



‘A Future for Blyth Valley’

Core Strategy

July 2007

BlythValley
Borough Council





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Foreword

The existing Blyth Valley Local Plan sets out policies and proposals in the Borough up to 2006. The Council has started to review the Plan under the new style local development framework system in order to take it forward to 2021.

The Core Strategy sets out the overall vision and spatial strategy for the Borough and seeks to achieve the regeneration and renaissance of Blyth Valley by 2021. It will provide the overall framework for future development plan documents, such as the Blyth, Cramlington and Seaton Valley Development Plan Documents.

The Core Strategy has been prepared following extensive consultation on a set of Alternative Options in July 2005; Preferred Options in September 2005 and; the 'Submission Draft' in April 2006. The Core Strategy was considered by an independent inspector at an Examination in Public in February 2007. The inspector who considered the Core Strategy concluded that the Core Strategy was 'sound' and set out a series of binding recommendations in his report of 18 June 2007. Those recommendations have been included in the final adopted version of the Core Strategy.

The Core Strategy is the first step in the process of achieving the vision set out in the Council's Community Strategy the 'People's Plan'.

The People's Plan Vision

**'To make Blyth Valley a
place of involvement,
opportunity and
prosperity for all'**

Councillor Grant Davey

**Portfolio Holder for Environment and Regeneration
Blyth Valley Borough Council**





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1 Introduction to the new Local Development Framework System

1.1 Background

- 1.1.1 The existing Blyth Valley Local Plan (adopted 1999) sets out the policies and proposals for using and developing land in the borough. The Council started a review of the plan and released the 'key issues papers' as the first stage of the review in 2003. In September 2004 the Government introduced new legislation which has resulted in major changes to the development plan system.
- 1.1.2 The Council is taking the review forward under the new legislation. The consultation on the Key Issues papers was taken into account in the formulation of 'A Future for Blyth Valley' Core Strategy Discussion Paper which was released for consultation in July 2005. This document set out a range of issues and potential alternative development strategy options to be considered for the Core Strategy.
- 1.1.3 The Core Strategy will set out the overall vision and spatial strategy for the borough until 2021. It is the first document to be produced as part of the review and will provide the overall framework for future documents.
- 1.1.4 The Council consulted on a set of 'preferred options' for the Core Strategy in September 2005 which have generally been well received. The responses received to the consultation process have been taken into account in formulating the 'submission draft' document.
- 1.1.5 The submission draft Core Strategy was considered at an Examination in Public in February 2007 and was formally adopted

on 5th July 2007, incorporating the Inspectors binding recommendations.

1.2 The Development Plan Context

- 1.2.1 The local development framework will be prepared in the context of a series of inter-related plans which together form the statutory 'Development Plan'. The development plan will continue to be the starting point for the consideration of planning applications to develop and use land. The hierarchy of plans is set out below.

Regional Spatial Strategy

- 1.2.2 The existing 'Regional Spatial Strategy' for the North East (RSS) (2002) (formerly Regional Planning Guidance (RPG1)) forms the upper tier of the Development Plan system. The RSS is currently under review with the submission document released for consultation June 2005. An Examination in Public was held March/April 2006 and the report published July 2006. Adoption is anticipated 2008.

Northumberland County and National Park Joint Structure Plan (First Alteration)

- 1.2.3 The Northumberland County and National Park Joint Structure Plan (2005) forms the basis for sub-regional planning guidance over the next couple of years. Under the new planning system the structure plan will be replaced with the revised regional spatial strategy when it is adopted (anticipated 2007).

Northumberland Minerals and Waste Development Framework

- 1.2.4 Northumberland County Council adopted its minerals and waste local plans in



2000. The county is currently reviewing its mineral and waste policies through the new local development framework system. The county will be preparing a joint minerals and waste development framework which will also form part of the 'Development plan' for the Borough.

Blyth Valley District Local Plan

- 1.2.5 The existing 'Blyth Valley District Local Plan' was adopted in 1999 and provides the immediate planning framework for using and developing land and considering planning applications at a local level. The local plan will gradually be replaced with the Blyth Valley local development framework under the new planning system.

- 1.3.2 The Government has introduced transitional arrangements in order to ease the transition from the old system to the new.

- 1.3.3 Under these transitional arrangements, existing local plan policies are automatically saved until 2007. The local development scheme sets out the policies which are to be saved and the appendix C shows which policies will be replaced by the policies in this document.

1.3 Local development framework

- 1.3.1 The local development framework (LDF) is the term given to the range of local development documents (LDD) the council will produce. These documents will together deliver the spatial planning strategy for Blyth Valley. The glossary at appendix B set out a definition of the various documents in the LDF.

Blyth Valley local development framework



Vision and Objectives



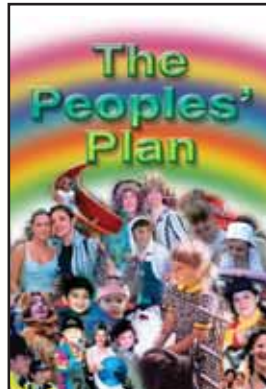


2 Vision and objectives

2.1 The Core Strategy Vision

The Community Strategy:
'The Peoples' Plan'

- 2.1.1 'The Peoples' Plan' provides the main strategy in planning for the future of Blyth Valley. It does this by providing a snapshot of the current situation, and a vision for where the community wants to be in 20 years time.



'The Peoples' Plan' Vision

'To make Blyth Valley a place of involvement, opportunity and prosperity for all'

of the natural environment and resources of the borough and does not affect the ability of future generations to meet their own needs (sustainable development). The need to achieve sustainable development is therefore at the heart of the Core Strategy.

Core Strategy Vision

'To achieve the regeneration and renaissance of Blyth Valley by 2021 through the attainment of a long term sustainable development strategy in order to make Blyth Valley a place of involvement, opportunity and prosperity for all, whilst safeguarding and enhancing the unique qualities of our natural and historic environment.'

- 2.1.5 The Core Strategy and local development framework will assist in the delivery of the six main priority areas identified in the Peoples' Plan to create a place of pride and confidence.

- 2.1.2 As a result, the overall aim of the revised local development framework is to provide a land use framework that delivers the vision of the Peoples' Plan.
- 2.1.3 In order to achieve this there will need to be a step change in the economic fortunes of the borough. The Core Strategy will deliver this step change by developing a bold spatial strategy which will shape the future of the borough to 2021.
- 2.1.4 The Core Strategy and settlement based documents will need to make sure that enough housing, employment and other land is made available to support the overall strategy and deliver the Peoples' Plan vision. It must make sure that economic progress is not at the expense

2.2 Core Strategy Objectives

- 2.2.1 The Core Strategy and other development plan documents will seek to achieve this vision by achieving a set of Core Strategy Objectives by 2021.
- 2.2.2 The table below shows the Core Strategy objectives and how they seek to achieve the objectives of The Peoples' Plan through the delivery of the spatial objectives. Most of the Core Strategy objectives contribute to the achievement of more than one of The Peoples' Plan objectives.



Core Strategy Objectives

CHAPTER: SUSTAINABLE COMMUNITIES/HOUSING

1. To enable the provision of an appropriate mix of housing types, sizes and tenures, including affordable housing, in order to deliver sustainable communities in locations which are accessible by a range of means of transport.

→ Young people
Improving health
Safe and valued surroundings

CHAPTER: SUSTAINABLE COMMUNITIES/REGENERATION AND EMPLOYMENT

2. To sustain and strengthen the local economy and encourage economic diversification through the provision of high quality employment land in sustainable locations and supporting and facilitating appropriate regeneration and tourism initiatives.

→ Essential skills
Entrepreneurial culture
Safe and valued surroundings

CHAPTER: SUSTAINABLE COMMUNITIES/RETAIL AND TOWN CENTRES

3. To establish a balanced hierarchy of retail centres which will meet the needs of the Borough's residents, and enhance the vitality, viability and liveability of town centres.

→ Young people
Essential skills
Entrepreneurial culture
Improving health
Safe and valued surroundings
Services

CHAPTER: SUSTAINABLE COMMUNITIES/ACCESSIBILITY

4. To ensure that existing and new developments and services are accessible by a range of transport modes, particularly public transport, whilst reducing the overall need for people to travel, in particular by car by directing the majority of new development to the borough's main towns.

→ Young people
Essential skills
Entrepreneurial culture
Improving health
Safe and valued surroundings
Services

CHAPTER: SUSTAINABLE COMMUNITIES/COMMUNITY FACILITIES

5. To create safe and healthy communities, by enabling the provision of an adequate network of community facilities to meet the objectives of the community strategy, and that mechanisms are in place to meet the demands for extra community facilities arising from new development.

→ Young people
Essential skills
Entrepreneurial culture
Improving health
Safe and valued surroundings

CHAPTER: ENVIRONMENT

6. To protect, enhance and manage the natural, built and historic environment and natural resources of the borough and wider global environment.

→ Entrepreneurial culture
Improving health
Safe and valued surroundings



2.3 The Core Strategy Regional Context

'Regional Spatial Strategy' (RSS)

- 2.3.1 The emerging 'Regional Spatial Strategy' is the delivery mechanism for the spatial elements of a number of significant regional strategies including:
- the Northern Way Growth Strategy;
 - the Regional Economic Strategy; and
 - the Regional Housing Strategy.
- 2.3.2 The (RSS) strategy encourages the idea of city regions, introduced by the Northern Way.
- 2.3.3 Blyth and Cramlington are situated within the Tyne and Wear City region and can make a significant contribution to achieving the aspirations for the city region.
- 2.3.4 Within the context of the city region the emerging RSS continues to concentrate the majority of new development in the Tyne, Wear and Tees conurbations. The strategy identifies south east Northumberland as a regeneration area with particular reference to regenerating coalfield towns.
- Northumberland County and National Park Joint Structure Plan (2005)**
- 2.3.5 The regeneration of south east Northumberland and the market towns serving the rural areas underpins the strategy of the structure plan. The county will achieve this by concentrating new development in existing towns and settlements.

SENTRI

- 2.3.6 The South East Northumberland and North Tyneside Regeneration Initiative (SENTRI) is a sub regional initiative to create a 'Corridor of Opportunity', that will result in an attractive, coherent and well-connected sub region. At the heart of its delivery strategy are ambitious proposals to regenerate the Blyth Estuary area through a series of riverside developments for commercial and residential development.
- 2.3.7 The following section sets out how Blyth Valley can achieve the vision of the community strategy but also how Blyth Valley can make a significant contribution to the achievement of the vision and aspirations of the North East as a whole.



Spatial Strategy





3 Spatial Strategy

3.1 Aim

- 3.1.1 The spatial strategy will seek to support and deliver the overall vision and objectives for the borough and the wider aspirations of the North East region as a whole.
- 3.1.2 This Core Strategy must be in broad conformity with the Regional Spatial Strategy. It is considered that the broad thrust of the spatial strategy is in line with the aims and objectives of the Regional Spatial Strategy (RSS), and in particular the existing RSS (2002).
- 3.1.3 The spatial strategy must also reflect the guiding principles of sustainable development. Achieving sustainable patterns of development can ensure that housing, employment, services and facilities are provided in locations which are accessible by the majority of the population, minimising the need to travel and assist in the creation of sustainable communities, whilst protecting and enhancing the environment.
- 3.1.4 The vision of the Core Strategy has its roots in sustainability principles, seeking to meet the needs of the residents of the borough, through the achievement of a sustainable pattern of development in the borough without jeopardising the ability of future generations to meet their own needs, and recognising the need to protect our fragile environment.

3.2 Regeneration – a driver for change

- 3.2.1 Economic, commercial and housing-led regeneration will be the key driver for the desired 'step change' for the borough.

- 3.2.2 It is, therefore, necessary to ensure that new development is directed to locations and sites which support the overall regeneration strategy and that the necessary infrastructure is in place. A number of separate initiatives are already being developed. It is essential that these separate initiatives are delivered in a complementary and integrated way.
- 3.2.3 The regeneration of Blyth Valley will make a significant contribution to achieving the wider regeneration of the Northern Way Growth Strategy and the Regional Economic Strategy.
- 3.2.4 Policy SS1 sets out an integrated regeneration strategy which will guide the policies and proposals of this Core Strategy and other development plan documents in the future.
- 3.2.5 Policy SS1 brings together a range of issues to deliver an integrated regeneration strategy for the borough. The policy reflects the 'preferred options' derived from the consultation and sustainability appraisal process.
- 3.2.6 New development should take place in locations which support the regeneration strategy and priorities set out in Policy SS1.
- 3.2.7 Historically, the development strategy has encouraged the majority of new development in the main towns and service centres of Blyth and Cramlington and to a much lesser extent Seaton Delaval. Smaller scale development was allowed within the existing villages of the Seaton Valley to support local services.
- 3.2.8 There was broad consensus emerging from the consultation exercise and the sustainability appraisal that continuing the existing broad development strategy would be the most sustainable option that



would best reflect strategic planning guidance.

- 3.2.9 This Core Strategy, therefore, continues the existing broad development strategy but includes amendments that reflect in particular the requirements of Planning Policy Statement 3 Housing.

3.3 Role of the main towns

- 3.3.1 The Borough's two main towns are very different in terms of their character and regeneration priorities and needs. The council considers that the aims of regenerating Blyth together with the regeneration and completion of Cramlington new town can be achieved in parallel with careful phasing and releasing of land.

Blyth

- 3.3.2 Blyth has a population of 35, 818 and is a traditional market town, with its roots in the now departed coal mining and shipbuilding industries. The priority is to regenerate the historical and social fabric of the town. The mixed-use regeneration of the estuary will be the key driver for change. It is anticipated that the regeneration of the town will need significant public sector intervention in order to succeed.
- 3.3.3 The regeneration of Blyth will also include the regeneration and enhancement of the retail offer in Blyth town centre, the promotion of Blyth as a centre of excellence for renewable energy and providing a range of employment land to meet the needs of businesses.
- 3.3.4 Blyth will also be promoted as a location for tourism, building on the town's significant historical, architectural and natural assets. Work is already underway

on a number of initiatives such as improving and promoting the Blyth Links coastal area for informal recreation and tourism.

- 3.3.5 Blyth also contains older areas of housing stock, particularly around the town centre, which are suffering from low demand. The overall strategy will therefore seek to support housing market renewal in the town through the 'Improving Croft and Cowpen Quay' Neighbourhood Management Area.

Cramlington

- 3.3.6 Cramlington has a population of 30,400 and is a new town largely constructed within the past 30 years as a sub-regional growth centre and an overspill for the Tyneside conurbation. Although significant building has taken place in the town over the last 30 years the original master plan is not yet complete with development of the south west sector outstanding.
- 3.3.7 The priorities for Cramlington are to complete the new town through the creation of a sustainable community and to continue the already significant strategic employment role of Cramlington within the Tyne and Wear City Region through the promotion of key strategic sites such as West Hartford and the Northumberland Business Park, in order to assist regeneration aims.
- 3.3.8 Land to the north of Station Road is well situated to accommodate expansion of the town centre in the future. The boundary of the town centre and range of appropriate uses will be identified in the Cramlington Development Plan Document (DPD).
- 3.3.9 Whilst the submission draft RSS does not specifically identify Cramlington as a



'sub-regional' focus for new employment (in those precise terms) it is considered that the town already makes a significant strategic economic contribution within the Tyne and Wear City Region. The Core Strategy, therefore, proposes to continue a 'strategic employment role' for Cramlington within the Tyne and Wear City region.

- 3.3.10 It is considered that there are many benefits of directing significant housing development alongside new employment. This will create sustainable patterns of development, reduce the need to travel and help to create sustainable communities. New housing in the town will be at a scale that allows local need to be met and is consistent with its role as an area of employment growth.
- 3.3.11 There is also significant potential for regenerating the town centre by expanding and improving the retail offer within Cramlington which will open up opportunities to simultaneously improve leisure and community facilities as part of an overall regeneration strategy.
- 3.3.12 The regeneration of Cramlington will be private sector led. However the Council will support public sector intervention where necessary.

3.4 Seaton Valley

- 3.4.1 There is strong policy support at a national, regional, and sub-regional level for continuing the role of Seaton Delaval as a secondary service centre for the surrounding rural area.
- 3.4.2 The majority of new development in the Seaton Valley will be accommodated in the secondary service centre of Seaton Delaval while allowing some development on previously developed sites in the

villages in order to support local services. This approach is supported in the sustainability appraisal.

- 3.4.3 The priority in the Seaton Valley is to allow sufficient development at a scale appropriate to the role of the town/village in order to support local communities.

3.5 Settlement Hierarchy

- 3.5.1 The settlement strategy outlined below can be summarised in the following settlement hierarchy.

Blyth Valley Settlement Hierarchy

Status of settlement	Settlement
Main towns/ service centres:	Blyth Cramlington*
Secondary service centre:	Seaton Delaval
Villages	East Hartford Seaton Sluice/ Old Hartley New Hartley Seghill East Cramlington Holywell

**Cramlington continues to have a strategic employment role within the Tyne and Wear City Region. New housing provision in the town will be at a scale that allows local needs to be met and is consistent with its role as an area of employment growth.*

3.6 Greenbelt Policies

- 3.6.1 The existing Regional Spatial Strategy, County Structure Plan and Blyth Valley Local Plan (1999) designate quite extensive areas of greenbelt within the borough to maintain the separation of Blyth, Cramlington and Seaton Delaval from North Tyneside and Morpeth and the villages within the borough. Within



the greenbelt there is a presumption against any inappropriate new development which may lead to urban sprawl and jeopardise the openness of the greenbelt.

- 3.6.2 The Structure Plan (First Alteration 2005) allocated a new section of greenbelt in the north west corner of the district, reflecting policy GB 2 of Regional Planning Guidance for the North East (RPG1) . This has been reflected on the Core Strategy key diagram and proposals map accompanying the Development Control Policies DPD.
- 3.6.3 PPG2 also sets out the limited circumstances in which new development in the greenbelt will be allowed. These criteria are reflected in Policy DC3 of the Development Control Policies DPD.
- 3.6.4 More detailed general development policies can be found in the Development Control Policies DPD.





Policy SS1 – Regeneration and Renaissance of Blyth Valley 2021:

Integrated Regeneration and Spatial Strategy

An economic and social renaissance of Blyth Valley will be achieved by 2021 through the implementation of the following integrated regeneration and spatial strategy.

The majority of new housing, employment, retail and other significant development will be directed towards the main towns of Blyth and Cramlington, and to a lesser extent the secondary centre of Seaton Delaval within defined settlement limits, in order to achieve the following spatial priorities:

Blyth

The regeneration of the town of Blyth will be achieved by:

- a) Regenerating Blyth town centre and Quayside;
- b) Mixed use regeneration of the Blyth Estuary;
- c) Promoting Blyth as a centre of excellence for renewable energy;
- d) Protecting existing and providing a range of new employment land to meet the needs of businesses and residents;
- e) Directing new development towards previously developed sites before greenfield;
- f) Supporting housing market renewal in the Improving Croft and Cowpen Quay (ICCO) Neighbourhood Management area and other areas of older housing stock to assist the rebalancing of housing market;
- g) Promoting Blyth as a location for tourism, building on the natural and historical assets of the town and environs (e.g. the Blyth Links Master Plan); and
- h) Infrastructure improvements to improve accessibility to and within the town including improved public transport, cycling and walking facilities.

Cramlington

The regeneration of Cramlington will be achieved by:

- a) Continuing Cramlington's strategic employment role within the Tyne and Wear City Region. New housing provision will be at a scale that allows local needs to be met and is consistent with its role as an area of employment growth;
- b) Developing the south west sector and northern expansion site in Cramlington in order to complete the new town and create a sustainable community;
- c) Promoting the prestige employment site at West Hartford for a limited number of high quality large development sites for modern industry;
- d) Promoting the Northumberland Business Park as a significant sub-regional location for new employment development;
- e) Supporting the existing pharmaceutical cluster in Cramlington;
- f) Protecting existing and provide a range of new general employment land in Cramlington in order to meet local needs;



- g) Regenerating Cramlington town centre;
- h) Reviewing older areas of housing stock; and
- i) Seek strategic improvements to the road network.

Seaton Valley

The secondary service centre of Seaton Delaval will accommodate the majority of new development, within defined settlement limits, within the Seaton Valley at a scale which is required to fulfil its role as a secondary service centre.

The villages of East Hartford, East Cramlington, Seghill, Holywell, New Hartley and Seaton Sluice/Old Hartley will accommodate small-scale development within settlement limits in order to maintain sustainable communities.

Local communities will be sustained in the Seaton Valley by:

- a) Protecting the existing allocations of a range of general employment land in order to meet the needs of local businesses and residents;
- b) Promoting sustainable tourism building upon and ensuring the protection of the natural and historical assets of the Seaton Valley;
- c) Providing new housing development at an appropriate scale, in order to maintain sustainable communities, retain local services and help to rebalance the population profile.

District-wide Priorities

In addition the following district-wide priorities will be pursued:

Housing

- Ensuring that new housing development is directed to main towns and regeneration areas in order to support regeneration initiatives, encourage the take up of previously developed land before greenfield and ensure sustainable development.
- Supporting housing market renewal in areas of older housing stock, to assist in rebalancing housing markets.
- Providing a range and mix of housing including affordable housing to meet local needs.

Sustainable Communities

- Ensuring that regeneration proposals and proposals for new development maximise the benefit to surrounding local communities and create sustainable communities.
- Protecting and enhancing community facilities.

Accessibility

- Ensuring that new development is directed to locations which reduces the need to travel and which are accessible by a range of modes of transport.
- Supporting the implementation of essential infrastructure proposals in order to support and facilitate economic regeneration proposals, particularly:



- A19 junction improvements at Moor Farm and Seaton Burn; and
- Ashington, Blyth and Tyne Line (ATB) or alternative strategic public transport corridor.

Environment

- Ensuring that the regeneration strategy is undertaken in a way which protects the natural and built environment of the borough for future generations.
- Utilising the natural and historic assets of the borough for sustainable tourism.
- The existing greenbelt will be maintained and an extension to the greenbelt is proposed in the north west corner of the Borough as indicated on the Key Diagram of the Core Strategy and Proposals Map of the Development Control Policies DPD. There will be a presumption against new development in the open countryside and greenbelt.

3

3.7 Sequential Approach

- 3.7.1 Policy SS2 sets out the sequential approach which will provide the framework for the selection of sites in settlement based development plan documents for Blyth, Cramlington and Seaton Valley and also for considering planning applications for all types of development.
- 3.7.2 The re-use of previously developed land contributes significantly to the achievement of sustainable development by reducing the need to develop greenfield land or open countryside. The sequential approach will deliver the high-level aims of PPS3 by prioritising previously developed land and directing new development to sustainable locations.

Policy SS2 – The Sequential Approach and Phasing

The Blyth, Cramlington and Seaton Valley development plan documents will plan for the release of land for development over the following time periods:

2004 to 2011; 2011 to 2016;
and 2016 to 2021

Development plan documents and proposals for new development will adopt a sequential approach to the identification of land for new development to give priority to previously developed land and buildings in the most sustainable locations. Locations for new development will be selected in the following priority order:

- a) Suitable previously developed sites and buildings in the main towns of Blyth and Cramlington, and the secondary service centre of Seaton Delaval particularly where there is good access to public transport;
- b) Other suitable locations within Blyth, Cramlington and Seaton Delaval;
- c) Suitable sites in locations adjoining Blyth, Cramlington and Seaton



Delaval particularly those that involve the use of previously developed land and buildings;

- d) Suitable sites in villages, particularly those that involve the use of previously developed land and buildings.

All sites will be in locations which are accessible to a range of services and a variety of modes of transport, particularly public transport, walking and cycling. Locations which have been identified as land to be protected for nature conservation or for recreational purposes will be avoided.

There will be a presumption against development on greenfield land unless the site has been allocated in the Blyth, Cramlington or Seaton Valley development plan document in accordance with the sequential approach set out above.

The council will review the phasing approach every five years or earlier if a need is indicated in the Annual Monitoring Report.

- 3.7.3 The presumption will be that previously developed sites are phased or developed before greenfield sites unless greenfield sites are required to meet the housing land requirement.
- 3.7.4 In the absence of previously developed land, greenfield urban extensions will be the next most sustainable option.
- 3.7.5 Some previously developed sites may have significant biodiversity or geological interest. Where this is the case efforts will be made to retain or incorporate this interest in the development of the site.

3.8 Sustainability

- 3.8.1 Whilst the concept of sustainability underpins the entire Core Strategy, the sustainability appraisal highlighted the need for a specific policy setting out the sustainability criteria against which new allocations in development plan documents and planning applications will be assessed. Policy SS3 sets out those criteria.

3.9 Appropriate Assessment

- 3.9.1 The new requirements set out in the Strategic Environmental Assessment (SEA) Directive, make sure that planning documents are produced with a view to achieving sustainable development. An environmental report has been published alongside the Core Strategy.
- 3.9.2 The Core Strategy DPD has been the subject of an Appropriate Assessment as required under the European¹ and Domestic² Regulations. The assessment concluded that the policies would not, individually or cumulatively, have a significant effect on the integrity of such sites either within or adjacent to the Borough.
- 3.9.3 The Habitats Directive provides the framework which will inform subsequent land use plans. Appropriate Assessment will be undertaken on all emerging DPDs and SPDs which will include, where appropriate, criteria based policies to ensure that any significant impact on the integrity of International and European designated sites is avoided, mitigated or compensated, and to inform scheme level decisions.

¹ Council Directive 92/43/EEC Regulations 2006

² Conservation (Natural Habitats) Amendment (E&W)



Policy SS3 – Sustainability Criteria

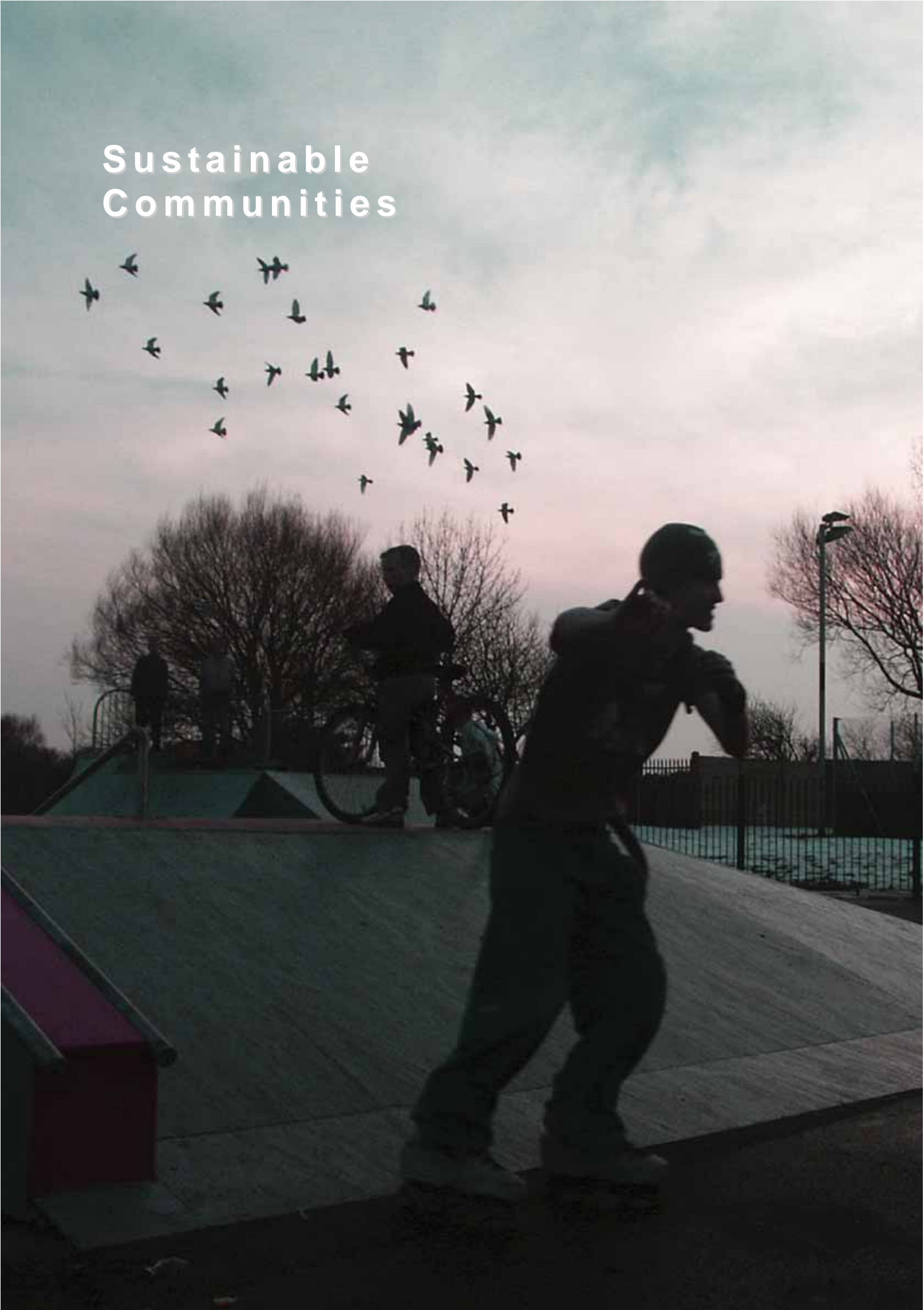
Before allocating sites or granting planning permission for new development, the Borough Council will need to be satisfied that the following sustainability criteria are met:

1. That the development is accessible to homes, jobs, shops, services, the transport network and modes of transport other than the private car; and
2. That there would be no physical and environmental constraints on the development of the land as a result of contamination, flood risk, and/or land stability which could not be resolved without a detrimental impact on the environment; and
3. That there would be no unacceptable adverse impact on the natural environment, resources, biodiversity and geological conservation interests, landscape character, historic and cultural heritage and community assets of the borough and the maintenance, restoration and enhancement of these interests will be secured in new developments; and
4. That new development would help to build communities by sustaining community services and facilities, or through the provision of affordable housing to meet identified local need; and
5. That new development will reflect the principles of energy efficiency, water efficiency and conservation, sustainable design and construction, sustainable urban drainage schemes (SUDS), the hierarchy of waste management [waste minimisation, reuse of waste and recovery, which includes recycling] and secure by design.

Applications for major developments will be expected to be accompanied by Transport Assessments and/or Green Travel Plans.



Sustainable Communities





Sustainable Communities

4.1 Introduction

- 4.1.1 Sustainable communities are places where people want to live and work, now and in the future. They have their own local identity and distinctiveness which is valued by the community. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, and offer equality of opportunity and good services for all.
- 4.1.2 One of the key objectives of The Peoples' Plan is to ensure that the next generation have the capacity to maximise their potential. The Core Strategy has an important role to play in ensuring that young people have a good start in life, by providing housing choice, varied employment opportunities, good accessibility to other areas of the region, vibrant and interesting town centres and by protecting and creating valued community facilities.
- 4.1.3 The government is committed to creating thriving, vibrant, sustainable communities. Bearing in mind these wider objectives, the Core Strategy should recognise the needs of the community by ensuring that homes, jobs, open space, healthcare, education, shops and leisure facilities meet the needs of the local community, and are well designed, safe, and easily accessible to all.
- 4.1.4 Ensuring a mix of high quality housing in accessible locations will assist in achieving more diverse and well connected neighbourhoods, whilst contributing towards the regeneration of the district's towns and villages. This

provides the foundations for creating an attractive and desirable place to live.

- 4.1.5 Creating the conditions and environment for the growth and maintenance of quality economic activity will enable the further development of the business sector in the district, to create a greater range and variety of employment opportunities, and contribute towards the regeneration of the towns and villages.
- 4.1.6 The town centres should provide a vibrant commercial sector within which new businesses are encouraged, and existing business supported and retained. The centres should be attractive, safe and valued hubs of activity, with their own distinctive character and identity, providing enough shops, homes, jobs and opportunities for leisure and recreation throughout the day and evening.
- 4.1.7 Effectively connecting neighbourhoods, jobs, community facilities and commercial centres is at the heart of creating sustainable communities. The district needs to improve its connectivity at all levels, within the region, surrounding area, and within the district itself, by supporting and building upon the existing route network and ensuring that new development is directed towards appropriate locations.
- 4.1.8 This chapter provides an integrated policy framework within which the spatial aspects of the community strategy can be delivered to ensure that Blyth Valley is a place of involvement, opportunity and prosperity for all by 2021.



CORE STRATEGY OBJECTIVES FOR CREATING SUSTAINABLE COMMUNITIES:

- 1) To enable the provision of an appropriate mix of housing types, sizes and tenures, including affordable housing, in order to deliver sustainable communities in locations which are accessible by a range of means of transport.
- 2) To sustain and strengthen the local economy and encourage economic diversification through the provision of high quality employment land in sustainable locations and supporting and facilitating appropriate regeneration and tourism initiatives.
- 3) To establish a balanced hierarchy of retail centres which will meet the needs of the borough's residents, and enhance the vitality, viability and liveability of town centres.
- 4) To ensure that existing and new developments and services are accessible by range of transport modes, particularly public transport whilst reducing the overall need for people to travel, in particular by car, by directing the majority of new development to the borough's main towns.
- 5) To create safe and healthy communities, by enabling the provision of an adequate network of community facilities to meet the objectives of the community strategy, and that mechanisms are in place to meet the demands for extra community facilities arising from new development.

4.2 Housing

Introduction

- 4.2.1 Since the Blyth Valley District Local Plan (1999) was produced there have been a number of changes to strategic planning guidance and to local and regional housing markets. The population of Blyth Valley increased by 2% between 1991 and 2001 to a population of over 81,000. Due to the increase in population growth and house prices it is essential that the release of land for housing is carefully addressed through a 'plan, monitor and manage' approach that considers how a variety of homes can be provided to meet the needs of communities.

Objective

- 4.2.2 The main objective of the Core Strategy in relation to housing provision is:

Objective 1

To enable the provision of an appropriate mix of housing types, sizes and tenure, including affordable housing, in order to deliver sustainable communities in locations which are accessible by a range of means of transport.

Delivery and Supply of Housing

- 4.2.3 The Northumberland County and National Park joint Structure Plan (2005) sets out the annual housing land requirement for the Northumberland districts from 2002 to 2016.
- 4.2.4 The 'Regional Spatial Strategy' will take over the role of distributing the housing land requirement for the metropolitan and shire districts. The submission RSS issued for consultation in June 2005 proposed an annual house building rate



for Blyth Valley. The annual build rates in the period 2004 to 2016 reflect those contained in the Structure Plan.

- 4.2.5 The RSS figures are still in formulation, and were the subject of debate at the RSS Examination in Public (EIP) held in March 2006. The Council requested a higher housing land requirement of 290 dwellings per annum for the period 2016-2021.
- 4.2.6 The Core Strategy preferred options included an annual average build rate of 240 dwellings per annum in the period 2016–21. However, following recent approval at appeal of 850 new homes on greenfield land at West Blyth, the Council considered that it needed to secure a higher increase in this period to deliver the Blyth Estuary proposals.
- 4.2.7 The Council considers that unless a higher housing land requirement is secured for the period 2016-2021 that strategic regeneration objectives for Blyth and Cramlington will be jeopardised.
- 4.2.8 The Core Strategy, therefore proposes a global housing land requirement of 4650 dwellings for the period 2004 - 2021 based upon the build rates set out in Policy H1.

Distribution of Housing Land Requirement

- 4.2.9 The following sets out the housing land requirement for the borough and how it is proposed to distribute it between the three sub-areas.
- 4.2.10 The figures have taken into account the number of sites under construction within the plan period; sites which currently have planning permission for residential development and sites identified in the urban housing capacity study.

- 4.2.11 The Urban Housing Capacity Study (UHCS) was updated in 2006. The main purpose of the Study is to estimate the potential future housing yield from all appropriate sources of land, particularly previously developed land, in the urban areas of the Borough. The UHCS has informed the preparation of the housing trajectory (Appendix D) and a specific allowance has been made for previously developed sites identified in the UHCS which are anticipated to come forward within the LDF period. The UHCS will also inform the preparation of the forthcoming Blyth, Cramlington and Seaton Valley DPDs.

- 4.2.12 The figures do not make an allowance for windfall development, in line with PPS3 which states that windfall allowances should only be included where it is not possible to allocate sufficient land. The Council consider that sufficient land can be identified and allocated for the whole of the plan period. Indeed a significant amount of land is already committed through a number of planning approvals. Windfall sites will, therefore, only be allowed if they are previously developed and if there is an undersupply of housing land as indicated in the annual monitoring report.

- 4.2.13 The figures contained in the three sub-areas have been phased over the three time periods set out in the RSS.

Blyth

- 4.2.14 The relatively higher figure for Blyth is due to a significant number of existing planning permissions, particularly on previously developed land. It also reflects the higher level of previously developed sites identified in the UHCS without planning permission. The figure takes account of the recent approval of 850 homes on greenfield land at West Blyth



and makes an allowance for some development to take place on the Blyth Estuary. Output in the early part of the plan period on the estuary is likely to be on the Bates Colliery site which is not dependent upon the relocation of the port.

the re-organisation of the education system from a three to two tier system. These sites have been included in the updated UHCS and included within the proposed housing land requirement for Cramlington.

Cramlington

- 4.2.15 Cramlington has relatively little in the way of previously developed land or existing planning permissions.
- 4.2.16 The housing land requirement for the town will therefore largely be met through the development of 750 homes as a sustainable greenfield extension to the town.
- 4.2.17 There also may be some previously developed sites coming forward through

Seaton Valley

- 4.2.18 The Seaton Valley allocation reflects recent approval of 170 dwellings at Wheatridge and also sites with current planning permission and sites identified in the UHCS.

Policy H1 – Housing Provision

The Core Strategy and the Blyth, Cramlington and Seaton Valley development plan documents will make provision for 4650 dwellings* in the period 2004 to 2021 to be phased according to the following annual average build rates; in accordance with Policy SS2 sequential approach and phasing; and the phasing set out for each of the sub-areas below.

2004–11	2011–16	2016–21	Total
250	290	290	
Total			
1750	1450	1450	4650

The housing land requirement will be distributed in the Blyth Cramlington and Seaton Valley development plan documents as follows:

Sub-area	2004–11	2011–16	2016–21	Total
Blyth	1116	835	1183	3134
Cramlington	367	500	184	1051
Seaton Valley	267	115	83	465
	1750	1450	1450	4650

**If new housing is to replace demolished dwellings which were occupied, then these new dwellings are in addition to the allocations set out in this policy. If, however they are to replace demolished dwellings which were vacant then the replacements are counted as part of the allocations in this policy.*



Making the Best and Most Efficient Use of Housing Land

- 4.2.19 The sequential approach set out in policy SS2 will assist in achieving the Government's target of developing 60% of new homes on previously developed land. The submission Regional Spatial Strategy seeks to achieve the following targets: 60% by 2008 and 65% by 2016.
- 4.2.20 The Structure Plan sets a lower target of 40% by 2008 and 50% by 2015.
- 4.2.21 A revised Urban Housing Capacity Study was undertaken in 2006. The results indicate the potential to include 1223 dwellings (net) on previously developed land (excluding the Estuary and sites with planning permission) within the Plan period.
- 4.2.22 Taking into account the UHCS and the sites which are anticipated to make up the housing land requirement to 2021 it is anticipated that approximately 60% of new housing development will be on previously developed land and approximately 40% on greenfield land. This is higher than the Structure Plan target and close to the RSS target. It is also anticipated that as the output from the estuary study sites is likely to peak in the latter half of the period that the percentage of new housing development will be higher towards the end of the period in line with the structure plan targets. These targets are reflected in policy H2.
- 4.2.23 The Council will also seek to ensure that the best use is made of land in the borough by seeking minimum housing densities of 30 dwellings per hectare. Higher densities will be sought in locations close to town centres and accessible by a range of means of transport.

Policy H2 – Making the Best and Most Efficient Use of Land

The Council will seek to achieve the following targets for new housing development on previously developed land:

50% by 2008
60% by 2016

New housing development will be expected to achieve a minimum density of 30 dwellings per hectare.

Higher densities will be expected in locations close to town centres which are accessible by a range of means of transport. Lower densities may be considered in older areas of housing stock where there is a need to rebalance the housing market or in conservation areas where there is a need to preserve the character of the area.

Mix of Housing Development

- 4.2.24 In considering applications for new housing development regard will be had to the need to achieve a mix of housing types in terms of size, tenure and cost and the need to create sustainable communities.

Policy H3 – Mix of Housing Development

In considering applications for new housing development regard will be had to the need to achieve the appropriate mix of housing types in terms of size, tenure and cost and the need to rebalance housing markets and create sustainable communities.



Existing Housing Stock

- 4.2.33 New housing represents a very small proportion of the total housing market. It is also important to make sure that the best use is being made of existing housing stock.
- 4.2.34 There are pockets of housing around the town centre in Blyth and in Cramlington which are experiencing low demand and which are in a poor state of repair. A neighbourhood management initiative has been designated in the Croft ward surrounding Blyth town centre in recognition of the quality of the existing housing stock.
- 4.2.35 It is essential to improve or replace dwellings in these areas to provide a better mix of dwelling type, size and tenure within improved living environments which better meet people's aspirations.
- 4.2.36 The Council is currently in the process of preparing a housing strategy which will seek to address a full range of housing issues including the need to improve existing stock. The Council will take the strategy on board when preparing individual settlement based documents.

'Policy H4 – Affordable Housing Target was quashed in the Court of Appeal on 9 July 2008. Policy H4 and supporting text have therefore been deleted from the Core Strategy.'



Policy H5 – Improvement of Areas of Older Housing Stock

Blyth, Cramlington and Seaton Valley development plan documents and area action plans will identify housing renewal areas and incorporate a comprehensive approach to housing improvement, demolition, environmental enhancement and the development of mixed uses to assist in the regeneration of local communities and re-balance the housing market.

4

Policy H6 – Gypsies and Travellers

Proposals for the establishment of sites for gypsies and travellers or extensions to existing sites will be considered against the following criteria:

- a) Proposals will not be permitted in areas designated as greenbelt;
- b) The site is within reasonable distance of community services and facilities including shops, schools, medical facilities and public transport;
- c) The proposal is well screened and landscaped and will not cause unacceptable harm to the character and appearance of the surrounding area;
- d) Satisfactory access and highway arrangements;
- e) The proposal will not result in disturbance or loss of amenity to any neighbouring residential properties; and
- f) Satisfactory water supply, sewerage and refuse disposal facilities.



4.3 Regeneration and Employment

Objective

- 4.3.1 The main objective of the Core Strategy in relation to regeneration and employment is shown below.

Objective 2

To sustain and strengthen the local economy and encourage economic diversification through the provision of high quality employment land in sustainable locations and supporting and facilitating appropriate regeneration and tourism initiatives.

The Wider Regeneration Agenda

- 4.3.2 This section must be read in conjunction with policy SS1 which establishes an integrated regeneration and spatial strategy in order to: provide the overall framework by which the economic renaissance of Blyth Valley can be achieved; establish a clear set of regeneration priorities and; provide the guiding principles for other Core Strategy and development plan documents. It is not intended to repeat those principles here unless there is a specific implication on the provision of employment land.

Employment Land Provision

- 4.3.3 Perhaps the most significant contribution the local development framework can make to achieving economic prosperity in the borough is to ensure that sufficient employment land is available in the right locations in order to support local businesses, encourage expansion of small business clusters and attract inward investment, in line with national and regional guidance.

- 4.3.4 The submission Regional Spatial Strategy has allocated a total of 175 hectares for Blyth Valley comprising 80 hectares of general employment land, 40 hectares of mixed-use and 55 hectares of prestige employment land. It identifies a prestige employment site at West Hartford. This broadly reflects the employment land provision figures set out in the Structure Plan.

Location of New Employment Development

- 4.3.5 Employment will continue to be directed towards the main towns of Blyth and Cramlington and Cramlington will continue to have a strategic employment role within the Tyne and Wear City Region.
- 4.3.6 The selection of sites for employment development and the consideration of planning applications for new employment development will be considered by the extent to which they meet the regeneration priorities and Spatial Strategy set out in policy SS1.
- 4.3.7 The forthcoming Blyth, Cramlington and Seaton Valley development plan documents will review these employment land allocations in the context of the Blyth Valley Industrial Land Capacity Study (2004), the sequential approach set out in policy SS2 and the extent to which the sites may be appropriate for other uses, for example housing.
- 4.3.8 Additionally, the Industrial Land Capacity Study (2004) informed the phasing approach to the release of employment land set out in policies REG1 and REG2.



- 4.3.9 When land is released for employment, the Council will liaise with relevant bodies such as the Environment Agency and the Highways Agency to consider any potential implications for the trunk road network or the surrounding environment and appropriate highways improvement measures will be sought (as detailed in circular 04/2001), where development results in a traffic impact upon the trunk road network.

Policy REG1 – Employment Land Provision

Within the three forthcoming development plan documents for Blyth, Cramlington and the Seaton Valley, provision will be made for the following types of employment land:

General Employment	80 ha
Brownfield mixed use	40 ha
Prestige employment site	55 ha
Total	175 ha

The Council will adopt a phased approach to the release of employment land as follows*:

2004 – 11	2011 – 16	2016 – 21	Total
48ha	68ha	59ha	175ha

** Please note that the figures in the RSS have been rounded. The figures in this table reflect actual allocations.*





Policy REG2 – Employment Land Distribution

Employment land provision will be identified in the Blyth, Cramlington and Seaton Valley development plan documents as follows:

	General	Mixed	Prestige
Blyth	11 ha	40 ha	
Cramlington	66 ha		55 ha
Seaton Valley	3 ha		

It is intended that this land will be allocated and phased on the following basis*:

GENERAL

Phase	2004 – 11	2011 – 16	2016 – 21	Total
Blyth	4ha	4ha	3ha	11ha
Cramlington	26ha	21ha	19ha	66ha
Seaton Valley	1ha	1ha	1ha	3ha

MIXED

Phase	2004 – 11	2011 – 16	2016 – 21	Total
Blyth	9ha	17ha	14ha	40ha

PRESTIGE

Phase	2004 – 11	2011 – 16	2016 – 21	Total
Cramlington	8ha	25ha	22ha	55ha

** Please note that the figures in the RSS have been rounded. The figures in these tables reflect actual allocations.*





Regionally Significant Employment and Regeneration Sites

The Blyth Estuary Initiative

- 4.3.10 The South East Northumberland and North Tyneside Regeneration initiative (SENTRI) is a sub-regional initiative to create a 'Corridor of Opportunity', resulting in an attractive, coherent and well connected sub-region. At the heart of their delivery strategy is the Blyth Estuary Development Framework.
- 4.3.11 The framework illustrates a range of opportunities which could unlock the potential of the sub-region and transform the area. This broad development framework plan identifies key projects including: opening up the Blyth waterfront to both investment and the wider community; de-allocating employment land where supply exceeds demand; enhancing public transport links; and establishing a number of housing led development schemes on key waterfront sites in Blyth.
- 4.3.12 Significantly, the Development Framework impacts on 2 Districts- Blyth Valley and Wansbeck. North of the river, Cambois is leading the way in the Estuary regeneration, having undergone a number of fundamental changes such as the closure of the colliery and, more recently, the power station. Planning issues north of the river will be dealt with as part of the Wansbeck local planning process, however, as both Districts will contribute to the overall vision, it is important that both LPAs support the development framework.
- 4.3.13 There are a number of core common elements which can be delivered regardless of whether the port moves out of the key Blyth waterfront sites, i.e. exploring the potential for clustering and growth associated with the Port of Blyth, and exploring initiatives to develop and promote tourism and recreation facilities in both Blyth and Cambois. However, despite these common elements having the ability to deliver significant change, it is clear that the key development opportunities, which have the ability to deliver the step-change, remain dependent upon the relocation of the port to Battleship Wharf, hence the importance of delivering the full package. The Council therefore believe maximum investment, involving complete relocation of port operations to the north side of the estuary will transform the image of the Blyth estuary and contribute to wider regeneration initiatives.
- 4.3.14 By focusing new development on previously developed land it reduces the need to develop greenfield land and helps to reduce the need to travel. However, on the other hand there may be potential to negatively impact on the estuarine environment and adjacent Special Protection Area, hence the need for an Environmental Impact (including addressing waste water treatment), Flood Risk, and Transport Assessment. Appropriate liaison with the Environment Agency/Northumbrian Water Ltd will be required on such measures including advice on Appropriate Assessment. This will highlight the need to consider appropriate mitigation measures as part of any regeneration scheme.
- 4.3.15 The Blyth Estuary is allocated as a regional mixed-use development in the Regional Spatial Strategy and the most appropriate mechanism to allocate the site for mixed-use regeneration in the Local Development Framework will be through the Blyth development plan document. Specific area action plans or master plans will also be prepared.



4.3.16 The following policy, however, sets out the guiding principles to consider when allocating the site and formulating specific proposals.

4



Policy REG 3 – Regional Brownfield Mixed Use Development – Blyth Estuary

The Blyth Development Plan Document will allocate the Blyth Estuary as a brownfield mixed use development (incorporating housing; employment; and leisure uses) taking into account the following:

- a) The need to prepare a detailed master plan for the overall area and specific sites;
- b) Appropriate phasing policies;
- c) The need to integrate with Blyth town centre;
- d) Appropriate infrastructure improvements;
- e) Is accessible by a range of transport modes;
- f) Seeks to maximise economic and social benefits for the neighbouring communities;
- g) Measures to protect and enhance the local environment, with particular regard to protected species and international and national nature conservation designations, with sufficient measures to address land contamination issues;
- h) The need to prepare an area flood risk assessment and detailed FRAs for individual sites;
- i) The need for an environmental impact assessment;
- j) The need for a transport assessment; and
- k) Full consideration of sewerage, drainage and waste water treatment, in line with Policy DC19 (regarding SUDs and the DC20 policy (utilities and infrastructure).



Prestige and Sub-Regional Employment Sites

- 4.3.17 The RSS identifies a 55 hectare prestige employment site at West Hartford as making a significant contribution to regional growth by providing a limited number of high quality large development sites for modern industry.
- 4.3.18 West Hartford has a major role to play in fulfilment of the strategic employment role and the sustainable development of Cramlington by meeting the needs of businesses wishing to locate or expand in the town which cannot be accommodated on other sites in the town.
- 4.3.19 The site will also play a key role in delivering the borough's integrated regeneration strategy set out in policy SS1. There is recognition that developments will not be of the scale previously envisaged though the prestige employment role will take priority and the site shall provide for B1b, B1c, B2 and B8 uses in a high quality environment. The master plan to be prepared for the site will reflect the dual role, define the proportion of the site which will be available for prestige and general employment and will ensure that development is of the highest quality.

Policy REG4 – Prestige Employment Site and Sub-Regional Employment Site

The Cramlington Development Plan Document will allocate West Hartford as a prestige employment site and Northumberland Business Park as a Sub-Regional Employment Site.

Knowledge-Based Industries/Business Clusters

- 4.3.19 It is widely regarded that sustainable business clusters have great potential. They can deliver the existing benefits of business clusters - competitiveness and innovation - as well as wider social, economic and environmental benefits. Therefore in order to encourage and support innovative business cluster areas the Council have devised the following policy:

Policy REG5 – Business Clusters

The creation and expansion of innovative business cluster areas will be supported providing that the following criteria are met:

- a) Sites are well related to other developments and can be properly accessed and serviced by all sustainable modes of transport;
- b) The sequential approach is applied to all potential sites;
- c) Successful existing employment areas are utilised as a priority, where possible to assist existing companies to be drawn into partnering or cluster activity; and
- d) Adequate physical infrastructure is provided on site to support the business cluster and encourage the creation of incubator units, where appropriate in the heart of clusters. For proposals within the coastal zone, an area flood risk assessment will be required in line with policy DC19.



Tourism and Culture-Led Regeneration

- 4.3.20 Blyth Valley has a range of natural and historic features offering leisure and recreation opportunities for visitors and residents. The development of visitor attractions and tourism in Blyth Valley could have many benefits. There is the potential to help regeneration through job creation and economic return, and it provides the opportunity to promote the borough's assets, which can attract further inward investment and opportunities.
- 4.3.21 In Blyth, the coastline, dunes and wartime structures create a sense of local distinctiveness, which complements the decked Staithes and public artwork on the quayside together with the plans outlined in the Blyth Estuary Development Framework. The regeneration of the Blyth Estuary provides an opportunity to build on the existing attractions and facilities in the area, and the potential to bring more visitors into the borough.
- 4.3.22 Future tourism must be at a level which ensures that the needs of the environment, society and the economy are balanced – in other words 'sustainable tourism'.
- 4.3.23 The North East Tourism Strategy acknowledges the coastal areas and market towns as one of the region's key assets, identifying many areas as being distinctive in character and significant attractions in their own right. 'Blue Skies,' the Northumberland cultural and tourism strategy specifically identifies the need to 'promote, develop and enhance access to south east Northumberland's coast, countryside and attractions, significantly improving the quality of life for local people' (action point 1.5.7).
- 4.3.24 The draft 2005–2008 Cultural Strategy reinforces the Council's commitment to culture and, in light of this document, attention will be given to increasing participation in cultural activity, increasing awareness and choice through enhancing cultural opportunity and enriching residents' quality of life through access to culture.
- 4.3.25 These strategies will be reflected in the area based development plan documents.
- 4.3.26 The following policy sets out the overall approach to tourism and culture proposals. Detailed criteria based policies for the consideration of planning applications for such developments are set out in the Development Control Policies DPD.

POLICY REG 6 – Tourism, Visitor and Culture-led Regeneration

Tourism, visitor and cultural proposals will be promoted and supported where:

- a) They contribute to the achievement of regeneration aims and objectives.
- b) They benefit local communities.
- c) Development is of a use, form and of a scale which does not prejudice the quality of the natural, historic and built environment.

Appropriate sites will be identified in the Blyth, Cramlington and Seaton Valley development plan documents.

Large scale proposals should be accompanied by an overall master plan.



4.4 Retail and Town Centres

Objective and Vision for Town Centres

4.4.1 The main objective of this chapter is:

Objective 3

To establish a balanced hierarchy of retail centres which will meet the needs of the borough's residents, and enhance the vitality, viability and liveability of town centres.

Distribution of Retail Growth

- 4.4.2 The Regional Spatial Strategy encourages retail-led regeneration in towns identified in the regeneration areas, which includes Blyth. The re-development of the Blyth Estuary will need to be complemented by a vibrant and competitive town centre, providing a mix of retail and leisure uses within a high quality environment. The provision of new retail floor space in the Blyth town centre would arguably assist in the retention of retail expenditure in the town, strengthening the role of the town by providing a more accessible and varied retail offer.
- 4.4.3 The priorities for creating a completed sustainable new town in Cramlington must also be considered, with the potential opportunity for some retail growth in the town centre, to complement other development as part of this town building exercise.
- 4.4.4 It is the intention that Seaton Delaval will have a clear role as a secondary service centre for the surrounding villages.
- 4.4.5 Equally important is the provision of convenient and accessible facilities at a

local level. These local shopping facilities should provide a carefully balanced mix of local shops and services within both urban and rural areas of the district.

- 4.4.6 The Core Strategy will not allocate sites for re-development or expansion, however a hierarchy of centres must be established to clarify where new retail growth will be directed and the future role that the main towns and service centres should play in the district.
- 4.4.7 The hierarchy of retail centres remains the same as the established hierarchy in the adopted local plan, and has been considered along with other options outlined in the alternative options discussion paper. This is considered to be a balanced approach which retains both centres as main towns, whilst allowing for a greater level of retail growth in Cramlington, due to the nature of the centre and its capacity to accommodate new development. This approach will enable the successful delivery of Cramlington's strategic employment role within the city region.





Policy R1 – Hierarchy of Retail Centres

The majority of new retail growth shall be directed towards the two main towns of Blyth and Cramlington. The hierarchy of centres is defined as follows:

Main towns:

Blyth

Cramlington

Secondary Service Centre:

Seaton Delaval

A network of local shopping facilities:

Listed at Appendix A

A Strategy for the Town Centres

- 4.4.8 Town centres play an important role in supporting local economic growth and encouraging investment. An attractive, diverse and accessible town centre will attract people to use its shops and services, support investment and job creation. We will encourage proposals which diversify the range of uses in the town centres without compromising their shopping function, particularly uses which make the town centre more attractive to residents, employers, shoppers and visitors.
- 4.4.9 Whilst the Core Strategy provides an overarching strategy for the future development of the town centres, the subsequent area specific development plan documents and area action plans will provide an opportunity to identify and promote retail and commercial opportunities in the district's main towns, to assist in delivering regeneration across the district.
- 4.4.10 Within Blyth Valley there are two main towns which serve the retail needs of the borough's residents. Blyth is a market town with an abundance of local retailers in the older part of the town, and a small, modern indoor shopping centre which accommodates several national high street retailers. The town lacks an adequate supply of appropriately sized and located retail accommodation to attract a greater number of national high street retailers. There are a number of strategic sites in the town centre which are currently vacant or not occupied by typical town centre uses, and would benefit from redevelopment. One of the key challenges in Blyth will be to link the employment and leisure facilities along the quayside with the town centre, to create a vibrant centre, with a clear identity, which more local residents use throughout the day and evening, for work, shopping, entertainment and leisure.
- 4.4.11 Cramlington, by contrast, is a large purpose built indoor shopping centre with an adjacent retail park. Modern, purpose built retail accommodation has resulted in a thriving centre. This is generating increased demand for a potential expansion, for which there is now an opportunity for a comprehensive redevelopment to meet the retail needs of the local community, improve the retail offer, and other leisure and community uses, and regenerate the existing centre to minimise the leakage of expenditure from the town.
- 4.4.12 Seaton Delaval acts as the local service centre for the Seaton Valley, providing a mix of retailing and services at Avenue Head.
- ### Retail Capacity in Blyth Valley
- 4.4.13 The Council prepared and adopted a Retail Capacity Study in 2004, in accordance with the requirements of



PPS6, which assessed the extent to which the existing centres are meeting the retail needs of the borough's residents and established a figure for leakage of expenditure to outside of the district. The study concludes the following:

- 34% of residents normally buy convenience goods (everyday essential items such as food) outside of Blyth Valley;
- 63% of residents normally buy comparison goods (items not obtained on a frequent basis such as clothing, footwear and recreational goods) outside of Blyth Valley;
- 62% of residents normally buy bulky goods (items of a large physical nature such as furniture and carpets) outside of Blyth Valley;
- This leakage equates to approximately £164.6 million a year; and
- 25% of this leakage is derived from convenience goods and 75% from comparison goods.

Retail Growth in Blyth Valley

- 4.4.14 The Retail Capacity Study has reflected the need for some new retail growth in the borough to accommodate the needs of the borough's residents and potentially "claw back" some of the retail expenditure which is currently flowing outside of the Borough.
- 4.4.15 The Core Strategy outlines in broad terms an appropriate level of retail growth for the district and determines where this growth should be directed. The more detailed strategies for the individual centres and establishing how this growth

will be accommodated will be addressed through future area specific documents.

- 4.4.16 At the time of production of the Retail Capacity Study, data which expressed levels of increase in retail expenditure was available for the period up to 2015. Policy R1 therefore plans for new retail growth for the period 2005 to 2015.
- 4.4.17 The level of planned retail growth has been carefully considered to encourage a range of shopping facilities in the district, catering for people's everyday shopping needs as close to their homes as possible, whilst ensuring choice and variety in shopping provision. This has been considered in the context of the Regional Spatial Strategy to ensure that the roles of Blyth and Cramlington remain consistent within the regional hierarchy of centres, whilst working towards reducing leakage of resident expenditure to outside of the district.
- 4.4.18 This projected level of growth would allow for both centres to experience some expansion, taking into account the existing extant planning permissions and major redevelopment proposals which remain at the discussion stage.
- 4.4.19 The proposed figure for growth in Cramlington is higher than that in Blyth, due to the potential deliverable commercial opportunities which have arisen in Cramlington in the town centre which will assist the centre in fulfilling its role as a strategic employment centre in the city region. It will be necessary for development proposals for the regeneration of Cramlington town centre to be accompanied by a detailed masterplan.
- 4.4.20 The opportunities in Blyth town centre for significant retail expansion are more limited due to the town's historic nature



and physical capacity which has resulted in planning approvals in out of centre locations. These extant planning permissions are not reflected in the retail growth figures in policy R1. Should these planning permissions lapse, it will be necessary for any subsequent development proposals to demonstrate that no sequentially preferable sites are available in the town centre, in the context of the emerging regeneration proposals for Blyth town centre. There will be potential opportunities for mixed use regeneration schemes arising from the development of a masterplan for the town centre. The Council is committed to public sector intervention to deliver retail led regeneration.

- 4.4.21 It is considered that policy R1 will enable the dual aims of the spatial strategy to be achieved; the regeneration of Blyth, and the completion of Cramlington as a sustainable new town.
- 4.4.22 In terms of the difference this retail growth would make to the overall level of expenditure leaking out of the Borough, it would mean clawing back expenditure which would result (if all the development proposals were to be completed) in only 20 % of expenditure leaking out of the Borough.
- 4.4.23 This will assist the local authority in clawing back almost all of its leakage of expenditure on convenience goods, a more sustainable and realistic level of leakage of expenditure on comparison goods, and enable the town centres to expand their comparison goods offer to meet the existing deficiencies and improve upon the economic strength and attractiveness of the centres as places to visit.

Policy R2 – Town Centre Retail Led Regeneration

The Council will seek to plan for a maximum of 35050 square metres (net) of new retail floorspace for the period until 2015, to enable the retail led regeneration of the main centres. This will comprise:

Blyth Comparison = 3300sqm

Blyth Convenience = 2500sqm

Cramlington Comparison = 24500sqm

Cramlington Convenience = 4000sqm

Seaton Delaval Convenience = 750sqm

This will be distributed as follows:

28500sqm (net) in Cramlington town centre

5800 sqm (net) in Blyth town centre

750sqm (net) in Seaton Delaval

Any proposed new retail development will be assessed against PPS6, and where of a significant scale will need to be supported by a full retail impact assessment.



Local Shopping Provision

- 4.4.24 The Local Development Framework will aim to ensure a range of shopping facilities catering for people's everyday needs as close to their homes as possible.
- 4.4.25 Planning Policy Statement 6 states that the mix of uses in the local centres should be carefully managed to ensure that people's shopping needs are met. A health check of the local shopping centres has been carried out which confirmed that a number of the centres identified in the existing local plan area are in a poor state of repair with a high number of vacant units.
- 4.4.26 An opportunity presents itself through the area specific development plan documents to develop strategies for individual centres, which in some cases may suggest re-development to provide a more efficient use of land in the form of a mixed-use development. A series of options were put forward for the future of the local shopping centres. It was however considered that in accordance with Planning Policy Statement 6, it would be necessary to take a plan-led approach to the future of these centres, reviewing their future potential through the area specific development plan documents.



4.5 Accessibility

Objective and Vision for Accessibility

- 4.5.1 The main objective of this chapter is:

Objective 4

To ensure that existing and new developments and services are accessible by range of, transport modes, particularly public transport, whilst reducing the overall need for people to travel, in particular by car, by directing the majority of new development to the borough's main towns.

4

Introduction

- 4.5.2 The movement of people and goods has major implications for the environment and the achievement of sustainable development. The Local Development Framework must strive to manage transport and travel effectively to help improve the environment, road safety, decrease congestion and limit pollution.
- 4.5.3 It will be necessary to complete Transport Assessments and / or Green Travel Plans for significant developments in order to ensure that the transport arrangements for developments are as sustainable as possible and that their potential traffic impacts and measures for mitigation are clearly identified.
- 4.5.4 The Local Transport Plan produced by Northumberland County Council establishes what the County would like to achieve in terms of highways and transport within a particular timeframe. It is essential that the Local Development Framework co-ordinates and integrates with the Local Transport Plan to assist in the delivery of its vision and objectives.



- 4.5.5 The Local Transport Plan (2006 to 2011) has an overall aim as follows:

To create and maintain a safe, sustainable, efficient and integrated transport system which maximises accessibility, minimises the adverse effects of traffic on the environment and communities, and facilitates the development of a strong economy and community.

- 4.5.6 The development strategy aims to encourage a sustainable pattern of new development which is accessible to the public and close to existing housing, employment and leisure facilities. This is perhaps the most significant contribution that the Local Development Framework can make to Government objectives relating to transport.

Network of Roads

- 4.5.7 A clearly defined hierarchy of roads is defined on the key diagram. The Highways Authority has defined a four tier road hierarchy, consisting of:
- principal (A-roads)
 - secondary (B-roads)
 - local distributor (take traffic from main roads system and distribute it within a town/village)
 - access roads
- 4.5.8 In considering future land allocations, or determining planning applications, the status and capacity of the network of roads must be considered.
- 4.5.9 The Regional Spatial Strategy and the Local Transport Plan highlight a number of strategic priorities for improving the road network in order to maximise accessibility.

- 4.5.10 Of most significance to Blyth Valley are the proposals to make improvements to the A19/A189 junction at Moor Farm and A19/A1 at Seaton Burn. The safe and efficient operation of these two key junctions is particularly important to the economic well-being of the district and critical in enabling the delivery of the wider vision for Blyth Valley, which includes the completion of Cramlington new town and the regeneration of Blyth.
- 4.5.11 The A1/East Coast Main Line is a strategic road/rail artery which connects Cramlington to other centres of economic activity and population. It has been acknowledged at a regional level that the capacity of this transport corridor is limited, hence it has been highlighted as a strategic priority to improve the connectivity between the conurbation and South East Northumberland.

Traffic Management

- 4.5.12 The effective management of traffic can assist in improving the environment, making roads safer, decrease congestion and limit pollution. Within the district there are areas which will require traffic management schemes to ensure the delivery of the wider strategic regeneration schemes by easing issues of congestion, balancing the needs of pedestrians, cyclists and motor vehicles, and promoting road safety. Where new traffic management schemes are proposed, it will be necessary to build consensus with the local community at an early stage in the process.
- 4.5.13 Where problems of traffic congestion, circulation and road safety are affecting the delivery of the wider integrated regeneration strategy for the district, the Council in partnership with the County Council will promote the implementation of traffic management schemes. These



schemes will aim to secure pedestrian/cyclist priority and propose measures to increase the efficiency and use of public transport and ease the general flow of traffic.

- 4.5.14 Traffic management measures resulting from new development will be provided at the expense of the developer where necessary in accordance with policy DC11.
- 4.5.15 Parts of Blyth town centre have been designated as an air quality management area due to traffic within the town. Relevant policies to address this will be included in the Development Control Policies Development Plan Document.

Parking

- 4.5.16 The Local Development Framework has an indirect role to play in developing a strategy relating to public car parks and their management. The availability of parking and the ability to access town centres by car plays an important role in the commercial success of town centres and therefore traffic management must be addressed as part of the town centre master planning process.
- 4.5.17 The County Structure Plan encourages measures to be introduced in the county to seek to achieve managed systems of car parking which promote shorter term parking in the town centres and a shift towards more walking, cycling and use of public transport.
- 4.5.18 The Local Development Framework, through area specific development plan documents and action area plans must strive to achieve an appropriate balance which ensures that parking provision is adequate, accessible and effectively managed whilst at the same time avoids

encouraging people to drive their cars into town centres, increasing congestion and air pollution, where other more sustainable options exist. The needs of the car user must be carefully balanced with providing pedestrian and cyclist priority measures within the town centres. This approach may include a combination of landscaping proposals, pedestrian/car separation and bus/cycle priority lanes, and will be addressed in more detail through the area specific development plan documents.

Strategic priorities for improvements to the road/rail network which affect Blyth Valley

Proposal	Location	Identified
A19 improvements A189/19 Moor Farm	Cramlington	Regional Spatial Strategy/Local Transport Plan
A19 improvements A1/A19 Seaton Burn	Cramlington	Regional Spatial Strategy/Local Transport Plan
A1/East Coast Main Line	Cramlington	Regional Spatial Strategy



Policy A1 – Traffic Management

- 1) Where problems of traffic congestion are affecting the environment and safety of areas of the district, the Council in partnership with the County Council will promote the implementation of traffic management schemes.
- 2) The Council supports pedestrian, cyclist and bus priority measures within town centres.
- 3) In preparing masterplans for the town centres, the Council, in partnership with The Highways Authority will address the provision & management of on and off street public parking.

Pedestrian/Cycle Routes

- 4.5.19 Ensuring that there is safe and convenient access to jobs, education, health care and other services for non motorised road users is an essential part of promoting social inclusion and health improvement.

Policy A2 – Pedestrian/Cycle routes

The Local Development Framework will aim to deliver a comprehensive network of routes for pedestrians and cyclists that is coherent, direct, safe, accessible and comfortable to use.

New development shall be well connected to existing areas and infrastructure by pedestrians and cyclists.

Improving Connectivity

- 4.5.20 Northumberland County Council and its partners are supporting a scheme to reintroduce passenger services on the Ashington, Blyth and Tyne rail line to create a direct link with Newcastle-upon-Tyne.
- 4.5.21 It is considered that this new service would form the foundation for an integrated public transport corridor, enabling residents of Blyth Valley and South East Northumberland to access a wider range of job opportunities, services and leisure facilities.
- 4.5.22 The Strategic Rail Authority has made it clear that the proposed scheme is not viable without a larger economic base and better catchment, and therefore will not consider the scheme for funding until 2008. For this reason, it has not been promoted in the Local Transport Plan for the period 2006 to 2011, however, the County Council plans to re-visit the proposal post 2011 for funding in the following Local Transport Plan period.
- 4.5.23 As an alternative to the re-introduction of passenger services along the Ashington, Blyth and Tyne railway line, the Council supports the introduction of an express bus service and proposals for a potential extension to the metro line, to improve the accessibility and connectivity between the conurbation and South East Northumberland.
- 4.5.24 The Structure Plan indicates the sites which should be safeguarded for potential future stations. This includes Newsham in the first instance, and Bebside and Seaton Delaval in the second phase. Any further stations to be safeguarded should be assessed against a set of criteria listed in policy T4 of the structure plan.



- 4.5.25 The wider view of the future of the Ashington, Blyth and Tyne line has informed the development of this policy. The Council has followed the policy direction set out in the Structure Plan, having considered the potential options.

Policy A3 – Ashington, Blyth and Tyne Rail line

The Council supports the re-introduction of passenger services on the Ashington, Blyth and Tyne railway line by safeguarding the route and land for possible future stations in the following locations:

Phase 1:

Blyth: Newsham

Phase 2

Blyth: Bebside
Seaton Delaval

Potential further stations:

New Hartley
Seghill
West Blyth

The Council supports in principle alternative approaches to improving connectivity along the strategic transport corridor.



4.6 Community Facilities

Objective for Community Facilities

- 4.6.1 The main objective for this chapter is:

Objective 5

To create safe and healthy communities by enabling the provision of an adequate network of community facilities to meet the objectives of the community strategy, and that mechanisms are in place to meet the demands for extra community facilities arising from new development.

Introduction

- 4.6.2 The existing network of community centres, recreational facilities and open spaces has assisted in bringing communities together for a variety of reasons. In shaping the future development of the district, it is essential that these existing networks and facilities are built upon and enhanced.
- 4.6.3 Community facilities can include community centres, meeting halls, schools, parks, local nature reserves, sports facilities, public houses, cultural facilities, religious buildings and libraries. Some of these may provide a facility for the local community, whether at a neighbourhood, village or town level, and others may also cater for visitors. The development of such facilities in Blyth Valley can assist in the regeneration of the district by providing jobs and bringing vacant buildings and land back into use, as well as creating facilities that people can enjoy in their leisure time.
- 4.6.4 It is the aim of the Core Strategy to protect and enhance the existing community facilities to assist in developing sustainable communities. This



will include, ensuring that, appropriate new community facilities are provided in connection with large scale development schemes, and locating those facilities which attract a high number of visitors in sustainable locations, benefit the local economy, and contribute to the wider regeneration objectives of the area. The integrated regeneration and spatial strategy SS1 aims to ensure that regeneration and development proposals for new development maximise the benefit to surrounding communities.

- 4.6.5 The Council will prepare a list of community facilities in the Borough and will assess the extent to which the needs of the community are met by the pattern of community facilities and services. This information will inform the preparation of area based development plan documents to assist in developing sustainable communities.

Education

- 4.6.6 Whilst the County Council has responsibility for providing an appropriate range of educational facilities across the district, the role for the local development framework is to ensure that educational facilities are accessible and, where possible, multi functional.
- 4.6.7 One means of improving the supply of community facilities on offer, is through the shared use of the school facilities such as sports facilities, meeting halls and libraries. It is considered that these school facilities make an important contribution to meeting community recreation needs and have the potential to become 'hubs' of activity providing a range of facilities for community use.
- 4.6.8 There are 38 schools in the district at the present time, comprising first, middle and

high schools. The 'Putting the Learner First' initiative introduced by the County Council has proposed a move from the current three-tier education system to a two-tier system comprising primary and secondary schools. This will have significant land use implications as a result of the closure or extension of some schools, or the requirement for new sites in order to accommodate larger school campuses.

- 4.6.9 Blyth Valley is included in the first phase of the initiative, and the Council will liaise closely with the County Council to ensure that land use implications are reflected in the emerging Local Development Framework. Consultation has commenced on the proposed reorganisation within the Blyth, Cramlington and the Seaton Valley schools partnerships and progress on development and implementation of the strategy is being made. Initial work suggests that if a move to a two-tier system is adopted, there may be a requirement to replace existing and provide some new schools. To this end, the County Council will be exploring a number of options to provide for new schools in the area during the plan period. The Council will work with the County Council as their model for the Cramlington, Blyth and Seaton Valley schools partnership is further developed to assist in defining appropriate options for the provision of new schools should the need arise.
- 4.6.10 Implications of the changes to the county education structure will be clear at the production stage of the settlement based development plan documents. A full review of the sites will be undertaken to establish their potential future use at this stage. New or expanded school sites may be required to facilitate the



implementation of the PLF initiative. It may be necessary to consider sites beyond the settlement boundary, where it can be fully demonstrated that the identified requirement for a new school site cannot be accommodated within the existing settlement boundary. The most appropriate mechanism for considering the need for new school sites will be through the preparation of the settlement based development plan documents. Where proposals come forward prior to the preparation and adoption of these documents it is expected that such proposals will be determined in accordance with the up-to-date development plan having regard to all other material considerations.

Policy C1 – Educational Facilities

The Local Development Framework will continue to protect the existing and allocated school sites in line with the County Council's strategy for education provision in the district to ensure that access to education is maximised.

The Council will encourage further the dual use of education facilities and buildings for community purposes where appropriate.

The potential requirement for new school sites arising through the reorganisation of the schools in the "Putting the Learner First" review will be considered through the settlement based DPD's.

Open Space

- 4.6.11 The Borough's open spaces are varied in their nature and function. They include parks, gardens, cemeteries and links, as well as sports pitches. Some are possessed of important wildlife and need

to be safeguarded for their biodiversity. Others contain listed buildings and structures or lie in conservation areas. Many, through long association and usage, are cherished by the local community they serve and possess a strong sense of place and identity. This local distinctiveness and heritage value also requires safeguarding where it exists. Facilities for sport, open space and recreation can influence people's decisions on where to live and contribute to an improved quality of life. The Local Development Framework has a role to ensure that such facilities are accessible, plentiful, attractive and of a high quality. Planning Policy Guidance Note 17 (open space, sport and recreation provision) makes it clear that in order to achieve a local network of accessible, high quality open spaces and sport and recreation facilities, local authorities must understand fully what the existing needs are and where gaps in provision lie.

Open Space Study

- 4.6.12 In preparing an evidence base for the Local Development Framework, the Council commissioned consultants to carry out an Open Space, Sport and Recreation Needs Assessment of the borough. The study provides a snapshot of the current situation in Blyth Valley, and identifies how well the quality and quantity of open space, sport and recreation facilities, meet the needs of the local community. The study enables the Council to prioritise those areas in greatest need and ensure that new development contributes where necessary to provision and enhancement of open space, sport and recreation facilities.
- 4.6.13 The Open Space Study recommended that the basic thrust of the policy in relation to open space, sport and



recreation should move from an emphasis on quantity to an emphasis on the quality and accessibility of open space.

4.6.14 The Council's first priority should therefore be to enhance existing provision wherever possible for the following reasons:

- enhancing the quality of existing provision should maximise the distance that local people are willing to travel, thereby reducing the need for additional facilities; and
- The improvement of existing provision will benefit communities who are using such facilities.

4.6.15 The study also recommended the adoption of the following strategic priorities for the borough.



Policy C2 – Open Space – strategic priorities

- To enhance welfare grounds in such a way that their multi-functionality and amenity are considerably enhanced and they become local parks.
- To enhance grass pitches, and to work with schools to open school pitches up for community use.
- To seek the provision of at least one floodlit ATP with public use at each secondary school in the borough in addition to the indoor sports facilities.
- To make limited additional provision as indicated in the assessment.
- Promote a 'home zone' approach to children's play provision based on ensuring that all residential developments are child friendly rather than to continue to rely primarily on equipped children's play areas.
- The borough's network of green corridors (including river corridors) will be regarded as a strategic facility and all new developments will be expected to contribute to their enhancement and development.
- To improve biodiversity of community spaces within the Borough through appropriate planting and other enhancements where practicable and where it will not cause conflict with the sport or recreation opportunities of any community space.
- To safeguard the cultural heritage value any areas of open space may possess.



Environment





5 Environment

5.1 Introduction

- 5.1.1 The Local Development Framework has a duty to protect biodiversity and enhance the natural and built environment and resources. This chapter sets out the Council's approach on a full range of strategic environmental issues. More detailed policies are contained in the Development Control Policies DPD. Throughout both documents 'environment' will include the natural, built and historic environment in urban and rural areas.

Objective

- 5.1.2 The main objective of the Core Strategy in relation to the environment is:

Objective 6

To protect, enhance, and manage the natural, built and historic environment and natural resources of the borough and wider global environment.

5.2 Global Warming and Climate Change

- 5.2.1 Presumed to be a result of 'global warming', the average global surface temperature has risen by 0.6°C in the last 140 years. Scientists say the Earth is warming faster than it has in the last thousand years and, as a result, the planning system must take this on board in a strategic and generic way. Generating energy from fossil fuels releases greenhouse gases (such as carbon dioxide) into the atmosphere. This is changing our climate and poses an immense threat to the world we live in. Climate change will exacerbate global

issues such as drought, famine, flooding and disease.

- 5.2.2 The UK is currently responsible for the release of around 3 per cent of the world's greenhouse gas emissions, despite having only 1 per cent of the world's population. UK energy industries are the largest single contributors to UK greenhouse emissions, contributing over a third (54 million tonnes) of the total amount of carbon dioxide emitted in the UK. Therefore the notion of sustainable development is at the forefront of the Government's agenda and must play a significant role in planning and regeneration.

5.3 Sustainable Development

- 5.3.1 Sustainability generally means operating in ways that meet the needs of the present without harming the ability of future generations to meet their own needs. Sustainable development therefore will allow economic progress and environmental quality to be compatible goals.
- 5.3.2 Blyth Valley needs to achieve greater economic growth to compete effectively in a global market, however coupled with this growth is the consequent need to develop land for housing, leisure, community facilities, industrial and commercial services and new infrastructure such as roads. Therefore the challenge is to nurture economic prosperity whilst protecting and enhancing the borough's environmental assets.

5.4 Natural Environment

- 5.4.1 The planning system plays a key role in protecting and improving the natural environment. Blyth Valley has a number



of areas of natural beauty and amenity value. Natural sites range from having local/regional importance, such as the incised wooded valleys of Holywell Dene to nationally important sites such as the Northumberland Shore, to internationally important sites with SPA and Ramsar protection, such as the Northumbria Coast. The Council recognises that the quality of the natural environment is high in Blyth Valley and is sensitive to impact. For these reasons, the Council will ensure that the natural environment will be protected from inappropriate development and opportunities for enhancement will be sought wherever possible through the planning process. All decisions will be made in line with PPS9 (Biodiversity and Geological Conservation) and the ODPM Circular 06/2005.

5.5 Biodiversity and Geological Conservation Designated Areas

- 5.5.1 There are a number of sites in the borough designated and protected for their nature conservation interest.
- 5.5.2 The most important sites for biodiversity (those identified through international conventions and European directives) such as Ramsar Sites and Special Protection Areas enjoy national and international statutory protection.
- 5.5.3 In addition there are four Sites of Special Scientific Interest (SSSI) of national importance within the borough.
- 5.5.4 Furthermore, sites of regional and local importance within the borough are also protected from inappropriate development.

General Biodiversity – Non Designated Sites

- 5.5.5 Blyth Valley enjoys a rich biodiversity. Biodiversity is defined as, "the variety of life in all its forms" (PPS9). It is important to protect general wildlife in the borough and to ensure that their habitats are protected and where possible enhanced. Such sites include wildlife habitats hedgerows, stone walls, linear tree belts/shelter belts, plantations and small woodlands, larger semi-natural or ancient woodlands, river corridors, water bodies and, within the built-up areas open spaces, green corridors, avenues and wildlife corridors. These are all identified on the proposals map.

- 5.5.6 All designated sites are shown on the Proposals Map accompanying the Development Control Policies DPD. A detailed set of policies for the protection and enhancement of nature conservation sites are included in the Development Control Policies DPD.

5.6 Landscape

- 5.6.1 On further consideration and on the basis of more detailed work on landscape character designations using the countryside character approach and landscape character assessment, the Council have decided to no longer retain landscape character designations. This is because the areas concerned (which are primarily made up of open countryside such as the Seaton Delaval Estate, the coast and the Arcot area of Cramlington) are protected by other designations such as the Green Belt or mature/semi-natural woodland. The BVBC Landscape Character Assessment is available on request. Landscape Character Assessments have been taken into account in formulating policies both



within the Core Strategy and Development Control Policies DPD.

- 5.6.2 Nevertheless, as the emphasis on sustainability has increased; so to has the need to incorporate landscape considerations into decision-making.
- 5.6.3 Therefore, across the borough, proposals will need to be assessed according to their effects on the intrinsic qualities of landscape type and treatment of derelict land. A new criteria based policy for assessing the landscape implications of development proposals is therefore included in the Development Control Policies DPD.
- 5.6.4 Given the past mining and industrial heritage of the borough it is considered particularly important to protect the areas of high environmental quality of the borough as part of an overall strategy of environmental improvement and enhancement. Areas of high quality landscape also have the potential to attract visitors and tourists, thus assisting regeneration aims and objectives.
- 5.6.5 Together, the region's built and natural environment are an important resource and major asset, both in their own right and as an important component in contributing to economic growth, regeneration, health and quality of life in Blyth Valley. It is well recognised both nationally and regionally that creating and retaining high quality and attractive environments is important in encouraging tourism; providing leisure, recreational and cultural opportunities; improving health and providing a sense of well-being; as well as being an essential element both to successful regeneration and to improving the image of the borough. The Council's overall aim therefore is to protect this environment

and landscapes from inappropriate development and protect flora and fauna which individual habitats support and where opportunities exist, improve the environment through development and better management. This will include an overall strategy to ensure that no development has an adverse impact on air or water quality, the water environment or the flow of water to other users; that flood risk is addressed properly and that renewable energy is encouraged where appropriate.

- 5.6.6 Detailed policies for the protection of the borough's natural resources of land, water and air are also set out in the Development Control Policies DPD.





Policy ENV1 – Natural Environment & Resources

The natural environment and biodiversity, land, water and air resources of the borough will be protected and enhanced.

In particular, the Local Development Framework will:

- Ensure the protection and enhancement of internationally and nationally important sites and species (including the Northumbria Coast SPA and Ramsar Site, and Blyth Valley's SSSIs), capitalising upon Blyth Valley's natural assets;
- Recognise the biodiversity value of the borough's brownfield areas, (particularly South East Northumberland Biodiversity Area) and incorporate in any development;
- Integrate the delivery of biodiversity with social and economic objectives and ensure the use of good design to enhance biodiversity and geological conservation.
- Minimise the loss of countryside, greenbelt and best and most versatile agricultural land;
- Prevent the exacerbation of global issues resultant from climate change and show commitment to generating less energy from fossil fuels, building on Blyth Valley's well established excellence in renewables, in order to contribute to meeting government energy targets, in line with PPS22, through development in sustainable locations;
- Place particular importance on the careful management of the Blyth and Seaton Burn river catchments, and coastal areas to address flood risk and ensure development takes a sustainable form, in line with the European Flood Water Directive; and
- Maintain and improve air and water quality.

Commitment will be made to contributing to the delivery of the UK BAP and the Northumberland Biodiversity Action Plan (2004), with particular action targeted at the South East Northumberland Brownfield Biodiversity Area.

In addition environmental matters will face a cross boundary assessment to ensure protection and integrity of interests in adjacent and wider areas.

5.7 Built and Historic Environment

5.7.1 The Borough's historic environment is a totality. Principal amongst its assets, however, are 124 listed buildings, 6 conservation areas and 1 entry on the English Heritage Register of Historic Parks and Gardens. Seaton Delaval Hall

is a grade I listed building and one of the most important country houses in England. The historic cores of Blyth, Cramlington, Holywell and the Seaton Delaval Hall Estate are conservation areas; the latter is also an historic park



and garden. These designations are intended to protect buildings and areas which are of special architectural or historic interest. These features, together with the wider historic environment will continue to be protected and, where appropriate, enhanced.

- 5.7.2 Blyth has historical culture in abundance with its port connections, historical core, and pre 19th century housing around the centre and sub-urban development. Likewise Cramlington has grown around the old Cramlington Village as a new town (1960s to 2000). Therefore, in line with PPG15: Planning and the Historic Environment, conservation areas that have special architectural or historic features have been designated and will continue to be protected together with a number of listed buildings.

- 5.7.3 Detailed criteria based policies are contained in the Development Control Policies DPD for the protection of conservation areas; listed buildings and archaeological sites.

5.8 Design

- 5.8.1 In line with Planning Policy Statement 1: Sustainable Development, the Council will take a proactive approach, ensuring that new development is of good quality design with innovative concepts to transform the appearance of areas in need of regeneration. The Council will encourage all-round sustainable design of buildings which work towards a BREEAM (Building Research Establishment's Environmental Assessment Method) rating. This will incorporate using best practice in environmental design and management of the building and encouraging the use of low energy construction methods as part of large-scale proposals and also

where appropriate, as part of developments at a micro level.

- 5.8.2 Detailed design policies for specific aspects of the built environment are set out in the Development Control Policies DPD and forthcoming supplementary planning documents.

Policy ENV 2 – Historic and Built Environment

The historic and built environment of the borough will be protected from inappropriate development.

High quality design will be expected in all new developments, re-use, and conversion of existing buildings. Developments which in visual terms would cause significant harm to the character or quality of the surrounding environment will be refused.





Appendix A: List of Local Shopping Facilities

West Blyth

Briardale Road, Blyth

Brierley Road, Blyth

Swaledale Avenue, Blyth

Walton Avenue/Renwick Road/Marlow Street, Blyth

Plessey Road/Park Road, Blyth

Broadway Circle, Blyth

Crofton, Blyth

Fifteenth Avenue, Blyth

Southend Avenue, Blyth

Druridge Drive, Blyth

Newsham, Blyth

The Brockwell Centre, Cramlington

Dewley Place, Hall Close Grange, Cramlington

Glenluce Court, Cramlington

High Pit Road/Front Street, Cramlington

Clifton Road, Cramlington

Elsdon Avenue, Seaton Delaval

New Hartley

Holywell

Seghill

Seaton Sluice

East Hartford

A



Appendix B: Glossary of Terms

Accessibility The ability of everybody to conveniently go where they want.

Adoption The final confirmation of a development plan or Local Development Document as having statutory status.

Air quality management strategy A designation made by a local authority where an assessment of air quality results in the need to devise an action plan to improve the quality of the air.

Affordable Housing Affordable housing includes social rented and intermediate market housing for specified eligible households whose needs are not met by the market. Affordable housing should:

- meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices; and
- include provisions for the home to be retained for future eligible households or if these restrictions are lifted for any subsidy to be recycled for alternative affordable housing provision

Affordable housing includes 'social rented' housing which is owned or managed by local authorities and Registered Social Landlords for which guideline target rents are determined through the national rent regime. Intermediate affordable housing is housing at prices and rents above those of social rent, but below market prices and rents, and which meet the criteria set out above.

Area Action Plan A type of Development Plan Document focused upon a specific location or an area subject to conservation or change (for example major regeneration).

Biodiversity The whole variety of life encompassing all genetics, species and

ecosystem variations, including plants and animals.

Bioscience park A grouping of diverse, innovative companies researching into new technologies and utilising shared facility resources. This could include research into improvements in healthcare.

Business Clusters Groups of companies and related organisations that collaborate to grow their business. Using this collaborative team approach allows businesses, regions and interest groups to develop greater speed, quality, innovation and critical mass. This assists in resolving practical issues like training, infrastructure and procurement.

Capacity (Retailing Terms) Money available within the catchment area with which to support existing and additional floor space.

City Region The concept of a city region can be understood as a functionally, inter related geographical area comprising a central or Core City, as part of a network of urban centres and rural hinterlands. A little bit like the hub and the spokes surrounding a bicycle wheel.

Clusters Networks of specialised, creative, industrial or hi-tech businesses concentrated within a particular location whose co-location may enhance their competitive advantage.

Community Strategy A strategy prepared by local authorities to help deliver local community aspirations, under the Local Government Act 2000.

Conformity In agreement with, accords with the principles of something.

Conservation area Area of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.



Core Strategy A Development Plan Document setting out the spatial vision and objectives of the planning framework for an area, linking into the community strategy.

Density In the case of housing development, a measurement of either the number of habitable rooms per hectare or the number of dwellings per hectare.

Development Plan Documents (DPDs) DPDs are local development documents that have Development Plan Document Status. Once they are adopted, development control decisions must be made in accordance with them unless material considerations indicate otherwise. The DPDs that planning authorities must prepare include the Core Strategy, site specific allocations of land and, where needed, action area plans.

Designated sites Sites of conservation or landscape importance which will be protected from adverse impact of development. There are three main tiers of designated conservation sites, international, national and regional

Employment land availability The total amount of land reserved for industrial and business use awaiting development.

Flood Plain Generally flat lying areas adjacent to a watercourse, tidal lengths or a river or the sea where water flows in times of flood or would flow but for the presence of flood defences.

Functional Flood Plain The unobstructed or active areas where water regularly flows in times of flood.

Greenbelt (not to be confused with the term Greenfield) A designation for land around certain cities and large built up areas, which aims to keep this land permanently open or largely undeveloped.

Greenfield land Land which has never been built on before or where the remains of any

structure or activity have blended into the landscape over time.

Green corridor/wildlife corridor Green corridors can link housing areas to the national cycle network, town and city centres, places of employment and community facilities. They can help promote environmentally sustainable forms of transport such as walking and cycling within urban areas and can also act as vital linkages for wildlife dispersal between wetlands and countryside.

Hierarchy of centres The organisation of shopping centres to establish a clear role for each centre within a wider network of shopping centres. The position of centres in the hierarchy will determine the appropriate level of new shopping development in each of the centres.

Housing land availability The total amount of land reserved for residential use awaiting development.

Housing land requirement The number of new housing units for which is estimated, for planning purposes, that provision will need to be made in a defined area over a particular time period.

Housing Pathfinder Initiative Nine sub regional projects to tackle low demand and abandonment, administered by a group of local authorities working in partnership and in receipt of funding from the Housing Market Renewal Fund.

Independent Examination The process by which an Independent Planning Inspector may publicly examine a "Development Plan Document" and any representations before issuing a binding report.

Infill development Building on a relatively small site between existing buildings.

Infrastructure Services which need to be in place in order that a completed development can function - e.g. roads, footpaths, electricity cables, water supply pipes and sewers.



Issues, options and preferred options The pre submission consultation stages on Development Plan Documents with the objective of gaining public consensus over proposals ahead of submission to Government before they are submitted for Independent Examination.

Landscape character assessment The identification of different elements of the countryside, such as moorland, woodland and mountains. These elements give places their unique sense of character and will be considered in designating sites for further protection.

Land use allocation Proposals that land be developed for specified uses during the plan period, not including land where there is already a commitment.

Listed Building A building of special architectural or historic interest, graded I (highest quality) II* or II.

Local Centre Includes a range of small shops and perhaps limited services of a local nature, serving a small catchment. Sometimes also referred to as a local neighbourhood centre.

Local Development Documents These include Development Plan Documents, which will form part of the statutory development plan, and Supplementary Planning Documents, which do not form part of the statutory development plan. Local Development Documents together deliver the spatial planning strategy for the local planning authority's area and they may be prepared jointly between local planning authorities.

Local Development Framework A non statutory term used to describe a folder of documents, which includes all the local planning authority's local development documents. The Local Development Framework will also comprise the statement of community involvement, the local development scheme and the annual monitoring report.

Local Plan An old style development plan prepared by the District Planning Authority. These plans will continue to operate for a time after the commencement of the new development plan system, by virtue of specific transitional provisions.

Local Transport Plan A five year integrated transport strategy, prepared by local authorities in partnership with the community, seeking funding to help provide local transport projects. The plan sets out the resources predicted for delivery of the targets identified in the strategy. Local Transport Plans should be consistent with the policies and priorities set out in the Regional Transport Strategy.

Masterplan A type of planning brief outlining the preferred usage of land and buildings, as a framework for planning applications.

Mixed use Provision of a mix of complementary uses, such as residential, community and leisure uses, on a site or within a particular area.

New Town A newly planned settlement. The first new towns were planned urban communities under 1946 New Towns Act. Their purpose was to reduce overcrowding in major cities through the creation of attractive urban units that would provide local employment for their residents.

Northern Way A cross regional strategy created by the three northern Regional Development Agencies (RDA's) and their partners in response to Office of the Deputy Prime Minister's "Sustainable Communities Plan" progress report, "Making it happen" the northern way the purpose of which is to create a step change in economic growth across North of England.

Objective Goal intended to be achieved.

Open Space All space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation. They



can also act as a haven for wildlife and are usually attractive.

Phasing or phased development The phasing of development into manageable parts. For example, the annual rate of housing release for a large development that may need to be controlled so as to avoid destabilising housing markets and causing low demand.

Plan, Monitor and Manage Approach to housing provision involving:

- Plan for an overall annual rate and distribution of housing
- Monitor provision against targets and indicators; and
- Manage the process

Planning application A form plus plans submitted to the Council when development is proposed.

Planning and Compulsory Purchase Act 2004

The law that controls the planning system. The Act updates elements of the 1990 Town and Country Planning Act.

Prestige Employment Sites A major strategic employment site that the council identifies as critical to delivering accelerated growth in the Blyth Valley economy. A flagship employment site for the borough, of high design quality which forms part of the regional portfolio.

Previously Developed Land Previously developed land is that which is or was occupied by a permanent structure including the curtilage of the developed land and any associated fixed infrastructure.

Regional Spatial Strategy A strategy for how a region should look in 15 -20 years time and possibly longer. It identifies the scale and location of new housing in the region, shows areas for regeneration, growth and identifies

smaller sub regions, specifies priorities for the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment and disposal.

Retail Floorspace Total area of the property associated with all retail uses. Usually measured in square meters.

Secondary Service Centre An area into which retail and related services of a suitable scale can locate themselves, to serve the surrounding villages.

Sequential Approach A planning principle that seeks to identify, allocate or develop certain types of locations of land before the consideration of others. For example, Brownfield housing sites before Greenfield sites, or town centre retail sites before out of centre sites.

Site of Nature Conservation Importance (SNCI) Locally important sites of nature conservation interest designated by local authorities.

Site of Special Scientific Interest A site identified under the Wildlife and Countryside Act 1981 as an area of special interest by reason of any of its flora, fauna, geological or physiographical features (basically plants, animals and natural features relating to the Earth's structure)

Spatial Planning Spatial planning goes beyond the traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. That will include policies which can impact on land use, for example by influencing the demands on or needs for development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which may be implemented by other means.



Spatial Vision A Brief description of how the area will be changed at the end of the plan period (10-15 years).

Strategic Employment Site Key employment sites in strategic locations capable of accommodating major investment often of national or regional significance.

Strategic Environmental Assessment An environmental assessment of plans and programmes, including those in the field of planning and land use, which complies with the EU Directive 2001/42/EC, in order to make sure that the plan is sustainable.

Strategic Planning Wider ranging and longer term planning which establishes broad goals, strategies, principles and objectives for the wider region. This is established through the Regional Spatial Strategy and the Northumberland County Council Structure Plan.

Structure Plan An old style development plan, which sets out strategic planning policies and forms the basis for detailed policies in Local Plans and Development Plan Documents. These plans will continue to operate for a time after the commencement of the new development plan system.

Submission Draft A Development Plan Document submitted to the Secretary of State for independent examination before a Government appointed Planning Inspector.

Sub regional Growth Point An area within the region within which it is proposed that there will be a higher than average growth. I.e. there will be a greater proportion of new housing and employment development directed there.

Supplementary Planning Document (SPD) An SPD is a Local Development Document that may include a range of issues, thematic or site specific, and provides further detail of policies and proposals in a 'parent' Development Plan Document.

Sustainable Communities Places where people want to live and work, now and in the future.

Sustainable Development A widely used definition drawn upon by the World Commission on Environment and Development in 1987: "development that meets the needs of the present without compromising the ability of future generations to meet their own needs"

Urban Regeneration Making an area develop or grow strong again through means such as job creation and environmental renewal.

Vitality In terms of shopping, a centre that is capable of success or continuing effectiveness.

Viability In terms of shopping, the capacity of a centre to grow or develop.

Windfall site A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context.



Appendix C: List of Saved/Replacement Policies

Some policies in the plan have a mixture of generic development control issues and site-specific elements. The Core Strategy cannot contain site specific elements. Where a policy has both a generic and site specific element, for the avoidance of doubt, **only the generic part of the policy will be replaced, not the site specific element**. These will be saved until policies in the Blyth, Cramlington and Seaton Valley development plan documents supersede them.

Core Strategy policies	Replacement local plan policy or new policy?	
	Replacement policy (policy no.)	New policy
SS1 Regeneration and Renaissance of Blyth Valley 2021: Integrated Regeneration Strategy	In part G1, G2, G3, G4, G5	Yes
SS2 The sequential approach and phasing	No	Yes
SS3 Sustainability Criteria		New
H1 Housing Provision	Yes H1; H2; H5; H8; H11	No
H2 Making the best and most efficient use of land	No	Yes
H3 Mix of housing development	No	Yes
H4 Affordable housing target	Yes H14 (not site specific elements)	No
H5 Improvement of areas of older housing stock	No	Yes
H6 Gypsies and Travellers	Yes H19	No
REG 1 Employment land provision	No	Yes
REG 2 Employment land distribution	No	Yes
REG 3 Regional brownfield mixed-use development – Blyth estuary	No	Yes
REG 4 Prestige employment site	Yes WP4	No



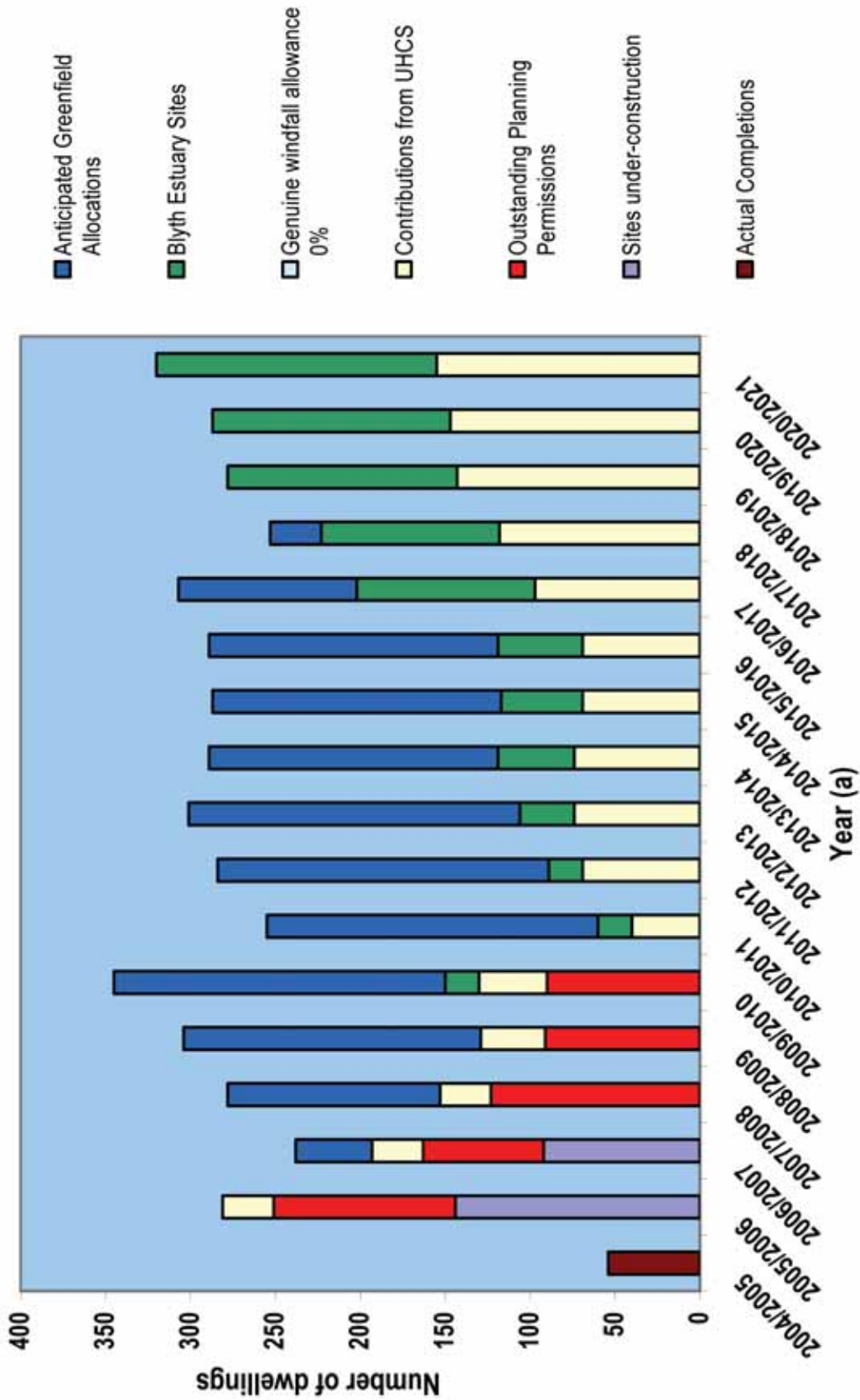
Core Strategy policies	Replacement local plan policy or new policy?	
	Replacement policy (policy no.)	New policy
REG 5 Business Clusters		New
REG6 Tourism, visitor and culture-led regeneration	No	Yes
R1 Hierarchy of retail centres	No	Yes
R2 Town Centre Retail Led Regeneration'	No	Yes
A1 Traffic Management	Yes M6	No
A2 Pedestrian and cycle routes	Yes M2	No
A3 Ashington, Blyth and Tyne rail line	Yes M4	No
C1 Educational facilities	No	Yes
C2 Open space strategic priorities	No	Yes
Env 1 Natural environment & resources	No	Yes
Env 2 Historic and built environment	No	Yes



Appendix D – Housing Trajectory

The following housing trajectory sets out how the housing land requirement will be met over the LDF period in accordance with Policy H1 Housing Provision. Detailed figures are shown in the following spreadsheet.

Housing Trajectory



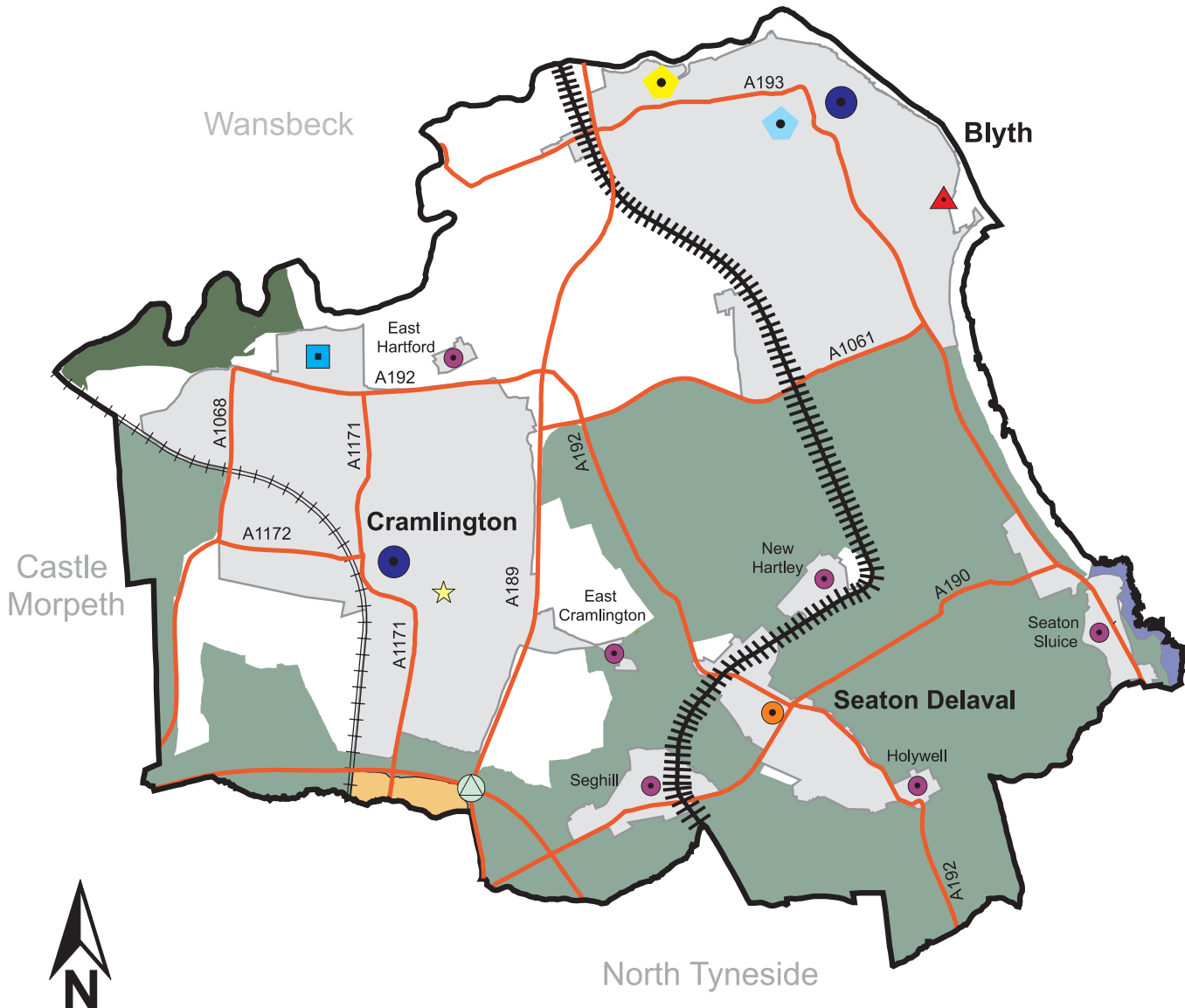


Housing Trajectory – Detailed Figures

Year (a)	Actual Completions	Sites under-construction	Outstanding Planning Permissions	Contributions from UHCS	Genuine windfall allowance 0%	Blyth Estuary Sites	Anticipated Greenfield Allocations	Total
2004/2005	54							54
2005/2006		144	107	30				281
2006/2007		92	71	30			45	238
2007/2008			123	30			125	278
2008/2009			91	38			175	304
2009/2010			90	40		25	195	350
2010/2011				40		20	195	255
2011/2012				69		20	195	284
2012/2013				74		32	195	301
2013/2014				74		45	170	289
2014/2015				69		48	170	287
2015/2016				69		50	170	289
2016/2017				97		105	105	307
2017/2018				118		105	30	253
2018/2019				143		135		278
2019/2020				147		140		287
2020/2021				155		160		315
	54	236	482	1223	0	885	1770	4650



Blyth Valley Core Strategy – Key Diagram



Key

- | | | | |
|--|---|--|---|
| | Main Towns – focus for development and regeneration (SS1, SS2, SS3, H1, REG2, REG6, R1, R2, A3) | | District boundary |
| | Secondary Service Centre (SS1, SS2, SS3, H1, REG2, REG6, R1, R2, A3) | | Ramsar site and special protection area (SS1, ENV1) |
| | Villages (SS1, SS2, SS3, A3) | | A roads (SS1, A1) |
| | Cramlington – Strategic Employment Role (SS1, REG2, REG4) | | ATB line (SS1, A3) |
| | Blyth Estuary Regeneration (SS1, REG3) | | East Coast Mainline (SS1) |
| | Neighbourhood Management Initiative (SS1) | | Sub Regional Employment Site – Northumberland Business Park (SS1, REG4) |
| | Strategic Road improvements (SS1, A1) | | Built-up areas |
| | Prestige Employment sites (SS1, REG4) | | New Greenbelt (SS1, SS2, ENV1) |
| | SE Northumberland Brownfield Biodiversity Area (SS1) | | Existing Greenbelt (SS1, SS2, ENV1) |

City Region covers whole district

SENNTri covers whole district

English

This document is also available in other languages, large print and audio format upon request.

Bengali

বাংলা

এই ডকুমেন্ট অন্য ভাষায়, বড় প্রিন্ট আকারে এবং অডিও টেপ আকারেও অনুরোধে পাওয়া যায়।

Hindi

हिन्दी

अनुरोध पर यह दस्तावेज़ अन्य भाषाओं में, बड़े अक्षरों की छपाई और सुनने वाले माध्यम पर भी उपलब्ध है।

Punjabi

ਪੰਜਾਬੀ

ਇਹ ਦਸਤਾਵੇਜ਼ ਹੋਰ ਭਾਸ਼ਾਵਾਂ ਵਿਚ, ਵੱਡੇ ਅੱਖਰਾਂ ਵਿਚ ਅਤੇ ਆਡੀਓ ਟੇਪ 'ਤੇ ਰਿਕਾਰਡ ਹੋਇਆ ਵੀ ਮੰਗ ਕੇ ਲਿਆ ਜਾ ਸਕਦਾ ਹੈ।

Urdu

اردو

درخواست پر یہ دستاویز دیگر زبانوں میں، بڑے حروف کی چھپائی اور سننے والے ذرائع پر بھی میسر ہے۔

Gujarati

ગુજરાતી

આ દસ્તાવેજ વિનંતી કરવાથી બીજી ભાષાઓ, મોટા છાપેલા અક્ષરો અથવા ઓડિઓ રચનામાં પણ મળી રહેશે.

Cantonese

(中文 (繁體字))

本文件也可應要求，製作成其他語文或特大字體版本，也可製作成錄音帶。

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Tackling Fuel Poverty
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