

**Northumberland**

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**LOCAL DEVELOPMENT ORDERS  
SUSTAINABILITY  
APPRAISAL REPORT**

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December 2012

**NORTHUMBERLAND**  
Northumberland County Council

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# 1. INTRODUCTION

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- 1.0 The purpose of this Sustainability Appraisal Report is to bring together the results of an earlier scoping exercise; and an appraisal of the likely economic, social and environment effects of draft Local Development Orders (LDOs) in Northumberland.

## Northumberland Core Strategy Sustainability Appraisal

- 1.1 As stated in the Sustainability Appraisal Scoping Report, the Sustainability Appraisal of the Core Strategy has formed the basis of the Sustainability Appraisal of the LDOs. The appraisal has been adapted to reflect the scale and nature of the Orders and avoids duplication of proceeding Sustainability Appraisals.

## **Background to the Local Development Orders**

- 1.2 Northumberland County Council is seeking to adopt simplified planning approaches for sites located around Blyth Estuary. Part of the area has been granted Enterprise Zone status.
- 1.3 Effectively this means giving greater freedom from planning control by speeding up the planning process for certain sites, as part of a wider package of incentives.
- 1.4 At the current time, the Council has elected to prepare two LDOs. One will cover two sites at East Sleekburn and the other will cover one site referred to as the Bates site (see appendix A).
- 1.5 An LDO grants planning permission for development specified in the Order, and by doing so removes the need for a planning application to be made by a business / developer.
- 1.6 An LDO can offer significant benefits, including providing certainty to developers, by defining up front what development is acceptable; and saving the time and cost implications of submitting a planning application.

## **Background to Sustainability Appraisal**

- 1.7 The basis for Strategic Environmental Assessments is European Directive 2001/42/EC 'on the assessment of the effects of certain plans and programmes on the Environment' - also known as the Strategic Environmental Assessment or SEA Directive. The Directive was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations, supplemented by guidance originally published in 2005.

- 1.8 The statutory obligation to undertake a Strategic Environmental Assessment (SEA) under the above legislation is not clear cut for the purposes of LDOs.
- 1.9 Under Article 3(3) and 3(4), environmental assessment is required for certain categories of plans and programmes only where they are determined to be likely to have significant environmental effects. Plans and programmes in these categories are:
- Plans and programmes of the types listed in Article 3(2) which determine the use of small areas at local level, or which are minor modifications to plans and programmes;
  - Plans and programmes of types which are not listed in Article 3(2), which set the framework for future development consent of projects (not limited to projects listed in the Annexes to the EIA Directive).
- 1.10 An LDO could be considered to fall within one of the above criteria, as a site specific form of policy. Furthermore, the key criterion for the application of the Directive, is not the size of area covered but whether the plan or programme would be likely to have significant environmental effects. A screening exercise was therefore undertaken and is illustrated in the Local Development Order Sustainability Appraisal Scoping Report.
- 1.11 In summary, the screening exercise recognised that the proposed LDOs would potentially have significant environmental impacts. They seek to permit development in an area of considerable ecological importance; notably an area with SSSI, SPA and Ramsar designations.
- 1.12 In addition to considering such impacts as part of the Sustainability Appraisal process, further assessment of environmental impacts has been undertaken through Environmental Impact Assessment Screening, and a Nature Conservation and Ecological Assessment; the latter of which includes a Habitat Regulations Screening exercise.

## **Scope**

- 1.13 Sustainability Appraisals need to be adapted to the scale and nature of the plan or programme, its place in any hierarchy or sequence of plans or programmes, and the stage reached in the decision-making process. They should avoid duplication of assessments.

1.14 Whilst an LDO does not need to be in conformity with a Local Development Plan<sup>1</sup>, the proposed LDOs for the Northumberland sites are largely in accordance extant Development Plan policies and the emerging Core Strategy. Furthermore they could be described as form of site specific policy, which sits below higher level Development Plan documents, at least in spatial terms.

1.15 To avoid duplication, the Sustainability Appraisal Scoping Report and Appendix C of this document demonstrate existing planning policy, which applies to the sites subject to the LDOs and the findings of SEA/SA of those policies. It goes on to provide specific comments in the context of appraising the sustainability of the LDOs. In summary the following was taken into account:

- The Bates site is within the boundary former Blyth Valley district. The Blyth Valley Core Strategy and the Blyth Valley Development Control Policies Development Plan Document were subject to a final SEA/SA report in April 2006. The relevant policies and objectives are largely unchanged by the introduction of the LDO for the Bates site. The Blyth Estuary area is already promoted for mixed use development and economic regeneration.
- The East Sleekburn sites are within the boundary of the former Wansbeck district. The Wansbeck District Local Plan was subject to a final SEA/ SA report in August 2005. The Plan identifies the Cambois area of economic opportunity and also an area for Port related development. The policies are similar to that proposed by the LDO, allocating the eastern site for employment related uses. However, the westerly site is not allocated for employment use. It is white land with no designation.
- Following Local Government Reorganisation, work is underway to develop the Northumberland Local Plan. The first document to be prepared as part of the overarching plan is the Core Strategy. At the time of this report, the Northumberland Core Strategy Issues and Options document and associated SEA / SA had been issued for consultation. The document puts forward an option to allocate employment land specifically for the low carbon and environmental sector and identifies the Blyth Estuary Renewable Energy Zone, within which all of the LDO sites fall.

1.16 The appraisal of the LDOs does not repeat the proceeding SEA / SA's in relation to the higher level policy documents, but refers to them and focuses on the more site specific considerations. Notably the previous SEA/SAs identify some uncertain effects on the environment and specific considerations to be addressed at a more local level. The LDOs will therefore focus on these specific considerations.

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<sup>1</sup> Primary legislative provision for Local Development Orders amended by Section 188 of the Planning Act 2008 which commenced in June 2009. The effect of the amendment was to remove the requirement that LSOs must implement Local Plans.

## 2. APPRAISAL METHODOLOGY

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- 2.0 The Appraisal took into account various guidance and best practise including the Sustainability Appraisal Guidance for Regional Spatial Strategies and Local Development Documents and Planning Advisory Service guidance entitled Sustainability Appraisal Advice Note published in June 2010.
- 2.1 As identified above, the principles of the LDOs largely conform with the saved policies of the Blyth Valley Core Strategy, and Development Control Development Plan Document; and the Wansbeck Local Plan. Moreover they conform with the overarching objectives of the emerging Northumberland Core Strategy. The Appraisal therefore did not duplicate what has already been subject to appraisal and associated consultation.
- 2.2 To test the LDOs, the Sustainability Appraisal Framework established through the Core Strategy Sustainability Appraisal was applied.

### **Sustainability Appraisal Objectives**

1. To improve health and well-being and reduce health inequalities
2. To ensure good air quality
3. To protect and enhance Northumberland's cultural heritage and diversity
4. To ensure everyone has the opportunity to live in a decent and affordable home
5. To avoid or reduce flood risk to people and property
6. To deliver safer communities
7. To ensure resilience to the effects of climate change through effective adaptation
8. To strengthen and sustain a resilient local economy
9. To deliver accessible education and training opportunities
10. To increase the diversity and quality of employment opportunities
11. To improve the quality, range and accessibility of community services and facilities
12. To reduce the need for travel and improve transport integration
13. To protect and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes
14. To ensure prudent use and supply of natural resources
15. To protect and enhance Northumberland's biodiversity and geodiversity
16. To protect and enhance the quality of Northumberland's ground, river and sea waters
17. To mitigate climate change by reducing of greenhouse gas emissions
18. To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted
19. To increase public involvement in decision making and participation in community activity, especially amongst under represented groups
20. Promoting innovative solutions for restoration of minerals and waste sites

Figure 1 Sustainability Appraisal objectives

- 2.3 The SA Objectives making up the framework, identified above, address a full cross-section of sustainability issues, including social, economic and environmental factors.
- 2.4 The assessment framework served to identify if the development to be permitted by the proposed LDOs would be likely to cause significant sustainability effects (either positive or negative). Effects were then considered in terms of their spatial scale, likelihood, timescale and permanence. Where effects were identified, an evaluation of their significance was made along with evidence to justify and support the conclusions drawn. Where significant sustainability effects were identified possible mitigation measures were also considered.
- 2.5 The scoring system developed as a tool in the assessment process is summarised below:

<b>Significance of effect</b>		<b>Description of effect</b>
++	Major positive	LDO approach will have a major positive effect in the SA objective when compared to the current and future baseline conditions
+	Minor positive	LDO approach will have a positive effect in the SA objective being assessed when compared to the current and future baseline conditions. Minor adverse effects may result but the overall effect will be positive.
0	Neutral	LDO approach being assessed is unlikely to create any significant impact (positive or negative) at present or in the future
-	Minor negative	LDO approach will have a negative effect on the SA objective being assessed when compared to the current and future baseline conditions. Minor positive effects may result but the overall effect will be negative
--	Major negative	LDO approach will have a major negative effect on the SA objective being assessed when compared to the current and future baseline conditions
?	Unknown/uncertain	There is insufficient information about the implications of the LDO approach to make a robust assessment. OR where the option has significant positive and negative effects
X	No relationship	LDO approach not relevant to SA objective.
<b>Timescale</b>		<b>Description of timescale</b>
Short term		The effect of the LDO approach would have within the initial 0-5 years
Medium term		The effect of the LDO approach would have within the initial 5-10 years
Long term		The effect of the LDO approach would have within beyond 10 years

Figure 2 scoring system

## Limitations

- 2.6 It should be noted that whether development is brought forward under the provisions of the LDOs is an unknown. For example, it is not possible to predict how effective the Enterprise Zone initiative or other economic initiatives will be in attracting development to the sites, or how outside market forces could influence development in the target sectors.
- 2.7 In addition, the LDOs are planned to be in place for 6 years. Therefore, the timescales for development are similarly difficult to predict.
- 2.8 It is also important to note that the sustainability appraisal is based on the broad description of development permitted by the Orders. The more specific impacts of particular development will be tested through the Environmental Impact Assessment screening process.
- 2.9 For the purposes of the appraisal, it was assumed development will progress in the short term and that the full extent of the permitted development rights will be taken up. This means that in effect the appraisal tests the 'maximum impact' scenario. However, the narrative supplements this approach. Impacts may be less or more significant if less development comes forward. Similarly impacts may occur at different timescales if for example, development happens incrementally at different stages.
- 2.10 Notwithstanding the approach to appraise the maximum impact scenario, a number of 'Unknown/uncertain' results emerged, particularly where the objective is less relevant in the context of the LDOs.

### 3. SUMMARY OF SUSTAINABILITY APPRAISAL FINDINGS

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- 3.1 The appraisal tests the sustainability of proposed Local Development Orders for three sites around Blyth Estuary. More specifically it focusses on the effects of the development to be permitted by the Orders against the objectives of the Sustainability Appraisal Framework.
- 3.2 As demonstrated in Appendix A, there are a number of positive effects in the short medium and long term. These positives relate principally to objectives around the economy. Notably the proposed LDOs perform well against the objectives for a resilient economy, education and training opportunities and employment diversity and quality. There are potentially major positive effects in this regard in the medium to long term, which must be optimised.
- 3.3 Achieving economic growth may also have a number of spin off or indirect benefits in the longer term. However, these are more difficult to predict and are identified as uncertain or unknown. For example, there are known links between prosperity and well-being. Increased job opportunities and investment in the area may therefore indirectly benefit communities' health and well-being in the longer term, but this is not possible to determine.
- 3.4 A number of other positive impacts have been identified around the use of natural resources. The LDO sites are principally brownfield former employment sites, therefore their development will bring the land back into productive use.
- 3.5 The LDOs are also being targeted for specific sectors including the renewable and low carbon industries. If such businesses are attracted to the sites they may contribute at a global scale to reducing carbon emissions and reducing reliance upon finite resources. However, this is similarly a relative unknown. It will depend upon the businesses attracted and their advances e.g. in research and development of energy generating technology.
- 3.6 Conversely, there are potential negative environmental effects. The East Sleekburn sites are not well served by public transport and fairly remote from substantive population centres. Their development could therefore increase road based transport if not effectively planned for.
- 3.7 Other negative effects relate principally to the impacts of development and are likely to be most significant during construction phases. During operation there are also a number of potential detrimental effects such as in relation to increased traffic movements or noise or emissions from industrial processes. To an extent these will depend on the exact form development. Mitigation options relate principally to the use of conditions as part of the Orders.



3.8 The only major negative effects identified through the appraisal is in respect of community decision making, and is relevant only to the long term. As the Orders are operational for around 6 years the opportunity to community involvement in deciding what development is permissible is during consultation on the draft LDOs ahead of their adoption. There are therefore positive effects in the short term. In the longer term however the Orders mean that the consultation ordinarily undertaken on a planning application would not occur. Mitigation related to undertaking effective meaningful consultation on the draft Orders. This issue has similarly emerged as a result of an Equality Impact Assessment. As a result of the assessment findings, consultation was undertaken in accordance with the consultation values of the Council's Statement of Community Involvement.

## 4. CONCLUSIONS

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- 4.1 The above summary and Appendix A illustrate positive, negative, neutral and unknown sustainability effects. The value of undertaking the appraisal has been to identify the effects at an early stage and to address them as part of the LDO preparation process. Where there are potential conflicts there are identified opportunities for mitigation e.g. through the imposition of conditions. However, it is also important to acknowledge that judgements are required, which balance up the relative benefits and dis-benefits.
- 4.2 As referred to para 1.13, it is also important to note that the Local Development Orders have been subject to other assessment processes relevant to the effects identified. A Nature Conservation and Ecological Impact Assessment (including a Habitat Regulations Screening exercise); an Environmental Impact Assessment Screening exercise; and an Equalities Impact Assessment have all been undertaken. These assessments have similarly sought to identify potential effects and mitigation measures and have been used to inform the Local Development Orders.

## 5. MONITORING

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- 5.1 As identified in the Sustainability Appraisal Scoping Report the Council will be required to monitor significant effects identified through the SA process. As part of the monitoring process the following will be checked:
- That the prediction of significant effects was accurate.
  - That the plan is contributing to the achievement of SA objectives and targets.
  - That mitigation measures are performing as well as can be expected or require modifying.
  - Findings of assessments e.g. site investigative work
  - Outcome of remediation works e.g. to contaminated land.
- 5.2 If monitoring reveals adverse or unexpected effects then actions will be taken to address these effects.

## Appendix A – Sustainability Appraisal Matrix

SA Objectives	Nature of Effect			Comments / Mitigation
	Short term	Medium term	Long term	
Health and well-being	0	0	?	<p>Likely to have a neutral effect, however in the longer term indirect positive effects may occur. The EZ initiative is about creating the conditions for economic growth. Furthermore, the LDO boundaries relate to brownfield derelict sites. There are known links between prosperity and health and wellbeing and between quality environments and wellbeing.</p> <p>Positive impacts for local people in Northumberland may be enhanced by encouraging employment of local people and the use of local supply chains. Environmental positive effects may be assisted by ensuring a level of design standards which improve the overall appearance of the sites.</p>
Air Quality	-	?	?	<p>Likely to have a mixture of positive and negative effects with some impacts unknown.</p> <p>In the short to medium term, irrespective of the form of development, there is likely to be increased traffic movements associated with construction. Later once developments are operational there are also likely to be increased car based movements associated with employees. Whilst the town of Blyth is well served by public transport and the sites to the south of the river are within walking distance of bus stops, the East Sleekburn sites to the north of the river are not well served. These increases in traffic will result in negative impacts for air quality. However, the baseline position has recently improved and the centre of Blyth is no longer designated as an air quality management zone.</p> <p>New industrial related operations may also result in emissions or air borne particles and dust which could have a resulting impact on air quality. Increased ship movements related to development may similarly influence air quality.</p> <p>In the longer term, the sectors being targeted through the LDOs, including advanced manufacturing and low carbon and renewable businesses may contribute on a national and global scale to moving towards a low carbon future, reducing reliance on traditional fuels and helping to reduce air pollution.</p>

				Further investigation of transport impacts may be appropriate for large scale developments. Mitigation could include conditions & guidance to promote sustainable travel & control industrial emissions.
Cultural heritage	?	0	0	<p>East Sleekburn Site 2 (quay) adjoins listed Coal Staithes. Development however is not permitted to encroach onto the staithes nor will it adversely affect the setting. The new development is likely to take the form of industrial development. It will therefore replace a former industrial landscape.</p> <p>Mitigation should include a criterion or condition that the staithes must be afforded protection during construction and operation of development.</p> <p>No comprehensive information on archaeology of the sites is available. Consideration should be given to ensuring conditions are sufficiently robust to protect assets if they are discovered before development. Potential options around whether or not this is undertaken by a developer or by the Council to give greater certainty to developers about any development constraints.</p>
Decent and Affordable homes	0	0	0	The LDOs do not permit development of housing. However, the LDOs seek to promote sustainable economic growth. In doing so they may contribute indirectly in the long term towards development of new housing to accommodate growth.
Avoiding flood risk	-	-	-	<p>Some of the sites contain areas of flood risk. Notably there are risks relating to tidal flooding at the Bates and East Sleekburn site 2 (quay) sites.</p> <p>Mitigation should include provision for ensuring flood risk is fully assessed and where risk is identified provisions made to ensure it is managed and mitigated. Potential for development to be located outwith areas at risk of flood or for less vulnerable elements of development to be located within the flood risk areas. Other flood resistance measures may also be required. Notwithstanding flood mitigation measures, potential to encourage or require sustainable drainage measures including SuDS at all sites.</p>

Safer communities	?	?	?	<p>This is likely to be largely dependent upon the siting and design of new development. However, indirect positive impacts could occur e.g. as a result of more people being present and natural surveillance of what are currently derelict sites.</p> <p>Positive impacts may be enhanced through reference to designing out crime or secured by design principles.</p>
Climate change and adaption	?	?	?	<p>Uncertain what impacts will be.</p> <p>Effects will be determined by factors such as how much traffic and emissions the development generates and what sectors are attracted. Advanced manufacturing and low carbon and renewable businesses may contribute on a national and global scale to addressing climate change and adaption.</p>
Resilient economy	+	++	++	<p>Facilitating the development of the sites for employment / economic uses is likely to have a major positive effect on the economy.</p> <p>LDOs could be worded to target specific sectors which are already established or being established in the region, whilst allowing sufficient degree of flexibility to adapt to future changes in the market / economy. By building on sectors such as the renewables and offshore sectors there is potential to establish and strengthen supply chains.</p>
Education and training opportunities	+	++	++	<p>Links have already been established between the sectors and educational institutions including Newcastle University, to develop education/ training opportunities in the target off shore and renewable / low carbon sectors. These may be further strengthened as more employers establish. As development becomes operational more training opportunities may also become available within the work place e.g. as a result of apprenticeships.</p> <p>The LDOs are a means of promoting to prospective investors the existing skills base and training opportunities.</p>

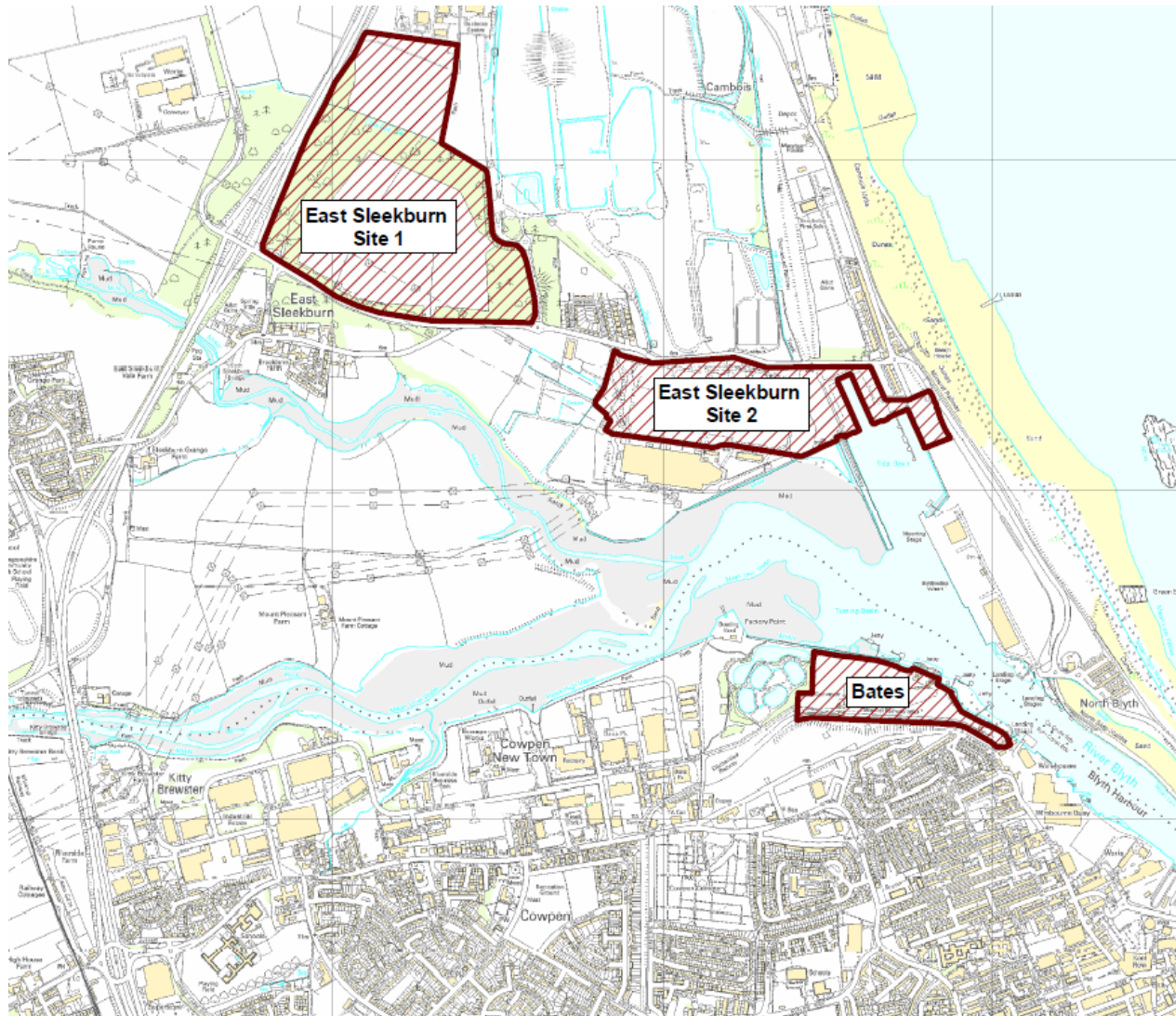
Employment diversity and quality	+	+	++	<p>If development comes forward it is likely to have a major positive effect in respect of creating new employment opportunities. There is also potential that there will be spin off benefits in respect of wider economic growth e.g. in respect of supply chains. Blyth has an established reputation in the off-shore renewable energy sector and this could be further strengthened and consolidated.</p> <p>Potential risk that jobs are taken up by skilled employees from outside the area therefore maximising opportunities for local people e.g. through targeted recruitment should be encouraged. Also a commitment to equality and diversity in recruitment should be advocated.</p>
Community services and facilities	0	0	0	Likely to have a neutral or no impact
Reduce travel and integrate transport	?	?	?	<p>Some employment development tends to have high trip generation rate. Whilst Blyth is well served by public transport the area to the north of the estuary is not.</p> <p>Without mitigation new development could generate more vehicle based transport and put pressure on the existing road network. Conversely, if local people are employed, development could reduce people travelling to outside the area.</p> <p>Mitigation could include conditions for sustainable transport. Also ancillary development uses proposed to be permitted to serve new employment uses, could serve to reduce the need for employees and potentially local residents to travel to everyday retail/café facilities.</p>
Rural and urban landscapes	0	0	0	<p>Landscape / visual assessment undertaken to consider the impact of development on the landscape. Concludes the development would have little detrimental impact given the industrial nature of landscape.</p> <p>Mitigation could include conditions in the LDOs e.g around building scale and supplementary advice in the LDO Guide.</p>

Natural Resources	?	+	++	<p>The sites are principally brownfield land with the exception of East sleekburn site 1 (west). Their redevelopment will therefore help limit the use of land, a finite resource.</p> <p>Whilst development may increase the need for building and construction materials and fuels/energy for operating development</p> <p>Mitigation could include conditions in respect of sustainable building design and incorporation of renewable / low carbon energy sources. Also to include conditions and guidance in respect of siting of built development to optimise use of site.</p>
Biodiversity and geodiversity	-	0	?	<p>Potential for development to disturb nature conservation and ecology interest. The sites are in close proximity to Ramsar / SPA and SSSI designated sites.</p> <p>Nature Conservation and Ecological Assessment and Habitat Regulations Screening work undertaken to inform conditions and mitigation measures. Potential in the longer term to achieve positive impacts through comprehensively planning for the sites and for cumulative impacts and delivering mitigation options.</p>
Ground river and sea waters	?	?	?	<p>Likely effect is uncertain. Any new development has the potential to have an impact in respect of both the quantity and the quality of ground, river and sea waters. Previous site investigative work suggests the presence of some contaminants as a result of previous uses.</p> <p>Risks to controlled waters could be mitigated through imposing appropriate conditions. Where remediation is required this could be monitored.</p>
Reduce greenhouse gases	-	+	++	<p>Whilst initial development will negatively impact on greenhouses gasses e.g. through increased traffic generation, in the longer term the target sectors may well have a major positive impact on reducing the reliance upon fossil fuels by servicing, improving and developing the renewable and low carbon sector.</p> <p>Could be mitigated through conditions e.g. in respect of sustainable design and renewable/low carbon energy sources.</p>



Reduce waste	?	?	?	Likely affects uncertain. New development may contribute to the creation of additional waste in terms of construction and potential industrial / process waste.
Community decision making	++	-	--	<p>The draft LDOs will be subject to consultation. However, there will be no further consultation as development proposals come forward, as would be the case for planning applications. As the LDOs are operational for a number of years there is a risk communities will feel excluded from the decision making process in the longer term.</p> <p>Mitigate through effective consultation ahead of LDO adoption.</p>
Minerals and waste site restoration	0	0	0	Likely to have a neutral or no impact

## Appendix B – LDO Site Plan



**NORTHUMBERLAND**  
Northumberland County Council

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**Appendix C – Existing Development Plan Policies and SEA / SA Findings and resulting LDO SEA/SA findings**

Bates		
Plan	Policy /objective	SEA/ SA findings
Blyth Valley Core Strategy 2006	<p>Policy SS1 outlines proposals for the Regeneration and Renaissance of Blyth Valley including through the regeneration of Blyth town centre and Quayside; Mixed use regeneration of the Blyth Estuary; Promoting Blyth as a centre of excellence for renewable energy; Protecting existing and providing a range of new employment land to meet the needs of businesses and residents; and Directing new development towards previously developed sites before greenfield.</p> <p>Policy SS3 – specifies Sustainability Criteria including accessibility; no unacceptable adverse impact on the natural environment, historic and cultural heritage and community assets; that new development would help to build communities by sustaining community services and facilities; and that new development will reflect the principles of sustainable design and applications for major developments will be expected to be accompanied by Transport Assessments and/or Green Travel Plans.</p> <p>Policy ENV1 seeks to ensure the protection and enhancement of internationally and nationally important sites and species (including the Northumbria Coast SPA and Ramsar Site, and Blyth Valley’s SSSIs), capitalising upon Blyth Valley’s natural assets;</p> <p>Policy REG 3 refers to Regional Brownfield Mixed Use Development of Blyth Estuary. It states the Blyth Development Plan Document will allocate the Blyth Estuary as a brownfield mixed use development taking into account the factors such as the need to integrate with Blyth town centre; Appropriate infrastructure improvements; Measures to protect and enhance the local environment, with particular regard to protected species and international and national nature conservation designations, The need for an environmental impact assessment; and the need for a transport assessment.</p>	<p>A key feature of the Local Development Framework will be ensuring sufficient employment land is available to support and attract businesses.</p> <p>A key regeneration theme is that of regenerating Blyth. Regeneration of the Estuary area would offer opportunity of raising profile of Blyth and making it more attractive to live and work – with knock on economic impacts.</p> <p>Environmental and social benefits from opportunities for redeveloping previously developed land and reducing need to travel.</p> <p>May need to be mitigation to prevent negative environmental impacts on neighbouring areas and sites designated for nature conservation interest i.e. SSSI, SPA and Ramsar.</p>
Blyth Valley Development Control Development Plan Document	<p>Plan identifies specific development criteria including in respect of proposals for new offices falling within Class B1 to be situated within industrial estates or in subsequent settlement based DPDs and assessed against the sequential tests.</p> <p>Policy DC11 states that new development will not be permitted unless it meets criteria in respect of sustainable travel including: Minimising distances travelled and Encouraging the use of public transport by</p>	

ent	<p>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.</p> <p>Specific policies in respect of nature conservation and biodiversity include Policy DC14. It states where development is 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. In such cases, conditions and/or planning obligations will be used to mitigate the harmful aspects of the development.</p>	
Northumberland Core Strategy Issues and Options May 2012	<p>Document asks whether additional provision should be made for growth of low carbon sector – proposes Blyth Estuary Renewable Energy Zone strategic employment area</p>	<p>Provision of new employment land to support sector is considered likely to have major positive economic and social benefits and create employment opportunities. However risk that due to specialist nature of industries employment will be taken up by skilled workforce outwith area. Consideration to be given to training opportunities.</p> <p>Consideration to be given to how proposals link physically and socially with communities in Blyth.</p> <p>Mixture of positive and negative and uncertain effects on the environment identified. On global scale positive impacts e.g. furthering the deployment of renewables whilst on local scale pressures on environment e.g through increased traffic and pollution – to be addressed through planning application stage.</p> <p>Sites should be exemplar of low carbon and renewable technologies.</p> <p>Blyth town well served by public transport – accessible by sustainable means.</p> <p>The potential impact on adjacent SSSI, SPA and RAMSAR will need to be fully assessed working with Natural England to ensure appropriate safeguards and mitigations measures – to be considered in more detail.</p>

East Sleekburn		
Plan	Policy /objective	SEA/ SA findings
Wansbeck Local Plan	<p>The Plan identifies the Cambois area of economic opportunity and also an area for Port related development.</p> <p>Policy EMP3 states that land at Cambois, , is designated for development by businesses requiring large sites in non-estate locations. Proposals for development in classes B1, B2 or B8 will be permitted provided that certain criteria are met including: in the case of proposals for greenfield development, there are no suitable alternative previously developed sites within the zone; and the development will be carried out in a well planned and co-ordinated manner.</p> <p>Policy EMP5 relates to Port Related development stating the continued operation and development of the Port of Blyth will be supported. Land at Battleship Wharf is designated as a port related employment area. Development in classes B1, B2 and B8 will be permitted provided that development is port related.</p>	<p>The SEA/SA mostly positive impacts but raises some uncertainty in respect of nature conservation designations, water quality and archaeology and recommends further investigation.</p>
Northumberland Core Strategy Issues and Options	<p>Document asks whether additional provision should be made for growth of low carbon sector – proposes Blyth Estuary Renewable Energy Zone strategic employment area.</p> <p>Proposes redesignation of c. 175 ha of expansion land north of the River Blyth – not currently included in general employment land supply.</p>	<p>Provision of new employment land to support sector is considered likely to have major positive economic and social benefits and create employment opportunities. However risk that due to specialist nature of industries employment will be taken up by skilled workforce outwith area. Consideration to be given to training opportunities.</p> <p>Consideration to be given to how proposals link physically and socially with communities in Blyth.</p> <p>Mixture of positive and negative and uncertain effects on the environment identified. On global scale positive impacts e.g. furthering the deployment of renewables whilst on local scale pressures on environment e.g through increased traffic and pollution – to be addressed through planning application stage.</p> <p>Sites should be exemplar of low carbon and renewable technologies.</p> <p>Area to north of Estuary is not well served by public transport and therefore consideration needed to how this can be</p>

		<p>overcome to mitigate impacts. Strong policies to support public transport provision and walking and cycling and contributions sought to improve connectivity.</p> <p>The potential impact on adjacent SSSI, SPA and RAMSAR will need to be fully assessed working with Natural England to ensure appropriate safeguards and mitigations measures – to be considered in more detail.</p>
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