The funds that are available should be concentrated to maximise and improve upon the existing provision for the benefit of the major concentrations of population at the centres of Alnwick, Amble and Rothbury. Any other opportunities for sport and recreation provision are likely to be visitor orientated. Such developments should be located to best serve the visitor and resident alike. Increasingly more resources will have to be devoted to management to protect the scarce resource that the countryside represents.

Also
Appendix F

POLICY CD18

New developments in excess of 15 dwellings will normally be required to include provision for outdoor playing space for children's use in accordance with the National Playing Fields Association Standards set out in Appendix F.

PROPOSAL CD2

The Council will prepare in consultation with parish councils, representatives of developers and amenity groups, and other interested parties an open space strategy for the Local Plan area. The strategy will investigate the open space requirements of existing settlements and the likely requirements of new housing development. It is intended as part of the strategy to establish a fund whereby, in new housing developments of less than 15 dwellings, where it is impracticable to make provision for related open space the developer will be required to contribute to a fund towards the provision of open space in the locality, normally the Parish. The contribution will be based on the number of rooms within the dwelling capable of being used as a bedroom. Contributions to the fund will be set annually by the District Council.

Also
Appendix F

POLICY CD19

Where proposals for major residential, office or retail development are under consideration, the Council will seek to negotiate with the developer a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the provision of or contribution towards on or off site recreational facilities commensurate with the size of the development.

Also
CD19

POLICY CD20

The council will seek to provide a publicly controlled playing field, multi-purpose all weather facility or sports centre in Alnwick.

Also
CD19

POLICY CD21

The council will seek to provide a publicly accessible swimming facility in Amble.

- 8.7.7 In addition to the range of facilities which exist, the District by its geography offers a variety of sport and recreational opportunities. A typical example being the extensive coastline which with its large sandy beaches affords opportunities for a wide range of active and passive pursuits, despite the cold waters of the North Sea.
- 8.7.8 The District with its wealth of natural features and its range of sports and recreation facilities serves two distinct user groups: resident and visitor. The interest of the two user groups may not always coincide. Different user groups see resources in different ways. A woodland habitat will present a different opportunity to the bird watcher and the war games enthusiast. It is by way of good management and proper planning that the maximum benefits can be accrued for the various interest groups whilst respecting the rights and aspirations of others.
- 8.7.9 The open countryside of the District should be recognised as having the potential to accommodate sporting and recreation activities. As a limited resource the countryside needs to be managed to develop this potential without detriment to its character and to safeguard the interests of established land users and the local rural community.

POLICY CD22

Proposals for sporting or recreational development will be permitted where the development would not be detrimental to areas identified as being of conservation, wildlife, historical, landscape or amenity value.

Also

RE2 RE4
RE5 RE6
RE7 RE9
RE13 RE15
RE17 RE18
RE20 RE23
BE6

POLICY CD23

Proposals for sporting or recreational development which generate noise or other disturbance will be permitted where it can be shown that the proposed activities or works could be carried out or controls applied to ensure no detrimental effect on the amenity of neighbouring residents, or on areas identified as being of conservation, wildlife, historical, landscape or amenity value.

- 8.7.10 There is an extensive network of public rights of way throughout the District. These rights of way afford important access routes to the countryside for pedestrians, horse riders and cyclists alike. These rights of way have been established over a long time and as such are important arteries for leisure and recreational enjoyment of the countryside and should be protected.

POLICY CD24

Planning permission will not be granted for development which would adversely affect an existing public right of way without provision being made for an acceptable alternative.

PROPOSAL CD3

The Council will in conjunction with the Northumberland County Council prepare schemes to develop the sporting and recreational potential of the disused railway lines shown on the Proposals Map, for use as footpaths, cycleways and bridleways.

- 8.7.11 It is recognised that there is a national shortage of golf courses and that the sport is becoming more and more popular. By their very size and nature golf courses have a significant impact on the countryside. They require to be located and designed to harmonise with the countryside. The design and management of golf courses can adversely affect sensitive sites.

Also

POLICY CD25

RE18

Planning permission will be granted for new golf courses, or the extension of existing courses, provided that such proposals:

- i. Would not involve the significant loss of Grade 1, 2 or 3A agricultural land,**
- ii. Would not adversely affect the landscape of the Coastal Zone, the Area of High Landscape Value or areas of historical landscape, not cause material harm to statutorily designated sites of conservation or wildlife importance or to the amenity of neighbouring residents,**
- iii. Included, where appropriate, measures for protecting wildlife and conservation interests and creating new habitats through the preparation of management plans.**

Also

POLICY CD26

CD29

CD30

New sporting or recreational developments will be required to cater for the needs of the elderly and persons with disabilities.

8.8 AMBLE BRAID

- 8.8.1 Land at Amble Braid has previously been identified for development as a holiday village and associated leisure development including a hotel site. It is considered that any facilities should expand upon the success of the marina and compliment the use of the remainder of the Braid as public open space. Any development of the Braid will be required to be considered in light of the proposed designation of the adjacent Coquet estuary as a Special Protection Area.

Also

*RE2
RE15
RE28*

POLICY CD27

Planning permission will be granted for new leisure development associated with the marina on the 7.2 hectares (17.9 acres) of land at Amble Braid, providing the development accords with the Coquet Estuary Management Plan, does not restrict access to the public launch facility or conflict with the use of the remainder of the area as a public open space, and is not otherwise detrimental to the interests of coastal protection, fisheries and the natural environment.

8.9 SOCIAL AND COMMUNITY PROVISION

- 8.9.1 Most settlements have some form of building available for community use. There is no pattern to this provision, its ownership or availability. The existing range of village and other halls are generally in good condition and well used even though, in many cases, the facilities are often basic. There will remain a need for a local meeting place to serve as the base for a multiplicity of local activities throughout the Plan period. It is not perceived that there will be a requirement for new facilities but that from time to time existing provision may require to be upgraded.
- 8.9.2 Amble Town Council have indicated that there may be a requirement within the Local Plan period for an extension to the existing Amble Cemetery.

POLICY CD28

Planning permission will normally be granted for developments for social and community facilities, including places of worship within settlements.

8.10 ACCESS FOR THE DISABLED

- 8.10.1 The District Council has a statutory duty to ensure that provision is made in new developments involving public access to facilitate access for the disabled. Care should therefore be taken in the design and construction of all developments to make provision for access for the disabled. There are many forms of disability and practitioners in the design of developments need to be mindful of those members of the community who have a visual or hearing impairment as well as physical disability.

8.10.2 The natural environment and past built environment have made little or no allowance for access for the disabled and it is only by the efforts of designers and developers that provision can be made. It will on occasions be difficult to achieve a balance between the retention of the good elements of the natural environment and historic built environment and provision for all types of disability. In all instances the District Council will expect developers to assess the need for making provision for access for the disabled and make provision accordingly. In all but a few instances some level of provision should be attainable without detriment to the general amenity of either the natural or built environment. The provision of facilities for the disabled within new buildings is catered for by Approved Document M of the Building Regulations 1991. There are many areas of principle and designs beyond the remit of that legislation which require to be addressed in terms of suitability of land use and design.

POLICY CD29

Proposals for all new developments where public access is expected, and where practicable, alterations to existing developments used by the public, will be expected to incorporate appropriate facilities for persons with disabilities.

POLICY CD30

Proposals for new developments, and where practicable alterations to existing developments, should in their design and specifications make appropriate provision for the needs of persons with disabilities.

8.11 ENVIRONMENTAL IMPROVEMENTS

8.11.1 The appearance of both the rural and the built environment is complimented by the quality of various man made contributions to the landscape and streetscape. The quality of design of the contributory elements has always varied and this diversity in itself has helped form our cherished environment. It does not, however, warrant an acceptance of poor standards of design and inappropriate materials at the numerous sensitive locations throughout the District. The District Council has to be vigilant to ensure, in the execution of its own functions and those of developers and other agencies within the environment, that a sensitive approach is adopted in design and materials used within both the rural environment and the built environment.

8.11.2 The use of good quality individually designed works in traditional and crafted materials will normally make a significant contribution to the quality of the environment. Developers and agencies should be encouraged to become increasingly aware of the contribution that good quality individually designed and crafted developments and associated furniture and works of art make to a specific development and to the environment in general. The areas that can be considered in this light are countless ranging from the structure of buildings, the floorscape, landscaping, street furniture and works of art.

POLICY CD31

Developers and other agencies involved in creating or altering the existing rural and built environments will be encouraged to include good quality and individualism in design, materials and craftsmanship in all elements of their work.

Also

RE23
BE7

BE6
BE8
BE9

PROPOSAL CD4

The Council will seek to improve the appearance of areas where poorly designed or maintained street furniture detracts from the quality of the environment.

PROPOSAL CD5

The Council will identify areas which would benefit from environmental improvements and prepare enhancement schemes.

8.12 'BAD NEIGHBOUR' USES AND THE ENVIRONMENT

- 8.12.1 The planning system exists to facilitate development and to protect the amenities of existing land uses from development. The District is generally rural in character and has very limited representations of 'bad neighbour' industries. The Local Plan recognises the need to preserve the quality of the environment for the enjoyment of residents and visitors. Development which would either affect the amenities of existing land uses should normally be resisted.

POLICY CD32

Planning permission will not be granted for development which would cause demonstrable harm to the amenity of residential areas or to the environment generally as a result of releases to water, land or air, or of noise, dust, vibration, light or heat.

8.13 ENERGY CONSERVATION AND GLOBAL WARMING

- 8.13.1 Planning and land use have implications on energy conservation and global warming. The location of new developments and associated travel patterns can have an effect on carbon dioxide emissions. It is worth considering developments which reduce the need for car journeys or can better use more fuel efficient public transport. It is difficult to consider these matters in relation to such a large rural area. However, the principal sections dealing with the allocation of housing land, industrial land and service centres, all continue to concentrate developments on the established centres of Alnwick, Amble and Rothbury and their satellite settlements served by the principal traffic corridors.
- 8.13.2 There are concerns over climatic change and global warming which could have implications on coastal defences, the siting of development in low lying areas and freshwater and drainage systems. The Environment Agency anticipate sea levels rising at up to 0.004 metres per annum till 2030. In the main the coast and the river corridors are likely to be the most affected. Again land use allocations have taken this into account.
- 8.13.3 The area of low lying land at Low Hauxley has already proved to be vulnerable to coastal erosion. There are several other areas where the action of the sea is leading to coastal erosion but does not threaten residential properties.

POLICY CD33

Planning permission will not be granted for development where there is an unacceptable risk of flooding including tidal inundation, or where the development would be likely to increase the risk of flooding elsewhere to an unacceptable degree.

Also

RE2

RE4

RE15

RE28

POLICY CD34

Planning permission will be granted for artificial coastal defences where there is a need for defence, subject to there being minimal impact on the surrounding natural environment and natural coastal processes.

- 8.13.4 Technological advances are constantly being made in the field of alternative energy as the world's fossil fuel resources are diminishing. It is likely that there will be an increased demand for alternative energy sources during the Local Plan period.

PROPOSAL CD6

Proposals which utilise renewable energy sources will generally be supported.

POLICY CD35

Planning permission will be granted for development proposals utilising renewable energy sources for renewable energy projects including individual wind turbines, subject to the proposed development satisfying the following criteria:

- i. The provision of access for construction traffic without danger to highway safety and permanent and significant damage to the environment,
- ii. There being no significantly detrimental effect on any Scheduled Ancient Monument, National Nature Reserve, Site of Special Scientific Interest or any other area formally recognised at an international, national, regional or local level as of nature conservation, scientific or archaeological interest,
- iii. There being no unacceptable intrusion into the landscape of the surrounding area,
- iv. There being no unacceptably harmful effect on the amenities of neighbouring occupiers by reason of noise emission, visual dominance, shadow flicker or reflected light,
- v. There being no adverse cumulative effect when combined with other proposals,
- vi. There being no adverse environmental effect of any transmission line between the installation and the point of connection (if any) to the grid,
- vii. A realistic means of securing the removal of the installation when redundant, and of restoring the area to its former or an approved alternative use, being provided for.

- 8.13.5 There is a greater recognition that scarce resources are being wasted by modern day society. Any proposal that involves the recycling of otherwise expendable materials is to be welcomed. The Secretary of State for the Environment has set targets for the recycling of 25% of household waste by 1997.

Also
BE6

POLICY CD36

Planning permission will be granted for development within settlements which provides facilities for the recycling of materials, providing that such facilities can be accommodated without detriment to visual amenity, the amenity of neighbouring residents, or any water course.

8.14 WATER AND SEWERAGE TREATMENT WORKS

- 8.14.1 Providing clean water and dealing with sewage are important requirements in the District. The statutory obligations and compliance with the relevant standards and EU legislation may require the water and sewerage undertakers to extend existing, and develop new sites for such treatments.

POLICY CD37

Planning permission will be granted for development which enables water and sewerage undertakers to meet their statutory obligations, subject to the satisfaction of the following criteria:

- i. That the development would not have a detrimental effect on any area of wildlife, nature conservation interests or landscape quality,
- ii. That the development would not unacceptably affect the amenities of the local community in terms of safety, noise or smell emissions,
- iii. The carrying out of approved proposals for landscape and boundary treatment to mitigate the visual impact of the development.

APPENDIX A

DESIGN AND LAYOUT OF NEW DWELLINGS

Applications for planning permission for the erection of new dwellings will be considered against the following criteria:

○ LAYOUT

- (1) The layout of sites should be designed to take account of the location and topography respecting natural features; traditional street patterns, including the relationship of buildings to open spaces; structures and services within and adjoining the site.*
- (2) Individual dwellings and associated buildings should be designed to occupy a proportion of the site which will allow acceptable standards of privacy and access for maintenance, as well as adequate space for activities incidental to the enjoyment of the dwelling.*
- (3) Where a recognisable building line exists the new building should be positioned to respect it.*

○ ACCESS

- (1) Vehicular access to the site should, for its first 3.0 metres, be constructed in accordance with the standard specification of Northumberland County Council.*
- (2) Where a dwelling takes access to a classified road or a distributor road, provision shall be made within the site for a turning area to enable vehicles to enter and leave the site in a forward gear at all times. Where appropriate, provision shall be made for bus routes.*
- (3) Provision shall be made in new housing layouts for safe and secure pedestrian routes linking the houses to local facilities, amenities and bus stops.*

○ CAR PARKING

- (1) Provision should be made in accordance with the 'Car Parking Standards for Development' set out in Appendix E.*

DESIGN

- (1) New dwellings should be designed to take account of traditional vernacular architectural style which may predominate in the locality. In general these should exhibit a single robust shape and have a clear predominance of wall surface over openings. The importance of architectural detail should not be underestimated in achieving an acceptable design solution.*
- (2) New dwellings should take full account of the overall heights of surrounding dwellings and must take account of site levels. Plans submitted should include site levels and adjoining properties should be shown on plan and elevation drawings for reference.*
- (3) A single-storey dwelling means a dwelling on one level and does not include a dwelling with rooms in the roof space.*
- (4) Windows should normally have traditional proportions with a vertical emphasis.*
- (5) Patio doors will not normally be allowed on elevations fronting a highway where they give a disbalanced appearance to the dwelling.*
- (6) New dwellings should have single traditional pitched roofs whilst avoiding long continuous ridge or eaves lines and avoiding the use of reflective surfaces such as glass.*

MATERIALS

- (1) Where local natural materials are not available and alternative materials are to be considered then developers should take account of materials predominant in the locality and seek to use materials which blend with them in size, colour, form and texture.*
- (2) Normally only one walling and one roofing material should be used in a dwelling.*

LANDSCAPING

- (1) A scheme for landscaping, incorporating existing features and proposed soft and hard landscaping, should accompany the detailed submission.*
- (2) Existing trees and hedgerows should normally be incorporated in the scheme to give the site a mature appearance.*
- (3) Any tree or other planting should normally be carried out in the first planting season following the completion of the development.*

APPENDIX B

EXTENSIONS TO EXISTING DWELLINGS

Not all extensions to dwellings require planning permission by virtue of the permitted development rights granted by the Town and Country Planning General Development Order 1995. Where planning permission is required applications for extensions to existing dwellings will be considered against the following criteria:

○ EXTENSIONS

- (1) Extensions to existing dwellings should not normally exceed 40% of the floor area of the original dwelling.*
- (2) Extensions to existing dwellings should be designed to incorporate the design features of the original dwelling.*
- (3) Extensions to existing dwellings should be constructed in the materials used in the construction of the original dwelling.*
- (4) The use of flat roofs on extensions should where possible be avoided and will not normally be allowed on two-storey extensions.*

○ FRONT EXTENSIONS

- (1) For the purpose of this supplementary planning guidance the front of a dwelling will be that face or faces of a dwelling fronting a highway.*
- (2) Front extensions to existing dwelling houses should not project more than 1.4 metres from the existing building.*
- (3) The use of flat roofs on front extensions will not normally be allowed.*
- (4) Front extensions to existing dwellings should be designed to incorporate the design features of the original dwelling.*
- (5) Front extensions to existing dwellings should be constructed in the materials used in the construction of the original dwelling.*
- (6) Front extensions should not adversely affect the amenities of adjoining properties by way of loss of light or privacy.*

EXTENSIONS INTO THE ROOF SPACE

- (1) Extensions into the roof space should respect the plane of the original roof and should be appropriately proportioned and positioned in respect of the eaves and the verge so as not to detract from the original form of the building.*
- (2) The use of flat roofs on extensions into the roof space will not normally be allowed.*
- (3) Extensions into the roof space should be designed to incorporate the design features of the original dwelling.*
- (4) Extensions into the roof space should be constructed in materials used in the construction of the original dwelling.*

APPENDIX C

THE DESIGN OF SHOPFRONTS

Proposals for new shopfronts or to alter existing shopfronts will be considered against the following criteria:

- (1) Wherever old shopfronts of merit survive every effort should be made to retain them.*
- (2) Where alterations to old shopfronts are proposed they should avoid changing the character of the design and the details of cornices, brackets and pilasters.*

○ FASCIAS AND NAME BOARDS

- (1) Fascia boards should be designed as an integral part of the shop.*
- (2) Fascias should ideally be hand-painted wooden boards and not perspex. The fascia board should not be out of scale with the building as a whole and should be finished at the top with a cornice or capping. Where shops now extend over two or more properties the original shop units should be defined by a series of individual fascias, in preference to a continuous unbroken one. In places, lettering could be applied directly to the fabric of the building, to avoid an inappropriate horizontal band of fascia boards.*

○ WINDOWS AND FRAMES

- (1) Windows generally should be greater in height than width. Windows and door framing should be in wood, exposed and emphasised to give a solid appearance. Doors should be set behind recessed lobbies.*

○ STALLRISERS AND PILASTERS

- (1) The use of stallrisers is a feature of the majority of shops in the central area and these contribute to the traditional character. The stallrisers should be at least 450 mm (18 inches) in height.*
- (2) Dressed stone or moulded wooden pilasters give traditional fronts a solid, well-modelled appearance and such features could with advantage be incorporated in new shopfronts.*

RELATIONSHIP OF SHOPFRONT TO ADJACENT BUILDINGS

- (1) *It is important in shopfront design to take account of the relationship of the shopfront to the overall proportion and design of the building within which it is located and also the relationship with adjoining buildings. The developer will be expected to illustrate this relationship in any submission. Incongruous shopfronts will not normally be permitted.*

SECURITY

- (1) *Unfortunately the need to take account of security in the design of shopfronts is increasing. The introduction of security shutters has a deadening effect on shopping frontages and detracts from the appearance of buildings. As a rule shutters will not normally be permitted with the exception of proposals to enclose recessed door lobbies which can be prone to abuse, where developers can satisfy the local planning authority that there is no more practical alternative. In these instances shutters will be required to be coloured to blend with the shopfront. Security can however be provided in shopfront design by ensuring that windows are vertically sub divided to add strength with internally mounted roller grills which act as a deterrent but do not detract from the appearance of the building.*

APPENDIX D

ADVERTISING

The requirement to obtain consent to display an advertisement are set out in the Town and Country Planning (Control of Advertisement) Regulations 1992. Advertisement consent will be considered against the following criteria:

○ **WITHIN CONSERVATION AREAS AND AREAS OF OUTSTANDING NATURAL BEAUTY**

- (1) New advertisement signs etc. should be sited and designed so as to form an integral part of the street scene and they should be sympathetic to the scale and character of the particular building on which they are to be displayed. Generally the policy will be to maintain the number of advertisements displayed to an acceptable level.*
- (2) Although each application will be given individual consideration, the following policy will apply:*
 - i) Consent will not normally be given for the display of internally illuminated projecting box signs or internally illuminated fascia signs.*
 - ii) Consent will not normally be given for signs other than those advertising the name of the firm and the type of business occupying the premises upon which the sign is displayed.*
 - iii) Consent will not normally be given for advertisements above shop fascia level.*
 - iv) All fascia signs and projecting signs should generally be painted on timber. Only in exceptional circumstances will alternative non-traditional signage be permitted.*
 - v) New projecting signs should provide a headroom of at least 2.3 metres (7'6") and should be rigidly fixed not swinging.*
 - vi) The use of reflective materials and loud colours in both the background and the lettering should be avoided.*

○ **OUTSIDE CONSERVATION AREAS AND AREAS OF OUTSTANDING NATURAL BEAUTY**

- (1) Each application for consent to display advertisements will be given individual consideration. Although the standards applied to conservation areas and areas of outstanding natural beauty need not be strictly adhered to they will form the basic criteria against which all applications will be considered.*

5 REMOTE FROM BUSINESS PROPERTIES

Commercial interests will seek to promote their business by remote advertising. Uncontrolled, this type of advertising would detract from the general appearance of the rural and built environment. Remote advertisements will normally be discouraged. Applications for remote advertisements will be considered against the following criteria:

- (1) It is considered that where a settlement is adequately sign posted by normal highway signs it will generally be unnecessary to permit any form of remote signing for any commercial development within that settlement.*
- (2) Where within a settlement a commercial enterprise is located alongside a principal route through the settlement it will generally be unnecessary to permit any form of remote signing.*
- (3) Directional signs and signing to aid traffic safety may be permitted in specific instances. Where such signs are to be permitted they shall be restricted to simple single or double sided timber painted signs. Generally directional signs will be restricted to a minimum.*

APPENDIX E

CAR PARKING STANDARDS FOR DEVELOPMENT**INTRODUCTION**

Car parking provision will normally be required to be made in accordance with the requirements set out in Column A of the tables below. There may be circumstances where a lower standard may be considered acceptable, and standards within the range of figures within Column B of the tables may be applicable. The Council will normally start from the premise that the Column A standards will apply, and the onus will be on the developer to show that circumstances within the criteria defined below would allow for a lower provision to be made. This will normally be required to be in the form of detailed evidence; for example, general statements would not normally give sufficient weight to allow a reduction in parking standards.

Column B of the tables below identifies a range of provision that would be acceptable where it can be demonstrated that there are no adverse implications for road safety or traffic management, and subject to consideration of the following criteria:

- (1) Public car parking is available in close proximity to the proposal and is considered to be appropriate to the use in question.*
- (2) There is good access to public transport routes or alternative transport facilities (including links for cyclists or pedestrians).*
- (3) The impact of the proposed development on its environment.*

In such circumstances developers will be expected to provide the maximum figure in Column B unless it can be demonstrated, and/or agreed with the Local Planning Authority, that a lower level of provision may be more appropriate.

There may be circumstances when the Local Planning Authority may be prepared to negotiate contributions towards the supply of off-street parking, measures to assist public transport, walking or cycling, or other equivalent solutions.

Proposals for mixed use developments or for uses not listed will be assessed on their individual merits, location and use class.

CAR PARKING STANDARDS- TABLES 1 & 2

Note: Operational parking space is the space required for cars and other vehicles regularly and necessarily involved in the operation of the business of a particular building. It includes useable space for delivering and collecting goods at premises but not for storing or servicing vehicles except where this is necessary as part of the business carried on at the premises. In the case of residential or care homes space is required to park and manoeuvre ambulances. The minimum space will normally be 50 sq metres. NB. Additional space will be required for disabled drivers and for parking cycles.

TABLE 1-General Purpose House and Flats

Current experience suggests that car ownership varies in relation to the size of the dwelling, the number of bed spaces and also varies according to the age group of residents. It is becoming increasingly common for each eligible member of the household to have a car available and, in general, for larger families to occupy larger houses. The proposed standard will, therefore, include an allowance for property size.

Parking provision for residents and visitors will normally be within the curtilage of dwellings. Where this cannot be achieved, the standards under 'Communal Parking' will apply.

DWELLING SIZE AND TYPE		CAR PARKING SPACES PER DWELLING					
		IN CURTILAGE PARKING			COMMUNAL PARKING		
		A	B		A	B	
			MAX	MIN		MAX	MIN
HOUSING							
General Purpose	1/2 Bed	2	1	0	1.5	0.75	0
	3/4 Bed	3	2	0	2.5	1	0
	4+ Bed	4	3	1	3	2	1
Aged Persons Non-Sheltered		1	1	0	1	0.5	0

On shared surface developments additional on-street visitor parking will be required, as follows:
 1 additional car space per 5 dwellings (1/5). This requirement will be reduced to between 1/7 and 1/10 where Column B applies. Such spaces shall be distributed uniformly throughout the shared surface.

TABLE 2-Other Developments

TYPE DEVELOPMENT	A	B	
		MAX	MIN
Sheltered Housing			
Warden	1	1	0
Resident Staff	1/1 staff	1/2 staff	0
Residents	1/4 residents	1/6 residents	0
Visitors	1/4 residents	1/6 residents	0
Residential Homes/ Care Homes			
Staff	1/1 staff peak levels	1+ 1/2 staff	1+ 1/4 staff
Residents	1/4 bedrooms	1/8 bedrooms	0
Visitors	1/4 bedrooms	1/8 bedrooms	0
Operational	50 sq m min	50 sq m min	50 sq m min
Day Care			
Staff	1/1 staff	1/2 staff	1/4 staff
Patients	1/10 patients	1/20 patients	1/40 patients
Operational	50 sq m min	50 sq m min	50 sq m min
Places of Worship			
	1+ 1/10 seats (min 10)	1+ 1/25 seats (min 5)	1+1/100 seats (min 2)
Operational	50 sq m min	50 sq m min	50 sq m min
Assembly Halls			
Staff	1/2 staff	1/5 staff	0
Visitors	1/5 sq m	1/20 sq m	0
Operational	50 sq m min	50 sq m min	50 sq m min
Hospitals			
Staff	1/3 beds	1/5 beds	1/10 beds
Out Patients	1/3 beds	1/5 beds	1/10 beds
Visitors	1/3 beds	1/10 beds	1/25 beds
Operational	200 sq m min+ 100 sq m per 1000 sq m fl space	200 sq m min + 100 sq m per 1000 sq m fl space	200 sq m min + 100 sq m min per 1000 sq m floor space.
Clinics/Surgeries			
Medical Staff	1/1	1/1	1/1
Admin Staff	1/3	1/5	0
Patients (appointments)	4/consulting room	2/consulting room	1/consulting room
Operational	50 sq m min	50 sq m min	50 sq m min

At schools and playgroups it is essential to provide space for parents and contract buses to set down/pick up pupils/students. The visitor provision shown below includes an allowance for this facility.

TYPE DEVELOPMENT	A	B	
		MAX	MIN
Nursery Schools/Playgroups			
Staff	1/1 staff	1/1.5 staff	1/2 staff
Visitors	1/5 children	1/10 children	1/20 children
Operational	50 sq m min	50 sq m min	50 sq m min
First Schools			
Teachers	1/1 teachers	1/1 teachers	1/1 teachers
Visitors	1/5 pupils	1/10 pupils	1/20 pupils
Operational	50 sq m min	50 sq m min	50 sq m min
Middle Schools			
Teachers	1/1 teachers	1/1 teachers	1/1 teachers
Visitors	1/10 pupils	1/20 pupils	1/30 pupils
Operational	50 sq m min	50 sq m min	50 sq m min
High Schools			
Teachers	1/1 teachers	1/2 teachers	1/4 teachers
Staff	1/3 staff	1/5 staff	1/10 staff
Visitors/Student	1/20 students	1/40 students	1/100 students
Operational	50 sq m min	50 sq m min	50 sq m min
Colleges			
Lecturers	1/1 lecturers	1/2 lecturers	1/4 lecturers
Staff	1/3 staff	1/5 staff	1/10 staff
Visitors/student	1/5 students	1/10 students	1/20 students
Operational	50 sq m min	50 sq m min	50 sq m min
Shops (up to 1000 sq m)			
Staff	1/100 sq m gross	1/150 sq m gross	0
Customers	1/20 sq m gross	1/30 sq m gross	0
Operational	150 sq m	100 sq m	50 sq m
Supermarkets (over 1000 sq m)			
Staff	1/100 sq m gross	1/150 sq m gross	1/200 sq m gross
Customers	8/100 sq m gross	8/100 sq m gross	8/100 sq m gross
Operational	600 sq m	600 sq m	600 sq m
Non Food Retail (over 1000 sq m)			
Staff	1/100 sq m gross	1/200 sq m gross	1/400 sq m gross
Customers	4/100 sq m gross	4/100 sq m gross	4/100 sq m gross
Operational	600 sq m	600 sq m	600 sq m
Offices			
Staff	1/30 sq m gross	1/50 sq m gross	0
Visitors	1/150 sq m gross	1/300 sq m gross	0
Operational	50 sq m min	50 sq m min	50 sq m min
Warehouses			
Staff	1/200 sq m gross	1/300 sq m gross	0
Operational			
up to 1000 sq m	150 sq m	100 sq m	70 sq m min
over 1000 sq m	600 sq m	600 sq m	600 sq m

TYPE OF DEVELOPMENT	A	B	
		MAX	MIN
Industry			
Staff	1/50 sq m gross	1/75 sq m gross	0
Operational			
Up to 500 sq m	150 sq m	100 sq m	70 sq m min
Over 500 sq m	+ 100 sq m per 1000 sq m	+ 70 sq m per 1000 sq m	+ 50 sq m per 1000 sq m
Car Repairs			
Staff	1/40 sq m gross	1/50 sq m gross	1/75 sq m gross
Customers	3/50 sq m service area	3/50 sq m service area	3/50 sq m service area
Operational	50 sq m min	50 sq m min	50 sq m min
Car Sales			
Staff	1/40 sq m gross	1/50 sq m gross	1/75 sq m gross
Sales Customers	1/200 sq m display area	1/240 sq m display area	1/400 sq m display area
Operational	50 sq m min	50 sq m min	50 sq m min

In cases where a particular use contains various sub-uses within the same building different standards have been applied to each sub-use. Figures relate to the net floor area of each sub-use.

Hotel/Guest Houses			
Staff	1/3 staff	1/5 staff	1/10 staff
Guests	1/1 bedroom	1/1 bedroom	1/1 bedroom
Restaurants	1/5 sq m (net floor area)	1/10 sq m (net floor area)	0
Bar	1/2.5 sq m (net floor area)	1/5 sq m (net floor area)	0
Function Room	1/5 sq m (net floor area)	1/20 sq m (net floor area)	0
Operational	50 sq m min (net floor area)	50 sq m min (net floor area)	50 sq m (net floor area)
Restaurant			
Staff	1/3 staff	1/5 staff	0
Customers	1/5 sq m (net floor area)	1/10 sq m (net floor area)	0
Bar	1/2.5 sq m (net floor area)	1/5 sq m (net floor area)	0
Operational	50 sq m min (net floor area)	50 sq m min (net floor area)	50 sq m min (net floor area)
Public House			
Staff	1/3 staff	1/5 staff	0
Customers	1/2.5 sq m (net floor area)	1/5 sq m (net floor area)	0
If there are rooms to let or function rooms consider as hotel.			
Operational	50 sq m min (net floor area)	50 sq m min (net floor area)	50 sq m min (net floor area)
Libraries			
Staff	1/2 staff	1/3 staff	0
Customers	1/30 sq m (net floor area)	1/50 sq m (net floor area)	0
Operational	50 sq m min (net floor area)	50 sq m min (net floor area)	50 sq m min (net floor area)

APPENDIX F

OPEN SPACE STANDARDS

Open space will be provided in new developments on the basis of standards recommended by the National Playing Fields Association, the Sports Council and the Central Council for Physical Recreation. A minimum standard of 2.43 hectares (6 acres) per 1000 population is recommended.

Dependent upon the population profile of the locality concerned, the total standard should be met by an aggregation of space within the ranges given below:

YOUTH & ADULT USE	Facilities such as pitches, greens, courts and items such as athletic tracks, putting greens and training areas in the ownership of local government, whether at county, district or parish level; facilities as described above within the educational sector which are as a matter of practice and policy available for public use; facilities as described above within the voluntary, private, industrial and commercial sectors which serve the leisure time needs for outdoor recreation of their members of the public.	1.6 - 1.8 Hectares (4.45 Acres)
CHILDREN'S USE	Outdoor equipped playgrounds for children of whatever age; other play facilities for outdoor play, such as adventure playgrounds.	0.2 - 0.3 Hectares (0.50 - 0.75 Acres)
	Casual or informal play space within housing areas.	0.4 - 0.5 Hectares (1.00 - 1.25 Acres)

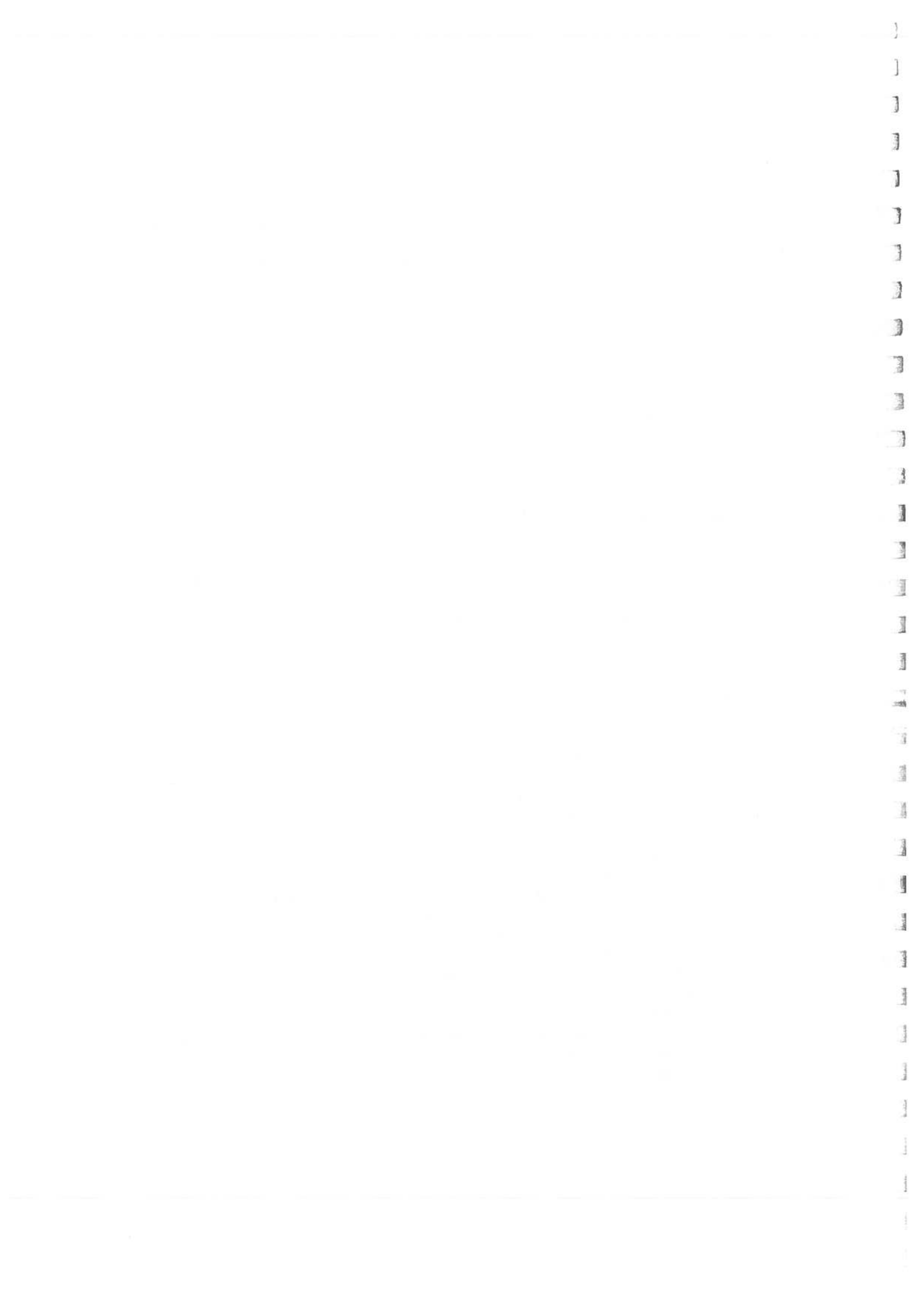
The above standards are designed to operate in built up areas; in rural areas standards are more difficult to apply. Open space provision in rural areas should take account of population size, assessment of rural needs, travel distance and travel time in relation to local mobility. All village communities should possess outdoor recreation and sporting land appropriate to the needs of the community.

○ LANDSCAPING AND ADOPTION OF OPEN SPACE AREAS WITHIN DEVELOPMENTS

It is often desirable to include landscaped areas or open space within housing, industrial and commercial developments to improve the visual appearance of otherwise 'hard' areas or the screening of unsightly areas. It is a common practice for developers to ask the Local Planning Authority to adopt these areas for future maintenance. The financial burden that these areas have on the limited resources of the county, district or parish council has resulted in a level of maintenance below that originally envisaged. The objective of landscaping is not always achieved due to the unsightly condition of these areas.

The following practice will be adopted in respect of the landscaping and subsequent adoptions of open space areas within housing, industrial and commercial developments:

- (1) That in all developments areas of open space likely to be adopted to be kept to a minimum.*
- (2) Landscaping, where possible, should be incorporated in the area for private ownership.*
- (3) As a general guideline, play areas will not normally be required in private housing developments of less than 15 dwellings where each dwelling has a private garden area:*
 - i) The provision of play areas however must be considered in relation to the existing local provision and local need.*
 - ii) The adoption and maintenance of play areas' equipment is the responsibility of the parish council but only after consultation on the provision of such areas with them.*
 - iii) Equipment would be provided by the developer.*
- (4) When areas of open space are incorporated in a planning application for any development, a landscaping scheme will be required to be submitted to, and approved by, the planning officer. Such a scheme should identify areas which a developer wishes the district council to adopt. The planning officer on approval of a planning application subject to a landscaping condition will advise developers of the requirements of a scheme. These requirements should include:*
 - i) Awkward shaped areas of grass should generally be avoided.*
 - ii) Consideration should be given to 'hard' landscaping of awkward shaped areas, e.g. cobbles, setts, paving blocks, and flags.*
 - iii) In prominent areas where planting is desirable, schemes should incorporate low maintenance ground cover plants and/or tree planting.*
- (5) The developer will be required to enter a formal adoption agreement with the relevant council which should incorporate the following points:*
 - i) The scheme shall be carried out solely in accordance with the approved scheme, or as amended with the agreement of the planning officer.*
 - ii) The scheme shall be inspected by the planning officer on completion of planting, and any necessary remedial works reasonably requested shall be carried out by the developer at the developer's expense.*
 - iii) Further inspections will be carried out after one year and after two years, and any remedial works reasonably requested to be carried out at the developer's expense.*
 - iv) Only on the satisfactory completion of any works required by the final inspection will an area be adopted.*
 - v) Landscaped areas within the development shall be adopted in total and not in individual plots.*
 - vi) The incorporation of a bond in the agreement (of 10% of the likely costs of the landscape works) to ensure that works are carried out in accordance with the approved scheme.*
 - vii) That the developer will be responsible for the council's costs of preparing the agreement and duplicate and stamp duty thereon.*



GLOSSARY

Advertisements are controlled by the Town and Country Planning (Control of Advertisements) Regulations 1992.

Affordable Housing is that built for sale or rent at a price below market rate and which is related to local need.

Agricultural Land Classification refers to the quality of land graded 1 (best) to 5 (poorest) compiled by the Ministry of Agriculture, Fisheries and Food.

Aims set out the general statement that underlies the strategy of the Local Plan.

Alnwick Town Centre District Plan is an unadopted Local Plan approved by the District Council in February 1980.

Amble Local Plan is an adopted Local Plan approved by the Secretary of State for the Environment in September 1990.

Ancient Woodlands are identified by English Nature; these are woodlands that have existed from at least medieval times to the present day without ever having been cleared for uses other than wood or timber production.

Areas of Outstanding Natural Beauty (AONB) are designated by the Countryside Agency under the National Parks and Access to the Countryside Act 1949. The primary purpose is to conserve and enhance natural beauty. In pursuing the primary purpose of designation account should be taken of the needs of agriculture, forestry, other rural industries and the economic and social needs of local communities. Particular regard should be paid to promoting sustainable forms of social and economic development that in themselves conserve the environment. Recreation is not an objective of designation, but the demands for recreation should be met so far as this is consistent with the conservation of natural beauty and the needs of agriculture, forestry and other uses.

Caravan means any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether by being towed, or by being transported on a motor vehicle or trailer) and any motor vehicle so designed or adapted, but does not include:

- (a) any railway rolling stock which is for the time being on rails forming part of a railway system, or
- (b) any tent.

Caravan site means land on which a caravan is stationed for the purposes of human habitation and land which is used in conjunction with land on which a caravan is stationed.

Chalet means a building, normally constructed in timber, suitable generally as holiday accommodation rather than as a permanent residence due to the lack of amenities incidental to the enjoyment of a dwelling.

Circulars are guidance issued by a Government Department, usually, but not always, in support of a Statutory Instrument.

Coalfield Task Force is a consortium of representatives from central, local government and business interests seeking to secure the regeneration of the economic well being of the former Northumberland coalfield area.

Coastal Zone is the area covered by the designated Heritage Coast and the area south of the River Coquet between the A1068 and the coast.

Common Land includes any land subject to be enclosed under the Enclosure Acts 1845 to 1882, and any town or village green.

Conservation Areas are areas designated by the Local Planning Authority which are considered of special architectural or historic interest the character of which it is desirable to preserve or enhance.

Development means the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of a material change of use of any building or other land.

Economic Development Strategy is a document approved by the District Council in 1991.

Education Authority is Northumberland County Council.

Environmental Assessments (EAs) are a technique and a process by which information about the environmental effects of a project is collected by a developer and from other sources, and taken into account by the Local Planning Authority in forming their judgement on whether a development should go ahead.

Heritage Coast. Identified by the Countryside Commission as the finest stretches of undeveloped coast to be conserved and managed comprehensively and to facilitate and enhance the enjoyment by the public through the promotion and encouragement of recreational activities consistent with the conservation of their fine natural scenery and heritage features.

High Quality dwellings are dwellings of a substantial nature situated on large plots of land, in excess of 0.2 hectare.

Highways Authority refers to Northumberland County Council.

Infill Sites refers to small gap sites between existing, normally similar, developments.

Landscape Enhancement Programme (LEAF) is a Northumberland County Council initiative to substantially increase the amount of tree planting and woodland cover in the programme area and to create a more diverse and enhanced landscape of greater visual and wildlife interest which will assist the economic regeneration of the area and provide an improved environment for development and recreational activities.

Listed Buildings are buildings included in the schedule of buildings of special architectural or historic interest approved by the Secretary of State for the Environment under terms of the Planning (Listed Buildings and Conservation Areas) Act 1990. Listed Buildings are protected by statute and consent is required for alterations.

Local needs are where people choose or demonstrate a need to live or remain in a locality through work or social and economic consequences and where accommodation is not available to them. Categories of need could include:

- i. Existing residents needing separate accommodation in the area (newly married couples, people leaving tied accommodation on retirement).
- ii. People whose work provides important services and who need to live close to the local community.
- iii. People who are not necessarily resident locally but have long-standing links with the local community; (e.g. elderly people who need to move back to a village to be near relatives).
- iv. People with the offer of a job in the locality, who can not take up the offer because of the lack of affordable housing.

In relation to the provision of affordable housing 'local' will normally refer to the parish in which the site is located but may in more rural localities include the adjoining parishes.

Local Nature Reserves are sites owned, leased or managed under agreement by local authorities. They are designated under terms of the National Parks and Access to the Countryside Act 1949.

Local Planning Authority for most purposes is the District Council, but for some functions such as the Structure Plan, mineral control and waste disposal matters is Northumberland County Council. The Northumberland National Park Authority are the Local Planning Authority in respect of the Northumberland National Park.

Local Plan period is from 1991 to 2006.

Longframlington Planning Framework is a non-statutory document approved initially by the District Council in 1980 and reviewed in May 1987.

Major Developments are developments which are of regional or national significance which have the potential to cause damage to the environment in terms of visual intrusion, habitat or heritage destruction and noise and other pollution, by reason of their size, character or location.

Major shopping facility. A new development in the form of superstore (s), supermarkets (s), retail warehouses (s) or district shopping centre usually with dedicated car parks at surface level.

Marine Wildlife Area (MWA) encompasses coastal waters beyond mean low water. The designation of a MWA will necessitate consultation with English Nature on a variety of activities which may affect the marine environment.

Mineral Planning Authority refers to Northumberland County Council.

National Playing Fields Association Standards are standards for the provision of open space and playing fields for existing and new developments set by the National Playing Fields Association.

National Nature Reserves are sites of national or international importance for nature conservation, owned, leased or managed under agreement by English Nature.

Northumberland Coast Management Plan is a non-statutory plan prepared by Northumberland County Council in co-operation with the coastal District Councils, the Countryside Commission, English Nature, the National Trust and the Northumberland Wildlife Trust.

Northumberland County Development Plan is the statutory development plan prepared in 1964 by Northumberland County Council.

Northumberland County Structure Plan was prepared by Northumberland County Council and adopted in May 1996.

Northumberland Joint Housing Land Study is a study prepared by the County and District Councils in conjunction with the House Builders Federation to ensure that there is a five year supply of housing land. The study is carried out at regular intervals the most recent being 1996.

Northumberland National Park is designated under the National Parks and Access to the Countryside Act 1949. The Northumberland National Park is presently administered by the National Park and Countryside Committee of Northumberland County Council. The National Park Authority is a Local Planning Authority.

Northumberland National Park Plan is a Plan produced under the terms of the National Parks and Access to the Countryside Acts which sets out the National Park Authority's objectives for the management of the park and the means by which they intend to achieve this.

Northumberland National Park Local Plan is a Plan prepared under the provisions of the Town & Country Planning Act 1990 by the National Park Authority. The National Park Authority adopted the Local Plan in 1996.

Off-plan sites are sites not allocated for a specific land use shown on the Proposals Map accompanying the Local Plan.

Permitted development rights are rights to carry out certain limited forms of development without the need for an express planning permission. This right is granted under terms of the Town and Country Planning General Development Order 1995.

Planning Policy Guidance is issued by the Secretary of State for the Environment.

Policies set out how the District Council will achieve general aims of the Local Plan.

Primary shopping area refers to the core shopping areas within the towns of Alnwick and Amble where the principal ground floor uses fall within Classes A1 and A2 of the Town and Country Planning (Use Classes) Order 1987.

Proposals set out specific steps that the District Council will implement to achieve the general aims of the Local Plan.

Public Rights of Way are designated under the Highways Act 1959. The administration of public rights of way is presently carried out in Northumberland by the National Park and Countryside Department of Northumberland County Council.

Ramsar Sites are of international importance identified under the Convention of Wetlands of International Importance especially as Waterfowl Habitat. Ramsar Sites embrace the ecological importance of wetlands generally. They are all designated as SSSIs.

Regionally Important Geological/Geomorphological Sites (RIGS) are non-statutory sites of regional importance recognised by English Nature and Local Authorities.

Regional Planning Guidance (RPG) is published by the Secretary of State for the Environment to provide a framework for the preparation of structure plans in each individual region. Regional Planning Guidance for the Northern Region (RPG7) was issued in September 1993. Regional Planning Guidance for the North East is currently being prepared.

Residential care homes are properties falling within Class C2 of the Town and Country Planning (Use Classes) Order 1995.

Rural Development Programme is an annual programme for that part of the County identified as a Priority Area by the Rural Development Commission.

Scheduled Ancient Monuments (SAMs) are defined as any monument which is for the time being included in the Schedule of Monuments compiled and maintained for the purposes of the Ancient Monuments and Archaeological Areas Act 1979 by the Secretary of State for the Environment. Scheduled Ancient Monuments are protected by statute and a specific Ancient Monument Consent from the Secretary of State for the Environment is required for alterations.

Schedule of Buildings of Architectural or Historic Interest refers to Listed Buildings.

Sensitive Marine Area (SMA). A series of non-statutory nationally important marine wildlife areas, the management of which should recognise their sensitivity and seek to protect their conservation value.

Settlements are considered to be towns and villages where basic infrastructure services are provided. They do not include hamlets of isolated groups of buildings.

Settlement Boundary is the definition of the area within which development will normally be permitted, subject to design, siting access and impact on adjacent users.

Sites and Monuments Record (SMR) is a catalogue of known sites of archaeological interest maintained by Northumberland County Council.

Sites of Nature Conservation Importance (SNCI) are non-statutory sites of County importance identified by the Wildlife Trust and recognised by Local Authorities.

Sites of Special Scientific Interest (SSSIs) are the most important national sites in nature conservation terms notified by English Nature under the Wildlife and Countryside Acts 1981-1985.

Special Areas for Conservation (SACs). Areas supporting habitats or species recognised to be of international importance under the 1992 European Community Directive on the Conservation of Natural Habitats and Wild Flora and Fauna. All SACs will be designated SSSIs.

Special Protection Areas (SPAs) are recognised as being of international importance to birds under the 1979 European Community Directive on the Conservation of Wild Birds. SPAs are solely concerned with habitat as it relates to the needs of birds.

Swarland Informal Local Plan is a non-statutory document approved by the District Council in June 1977.

Tourism Strategy is a document approved by the District Council in November 1990.

Traffic calming are localised measures to control traffic flow and create an environment conducive to calm driving and benefit residential amenity generally.

Traffic management schemes are schemes to control traffic flow and the quality of the environment over a wide area.

Transport Policy Programme is an annual programme of capital allocation for highway improvements prepared by Northumberland County Council as Highways Authority.

Tree Preservation Orders (TPOs) are a mechanism for securing the preservation of single or groups of trees of acknowledged amenity value.

Wildlife Corridors are linear areas of the countryside usually sandwiched between, or within, built-up areas. They provide an important resource for wildlife links that allow the movement of wildlife between sites in the town and country; and important educational and recreational resources. Many such corridors are associated with streams, rivers or canals.

Wildlife and Nature Habitats refers to habitats of particular significance. These may be identified because they are rare in the district, or because they are notably extensive compared with other places.

Windfall sites are housing sites which were considered to be unsuitable, unavailable or the status was uncertain when the Plan was being prepared and that become available for development during the Plan period. They are additional to the housing allocation.

