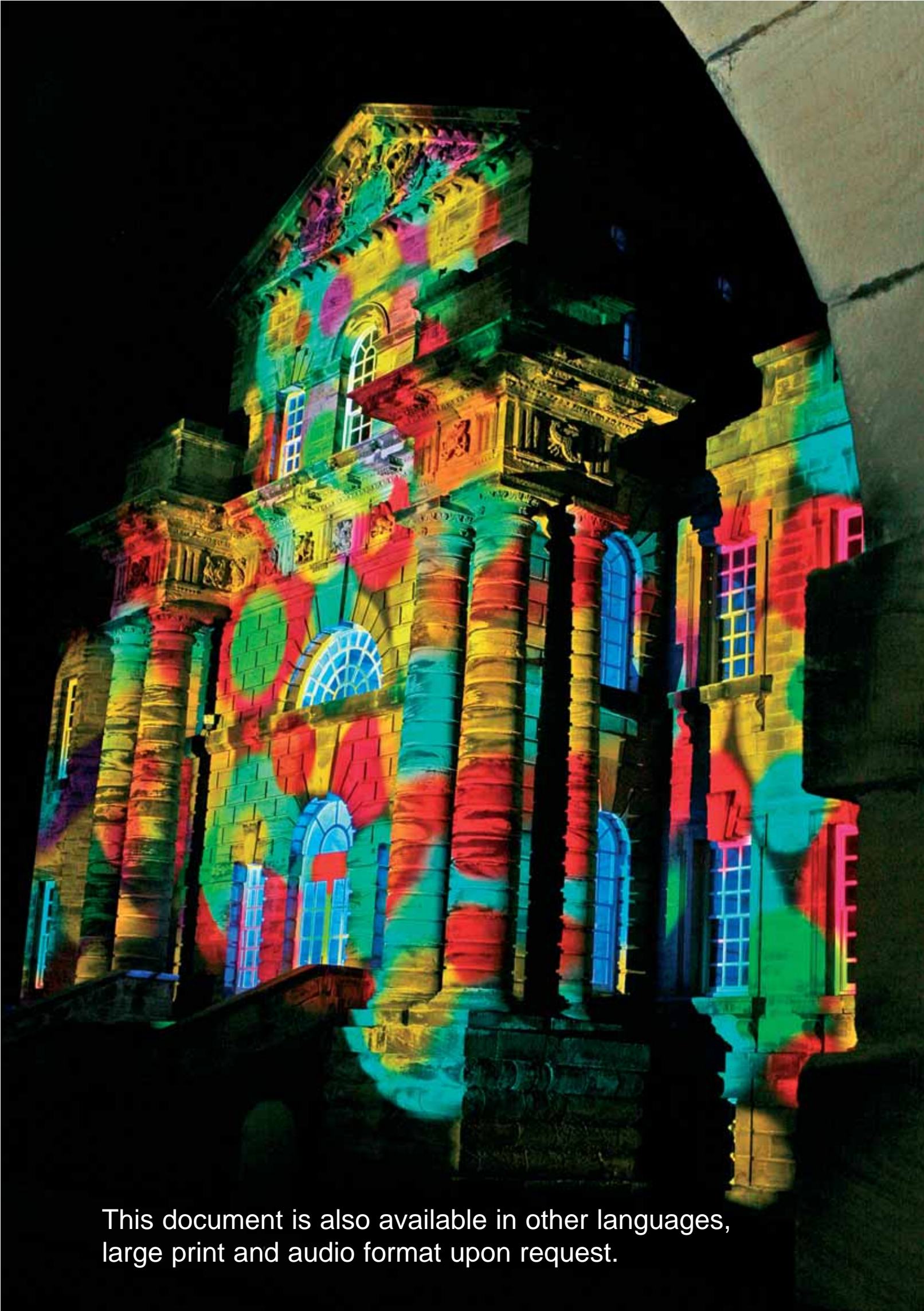


‘A Future for Blyth Valley’

Blyth Valley Local Development Framework

Development Control Policies Development Plan Document

2007



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large print and audio format upon request.

‘A Future for Blyth Valley’

Development Control Policies

Development Plan Document



BlythValley
Borough Council

2007



Foreword

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

The Council released 'Key Issues' papers for discussion in 2003 which was the first stage of the review followed by consultation on a set of alternative options in July 2005. The Council consulted on a set of Core Strategy preferred options in September 2005. It was accompanied by the Development Control Policies DPD Preferred Options which contained a set of draft, more detailed development control policies in order to provide the framework for deciding planning applications.

The Core Strategy was adopted July 2007 and sets out the overall vision and spatial strategy for the Borough. It provides the framework for the Development Control Policies DPD.

The Development Control Policies DPD 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 Development Control Policies DPD was considered by an independent inspector at an Examination in Public in May 2007.

The inspector who considered the Development Control Policies DPD concluded that the document was 'sound' and set out a series of binding recommendations in his report of 14 August 2007. Those recommendations have been included in this adopted version of the Development Control Policies DPD.

The Development Control Policies DPD will help to guide development in the borough and will help to achieve the vision set out in the Council's Community Strategy the 'People's Plan'.

The 'Peoples' Plan' Vision

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

Councillor Grant Davey

**Portfolio Holder for Economic Regeneration and Housing
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 district. The Council started a review of the plan and released the '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.

The Council is taking the review forward under the new legislation. The consultation on the Key Issues Paper 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 possible other options for development to be considered.

- 1.1.2 The Core Strategy (adopted July 2007) sets out our overall vision and broad locations for new development in the borough until 2021 and provides the framework for future Development Plan Documents. This Development Control Policies Development Plan Document (DPD) includes a set of generic development control policies against which planning applications for new development will be assessed.
- 1.1.3 The Council consulted on a set of 'preferred options' for the Core Strategy and Development Control Policies in September 2005. The responses received to the consultation were taken into account in formulating the 'submission draft' documents which were

- 1.1.4 These documents were considered at independent examination in February and May 2007.

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 part of the statutory Development Plan. The development plan will continue to be the starting point when we consider planning applications to develop and use land. The Plans are 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 in June 2005. An Examination in Public was held March/April 2006 and the Panel Report was released in August 2006 with proposed modifications to the RSS published in May 2007.

Northumberland and National Park Joint Structure Plan 1st Alteration

- 1.2.3 The Northumberland County and National Park Joint Structure Plan First Alteration (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 gradually replaced with the revised RSS when it is adopted in 2007.

Northumberland Minerals and Waste Development Framework

- 1.2.4 Northumberland County Council adopted its Minerals and Waste Local Plans in



2000. The County are currently reviewing the 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 it provides the planning framework for using and developing land and the consideration of 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 Local Development Framework

- 1.3.1 The Local Development Framework (LDF) is the term given to the range of local development documents (LDD) that the Council will produce. These documents will together deliver the spatial planning strategy for Blyth Valley. The glossary at Appendix C sets out a definition of the various documents in the LDF.

1.4 Appropriate Assessment

- 1.4.1 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 issued alongside this plan.
- 1.4.2 The Development Control Policies DPD has been subject to 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.

- 1.4.3 The Habitats Directive provides the framework which will inform subsequent land use plans. Appropriate Assessment will be undertaken on all emerging DPD's and SPD's 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 inform the scheme level decisions.

1.5 Transitional Arrangements

- 1.5.1 The Government has introduced transitional arrangements in order to ease the transition from the old system to the new.
- 1.5.2 Under the transitional arrangements for the new planning system, existing local plan policies are automatically saved until 2007. The local development scheme sets out the policies which are to be saved and Appendix D shows which policies will be replaced by the policies in this document.

¹ Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive)

² Conservation (Natural Habitats) (Amendment) (E&W) Regulations 2007

General Development Policies





2 General Development Policies

2.1 Introduction

- 2.1.1 This section sets out detailed policies against which planning applications for all types of new development will be considered.

2.2 General Consideration of Planning Applications

Local Development Framework

- 2.2.1 The policies in this plan must be read in conjunction with all other relevant policies in this document and the broader local development framework. In particular, policies should be read in conjunction with the 'Core Strategy' which sets out the overall spatial strategy for the borough and contains policies to guide the broad location of new development (SS1).
- 2.2.2 More site-specific policies will be introduced through the Blyth, Cramlington and Seaton Valley Development Plan Documents in due course. In the meantime the policies and proposals for those areas within the current Local Plan (1999) have been saved and will still be relevant.
- 2.2.3 The policies contained in this DPD are intended to be generic and streamlined development control policies in line with Government advice.
- 2.2.4 Where necessary more detail, for example in relation to design guidance, will be developed through a set of Supplementary Planning Documents.

Submission of a Planning Application

- 2.2.5 Applicants will be encouraged to discuss their proposals with a planning officer and relevant statutory agencies before submitting a planning application.
- 2.2.6 Pre-application discussions have the benefit of identifying any concerns at an early stage in the process thus assisting in a smoother ride through the planning process.
- 2.2.7 Pre-application discussions will also highlight the need to submit additional supporting evidence such as Traffic Assessments; Environmental Impact Assessments etc. Where possible supporting information will be expected 'up-front' at the submission stage.

2.3 Location of New Development

- 2.3.1 Policy SS1 of the 'Core Strategy' sets out the overall regeneration and spatial strategy for the borough and sets out in broad terms those locations in the Borough where the majority of all types of new development will be accommodated, and also locations where it would be inappropriate to accommodate new development.
- 2.3.2 The strategy is to direct the majority of new development to the main towns and service centres of Blyth and Cramlington and to a lesser extent the secondary service centre of Seaton Delaval within defined settlement boundaries.
- 2.3.3 Planning applications will also be considered against the sequential approach set out in Policy SS2.
- 2.3.4 Planning applications for new development will be judged against Policies SS1, SS2 and SS3 of the 'Core Strategy'.



2.4 General Development

- 2.4.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that all planning applications must be considered in accordance with the Development Plan (outlined in para 1.2 above) unless material considerations indicate otherwise.
- 2.4.2 Material considerations may be all sorts of factors relating to the location of the proposal, specifics of the application, or its surroundings.
- 2.4.3 Planning applications for all types of new development including, residential, industrial, commercial, sport and recreation proposals will be considered against the following general development control policy.
- 2.4.4 The policy brings together a number of specific issues which the Council will consider proposals for new development against.

Settlement Boundaries

- 2.4.5 The policy seeks to make sure that new development is situated within existing settlement boundaries, as shown on the existing local plan proposals maps, and as revised in forthcoming settlement based development plan documents in order to avoid unnecessary new development in the open countryside.

Design and Landscaping

- 2.4.6 New development must also be of a high standard of design and landscaping which reflects the character of the surrounding area.

Protection of the Natural and Built Environment

- 2.4.7 Criteria in the policy also seek to ensure that biodiversity, natural features, landscapes and resources are protected from inappropriate development.
- 2.4.8 Proposals will also be expected to respect the architectural character, historic landscapes and archaeology of the Borough.

Accessibility

- 2.4.9 Proposals for new development will be expected to be accessible on foot, cycle, public and private transport in order to ensure that new developments are sustainable.

Energy Conservation

- 2.4.10 Although energy conservation and efficiency is primarily dealt with under the building regulations, the planning system has an important role to play. This Plan aims to ensure more efficient energy use through a positive policy framework which guides the location, design and layout of development and requires new development to demonstrate that energy efficiency measures are in place.
- 2.4.11 The Building Research Establishment's environmental assessment method (BREEAM) assesses, through a number of criteria, the performance of buildings in terms of their sustainability and energy efficiency. The Council will encourage developers to achieve a very good or excellent BREEAM standard.

Renewable Energy

- 2.4.12 Renewable energy generation has an important role to play in reducing CO₂



emissions, and therefore targets have been set at a national level to generate 10% of energy from renewable energy sources by 2010, and to double this figure to 20% by 2020. The planning system can only deliver sufficient renewable energy schemes to meet the shortfall if positive planning policies are in place. This matter is covered by policy DC30 and DC31.

Percent for Art

- 2.4.13 Public art enhances the quality of life for citizens by encouraging a heightened sense of place, enhancing a community's prestige and enlivening the visual quality of the built environment. Quality, durability and appropriateness for the site are the overriding criteria for all Percent for Art selections.

Designing Out Crime

- 2.4.14 Good planning can help to minimise criminal activity to both people and property. The range and type of design measures available to developers varies according to the size and type of development. The main opportunities for crime prevention arise as part of the layout and landscaping of major developments such as new housing areas and town centre development.
- 2.4.15 Open spaces, footpaths, play areas, car parks, cycle paths and other areas should be kept open to view from surrounding property and well used thoroughfares wherever possible. Good lighting can also deter crime.

Open Space and Community Provision

- 2.4.16 Development which generates significant demand for community facilities will be required to provide or contribute towards

the provision or enhancement of appropriate open space, sport, recreation and community facilities.

- 2.4.17 Further detail on these issues is set out in Chapter 7 Sustainable Communities.
- 2.4.18 Where necessary the Council will enter into planning agreements with developers in order to secure the provision of such facilities in accordance with Policy DC2 'Planning Obligations'.

Waste

- 2.4.19 Planning applications will need to include measures promoting sustainable waste management; for example, the inclusion of recycling facilities, how waste is to be dealt with during construction and promoting the use of recycled materials.
- 2.4.20 A waste audit is a requirement for all major applications.

Planning Obligations

- 2.4.21 The provisions of section 106 of the Town and Country Planning Act 1990, as substituted by the Planning and Compensation Act 1991, allow local authorities to grant planning permission subject to conditions or to enter into planning obligations with developers regarding their development.
- 2.4.22 By the use of planning obligations, authorities can ensure that proper consideration is given to environmental concerns and to the interests of the local community.
- 2.4.23 Policy DC2 sets out the circumstances in which planning obligations will be sought.
- 2.4.24 The Council will also prepare a Supplementary Planning Document containing more detailed guidance.



Policy DC1 General Development

Development proposals will be expected to:

- A) Be situated within settlement boundaries as shown on the Local Plan proposals map or on subsequent settlement based DPDs except in the circumstances set out in policy DC3 and DC4.
- B) Be of a high standard of design and landscaping which takes account of existing natural and built features, the surrounding area and adjacent land uses.
- C) Be in locations which are, or can be through the provision of appropriate measures, accessible on foot, by cycle and by public and private transport and where satisfactory access can be achieved.
- D) Have no adverse impact on the character and views of important landscape or on historic and geological features of the area unless it can be demonstrated that adverse impact can be satisfactorily mitigated or that there would be an overall net environment gain.
- E) Have no adverse impact on the best and most versatile agricultural land, public rights of way, public open space and playing fields, trees, hedgerows, geology, geomorphology, wildlife and natural habitats.
- F) Have no adverse impact on the historic built environment and to strengthen local distinctiveness.
- G) Have no adverse impact on the amenities of residents of nearby residential properties.
- H) Include measures to ensure the energy efficiency of new and converted buildings.
- I) Include measures to minimise the risk of crime through appropriate design and layout.
- J) Include Percent for Art schemes where it is a major development proposal or where it will form or relate to a place where the public congregate or are likely to congregate.
- K) Include measures to minimise waste based on a hierarchy of minimisation, reuse and recovery.
- L) Provide or contribute to the provision of open space, sport and recreation (in accordance with standards set out in Appendix B) where it is for residential development.
- M) Provide or contribute to the provision or enhancement of community facilities to meet local need where it is development which generates a significant demand for community facilities.

Policy DC2 Planning Obligations

Planning obligations are intended to make acceptable development which would otherwise be unacceptable in planning terms. They can be used to prescribe the nature of a development, to secure a contribution from a developer to compensate for loss or damage created by a development, or to mitigate a development's impact.

Planning obligations may be sought to achieve:

- A) Affordable housing
- B) Off-site infrastructure
- C) Highway and other access improvements
- D) Social, recreational or community facilities



E) Phasing of development

F) The protection, replacement or restoration of on-site or adjacent heritage, landscape or nature conservation features.

A planning obligation must be relevant to planning, necessary to make the proposed development acceptable in planning terms, directly related to the proposed development, fair and reasonable in scale and kind and reasonable in all other respects.

2

2.5 Development in the Green Belt and in the Countryside

2.5.1 The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open and to prevent neighbouring towns merging into one another. Within the Green Belt as shown on the proposals map there will be a presumption against inappropriate development.

2.5.2 Development will only be allowed in exceptional circumstances, for example in relation to agriculture and forestry or development for outdoor sport or recreational uses.

2.5.3 The framework for the consideration of new development in the Green Belt is provided by Planning Policy Guidance Note 2 Green Belts. It sets out the exceptional circumstances in which new development will be considered. The Council will consider proposals for new development within the Green Belt against paragraphs 3.1 to 3.15 of PPG 2 Green Belts.

Development in the Countryside

2.5.4 In line with PPS 7 there will be a general presumption against new development in the open countryside except within a limited range of exceptional circumstances set out in Policy DC3 and DC4.

Agriculture and Forestry Uses

2.5.6 Most agricultural and forestry uses are necessary for the appropriate management of the countryside and operational practices and should not detract from the openness of the countryside.

2.5.7 Proposals for agricultural and forestry dwellings will only be permitted where they are absolutely necessary for operational purposes.

Re-use of Buildings in the Countryside

2.5.8 The re-use of appropriately located and suitably constructed buildings in the countryside can be supported where this meets sustainable development objectives. Re-use for economic development purposes will be preferable, but residential conversions may be more appropriate in some locations and for some types of building.

Replacement of Buildings in the Open Countryside

2.5.9 The Council is supportive of the replacement of suitably located, existing buildings of permanent design and construction in the open countryside for economic development purposes. PPS7 states that Local Planning Authorities should set out in their Local Development Documents the criteria that will apply to the replacement of countryside buildings – these are contained in Policy DC4.



Policy DC3 Development in the Green Belt and in the Countryside

There is a presumption against inappropriate development in the green belt. Applications for new development and the re-use of existing buildings in the green belt, as defined on the Proposals Map, will be considered against paragraphs 3.1 to 3.15 of Planning Policy Guidance 2.

New development in the countryside will not be permitted unless it is for:

- A) Agricultural or forestry dwellings which will be assessed against guidance contained in Annex A of PPS7;
- B) Countryside based enterprises and activities which contribute to the rural economy and/or promote recreation in and the sustainable management of the countryside.
- C) The improvement of public access and facilitating the provision of appropriate sport and recreation facilities.
- D) The re-use of existing buildings where the criteria set out in paragraph 17 of PPS7 are met.

Where new developments are to be permitted they will be expected to demonstrate that a sequential search has been undertaken and that there are no more suitable sites available.

Policy DC4 Replacement Buildings in the Countryside

A replacement building in the countryside will be permitted if:

- A) It would result in a more acceptable and sustainable development than would be achieved by the conversion of the existing building;
- B) It would bring about an environmental improvement in terms of the impact of the development on its surroundings and the landscape;
- C) It would be no larger than the existing building and it would be appropriate in scale to its setting and any neighbouring buildings;
- D) It is in a suitable location for access to basic services and necessary infrastructure;
- E) The demolition of the existing building would not result in the loss of a building of architectural or historic interest or a building that contributes to local character.

The replacement of non-residential buildings in the countryside with residential development will be considered on the basis that it is for new residential development.





Housing



3 Housing

3.1 Introduction

- 3.1.1 Planning has a key role to play in facilitating housing provision through the release of land for new housing development.

3.2 Housing Land Supply

- 3.2.1 The Core Strategy sets out the housing land requirement for the period 2004–2021 and distributes the land between the main sub-areas of Blyth, Cramlington and Seaton Valley.
- 3.2.2 In order to ensure a steady supply of housing land throughout the period new housing applications will be phased in accordance with the proposed phasing set out in the Blyth, Cramlington and Seaton Valley Development Plan Documents and in accordance with Policy SS2 The Sequential Approach and Phasing.

3.3 Location of New Housing Development

- 3.3.1 New housing development will be directed to the main towns of Blyth and Cramlington and to a lesser extent the secondary centre of Seaton Delaval in accordance with Policy SS1 Integrated Regeneration and Spatial Strategy of the Core Strategy.
- 3.3.2 The government has set a target of developing 60% of all new housing development on previously developed land.
- 3.3.3 Applications for new housing development will be considered against Policy SS2 The Sequential Approach and Phasing in order to ensure that new

housing is directed towards previously developed sites first and in order to achieve the Council's targets for the development of new housing on previously developed land set out in Policy H2 of the Core Strategy.

3.4 Windfall Sites/Infill Sites

- 3.4.1 Windfall sites can be classed as sites which have not been previously identified through the development plan process.
- 3.4.2 New development on greenfield sites will not be permitted unless the site has been identified in the Blyth, Cramlington and Seaton Valley Development Plan Documents in accordance with the sequential approach.
- 3.4.3 PPS3 states that local authorities should only make an allowance for brownfield windfall development where it is not possible to allocate sufficient land in order to meet the housing land requirement.
- 3.4.4 The Council consider that there are sufficient sites in order to meet the housing land requirement in the form of planning applications; sites identified in the urban capacity study; regeneration sites along the Blyth Estuary and other strategic sites such as the south west sector in Cramlington.
- 3.4.5 Windfall development on previously developed land (i.e. development on land which does not currently have planning permission, is not identified in the urban housing capacity study or, in a settlement based development plan document) will not therefore be granted unless there is a demonstrable under supply of housing as indicated in the most recent annual monitoring report.



Policy DC5 Housing Development on Windfall Sites

New housing development on greenfield windfall sites will not be permitted.

Housing development on previously developed sites not allocated or identified in the Urban Housing Capacity Study and the re-use of existing buildings for housing purposes will be permitted if:

- a) There is an under supply of housing as indicated in an annual monitoring report;
- b) The site or building is within a defined settlement limit;
- c) The site or building is well located in relation to public transport and local facilities;
- d) The site is not allocated or protected for any other purpose;
- e) The proposal will be a high quality residential development.
- f) The proposal will not adversely affect important features of the site or surrounding area;
- g) The proposal will not adversely affect the amenities of nearby residents;
- h) The proposal will not adversely affect existing biodiversity or cultural heritage.

3.5 Mix of Housing Development

- 3.5.1 In considering applications for new housing development consideration will be given to the need to achieve a mix of housing types in terms of size, tenure and cost and the need to create sustainable communities. Applications will be considered against Policy H3 of the Core Strategy.

3.6 Affordable Housing

- 3.6.1 Affordable housing can be defined as housing which is available to those people whose income does not enable

them to buy or rent in the locality at open market prices and is appropriate to their needs.

- 3.6.2 House prices have increased significantly in the Borough over the last few years.
- 3.6.3 The Council commissioned a Housing Needs Study which confirms a high level of need for affordable housing in the Borough.
- 3.6.4 Affordable housing will be negotiated on a site by site basis and can be social rented housing and/or intermediate housing. Guidance on affordable housing can be found in PPS3 and in a Department of Local Government and Communities publication 'Delivering Affordable Housing'.
- 3.6.5 The presumption will be that affordable housing is on site. However, there may be circumstances where it is preferable for a financial contribution to be made towards the provision of affordable housing on another site in the Borough. If appropriate, off-site provision of affordable housing will be the subject of a legal obligation.
- 3.6.6 Applicants seeking a percentage of affordable housing lower than the 30% target will be required to support their case with the submission of a full financial appraisal of scheme costs and end values prepared by an independent surveyor recognised by the Council. In reaching a judgment on the appropriate level of affordable housing on each site the Council will also have regard to other matters such as regeneration priorities.
- 3.6.7 Planning conditions will be imposed and legal obligations will be sought, where necessary, to ensure that affordable housing provided remains affordable in perpetuity.





Regeneration and Employment



4 Regeneration and Employment

4.1 Introduction

- 4.1.1 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 and attract inward investment.

4.2 Location of New Employment Development

- 4.2.1 Blyth and Cramlington are the main towns for employment and Cramlington will continue its strategic employment role within the Tyne and Wear City Region.
- 4.2.2 The selection of sites for employment development and the consideration of planning applications for new employment development will be considered against the extent to which they meet the regeneration priorities set out in the Integrated Regeneration and Spatial Strategy Policy (SS1).
- 4.2.3 Blyth, Cramlington and Seaton Valley Development Plan Documents will review employment land allocations in the context of the Blyth Valley industrial land capacity study, the sequential approach set out in Policy SS2 and the extent to which sites may be appropriate for other uses e.g. housing.

4.3 General Employment Land Provision

- 4.3.1 Policy REG1 – Employment Land Provision of the Core Strategy sets out the overall employment land provision for the Borough.

- 4.3.2 Policy W1 of the current Local Plan lists existing industrial estates setting out whether B1, B2 or B8 uses (see 'use classes' in glossary) are appropriate for the sites in question.

- 4.3.3 The policy also allocates two sites, one at Bates Colliery and one at Seghill Industrial Area.

- 4.3.4 As the policy is area specific it will not be possible to update it either through the Core Strategy or this Development Control Policies DPD.

- 4.3.5 Policy W1 is, therefore, saved under the transitional arrangements and will continue to provide the framework for the consideration of new general and local employment uses until such times as the Blyth, Cramlington and Seaton Valley Development Plan Documents come into force.

4.4 Premises in Industrial Estates

- 4.4.1 The Local Development Framework will seek to facilitate the provision of a range of sizes of premises on existing and allocated industrial estates, with the aim of encouraging the start up and expansion of new and existing businesses. Applications for new premises within existing industrial estates will be supported provided they meet the criteria set out in Policy DC6. Policy DC6 also addresses employment land for other uses.
- 4.4.2 These sites will remain identified under criteria i and ii. of Policy W2 which will be saved under transitional arrangements.

4.5 Employment Land for Other Uses

- 4.5.1 Employment sites are coming under increasing pressure to accommodate a



wide range of other uses. As it is difficult to predict exactly what demands might arise for employment development in the future it is important that employment land is protected in order to ensure that a range of different types of sites is always available, even if there is not an immediate prospect of the site being developed.

4.5.2 PPS3 'Housing' at paragraph 44 advises that local planning authorities should review all their non-housing allocations when reviewing their development plans and consider whether some of this land might better be used for housing or mixed use developments. 'Employment Land Reviews: Guidance Note' was published in 2004 to facilitate this process.

4.5.3 Very careful consideration must be given to proposals for housing or mixed use development on land allocated for industrial or commercial use in order to ensure that regeneration aims and objectives of the Borough are not compromised through the loss of important employment land to an alternative use.

4.5.4 Consideration must also be given to the housing land supply situation and of the impact on proposals for new housing allocated in Development Plan Documents (DPDs). Any such development must not undermine the housing strategy set out in RSS and the Core Strategy. In particular it should not lead to an over provision of new housing and/or exacerbate the problems of, or lead to, low demand.

4.5.5 The following policies set out the approach for considering applications for non-employment uses on existing and allocated industrial estates.

4.5.6 A criteria based approach, has been used to form the basis of policy DC6. However, settlement based DPD's will explore the potential to set specific limits on industrial estates in their area.

Policy DC6 Development on Existing Industrial Estates and Non-Employment Uses on Industrial Estates

Planning permission will be granted for new employment development or extensions to existing employment premises on sites identified in Policies W1 and W2 of the existing Blyth Valley Local Plan, and subsequent Blyth, Cramlington and Seaton Valley Development Plan Documents within the use classes and limitations set out in those policies.

Proposals will be assessed against the following criteria:

- A) The need to provide a range of size of units;**
- B) The need for a high quality development in terms of design, materials and landscaping.**
- C) The potential to include energy efficiency measures and incorporate renewable sources of energy.**
- D) Whether the site is accessible by all modes of transport**

Non-employment uses (uses other than business, industry, storage and distribution) on Industrial Estates and land designated for employment development will not be permitted unless;

- E) The use would generate a significant amount of employment and would have similar physical characteristics to the specified areas;**
- F) The development would not significantly diminish the range of employment sites or premises available in the local area;**



- G) The development has significant community benefits which over-ride the need to maintain the site or premises for possible future employment development and the use cannot satisfactorily be accommodated elsewhere;
- H) The development has significant floorspace requirements which would be difficult to accommodate elsewhere;
- I) The nature of the development is such that it would be better located away from residential areas due to noise generation or the generation of heavy traffic.
- J) It can be demonstrated through an up to date Employment Land Review that there is not a realistic prospect of the allocation being taken up for its stated use in the plan period and that its development for an alternative use would not undermine regional and local strategies for economic development and regeneration.

Retailing on land allocated for employment use will not be permitted unless the retail use is:

- K) strictly ancillary to an existing manufacturing use on the same site or;
- L) a narrow range of bulky goods which could not be sold from a town centre location for access and visual reasons and;
- M) the applicant has demonstrated that the loss of land would not limit the range of sites available for employment use or the quantity of land required to meet the needs of the Borough and;
- N) the applicant has carried out the appropriate tests outlined in paragraphs 3.1 – 3.32 of Planning Policy Statement 6.

4.6 Prestige Employment Sites and Sub Regional Employment Sites

4.6.1 The supply of sufficient serviced employment land throughout the North East of England is important in achieving economic growth and diversification. In recognition of this, and to conform with the emerging RSS, the Council has identified a prestige employment site and a sub-regional site within Blyth Valley.

4.6.2 Complying with RSS, the forthcoming Cramlington DPD will allocate West Hartford as a Prestige Employment site, with an aim to provide a flexible response to attract regionally significant investment in emerging growth sectors and to facilitate innovative cluster development. Any proposals for development at West Hartford shall be determined and managed in line with the guidance found in Policy 19 of the draft RSS. In addition the Cramlington DPD will allocate Northumberland Business Park as a sub-regional employment site, targeted at a sub-regional market so that it will fulfill a more typical role in meeting employment land needs. This will accommodate most B1 and B2 requirements with the potential for more than single storey development, obviously increasing the capacity of the site.

4.6.3 It is essential that the portfolio of land on offer will meet established requirements and is adaptable enough to meet the changing needs of end users and will come forward, whilst taking on board the principles of sustainable development. Policy DC7 states the criteria which shall be used for release of these significant employment sites.



Policy DC7 Strategic and Sub-Regional Employment Sites

Proposals for strategic and sub-regional employment development on land at West Hartford and Northumberland Business Park will be granted provided that:

- A) The proposal is considered appropriate to, and conforms to, the quality and scale of development deemed appropriate for the site to function as a strategic/sub-regional site.
- B) The proposed development cannot be accommodated on an existing site on industrial estates within the towns.
- C) The site continues to have good accessibility by cycle, foot and public transport and has sufficient transport links.
- D) The construction and use will cause no harm to the environment and will protect and enhance major environmental, historic and other assets, to meet the highest environmental standards on design, energy efficiency and resource use.

4.7 Land for Users Requiring Individual Sites in Non-Estate Locations

- 4.7.1 The RSS and Structure Plan seek to provide sites for firms which require individual sites in non-estate locations. Two sites are currently allocated in the existing Local Plan (Policy W2) at Cramlington: West Hartford to the north of the town and land within the south west sector at Cramlington.
- 4.7.2 These sites will remain identified under criteria i. and ii. of Policy W2 which will be saved under the transitional arrangements.

4.8 Office Development

- 4.8.1 The Blyth Valley Industrial Capacity Study (2004) highlights a need for offices

in Blyth Valley. The Structure Plan encourages office development in the main towns of the County, including Cramlington and Blyth. Proposals for offices falling within Class A2 of the Use Classes Order, Professional and Financial Services, often require a more central location.

- 4.8.2 Proposals for offices falling within Class B1, Business Offices, rely less upon public access and can be located on land for general and local employment and business park uses.

4.9 Mixed Uses

- 4.9.1 A positive contribution can be made by the existence of small businesses within predominantly residential areas, either on previously developed sites or someone working from home.
- 4.9.2 Encouragement will be given to such activity in order to support the local economy and assist business start-ups so long as the proposal does not adversely impact on the amenities of the surrounding residential area.





Policy DC8 Office Uses

Proposals for new offices falling within Class A2 of the Town and Country Planning (Use Classes) Order 2005, either through new development, change of use, redevelopment or conversion of existing premises will be permitted where the proposal is situated within the town centres of Blyth and Cramlington.

Proposals for new offices falling within Class B1 of the Town and Country Planning (Use Classes) Order 2005, either through new development, change of use, redevelopment or conversion of existing premises, will be permitted where the proposal is situated within industrial estates identified in saved Local Plan policies W1 and W2 or in subsequent settlement based DPDs. Such proposals will also be assessed against the sequential tests set out in PPS6.

Policy DC9 Mixed Uses

Proposals for mixed use developments involving an element of work activity, including the operation of small businesses from dwellings, will be supported provided that:

- A) The proposal does not adversely impact on the amenity of neighbouring residential properties.
- B) Satisfactory access and parking arrangements are provided.
- C) Where the proposal involves the operation of a business from a dwelling, the proposal remains ancillary to the main use of the property as a dwelling house.

4.10 Leisure and Visitor Activity

- 4.10.1 The natural and historic features of the countryside within and adjacent to Blyth Valley offer a wide range of opportunity for recreation for residents of the Plan area and visitors alike.

- 4.10.2 The North East Tourism Strategy acknowledges the coastal areas and market towns as one of the regions key assets, identifying many areas as being distinctive in character and significant in their own right.

- 4.10.3 In Blyth the coastline, dunes and wartime structures create a sense of local distinctiveness which complements the public art on the quayside together with plans outlined in the Blyth Estuary Development Framework. The regeneration of Blyth Estuary provides an opportunity to build upon the existing attractions and facilities in the area and the potential to bring more visitors into the borough.

- 4.10.4 Future tourism must be at a level which ensures that the needs of the environment are balanced with those of the economy, in essence 'Sustainable Tourism'.

- 4.10.5 The Core Strategy sets out an overarching policy REG6 which seeks to provide a positive framework for the encouragement of tourism, visitor and cultural proposals.

Tourism and Visitor Attractions

- 4.10.6 The Local Development Framework will seek to provide a positive framework in order to promote the number of visitors to the area and increase the number of both short stay and long stay visitors.

- 4.10.7 Proposals for tourism and visitor attractions will be considered against the criteria set out in Policy DC1 and will be viewed in accordance with policy REG6.

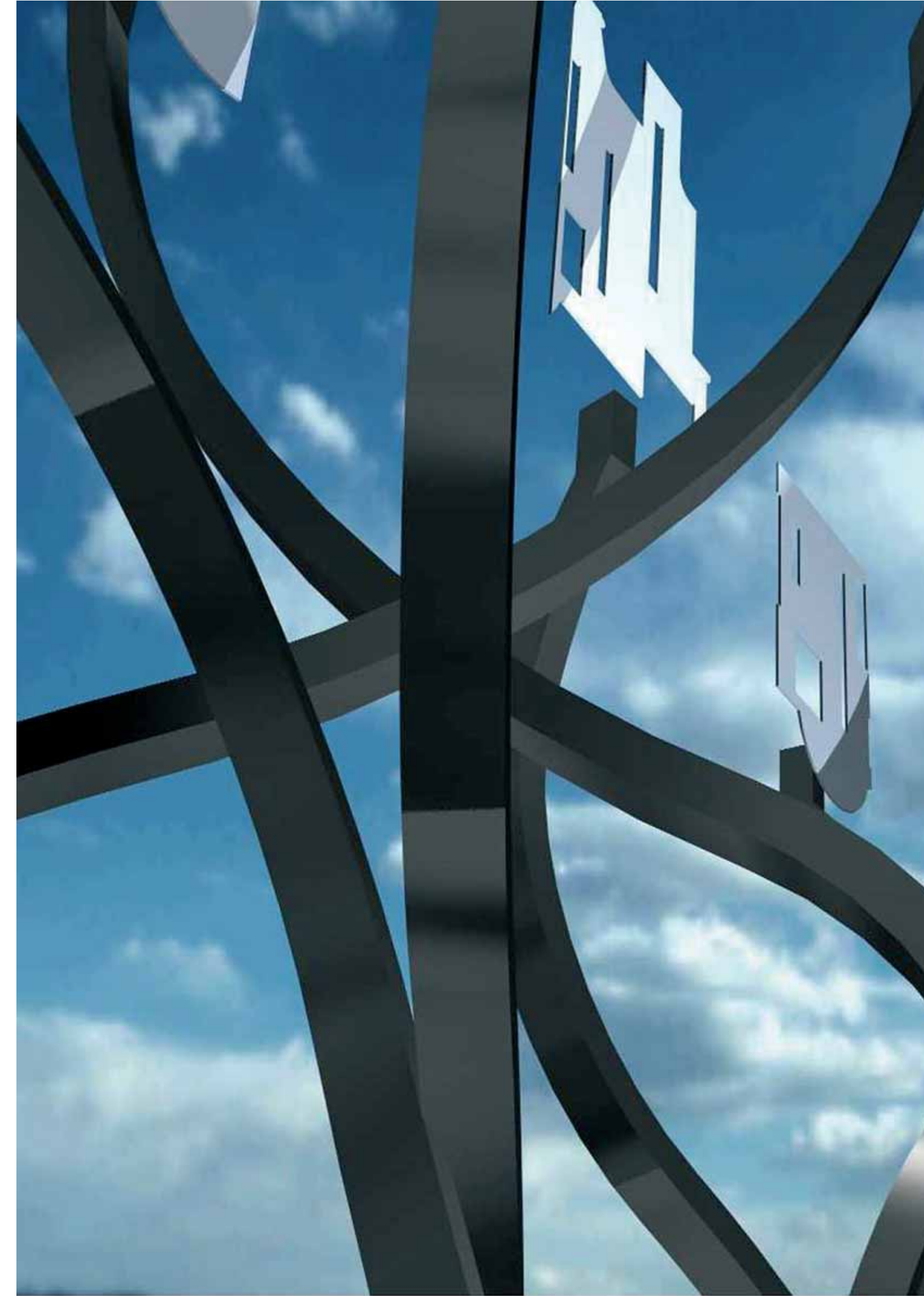


Visitor Accommodation

- 4.10.8 In order to increase the potential for visitors to stay in the longer term and hence contribute to the local economy it is necessary to provide a range of good quality accommodation to meet the needs of both holiday makers and the business sector.
- 4.10.9 This accommodation may range from hotels, guests houses, bed and breakfast, chalets, camping barns/bunkhouses, caravans and campsites. There may also be the potential to provide camping barns/bunkhouses and lightweight tent campsites for users of Sustrans National Cycle Network Route 1.
- 4.10.10 Under planning legislation new permanent holiday accommodation (other than hotels) are considered to be new dwellings which will need to be determined against the policies set out in the general development and housing chapters.
- 4.10.11 Caravan, chalet and campsites can provide valuable accommodation at the budget end of the market. Proposals for new sites must, however, be very carefully considered as such developments can have a significant visual impact on the environment.
- 4.10.12 Proposals for all types of visitor accommodation will be considered against the criteria set out in Policies DC1 General Development, DC3 Development in the Green Belt and DC4 Replacement Buildings in the Countryside.

4.11 Formal and Informal Recreation in the Countryside

- 4.11.1 Some provision may be required to meet more formal and organised sport and leisure activity in the countryside such as golf, equestrian activity, clay pigeon shooting and go-karting.
- 4.11.2 Strategic planning guidance considers that sport and recreation in the countryside should be of a type and scale that respects the character of the location, has no adverse environmental impact and is accessible by a choice of types of transport.
- 4.11.3 There is a growing interest in countryside pursuits in leisure time.
- 4.11.4 The use of the countryside is still dominated by informal activities such as drives, walking and cycling.
- 4.11.5 It is important to further increase the development of informal recreational activity in order to assist the local economy and achieve a higher quality of life for the residents of Blyth Valley.
- 4.11.6 Proposals for both formal and informal recreation will be considered against Policies DC1, DC3 and DC4.



Retail and Town Centres





5 Retail and Town Centres

5.1 Introduction

5.1.1 The Core Strategy establishes a hierarchy of centres within the district, to indicate where new retail growth should be directed and the future role the towns and service centres should play. These objectives, alongside the broad strategy for retailing in the Borough must be considered in determining planning applications for retail development within the district.

5.2 Commercial Development in the Town Centres/Secondary Service Centre

5.2.1 The Local Development Framework should make provision for a range of shopping, service and leisure uses in the town centres which appeal to a wide range of age/social groups during the daytime and the evening, whilst retaining the primary function of the town as a retail centre.

5.2.2 It will be necessary to 'save' some policies from the Local Plan, because they establish the extent to which non-retail uses are permitted within each of the three centres. The LDF consultation exercise generated a general consensus that the existing retail frontage policies should be retained and will be reviewed in the Settlement-based Development Documents. It is not the role of the Core Strategy to address specific land allocations and therefore in developing the Settlement-based Development Plan Documents, the boundaries for the central shopping areas and retail frontage policies for each of the towns/service centre will be subject to review. The existing boundaries for the central shopping areas set out in the Local Plan (1999) Policy C14 will be used until that time.

5.2.3 Proposals within and beyond the town centre will be assessed against criteria in PPS6. Detailed policies for the town centres will be set out in the Blyth, Cramlington and Seaton Valley Development Plan Documents.

5.2.4 Food and drink establishments provide a valued service to the community and can add to attractiveness and increase the use of town centres during the day and evening. These uses can also however create traffic, noise and amenity problems, particularly if located within or adjacent to residential areas and therefore are a land use that requires careful control. Due to the nature of this type of development, and where the Local Authority considers necessary, conditions will be applied so as to:

- A) place a time limit on the preparation and sale of food/beverages
- B) place adequate control on extraction systems and plant equipment
- C) ensure that where food will be carried off the premises, the applicant provides for the deposit of litter and maintenance of litter receptacles

5.2.5 Professional and financial services (A2 Use Class) are uses normally found in a town centre or other central location, which require a street level frontage in or adjacent to a shopping centre i.e. banks, building societies and estate agents and those which need to be located centrally but are less customer orientated, such as solicitors or insurance brokers. These are often located in secondary commercial areas and above shops. The retail frontage policy in the Local Plan seeks to ensure that a well-balanced mix of uses can be appropriately accommodated in the town centre. Whilst it is



acknowledged that a vibrant town centre should offer a wide range of uses and services, it is considered that given the high level of leakage of retail expenditure in Blyth Valley, it will be necessary to protect and enhance the main retail function of the district's centres, in order to better serve the needs of the local communities.

5.3 Town Centre Uses beyond the Central Shopping Areas

- 5.3.1 Town Centre uses are defined in Planning Policy Statement 6, and include retail, leisure and entertainment facilities, recreation uses such as cinemas, bowling alleys and fitness centres, offices, and tourism and culture facilities including theatres, galleries and hotels.
- 5.3.2 It is anticipated that most of the Borough's shopping and leisure needs can be met within existing centres. It is however recognised that there may not be sites in town centres suitable for particular retailers operational needs, such as stores selling bulky goods. The Local Development Framework seeks to accommodate such development, whilst ensuring that the vitality and viability of existing centres is safeguarded.
- 5.3.3 Whilst recognising the need to allow rural diversification which may include an element of retailing, there is a general presumption against retailing beyond the settlement.
- 5.3.4 In meeting the requirements of PPS6 in terms of the tests such as need and impact, the level of information to be provided will need to reflect the scale and location of the proposal. It will be required that all developments over 2500sqm (gross) submit a retail impact assessment. It may however be

necessary to require a retail impact assessment for a smaller development, which may impact on smaller centres depending on the relative size and nature of the development in relation to the centre.

- 5.3.5 It is important to resist retail development on land allocated for other uses, such as housing and employment for two reasons. Firstly there is a risk that there may, in the future, be a shortage in the range and quality of sites available for that particular use, and secondly it may encourage a dispersed retail offer which could potentially damage the vitality and function of the existing town centres.
- 5.3.6 There will be a general presumption against retailing on land allocated for other uses, other than in strictly controlled exceptional circumstances.
- 5.3.7 In the interests of protecting the vitality and viability of town centres in the district, planning permission for retail development beyond the central shopping areas may be subject to conditions which limit the range of goods sold, and prevent the units from being subdivided.
- 5.3.8 A sequential test will be applied for all typical town centre uses outside of the central shopping areas. This process enables a varied range and scale of retail development to be accommodated in the district, whilst ensuring that, where possible, new development is accommodated in the town centres. This should ensure the continued vitality and viability of the existing centres.

5.4 Local Shopping Provision

- 5.4.1 The hierarchy of centres defined in the Core Strategy makes it clear that the



majority of new retail growth should be directed towards the town centres. It is acknowledged that it is important to protect and ensure an accessible range of local shopping facilities and services to meet the day-to-day needs of local residents.

- 5.4.2 Proposals for the further development or extension of such facilities will only be supported where it is made clear that in terms of their size, scale and nature, they will only serve the local neighbourhood.
- 5.4.3 PPS6 suggests setting an indicative upper limit for the scale of development in different types of centres. Policy DC10 sets specific maximum development limits in the secondary service centre and local shopping centres in the district, to ensure that any future retail development in these areas complements the function and scale of these centres and does not compromise the strategy for the Borough's main centres. Development of a greater scale than that indicated in the policy is directed to the town centres and it is considered that allowing these smaller centres to perform at a higher function than indicated may damage the vitality and viability of the main centres.
- 5.4.4 The Secondary Service Centre is located at Seaton Delaval and contains a mix of retail and services to serve the immediate community and surrounding villages within the Seaton Valley. The Local Shopping Centres are much more localised clusters of shops which are intended to serve purely local need. These are located within existing residential areas of Blyth Valley and are listed at Policy R1 of the Core Strategy.

DC10 Local Shopping

A proposal for a local service or shopping facility in Seaton Delaval Secondary Service Centre will be permitted provided it is less than 1000 square metres.

A proposal for a local service or shopping facility in one of the Local Shopping Centres listed in Appendix A of the Core Strategy will be permitted provided it is less than 500 square metres.

An application for a local service or shopping facility will be assessed against tests set out in paragraphs 3.1–3.32 of PPS6.



Accessibility





6 Accessibility

6.1 Introduction

6.1.1 Planning Policy Guidance Note 13 recognises the need for good transport systems to enable a strong economy and high quality of life, but strives to achieve this without a cost to the environment.

6.1.2 Blyth Valley Borough Council has a limited role in transport provision, as this is largely the responsibility of Northumberland County Council. It does however have planning responsibilities which can have important transport implications and must aim to deliver the wider objectives for transport, (established by the Northumberland County Council in the Local Transport Plan) through planning policy which will influence the way in which transport is addressed in new development. Within the Local Transport Plan (2006–11) there are two road improvement schemes currently identified and protected, the A192 Hartford Bridge improvement and the Cramlington East West Link Road. It will be necessary to ensure that development proposals do not prejudice the implementation of these schemes.

6.2 Expectations of new developments

6.2.1 The Council will require that new development proposals meet high standards of accessibility and inclusion, in terms of the layout, design and location. Development should allow all potential users, regardless of disability, age or gender to use the space/buildings safely and easily. All new development should satisfy the requirement of the Disability Discrimination Act (2005).

6.2.2 Particular importance is placed on encouraging transport modes other than

the motor car. It will be necessary to ensure that all new developments are located and designed to facilitate and encourage short distance trips and to ensure that routes are well lit and attractive. Particular emphasis will be given to the provision of high quality lighting, seating and cycle parking for pedestrians and cyclists at public facilities and transport interchanges. The increased use of public transport will be encouraged through the location of new development and by ensuring that, where appropriate, development contributes towards the improvement of existing services.

6.3 Requirements on developers

6.3.1 New proposals may increase pressure on roads, cycle paths and footpaths and the demand for public transport facilities. It may therefore be appropriate to require improvement works as part of new development. These requirements will be addressed through planning conditions and agreements, with a view to assisting in the delivery of the objectives contained within the County Council's Local Transport Plan.

6.3.2 Where development is proposed which is likely to generate a significant number of trips, proposals will need to include the necessary traffic management measures, improvements to existing public transport facilities and services and new/improved access by bus to the development. This may require the developer to provide appropriate infrastructure, and financial support for services.

6.3.3 Policy DC11 sets out the sustainable travel principles which all proposals for new development will be expected to meet. It seeks to facilitate the continuation and improvement of public



transport services and ensure that the needs of all users of the roads are considered and that development can be accommodated on the existing route network successfully. The traffic impact generated by new development is given consideration and measures to mitigate the impact on the environment, amenity and health will be required where necessary.

Policy DC11 Planning for Sustainable Travel

Planning permission for new development will not be permitted unless it meets the following criteria:

- A) Minimise distances travelled and the need for additional journeys.**
- B) Improve the integration of different modes of travel.**
- C) Encourage the use of public transport by ensuring that new development is within 400m of existing bus services and that improvements to existing public transport infrastructure/facilities are provided at the developer's expense where necessary.**
- D) Minimise impact of traffic on the environment, in particular in relation to air quality.**
- E) Minimise conflict between the different users of the roads, giving priority to pedestrians and cyclists.**
- F) Provide an appropriate level of car and cycle parking provision in accordance with Appendix A.**
- G) Demonstrate safe and efficient access allowing for the movement of vehicles, including service vehicles where appropriate.**
- H) The development proposal does not compromise the delivery of protected road improvement schemes on the approved protected lines identified in the Northumberland County Council Local Transport Plan.**

In demonstrating all of the above criteria, it will be necessary to satisfy the requirements of the Northumberland County Council Highways Authority, the Highways Agency and Blyth Valley Borough Council.

Where deemed necessary and in accordance with PPG13, Transport Assessments and Travel Plans will be required.



Sustainable Communities





7 Sustainable Communities

7.1 Introduction

- 7.1.1 Blyth Valley has a strong network of community facilities and a commitment to community development. It is important that planning policies reflect this and that these priorities are considered in planning for the future development and regeneration of Blyth Valley.
- 7.1.2 It is essential that the existing networks are protected, added to and enhanced, ensuring that a range of high quality community facilities are provided through the planning system. Community facilities include health care facilities, schools, open spaces, public toilets, sports facilities, community centres, public houses, cultural facilities and places of worship.
- 7.1.3 New community facilities should be appropriately located to ensure that accessibility and use is maximised for all members of the community. Those community facilities which attract a large number of people, such as cultural and sports facilities must be accessible by all means of transport.
- 7.1.4 Development which generates additional demand for community facilities will be expected to contribute to the provision of new facilities through the use of planning conditions or obligations.
- 7.1.5 Policy DC12 aims to ensure that the existing network of community facilities is protected, enhanced and extended where necessary, through the planning process.

Policy DC12 Provision of Community Facilities

Development which involves the loss of a community facility will not be permitted unless it can be demonstrated, through the submission of a needs and impact assessment, that the facility is no longer needed or that alternative facilities can be provided in a suitable location.

Development which enhances the network of community facilities will be permitted within settlements provided that the development is well located to the community which it will serve.

Development and regeneration proposals will be required, where deemed necessary, to provide or contribute towards the provision or enhancement of appropriate community facilities to meet local need.

7.2 Educational Facilities

- 7.2.1 'Putting the Learner First' is a strategic plan for the provision of education in Northumberland. In April 2005 it was agreed to move, over a period of 2 years, towards a two-tier education system in Northumberland.
- 7.2.2 An option appraisal is being carried out to establish the future of each of the school sites in the district which may result in the refurbishment, rebuilding or combining some of the existing educational facilities in the district. This may mean that there are sites which are no longer needed for educational purposes.
- 7.2.3 Development such as housing, for example, would be required to demonstrate that the proposal has been considered against the appropriate tests and is in accordance with the general development strategy in the district.



7.2.4 The loss of playing fields will be assessed against Planning Policy Guidance Note 17. To establish whether a playing field can be considered to be previously developed land an applicant for a redevelopment proposal of the playing field will be required to demonstrate the functional link between the playing field and the educational buildings on the site.

7.3 Open Space Provision

7.3.1 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 have 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

7.3.2 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.

7.3.3 The Open Space Study recommended that the basic thrust of 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.

7.3.4 The Council's first priority should, therefore, be to enhance existing provision wherever possible.

7.3.5 The study also recommended the adoption of a number of strategic priorities for the Borough. These strategic priorities are set out in Policy C2 of the Core Strategy.

7.3.6 Planning can play a significant role in terms of, protecting existing open space, sport and recreation facilities; enhancing existing facilities and securing the provision of new open space.

Protection of Existing Open Spaces and Sport and Recreation Facilities

7.3.7 A network of open spaces and sport and recreation facilities underpin the quality of life for the local community. There are many different types of open space, from formal to informal and from public to private. But whatever the size, location and function they all provide an important recreational amenity and contribute to the character of their neighbourhood and the Borough as a whole. Many support nature conservation and some also serve a strategic purpose.

7.3.8 The existing Blyth Valley Local Plan identifies sites to be protected as important open space and facilities. The existing local plan maps, in particular the areas within the settlement boundaries of Blyth, have been saved under the transitional arrangements of the new planning system.



7.3.9 The Council will continue to protect the existing facilities and open spaces shown on the proposals map.

7.3.10 The Blyth, Cramlington and Seaton Valley Development Plan Documents will review the existing sport and recreation facilities and open space and consider the requirement for any new provision in the context of the Open Space Study.

7.3.11 The Council will address development proposals which involve the loss of existing open spaces or sport and recreation facilities in accordance with the detailed criteria set out in PPG17 (paragraphs 10–19.).

Provision of New Open Spaces and Sport and Recreation Facilities.

7.3.12 New residential developments result in additional pressures on, and demand for, community infrastructure such as open space or sports facilities. The 'Putting the Learner First' education review being progressed by Northumberland County Council may impact on the open space provision in the district, subject to the future of school sports facilities. It will be necessary to establish the arising implications of this review and plan accordingly for alternative open space provision in the area specific Development Plan Documents.

7.3.13 If there is not a commensurate increase or improvement in infrastructure the result will be a planning loss to the local community.

7.3.14 Traditionally developers have, therefore, provided a certain amount of new open space within their developments in accordance with standards set out in the Local Plan which are mainly derived from the National Playing Fields Association

(NPFA) standards which recommended that 2.4 hectares of playing space should be provided per 1000 head of population. This has traditionally been divided into outdoor sport and children's playing space.

7.3.15 The Government believes, however, that open space standards are best set locally. National standards cannot cater for local circumstances, such as differing demographic profiles and the extent of existing built development in an area. Local standards should include:

- i. quantitative elements (how much new provision may be needed);
- ii. a qualitative component (against which to measure the need for enhancement of existing facilities); and
- iii. accessibility (including distance thresholds and consideration of the cost of using a facility).

7.3.16 The Open Space Study sets out a range of locally derived standards for the provision of a wide range of types of open space, sport and recreation facilities. These are set out in Appendix B and replace the NPFA standards contained in the current local plan.

The Application of Provision Standards

7.3.17 The Council's PPG17 assessment identifies those areas of the Borough in which there is a need either for more open space, sport and recreation provision. These areas will be shown on the Blyth, Cramlington and Seaton Valley Development Plan Documents in due course.

7.3.18 If a proposed development is within the appropriate distance threshold of any of these areas or facilities the Council will



require that developers either make or fund the amount and quality of additional provision required by the application of the Council's adopted standards.

- 7.3.19 In other parts of the Borough the assessment identified a general need to enhance existing spaces or facilities and set out a range of quality standards. Accordingly in areas outwith those areas requiring additional provision the Council will require developers to provide a financial contribution which the Council will use within the appropriate distance threshold of the development.
- 7.3.20 The likely impacts of a proposed development will be assessed by comparing the proposed on-site populations with the Council's established standards for open space, sport and recreation infrastructure set out in Policy DC13 and Appendix B of this document.
- 7.3.21 Provision standards for all types of open space in terms of accessibility, quantity and quality are as set out in Appendix B. The broad policy approach is set out in the following policy.
- 7.3.22 The Council will require all housing developments which will increase the demand for or pressures on existing open space and sport and recreation provision either to deliver additional provision or contribute to the enhancement of existing provision, whichever is more appropriate.
- 7.3.23 Policy DC13 therefore sets out the circumstances in which contributions for open space, sport and recreation will be sought. Appendix B sets out in more detail how the policy will be applied.

DC13 Open Space Contributions

The Council will continue to protect the existing sport and recreation facilities and open spaces in the borough.

New residential development, which will increase the demand for, or pressures on, existing open space, sport and recreation facilities, will be expected to either provide or contribute to open space, sport and recreation provision, or where appropriate contribute to the enhancement of existing facilities in accordance with the provision standards set out in Appendix B.





Environment





8. Environment

8.1 Introduction

8.1.1 The Local Development Framework has a duty to protect biodiversity and enhance the natural and built environment and resources. The Core Strategy environment chapter sets out the Council's broad objectives and principles for protecting and enhancing the natural and built environment, an important part of the overall strategy for the Borough.

8.1.2 This chapter contains a detailed set of policies for the protection and enhancement of the natural, historic and built environment in order to provide a framework for development control decisions.

8.2 Natural Environment

8.2.1 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 those 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.

Biodiversity and Nature Conservation Designated Areas:

Sites of International Importance for Nature Conservation

8.2.2 The most important sites for biodiversity (those identified through international conventions and European Directives such as special protection areas and special areas of conservation) enjoy international statutory protection. These sites are identified on the proposals map and are given the utmost protection. The key site in Blyth Valley stretches along the coast and is covered by various protective legislation comprising of the Northumbria Coast Special Protection area and Ramsar site and the Northumberland Shore SSSI.

8.2.3 Since these sites enjoy statutory protection under European legislation and the Conservation (Natural Habitats) (Amendment) (England and Wales) Regulations 2007, there is no need for a specific policy. SSSI features which are not part of the internationally important features should be subject to SSSI policy (PPS9 paragraph 7).

8.2.4 Proposals that may affect the integrity of these sites will therefore be considered against the requirements of the Conservation (Natural Habitats, &c) Regulations 1994, as amended. Additionally potential developers should consult Part 1 of ODPM 06/2005, which sets out the statutory provisions in this respect.

8.2.5 Candidate/Proposed or listed Special areas of Conservation, and listed Ramsar Sites will be considered in the same way as classified or designated sites.



Sites of National Importance for Nature Conservation

- 8.2.6 There are 4 Sites of Special Scientific Interest (SSSI) within the Borough, including the Northumberland Shore. Developments likely to affect these sites will be considered in relation to PPS9, legislative provisions (s281 of Wildlife and Countryside Act as inserted by Countryside and Rights of Way Act 2000), part 2 of the ODPM Circular 06/2005 relating to the statutory requirements and the good practice guide published by ODPM in March 2006.

Policy DC14 Sites of National Importance for Nature Conservation

Where a proposed development on land within or outside an SSSI is likely to have an adverse effect on an SSSI, alone or in combination with other developments, planning permission will not be permitted unless the reasons for development clearly outweigh the nature conservation value of the site itself and the national policy to safeguard such sites.

In such cases, conditions and/or planning obligations will be used to mitigate the harmful aspects of the development and ensure the protection or enhancement of the site's biodiversity or geological interest in order to safeguard and enhance the site's value in terms of the reasons for its notification as SSSI.

Sites of Regional/Local Importance for Nature Conservation

- 8.2.7 Sites of regional and local importance within the Borough are also protected from inappropriate development. PPS9: Biodiversity and Geological Conservation, notes that plans must indicate criteria based policies against which new developments affecting sites will be judged and the mitigation measures required.

Policy DC15 Sites of Nature Conservation Importance and Local Nature Reserves

Development that adversely affects a Site of Nature Conservation Interest (SNCI) or a Local Nature Reserve (LNR) will not be permitted unless it can be demonstrated that the reasons for the development outweigh the need to safeguard the nature conservation value of the site.

Development of a site that is permitted must avoid or minimise harm to the nature conservation interest of the site. The use of planning conditions or obligations will be considered to protect the site's nature conservation interest and to provide appropriate compensatory measures and site management.





General Wildlife/Non-Designated Sites

- 8.2.8 Government guidance 'Planning for Sustainable Development' and the RTP1 guide on 'Planning for Biodiversity' outline the need to provide a more general level of protection to wildlife to ensure the protection and enhancement of their habitats and the protection of biodiversity in non-designated sites where possible. This includes the need to protect habitats and species identified in the Regional Biodiversity Audit, Local Biodiversity Action Plans and Biodiversity Target Zones, as displayed in Environment Map 1 in the RSS. Government policy in PPS9 also addresses these issues, particularly the Key Principles 1(i) – (vi) and paragraphs 10 – 14 and 16. Development control will address all of these aspects in determining proposals. Potential development must be considered with a clear aim to reverse habitat fragmentation and species isolation particularly in Biodiversity Target Zones, including the Blyth Valley coast and the River Blyth.
- 8.2.9 Other sites of biodiversity importance may include wildlife habitats, hedgerows, stone walls, linear tree belts/shelter belts, small woodlands, river corridors, water bodies and, within the built-up areas, open spaces, green corridors and avenues. Policy DC16 also relates to semi-natural woodland, plantation woodland and existing and proposed wildlife corridors as designated on the Proposals Map.

Policy DC16 Biodiversity

When considering development proposals the Council will seek to contribute to the delivery of the objectives and targets set by the Local Biodiversity Action Plan (LBAP). Where there is evidence to suggest that a habitat (as identified on the proposals map or otherwise) or species of local importance exists on a proposed development site, the Council will require the applicant, at their own expense to submit a specialist survey of the site's natural environment. Applications will be encouraged that demonstrate plans to restore or create habitats of Principal Importance and the habitats of Species of Principal Importance in England and which contribute to regional and local LBAP targets.

Applications that will have a potential negative impact will be refused unless the developer proves to the satisfaction of the Planning Authority that all of the following criteria are met:

- A) There is no suitable alternative site for the development; and
- B) Satisfactory steps are taken to enhance the habitats and mitigate damage; and
- C) The benefit to the community as a whole is deemed to outweigh the biodiversity value of the site.

All developments will aim to maintain and enhance habitat networks by avoiding or repairing the fragmentation and isolation of natural habitats. Habitat Networks will be protected from development and, where possible, strengthened by or integrated within it. If necessary, planning conditions and obligations should be used to promote such management (as recommended in paragraphs 12 of PPS9 and 88 of the ODPM Circular 06/2005 Biodiversity and Geological Conservation).



Species Protection

8.2.10 Certain species are protected by law and there could be situations where they or their habitats could be disrupted or destroyed by proposed development not necessarily in an already designated area. This is an instance where planning conditions or obligations could be appropriate in:

- i. Facilitating the survival of individual members of the threatened species.
- ii. Reducing disturbance to a minimum;
- iii. Providing adequate alternative habitats to sustain at least the current levels of population.

8.2.11 As many individual wildlife species receive statutory protection under a range of legislative provisions PPS 9 advises against the incorporation of a specific policy in Local Development Documents.

8.2.12 Proposals which may affect protected species will therefore be considered against the following legislation:

- Wildlife and Countryside Act 1981, as amended
- Conservation (Natural Habitats &c) Regulations 1994, as amended
- Under specific species legislation i.e. Protection of Badgers Act 1992.
- In addition to these documents, potential developers should consult Part IV of ODPM 06/2005 which sets out the relevant statutory provisions.

8.2.13 The Northumberland Biodiversity Action Plan identifies a number of targets for individual species. These will be taken into account in determining planning applications.

8.2.14 However, as a matter of principle, developments which affect a protected species will be refused.

8.3 Landscape

8.3.1 As described within the Core Strategy, 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, as the areas concerned, primarily 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. The landscape character approach has been taken into account in formulating the policies in the Core Strategy and Development Control Policies DPD's.

8.3.2 Nevertheless, as the emphasis on sustainability has increased; so to has the need to incorporate landscape considerations into decision-making.

8.3.3 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.



Policy DC17 Landscape: General Protection and Restoration

The quality of the landscape will be taken into account in all planning decisions by assessing proposals according to their effects on the intrinsic qualities of the landscape type or types which they affect. Development should contribute to the restoration, enhancement, repair and maintenance of the landscape in and around which it is sited. Development with landscape and visual impacts will be assessed against the extent to which it will:

- A) Cause unacceptable visual harm; and
- B) Introduce or remove incongruous landscape elements; and
- C) Enhance, maintain or degrade:
 - 1. Landscape features that contribute to local distinctiveness; and
 - 2. Historic elements that contribute to landscape character and quality; and
 - 3. Semi-natural vegetation that is characteristic of the landscape type; and
 - 4. The visual condition of landscape elements that combine to create the distinctive character; and
 - 5. The tranquillity of the area

8.4 Historic Parks and Gardens

- 8.4.1 As part of the Local Development Framework, the Council has a duty to protect historic parks and gardens. Since the 1980s there has been a national record of the historic parks and gardens which makes such a rich and varied contribution to our landscape. This record, known as the Register of Parks and Gardens of Special Historic Interest in England, which now contains nearly 1450 sites, was established, and is maintained by, English Heritage. The features and qualities which make these parks and landscapes of natural importance shall be safeguarded. PPG15 makes it clear that the existence of a Historic Park or Garden is a material consideration which must be taken into account by local planning authorities when considering development proposals. A conservation statement will be required for all applications likely to affect a Historic Park or Garden or its settings and a management plan may also be required.





Policy DC18: Historic Parks and Gardens

Planning permission for development that would adversely affect the special historic character and appearance of parks and gardens of special historic or landscape interest will not be granted. Where permission is to be granted it will be considered against the following criteria:

- A) Historic Landscape and architectural elements shall be retained
- B) The maintenance, restoration and construction of traditional estate walling and fencing will be encouraged
- C) The restoration of their layout, design and character appearance will be encouraged where this is appropriate and based on thorough and complete historical research
- D) The impact of the proposed development on the setting of the park or garden

8.5 Natural Resources

Agricultural Land

- 8.5.1 PPS 7: Sustainable Development in Rural Areas, exerts the need for a sequential approach to all issues regarding agricultural land. It recognises the important and varied roles of agriculture, together with the maintenance and management of the countryside.
- 8.5.2 Proposals involving the use of agricultural land will be considered against the criteria set out in paragraphs 27-30 of PPS7 Sustainable Development in Rural Areas and Policy DC1 General Development, DC3 Development in the Green Belt and DC4 Replacement Buildings in the Countryside.

Climate Change

- 8.5.3 Global climate change presents one of the foremost threats; economically, socially and environmentally of the new century. Increases in the concentration of greenhouse gases in the atmosphere are expected to result in substantially higher temperatures, more frequent intense storms, rising sea levels and changes in water flows and quality. There is broad agreement in the scientific community that human activities are contributing to these changes, largely by releasing carbon dioxide into the atmosphere through burning fossil fuels to generate electricity, manufacture goods, heat our homes and power our vehicles.
- 8.5.4 During the past decade, scientists have learned much about the complex natural processes that influence climate variability and change, and our ability to model climate has increased significantly.
- 8.5.5 As a result, it is widely accepted that the planning system has a responsibility for creating a sustainable future. Measures such as cutting CO2 emissions will aid in this process and improve local air quality. General measures such as planting more trees, encouraging energy efficient design and construction of buildings, including solar and wind power, will aid in the creation of a more liveable, walkable, community-oriented borough for all of us. The following policies in particular have been produced to ensure the LDF process for Blyth Valley can take a vital leadership role in managing and planning for this change.



8.6 Drainage and Flood Risk

8.6.1 Blyth town has experienced flooding in the past and is indicated by the Environment Agency to be at significant flood risk. Acknowledgement needs to be given to this so the plan can help contribute to future flood reduction. Blyth town is at risk from potential tidal and fluvial flooding which is exacerbated by the River Blyth to the north and Seaton Burn running through Dinnington to Seaton Sluice further south (as shown on the Proposals Map). With the general increase in frequency and severity of flooding in recent years due to climate change, PPS 25: Development and Flood Risk, and the European Flood Water Directive is placing particular importance on the careful management of river catchment and coastal areas.

8.6.2 In response to this, the planning system must seek to manage and reduce the incidence of flooding and act on a precautionary basis to ensure that new development does not pose an unacceptable risk of flooding. With this in mind, the planning system must also acknowledge the spatial variation in local circumstances within the borough, i.e. areas which require strategic asset management, e.g. coastal areas and flood plains, and must reflect the long-term strategic vision for Blyth Valley, without compromising the protection in flood-risk zones. Policy DC19 therefore was created to reflect advice contained in PPS 25 Development and Flood Risk. It advocates a sequential approach to development affecting areas of Blyth Valley which are liable to flooding. This policy tackles flood risk in a robust and positive manner, providing an element of certainty for developers, and will be used to provide the framework for the consideration of planning applications. Policy DC19 should be read in

conjunction with PPS25 and 'Development and Flood Risk: A Good Practice Guide Companion to PPS25'.

Policy DC19: Drainage and Flood Risk

The Council will apply the sequential approach in relation to flood risk when allocating sites for new development in settlement DPDs and when considering planning applications for development in flood risk areas. The sequential approach is set out in detail in Planning Policy Statement 25: Development and Flood Risk, which should be read in conjunction with 'Development and Flood Risk'; a PPS25 good practice companion guide.

Development proposals should make the most efficient use of water and enhance the sustainable use of the water environment. Development that incorporates sustainable drainage systems will be encouraged. The principles of sustainable drainage systems are set out in PPS25.

Utilities and Infrastructure

8.6.3 Policy DC20 specifically addresses utilities and infrastructure which combines the requirements of sewerage and waste water, in addition to future investment in the water industry. The policy places particular emphasis on the management of the water environment which provides emphasis towards reflecting support for water industry investment.

8.6.4 Such systems discussed within the policy include off-site service infrastructure, surface water, sewage disposal, water and sewerage facilities, flood risk defences and control facilities, power and any other public services.



DC20: Utilities and Infrastructure

Development proposals should minimise requirements for infrastructure or services but where this is necessary, proposals for new development must be capable of being accommodated by planned services (whether supplied by utilities providers or the development itself), and must not have a harmful impact on existing systems, worsening the services enjoyed by the existing community.

The provision of additional infrastructure will be permitted where this is consistent with the principles of sustainable development, including where such provision will have no adverse impact on the environment.

Waste Minimisation, Reuse and Recovery

- 8.6.5 The Council liaises closely with the County Council regarding space for waste and minerals. Together with the proximity principle advocated by the RSS, the Council joins forces in emphasising the need to use the 'reduce, reuse and recycle' principle.

8.7 Potential Sources of Pollution and Net Benefits

- 8.7.1 Pollution can arise from various sources, usually associated with land use and development and can affect land, air or water. The planning and pollution control systems are separate but complementary. The Council must recognise the potential effects of various kinds of pollution on land use and development in accordance with government advice, supporting the pollution authorities in reducing existing and preventing future pollution.
- 8.7.2 Planning Policy Statement 23 requires local development frameworks to set

criteria against which applications for potentially polluting developments should be considered. This will ensure that where a development is potentially polluting, considerations will be given to issues such as impact on health and the environment, the sensitivity of the area and the existing and future air quality.

- 8.7.3 Particularly significant in Blyth Valley is the issue of air quality. Local air quality is important for health and the amenity of the local environment in the Borough. Air pollution in Blyth Valley is predominantly caused by road traffic and, due to the high concentration of pollutants generated from this source in Blyth town centre, an Air Quality Management Area was declared in 2004. This requires the Council to develop an action plan considering how the air quality in the town centre can be improved. The action plan will play an important role, when considering applications for development within the AQMA.

- 8.7.4 Policy DC21 seeks to ensure that the impact of pollution on the environment is minimised and establishes an approach for considering planning applications of a potentially polluting nature. Where it is considered satisfactory and necessary for the development to go ahead, mitigation measures will be imposed on new developments to ensure that pollution levels are minimised and other appropriate representations required to redress the environmental balance.

Policy DC21 Pollution Control

The Local Planning Authority will seek to minimise the impact of pollution on the environment, including existing land uses, and on proposed development and will support and encourage measures to reduce existing pollution to the lowest practicable levels and where possible, improve air, soil and water quality.



Planning permission will not be granted for development liable to generate levels of pollution considered to cause significant harm to either:

- A) environmental health and general amenity, or
- B) the natural environment, in particular to areas considered sensitive for landscape, nature conservation or archaeological value, or
- C) the existing air, soil or water quality.

Applications for development which would be subject to pollution control regulations under Part 1 of the Environmental Protection Act (1990) will normally be located within industrial areas removed from housing and other environmentally sensitive uses and will be examined in relation to their likely impact on the use of adjacent or nearby land or buildings. Applications that would have an adverse impact will be refused.

Land contamination issues will also be taken into consideration on all development sites. Where there is reason to suspect land contamination and for those particularly sensitive land uses:

- 1) A desk study of previous site uses and their potential for contamination will be supplied with the application.
- 2) Where potential for contamination exists, intrusive investigation and risk assessment will be undertaken.
- 3) Where land contamination poses unacceptable risk, appropriate remediation will be undertaken to mitigate these risks. Where remedial works are necessary, sustainable remediation solutions should be adopted where technically viable and where cost benefit analysis shows they are feasible.

- 8.7.5 Noise is a form of pollution which requires particular consideration. The Council has the responsibility to ensure that noise sensitive developments which include housing, schools and hospitals are separated from major noise polluters.

Where separation is not possible it may be practicable to control or reduce noise levels or to mitigate the impact of noise through the use of conditions.

- 8.7.6 This is a particular issue for Blyth Valley given the proximity of Newcastle International Airport. The area most prone to aircraft noise is indicated on the proposals map and lies under the principal air corridor used by the airport. It is important to note that both the boundaries of the noise exposure zone and the exposure categories are subject to review and may change. Close liaison with Newcastle International Airport will ensure that as these boundaries/categories are updated, they will be reflected in the adopted proposals map. Therefore at present the boundary on the proposals map is indicative.

- 8.7.7 Policy DC22 aims to ensure that where practicable noise sensitive developments are separated from major sources of noise and establishes an approach for dealing with planning applications that fall within the airport noise exposure area.

Policy DC22 Noise Pollution

The Local Planning Authority will seek to ensure that, wherever practicable, noise sensitive development and noisy or potentially noisy developments are located away from one another and will impose relevant conditions or seek appropriate planning obligations in relation to new development where separation is not practicable.

Proposals for development within the noise exposure zone identified on the proposals map will be considered in accordance with paragraph 8 and Annex 1 of Planning Policy Guidance 24: Planning and Noise. Conditions will be imposed (in accordance with Circular 11/95) on permissions for noise sensitive development in this area to ensure an adequate level of protection against noise.



8.8 Built and Historic Environment

- 8.8.1 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 (1960's–2000). Therefore, in line with PPG15: Planning and the Historic Environment, conservation areas that have special architectural or historic features have been designated.

Conservation Areas

- 8.8.2 The Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a duty on local planning authorities to formulate and publish proposals for the preservation and enhancement of conservation areas and in exercising their planning powers to pay special attention to the desirability of preserving or enhancing their character or appearance. Positive strategic measures will be pursued to preserve and enhance Conservation Areas and where necessary review their boundaries.
- 8.8.3 Proposals for demolition in Conservation Areas will be considered against paragraphs 4.25 to 4.29 of PPG15 Planning and the Historic Environment.
- 8.8.4 There is a general presumption in retaining buildings which make a positive contribution to the character or appearance of a Conservation Area and proposals for the demolition of most unlisted buildings in Conservation Areas require conservation area consent. Proposals for development in Conservations Areas will be assessed against the following policy (DC23), Policy DC1 and paragraphs 4.9–4.25 of PPG15 Planning and the Historic Environment.

- 8.8.5 The Council will produce Character Appraisals and Management Plans for Conservation Areas in the Borough where they do not currently exist. These and those that are already in place will be reviewed where necessary to reflect new legislation.

- 8.8.6 The character and appearance of a Conservation Area can be harmed by alterations that can be undertaken with the benefit of permitted development rights such as replacement windows, doors and roofing materials. Conservation Area Character Appraisals will assess whether there is a requirement to introduce Article 4 Directions to withdraw those permitted development rights and to prevent inappropriate alterations.

Policy DC23: Conservation Areas

Development within or adjacent to a Conservation Area that preserves or enhances the area's character and appearance will be permitted.

A proposal for new development or for an extension or alteration to an existing development in a Conservation Area will be considered against paragraphs 4.14 to 4.20 in Planning Policy Guidance 15: Planning and the Historic Environment.

A proposal for the demolition of a building in a Conservation Area will be considered against paragraphs 4.25 to 4.29 in Planning Policy Guidance 15: Planning and the Historic Environment.

Listed Buildings

- 8.8.7 Buildings are listed for their special architectural and historic interest by English Heritage. Once a building is listed consent is normally required for its demolition, alteration or extension. The listing of a building should not be seen as prohibiting future change but a



requirement that the local planning authority have special regard to the desirability of preserving the building or any special features it possesses.

Policy DC24 Listed Buildings

The proposed change of use, alteration or extension of a listed building will be permitted if the proposal preserves the special architectural and historic interest and/or setting of the listed building.

Proposals for the change of use, alteration, extension or demolition of a listed building will be considered against paragraphs 3.5 to 3.19 of Planning Policy Guidance 15: Planning and the Historic Environment.

The Local List

- 8.8.8 This policy states that, as with nationally listed buildings, owners will be encouraged to maintain and enhance their buildings, if locally listed. This is a list of buildings adopted by the local authority which are of local rather than national architectural or historic interest. It has no statutory significance but nevertheless identifies those buildings which are often valued by their local communities. This list is likely to be added to during the Plan period and policy DC25 will apply equally to the additions to this list.

Policy DC25 The Local List

In determining applications for planning permission that affect entries on the list of locally important buildings, particular regard will be had to the following:

- A) The historic or architectural importance of the building;
- B) Features which contribute significantly to the character of the building;
- C) Its group value;
- D) Its contribution to the appearance locally;
- E) Its scarcity value to the region;
- F) The scale, nature and importance of the proposed development;
- G) The design and means of enclosure of the proposal;

The Council will seek to prevent the demolition of those buildings included on the list of locally important buildings and the removal of their important features, and will support their removal or alteration only if it can be demonstrated that it would help preserve or enhance the character of the site and the setting of other buildings nearby.

Archaeology

- 8.8.9 Archaeological remains are finite non-renewable resources and therefore it is important to preserve them for their own sake and as part of the value they provide in terms of education, leisure and tourism.





Policy DC26 Archaeology

The Council will protect, preserve and enhance known and suspected sites and features of archaeological importance, together with their settings. Planning permission will not be granted for proposals which would adversely affect the site or setting of a Scheduled Ancient Monument or other nationally important archaeological site and planning permission will not be granted without adequate assessment of the nature, extent and significance of the remains present and the degree to which the proposed development is likely to affect them.

Proposals for development which would be detrimental to these sites or their settings will be considered against paragraphs 8 and 18–30 of Planning Policy Guidance Note 16 Archaeology and Planning.

Design

- 8.8.10 Quality of design will be addressed in all proposals. Detailed guidance for specific application types will be further developed through Supplementary Design Guidance in due course.
- 8.8.11 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 and engage with the concept of sustainable design. Where necessary, the Council will engage in appropriate liaison with NREG (The Northumberland Renewable Energy Group) in order to maximise design opportunities.
- 8.8.12 All new developments will be expected to meet the criteria set out in Policy DC1 General Development.

Policy DC27 Design of New Developments

New development will be expected to achieve a high standard of design, incorporate sustainable construction measures and reflect local distinctiveness through the incorporation of local building traditions and materials. Proposals should take full account of the need for or opportunities to enhance the local environment. High quality contemporary design solutions will be considered where they can be accommodated without detriment to the surrounding environment.

Development will be expected to conform with supplementary planning Documents adopted by the council as part of the local development framework.

Applications for new development will be accompanied by Design and Access Statements.

Extensions and Alterations of Residential Properties

- 8.8.13 Applications for extensions or alterations to existing residential properties will be considered against the following policy.





Policy DC28 Extensions and Alterations of Residential Properties

Proposals to extend or otherwise alter existing dwellings will be permitted if they meet the following criteria and the criteria set out in a Supplementary Planning Document:

- A) The extension is well related to the existing building in terms of its design, siting, massing and the use of materials;
- B) The extension does not adversely affect the privacy or amenity of adjoining properties;
- C) The use of flat roofs should be avoided and will not be permitted on two storey extensions;
- D) Dormer windows will only be permitted where they are necessary to achieve lighting and ventilation of the roof space and where they are of a size and design compatible with and proportionate to the design of the existing fenestration and roof;
- E) The extension remains subsidiary to the original dwelling;
- F) The extension or alteration of an existing dwelling respects the heritage status of the building where necessary as well as the setting of any heritage assets which may be found in the locality of the proposed development.
- G) Proposals for satellite dishes will be assessed in relation to the impact on the overall visual appearance and character of the area. Satellite dishes in conservation areas or on listed buildings will be strongly resisted unless it can be clearly shown that the proposal will not have a detrimental impact on the historic or architectural character of the area or building.

Telecommunications Masts

- 8.8.14 Many minor telecommunications are permitted under the Town and Country Planning General Development Order 1995.
- 8.8.15 There are circumstances however, where the local authority may be concerned that the proposal may have a detrimental impact on the surrounding environment. The Local Authority may decide that prior approval is required for the details of the siting and appearance of certain telecommunications developments.





Policy DC29 Telecommunications

Applications for planning permission or for prior approval of details in respect of telecommunications will be considered favourably where the following criteria are met.

- A) It can be demonstrated that the sharing of an existing mast or other existing structure or building is not feasible;
- B) The development would form part of a recognised telecommunications network;
- C) The location and appearance of the proposed apparatus and associated structures should be sited and designed in order to minimise the impact on visual amenity, character or appearance of the surrounding area;
- D) If proposing development in a sensitive area, the development will not have an unacceptable impact on any heritage assets, including archaeological sites, any nature conservation interests or buildings of architectural or historic interest in either its construction, use or subsequent decommissioning phases;
- E) If located on a building, the apparatus and associated structure will be sited and designed in order to minimise impact on the external appearance of the host building;
- F) The opportunity of screening the development using existing trees is used to maximum effect;
- G) ICNIRP (International Commission on Non-Ionizing Radiation Protection) guidelines for public exposure to electromagnetic fields (EMF) associated with the telecom will not be exceeded;
- H) An agreement is in place to remove any redundant installation at the end of its operational life.

8.9 Renewable Energy

- 8.9.1 Renewable energy generation has an important role to play in reducing CO2 emissions and addressing global warming. Therefore targets have been set at a national level to generate 10% of energy from renewable energy sources by 2010 and to double this figure to 20% by 2020. The planning system can only deliver sufficient renewable energy schemes to meet the shortfall if positive planning policies are in place.
- 8.9.2 The potential contribution which new development can make towards meeting the targets for renewable energy generation is considerable. This may take on various forms, including small wind turbines, solar panels and photovoltaic cells. The provision of these technologies may also be off-site as appropriate. For stand-alone renewable energy schemes, developers should refer to Paras 9–17 of PPS22 and Policy 41 of the Draft RSS.
- 8.9.3 The Council considers it important to support the government in reaching the established renewable energy regeneration targets of 10% by 2010 and 20% by 2020.
- 8.9.4 The Council has therefore proposed an approach which places a requirement on both residential and commercial development, to ensure that 10% of all energy generated will come from renewable energy sources.
- 8.9.5 In compliance with legal requirements resulting from the European Directive on Energy Performance of Buildings, new buildings of over 1000 square metres floor area will be required to undergo a feasibility assessment for sustainable energy solutions before construction commences and in the event of buildings



over 1000 square metres undergoing major renovation, their energy performance should be upgraded to meet minimum requirements derived from the Building Regulations' (Para 3.128 RSS).

- 8.9.6 Renewable energy proposals will be supported throughout the plan area and the Council will look favourably upon proposals which will have a significant wider environmental, economic and social benefits. Such proposals will be assessed in line with policy DC31 and national guidance in PPS22. DC30 and DC31 below have been formulated to address proposals involving integrated and other renewable energy schemes.

DC30 Integrated Renewable Energy.

Major developments, including housing developments over 20 dwellings and other developments over 1000 square metres (gross), will include measures to produce 10% of total predicted energy requirements by renewable energy sources.

DC31 Renewable Energy Schemes.

A proposal for a renewable energy scheme will be supported and will be assessed against its effect on landscape, townscape and amenity and on the natural, historical and cultural features of the building or site and its surroundings. The wider environmental and economic benefit of a proposal for a renewable energy scheme is a material consideration of significant weight in determining whether the proposal should be granted planning permission.





Appendix A Car Parking Standards

1.1 Car Parking Standards

1.1.1 This appendix should be read in association with Policy DC11 Planning for Sustainable Travel.

1.1.2 It is recognised that the availability of parking influences the pattern of journeys made and the extent to which people select the private car as a means of travel. PPG13 now requires that maximum car parking standards should be set, whilst only setting minimum car parking standards for disabled parking. This is reinforced in the Northumberland County Council Structure Plan, and it is advised that parking standards are set at a local level through Local Development Frameworks. Car parking standards will ensure that new developments provide adequate off street whilst avoiding the overprovision of car parking.

1.1.3 The proposed maximum car parking standards for Blyth Valley reflect the emerging regional car parking standards. Should significant amendments be made to these standards or county wide standards be adopted which are not reflected in the standards set in this policy, it will be necessary to review the standards accordingly.

1.1.4 The standards set in the table below include the space needs of residents, employees, visitors/customers, but do not take into account the requirements of vehicles delivering/loading.

1.1.5 It is the responsibility of the applicant to ensure that adequate provision is made on the site for disabled parking, which meets as a minimum the requirements of the Disability Discrimination Act and the Traffic Advisory Leaflet 5/95 Parking for disabled people.

1.1.6 The standards are set for each of the use classes as established in the Town and Country Planning (Use Classes Amendment) 2005. For those uses which are not included in the table below, car parking provision will need to be established through a Transport Assessment, and will be agreed with the Local Authority. For those developments falling below the thresholds set, the amount of parking required by the development will be agreed with the local authority. For individual developments the standards will be required as a maximum. Only in exceptional circumstances (where the applicant has demonstrated through a Transport Assessment) will a higher level of parking be permitted. In relation to housing developments, parking provision should be framed with good design in mind, recognising that car ownership varies with income, age, household size and the type of housing and its location. The maximum parking standards are to be applied to the development as a whole, whilst allowing for a reasonable degree of flexibility in the distribution of these parking spaces across the residential development. This will allow for the provision of an appropriate level of parking for the different types of dwellings proposed.

1.1.7 It is envisaged that in locations which are well served by existing public car parking and public transport, that a lower level of parking could be provided which would still adequately meet the needs of those using the development. This will be subject to the agreement of the local authority, and must ensure that road safety is not compromised by encouraging more on street parking. Shared parking is encouraged, particularly in town centres and as part of major mixed-use proposals.



Maximum Car Parking Standards		
Use Class/Use	Maximum number of spaces	Threshold from which standard applies (sqm)
A1 Food Retail	1 space per 19sqm gross of floorspace	1000sqm
A1 Non Food Retail	1 space per 27sqm gross of floorspace	1000sqm
A2 Financial and professional services	1 space per 25sqm of gross floorspace	1000sqm
A3 Restaurants and Cafes	1 space per 5sqm of gross floorspace	1000sqm
A4 Pubs and Bars	1 space per 10sqm of gross floorspace	1000sqm
A5 Takeaways	To be agreed with the local authority subject to location of proposal	
B1 Offices, research and Development, Light Industry	1 space per 40sqm of gross floorspace	2500sqm
B2 General Industrial	1 space per 50sqm of gross floorspace	2500sqm
B8 Storage or Distribution	1 space per 100sqm of gross floorspace	2500sqm
B1 Offices, research and Development, Light Industry	1 space per 30sqm of gross floorspace	
B2 General Industrial	1 space per 50sqm of gross floorspace	
B8 Storage or Distribution	1 space per 100sqm of gross floorspace	
C1 Hotels	To be agreed with the local authority, dependant on size of operation and the extent of additional facilities which attract wider use and therefore generate parking demand. Eg. Restaurant, conference facilities, public house etc.	
C2 Hospitals	1 space per 4 staff	N/A
	1 space per 3 daily visitors	



Maximum Car Parking Standards		
Use Class/Use	Maximum number of spaces	Threshold from which standard applies (sqm)
C2 Nursing Homes	1 space per residential staff 1 space per 3 bed spaces	N/A
C3 Dwelling houses	1.5 off street spaces per dwelling	N/A
D1 Pre-school/Nursery	1 space per 1.5 staff	N/A
D1 Schools (Primary/Secondary)	1 space per 2 staff 1.5 spaces per classroom	N/A
D1 Higher Education	1 space per 2 staff 1 space per 20 students (both full and part time)	N/A
D1 Health Centres	1 space per 2 staff 2 spaces per consulting room	N/A
D2 Cinema/Conference facilities	1 space per 7 seats	1000sqm
D2 Leisure and community facilities	1 space per 29sqm of gross floorspace	1000sqm
D2 Stadia	1 space per 20 seats	N/A
Sui Generis	To be agreed with the local authority, dependant on size and location of development and the extent to which it will generate trips.	

1.2 Car Parking Design

- 1.2.1 The design and layout of car parks will impact on the quality of the environment. Proposals which include the provision of off street car parking must take into account the design principles outlined in policy DC27. This will ensure that the car parking is well landscaped and lit, user friendly, accessible to all people, safe, attractive and relates well to the

surrounding area allowing pedestrians and cyclists to move easily around and through the car park during the day and evening.

1.3 Cycle Parking

- 1.3.1 PPG13 states that the provision of cycle parking should be consistent with the cycle strategy in the Local Transport Plan. The Northumberland Local



Transport Plan (2006-2011) does not set standards for cycle parking, but includes these in the Northumberland Cycling Strategy (Draft November 2005), and encourages local authorities to incorporate cycle parking in new development. The Northumberland County Structure Plan (2005) encourages the provision of facilities for cyclists at public facilities and other locations.

potentially eases congestion and parking pressures, assisting in achieving some of the broader objectives outlined in the Core Strategy.

- 1.3.2 Setting cycle parking standards will ensure that new development provides for the needs of cyclists. The provision of secure cycle parking should encourage more people to cycle to work, school or in their leisure time, which in turn encourages a more healthy lifestyle, a more sustainable travel system and

- 1.3.3 Any cycle parking facilities must be appropriately located within the development site and comply with other relevant policies in the Local Development Framework.

- 1.3.4 Minimum standards for cycle parking are set out below. Should it appear that, in particular circumstances this provision might be inadequate to meet the demand for cycle parking then additional provision may be required.

Minimum Standards for Cycle Parking	
Land Use	Cycle parking minimum provision
Hotels/Motels/Guest Houses	1 space per 8 bedrooms
Restaurants/cafes/public houses	1 space per 50sqm public area
Fast Food/Hot food Takeaways	1 space per 200sqm Gross Floor Area
Retail	1 space per 200sqm Gross Floor Area
Cash and Carry Warehouses	4 spaces
Storage and Distribution Warehouses	2 spaces
Industry	1 space per 500sqm Gross Floor Area (minimum of 4 spaces)
Offices	1 space per 300sqm Gross Floor Area
Car sales	2 spaces minimum
Garages/service stations/car repair workshops	1 space per 200sqm Gross Floor Area (Minimum 2 spaces)
Education – Schools/colleges	1 space per 5 pupils
Places of worship	1 space per 100 seats (min 4 spaces)



Minimum Standards for Cycle Parking	
Land Use	Cycle parking minimum provision
Places of entertainment (i.e. cinemas, theatres, bingo)	1 space per 100 seats (min 4 spaces)
Art Galleries, Museums and exhibition halls	1 space per 300sqm of public floorspace (minimum 4 spaces)
Hospitals	6 spaces per 100 beds
Clinics, Health Centres, Doctors, Dentists, Vets	1 space per 3 consulting rooms (minimum 2 spaces)
Libraries	1 space per 500 sq m gross floor area (minimum 4 spaces)
Sports Facilities	1 space per 20 patrons able to use facilities at any one time (minimum 4 spaces)
Touring Caravan and Camping sites	1 space per 10 tent spaces (minimum 4 spaces)

1.3.5 For residential developments secure, covered, cycle parking should be included in the development where possible. Cycle parking should be directed towards accessible on site locations, adjacent to communal uses such as car parks, garages refuse/recycling facilities. Where

communal facilities are not present, and dwellings have private gardens, parking and refuse facilities, cycle parking is encouraged within the curtilage of individual dwellings, either in individual lockers or cycle stands. Minimum parking standards for residential cycle parking are set out below.

Minimum Parking Standards for residential Cycle Parking	
Land Use	Cycle parking minimum provision
Dwelling	1 space per resident dwelling
Elderly/Nursing	6 spaces per 100 residents
Sheltered Accommodation	1 space per 5 flats
Semi Retirement Accommodation	1 space per 5 flats
Purpose Built Student Accommodation	1 space per 5 students
Community Housing for the disabled or other special types of hostel	Assessed on individual circumstances



Appendix B

Open Space, Sport and Recreation Provision Standards

1.1 The Application of Provision Standards

- 1.1.1 The Council will require all housing development which will increase the demand pressures of existing open space and sport and recreation provision either to deliver additional provision or contribute to the enhancement of existing provision, whichever is more appropriate.
- 1.1.2 The Council's PPG17 assessment identifies those areas of the Borough in which there is a need either for more open space, sport and recreation provision. These areas are shown on the maps here and will be shown on the Blyth, Cramlington and Seaton Valley Development Plan documents in due course.
- 1.1.3 If a proposed development is within the appropriate distance threshold of any of these areas or facilities the Council will require that developers either make or fund the amount and quality of additional provision required by the application of the Council's adopted standards.
- 1.1.4 In other parts of the Borough the assessment identified a general need to enhance existing spaces or facilities and set out a range of quality standards. Accordingly in areas outwith those areas requiring additional provision the Council will require developers to provide a financial contribution which the Council will use within the appropriate distance threshold of the development.

1.2 On-site or off site provision

- 1.2.1 Once the need for additional or enhanced infrastructure has been established, the Council will decide whether to require developers to make on-site provision or contribute to off-site provision.
- 1.2.2 New on-site provision will only be required in developments of more than 50 dwellings, unless there is an over-provision of open space in the area. The Council may consider that a combination of on-site provision, contributions to off-site provision, contributions to off-site provision or the upgrading of existing facilities.
- 1.2.3 For off-site provision, where the enhancement of existing provision or new provision can be justified, the Council's preference will be the former.
- 1.2.4 A contribution to the enhancement of off-site provision will be the Council's preferred approach if:
- Existing provision with the relevant distance threshold of the development exceeds the minimum quality standard but is clearly of poor quality.
 - The contributions justified by a proposed development will be insufficient to fund worthwhile new provision
 - There is no suitable land for new provision within an appropriate distance threshold either available or likely to be available within three years.
- 1.2.5 The likely impacts of a proposed residential development will be assessed by the proposed on site populations, taking into account net increase in population as a result of the development using the following occupancy rates:



Occupancy Rates

Dwellings: No. of bedrooms	No. of Occupants
1	1.5
2	1.7
3	2.3
4	3.0
4+	4.0

1.3 Provision Standards

Distance Thresholds

- 1.3.1 If a proposed development is within the appropriate distance threshold of any of these areas or facilities the Council will require that developers either make or fund the amount and quality of additional provision required by the application of the Council's adopted standards or make provision for the enhancement of existing facilities within the threshold.

The following distance thresholds will be applied:

Straight Line Walking Distance Thresholds

Form of Provision	Walking thresholds
Allotments	900m
Amenity greenspaces	300m
Bowling greens	900m
Community halls	900m
Equipped play areas	300m
Natural greenspaces	900m
Neighbourhood equipped play areas	600m
Grass cricket, football and rugby pitches	900m
Parks and recreation grounds	900m
Sports halls and swimming pools	1,200m
Tennis and multi-courts	1,200m
Youth facilities	600m

Straight Line Driving Distance Thresholds

Form of Provision	Driving distance thresholds
Artificial turf pitches	3 km
Bowling greens	3 km
Community halls	3 km
Tennis and multi-courts	3 km
Parks and recreation grounds	3 km
Sports pitches (natural turf)	3 km
Churchyards and cemeteries	3 km





Summary of Proposed Quantity Standards

- 1.3.2 The following table sets out a summary of the Council's proposed locally derived standards for a range of types of sport, recreation and open space provision. These standards have been developed in the Open Space Study. The Council will expect the following amount of provision to be made in terms of square metre for each new dwelling proposed.

Form of Provision	Overall standard (sq m per person)	Overall standard (sq m per dwelling)
Accessible natural greenspace	20.0	47.0
Allotments	4.4	10.0
Amenity greenspace	6.0	14.0
Artificial turf pitches	0.3	0.7
Equipped play	0.8	1.8
Pitches: grass	10.0	23.0
Other outdoor sports facilities	0.36	0.8
Urban parks	3.6	8.4
Youth areas	0.1	0.23
Swimming Pools	0.01	0.02

Quality Standards

When new open space, sport and recreation provision is secured by way of condition or planning obligation the Council will expect proposals to provide new facilities or enhance existing facilities and will be expected to be provided in accordance with the quality standards set out in Appendix A of the Council's PPG17 Assessment. This will be made available on request to developers and incorporated into supplementary planning guidance in due course.

This appendix sets out the quality standards we recommend the Borough Council should adopt and covers:

Greenspaces
Accessible natural greenspace
Allotments
Amenity greenspaces
Bowling greens
Local equipped play areas

Neighbourhood equipped play areas
Sports pitches
Teenage facilities
Tennis and multi-courts
Urban parks and recreation grounds
Indoor provision community centres and halls
Indoor sports halls and swimming pools

Each of the quality standards is derived from examples of best practice, such as the Green Flag Award criteria for parks, tempered with the views and local knowledge of Borough Council officials. The draft quality standards are set out under five standard headings:

- General characteristics
- Accessibility
- Planting and biodiversity
- Facilities and features
- Management and maintenance



Appendix C: 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

Affordable Housing Affordable housing includes social rented and intermediate market housing, to 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 to afford, determined with regard to local incomes and local house prices; and
- Include provision for:
 - o The home to be retained for future eligible households; or
 - o 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 and; intermediate affordable housing is housing above those of social rent but below market prices or 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)

Area of Outstanding Natural Beauty An area with statutory national landscape designation, the

primary purpose of which is to conserve and enhance natural beauty. Together with the national parks, they represent the finest landscapes.

Best and most versatile agricultural land Land identified by the Department for Environment Food and Rural Affairs (DEFRA) as falling within classification grades 1, 2 or 3a, based on the physical characteristics of the land and the limits these oppose upon its agricultural uses.

Biodiversity The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Building The term building refers to the whole or any part of any structure or erection. It does not include plant or machinery comprised in a building.

Bulky Goods Goods of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.

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.

Change of use A change in the way that land or buildings are used. Planning permission is usually necessary in order to change a use class.

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.



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

Conditions Requirements attached to a planning permission to limit or direct the manner in which a development is carried out.

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

Conversions Generally means the change of use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub division of residential properties into self-contained flats.

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.

County Council A higher tier local authority providing strategic planning functions in non-unitary local authority areas.

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.

Deposit A term describing the statutory consultation period for plans being processed under transitional arrangements.

Development Development is defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission.

Development Plan Documents DPD's 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 DPD's that planning authorities must prepare include the core strategy, site specific allocations of land and where needed action area plans.

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

Flight path The route taken by aircraft between destinations.

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.

Green Belt (not to be confused with the term Greenfield) Land designated 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.

Historic Parks and Gardens A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by English Heritage.

Housing land requirement The number of new housing units for which it is estimated, for planning purposes, that provision will be needed 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.

Interchange Transport Interchanges are places where the change between modes of travel is easy, for example a Bus/Rail station.

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

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 collectively 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 Nature Reserve Non statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.

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.

Major development Major development is defined as 10 or more dwellings, a building of 1000m² or greater floor area, or a site with an area of 0.5 hectares or greater.

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

Nature Conservation The protection, management and promotion of wildlife habitat for the benefit of wild species, as well as the communities that use and enjoy them.

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.

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 or be visually 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.

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.

Planning out crime The planning and design of street layouts, open space and buildings so as to reduce the actual likelihood or fear of crime, for example by creating natural surveillance.

Planning Obligations and Agreements A legal agreement between a planning authority and a developer, or offered unilaterally by a developer, ensuring that certain extra works related to a development are undertaken. For example the provision of highways. Sometimes called a "section 106" agreement.

Planning Permission Formal approval sought from a Council, often granted with conditions,

allowing a proposed development to proceed. Permission may be sought in principle through outline plans, or be sought in detail through full plans.

Planning Policy Guidance Issued by central government setting out its national land use policies for England on different areas of planning. These are being replaced by Planning Policy Statements.

Prestige Employment Sites A 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.

Proposals Map The component of a development plan, or LDF, showing the location of proposals in the plan, on an Ordnance Survey Base Map.

Public Open Space Urban Space, designated by a council, where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role.

Public Right of Way A Public Right of Way is a highway over which the public have a right of access along the route.

Regeneration The economic, social and environmental renewal and improvement of rural and urban areas.

Regeneration proposal/scheme A proposal to deliver the economic, social and environmental renewal of a rural or urban area through investment and improvement.



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, indicates 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.

Rural Diversification The expansion, enlargement or variation of the range of products or fields of operation of a rural business.

Saved Policies Policies within Local Plans that are saved for a time period during replacement production of Local Development Documents.

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 for planning purposes.

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)

Special Protection Area Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.

Statutory Required by law (statute) through an act of parliament.

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.

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

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 Document The final version of the document which is submitted to the Secretary of State for consideration (April 2006). The Secretary of State will consider the content of the submission document, the way in which it has been prepared, and any outstanding objections in relation to either of the documents. The Secretary of State will then make recommendations that we will have to take on board before the document becomes formal policy for us to use when considering planning applications. The document will be formally adopted in 2007.

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

Sustainability Appraisal The process of weighing and assessing all the policies in a development plan, Local Development Document or Regional Spatial Strategy, for their global, national and local implications.

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."

Sustainable Urban Drainage Systems (SUDS) Surface water drainage methods that take account of quantity, quality and amenity issues and are collectively more sustainable than conventional methods.

Transport Assessment An assessment of the availability of and levels of access to all forms of transportation. Indicative thresholds for transport assessments are contained in appendix B of the

DFT's Guidance for Transport Assessments (February 2007).

Traffic Impact Assessment An assessment of the effects upon the surrounding area by traffic as a result of a development, such as increased traffic flows that may require highway improvements.

Travel Plan A travel plan aims to promote sustainable travel choices as an alternative to single occupancy car journeys that may impact negatively on the environment, congestion and road safety. Travel Plans can be required when granting planning permission for new developments.

Use Classes:

- A1** Shops
- A2** Financial and Professional Services
- A3** Restaurants and Cafes
- A4** Drinking Establishments
- A5** Hot Food Takeaway
- B1** Business
- B2** General Industrial
- B8** Storage and Distribution
- C1** Hotels
- C2** Residential Institutions
- C3** Dwelling houses
- D1** Non-Residential Institutions
- D2** Assembly and Leisure
- Sui Generis** Other miscellaneous uses

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

Waste Waste is a material or object that is no longer wanted and which requires disposal. If a material or object is reusable, it is still classed as waste if it has first been discarded.

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.



Appendix D – 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 DPD's supersede them.

Development Control policies	Replacement local plan policy or new policy?	
	Replacement policy (policy no.)	New policy
DC1 General Development	Policy covers a range of issues and specifically replaces: E7; E17; E29; G6; G12; C1; C2; C3; C4; C5; C6; C7; C8; C9; C19; L1-L4	New generic policy which contains some new elements but also replaces a number of other policies.
DC2 Planning obligations	Yes: G11	No
DC3 Development in the Green Belt and in the Countryside	Yes: G8; H24	No
DC4 Replacement Buildings in the Countryside	Yes: G9, G10, H26	No
DC5 Housing Development on Windfall Sites	Yes: H3	No
DC6 Development on existing Industrial Estates and non-employment uses on Industrial Estates	Yes: W5	Elements are new
DC7 Strategic and Sub-regional Employment Sites	No	Yes
DC8 Office Use	Yes: W7	No
DC9 Mixed Uses	Yes: W8	No
DC10 Local Shopping	Yes: C17	No
DC11 Planning for Sustainable Travel	Yes; M1, M2, M3, M5, M6	No
DC12 Provision of Community Facilities	Yes; C18, C19, C23	No
DC13 Open Space Contributions	Yes in part; C4; C5; C7	No

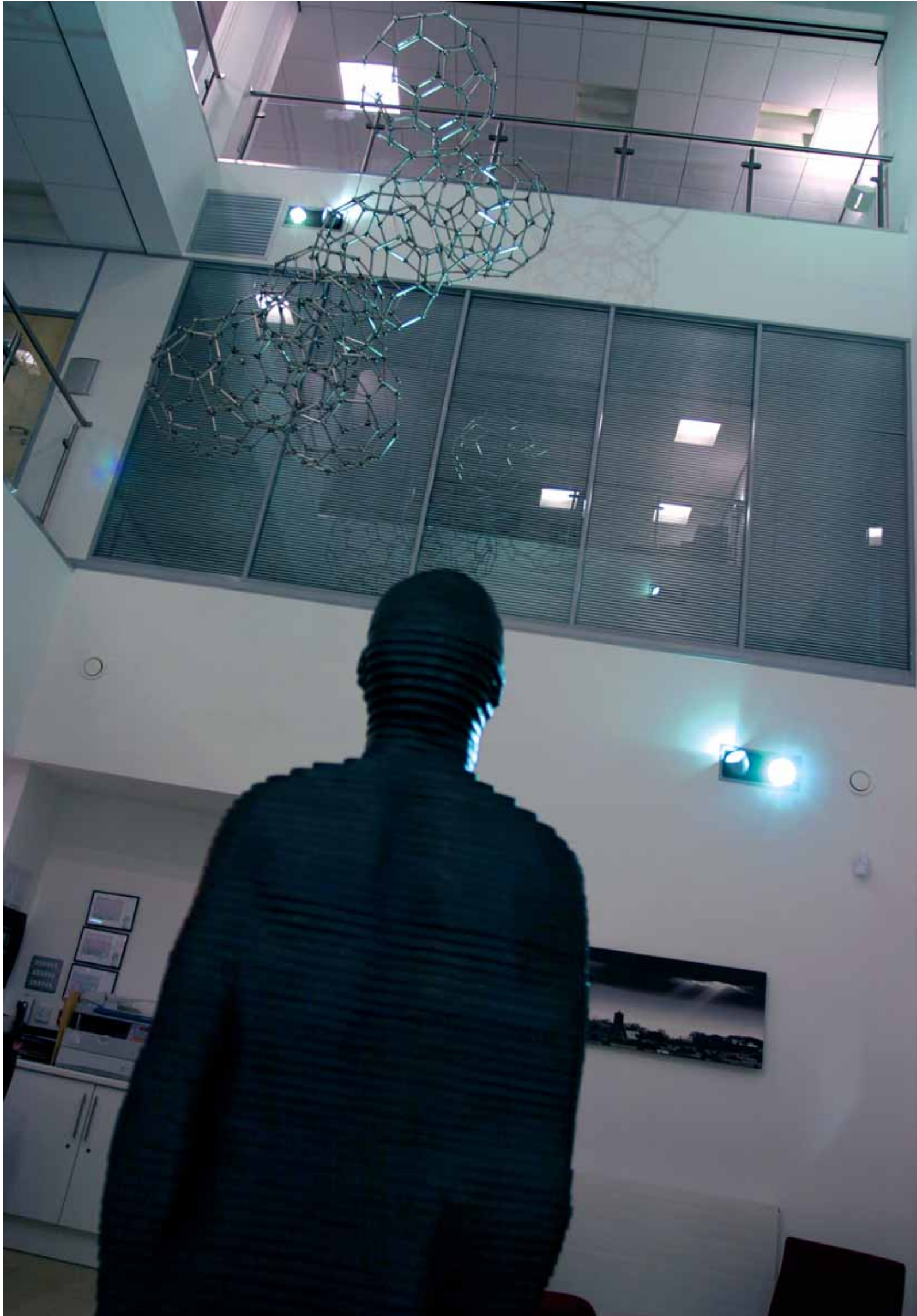


Core strategy policies	Replacement local plan policy or new policy?	
	Replacement policy (policy no.)	New policy
DC14 Sites of National Importance for Nature Conservation	Yes: E1 (ii)	No
DC15 Sites of Nature Conservation Importance and Local Nature Conservation Reserves	Yes: E1 (iii)	No
DC16 Biodiversity	Yes E2	No
DC17 Landscape – General Protection and Restoration	Yes: E4	No
DC18 Historic Parks and Gardens	No	Yes
DC19 Drainage and Flood Risk	Yes: E9	No
DC20 Utilities and Infrastructure	No	Yes
DC21 Pollution Control	Yes: E10; E22; E23; E24	No rethink
DC22 Noise Pollution	Yes; E25	No
DC23 Conservation Areas	Yes: E15; E16	No
DC24 Listed Buildings	Yes: E13	No
DC25 The Local List	Yes: E14	No
DC26 Archaeology	Yes E12	No
DC27 Design of New Developments	Yes E17	No
DC28 Extensions and Alterations of Residential Properties	Yes H22; E27	No
DC29 Telecommunications	Yes E26	No
DC30 Integrated Renewable Energy	Yes E28	No
DC31 Renewable Energy Schemes	No	Yes
Appendix A Car & Cycle Parking Standards	Yes: Appendix 17	No
Appendix B Open Space, Sport and Recreation Provision Standards	Yes: Appendix 18	No



Core strategy policies	Replacement local plan policy or new policy?	
	Replacement policy (policy no.)	New policy
Appendix C Glossary of Terms	No	Yes
Appendix D List of Saved/Replacement Policies	No	Yes
Appendix E Monitoring and Implementation Framework	No	Yes (Separate to main document)





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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2002-2003
Tackling Fuel Poverty
2005-2006
Getting Closer to Communities



Pride in our services