



# Northumberland

## County Council

## Northumberland Local Plan

### Draft Plan for Regulation 18 Consultation (July 2018)

#### Frequently Asked Questions

Question	Response
What is a Local Plan?	A Local Plan is a document and map setting out where new homes, workplaces and services can be built in the future, allocating sites for future development and conserving environmental assets. Local Plans set future planning policy and provide guidance on how planning applications are decided.
What will the Northumberland Plan do?	Northumberland Local Plan will, when adopted: <ul style="list-style-type: none"><li>• Be a strategy for land and buildings through until 2036, covering communities, the economy and the environment.</li><li>• Set out where future homes, jobs and services should be located,</li><li>• Guide the conservation and enhancement of historic and natural assets,</li><li>• Guide decisions on planning applications.</li></ul>
What are we consulting now?	We are consulting on a draft Local Plan for Northumberland. This is the first draft of the new Local Plan for Northumberland. The Local Plan will cover the whole of Northumberland (except the Northumberland National Park), replacing all local plans or core strategies prepared by the previous district councils and the old county council. It will run alongside recent and new neighbourhood plans, prepared by town and parish councils.
What does 'Regulation 18' mean?	Regulation 18 is part of the Town and Country Planning (Local Planning) (England) Regulations 2012. It says that, before submitting a Local Plan to the Government, the Council must first prepare a draft of the plan and invite representations on it. It makes clear that the Council must inform and invite representations, not just from consultation bodies like the Environment Agency and Historic England but also from residents and businesses in the area covered by the plan. Under Regulation 18, the Council must take into account all representations made.

<p>Why should I be interested in the Local Plan?</p>	<p>The policies and proposals in the draft Local Plan can affect people in all sorts of ways. The Plan aims to bring new jobs into the County to build on the success of some of our key sectors like tourism, energy and bespoke local services. We need to have homes built to cater for the future needs of our residents on all levels of income and we need to make sure all the necessary services and infrastructure are in place for this to happen. You can influence this through your representations.</p> <p>We also need to protect local communities and the local environment and gather local people's perspectives on these things to make sure that policies will be effective.</p> <p>People will also want to check if there are any particular land allocations or proposals near to where they live or work. The plan places limits on development around towns and villages but also allocates particular sites for housing or economic development. One of these sites might be near to your home.</p>									
<p>Why get involved now? Can I not just wait until the next stage, when the plan is firmer?</p>	<p>The Local Plan is still taking shape. By the next stage, early in the New Year, we will have amended the plan to reflect people's comments and it will be much more 'set in stone'. People commenting at the next stage will be less able to make new suggestions but simply to tell us whether or not they think the Local Plan has been soundly prepared. So it's best to get involved now, while there is still a chance to affect the content of the Local Plan.</p>									
<p>When does the consultation on the new draft Local Plan begin and end?</p>	<p>The consultation begins on 4th July 2018 and comments should be received by us no later than 5.00pm on 15th August 2018.</p>									
<p>How do I see what's in the Local Plan?</p>	<p>The Local Plan consultation document and policies map plus all supporting documents can be viewed on the Council's website at <a href="http://www.northumberland.gov.uk/localplan">www.northumberland.gov.uk/localplan</a>. Paper copies of the main documents can also be viewed during normal opening hours at county libraries, customer information centres and County Hall, Morpeth.</p>									
<p>Are there any public events about the draft Local Plan?</p>	<p>Yes, we will be holding drop-in sessions in each of the 23 main towns and service centres across the County. These will include a small exhibition with staff involved in preparing the document present to answer questions and provide advice on how to respond to the consultation. Copies of the consultation document will also be available to view. The dates and locations of the drop-in sessions are provided below:</p> <table border="1" data-bbox="496 1832 1385 2020"> <thead> <tr> <th>Location</th> <th>Venue</th> <th>When?</th> </tr> </thead> <tbody> <tr> <td><b>Hexham</b></td> <td>Trinity Methodist Church, Beaumont St, NE46 3LS</td> <td>Wed. 11 July 2018, 2pm to 7pm</td> </tr> <tr> <td><b>Allendale</b></td> <td>Library, Dawson Place, NE47 9PP</td> <td>Thurs. 12 July 2018, 2pm to 6pm</td> </tr> </tbody> </table>	Location	Venue	When?	<b>Hexham</b>	Trinity Methodist Church, Beaumont St, NE46 3LS	Wed. 11 July 2018, 2pm to 7pm	<b>Allendale</b>	Library, Dawson Place, NE47 9PP	Thurs. 12 July 2018, 2pm to 6pm
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	<b>Belford</b>	Bell View, West Street, NE70 7QB	Thurs. 12 July 2018, 2pm to 7pm
	<b>Amble</b>	Development Trust Offices, Dilston Terrace, NE65 0DT	Fri. 13 July 2018 2pm to 7pm
	<b>Alnwick</b>	St James Community Hall, Pottergate, NE66 0DT	Sat. 14 July 2018, 10am to 3pm
	<b>Berwick upon Tweed</b>	Berwick Town Hall, Marygate, TD15 1BN	Mon. 16 July 2018 2pm to 7pm
	<b>Ashington</b>	Hirst Welfare Centre. Alexandra Rd, NE63 9EL	Tues. 17 July 2018 2pm to 7pm
	<b>Haydon Bridge</b>	Community Centre, Ratcliffe Road, NE47 6ET	Wed. 18 July 2018 2pm to 7pm
	<b>Blyth</b>	Buffalo Centre, Regent Street, Blyth, NE24 1LL	Thurs. 19 July 2018 2pm to 7pm
	<b>Seaton Delaval</b>	Parish Council Offices, Astley Road, NE25 0DG	Friday 20 July 2018 2pm to 7pm
	<b>Prudhoe</b>	Waterworld, Front Street, Prudhoe, NE42 5DQ	Sat. 21 July 2018 10am to 3pm
	<b>Choppington</b>	Choppington Social Welfare, Colliery Rd, NE62 5SS	Mon. 23 July 2018 2pm to 7pm
	<b>Morpeth</b>	Morpeth Town Hall, Market Place, NE61 1LZ	Tues. 24 July 2018 2pm to 7pm
	<b>Ponteland</b>	Memorial Hall, Darras Road, NE20 9NX	Wed. 25 July 2018 2pm to 7pm
	<b>Rothbury</b>	Jubilee Hall, Bridge Street, Rothbury, NE65 7SD	Thurs. 26 July 2018 2pm to 7pm
	<b>Bedlington</b>	Community Centre, Front Street West, Bedlington, NE22 5UB	Fri. 27 July 2018 2pm to 7pm
	<b>Cramlington</b>	Concordia Leisure Centre, Forum Way, NE23 6YB	Sat. 28 July 2018 10am to 3pm
	<b>Wooler</b>	Cheviot Centre, Padgepool Place, NE71 6BL	Mon. 30 July 2018 2pm to 7pm
	<b>Corbridge</b>	Parish Hall, St Helen's Street, NE45 5BQ	Tues. 31 July 2018 2pm to 7pm
	<b>Newbiggin-by-the-Sea</b>	Sports and Community Centre, Woodhorn Road, NE64 6HG	Wed. 1 August 2018 2pm to 7pm
	<b>Seahouses</b>	Sports and Community Centre, Stone Close, NE68 7YL	Thurs. 2 Aug. 2018 2pm to 7pm
	<b>Bellingham</b>	Library, Town Hall, Manchester Square, NE48 2AS	Fri. 3 August 2018 2pm to 6pm
	<b>Haltwhistle</b>	Library, Westgate, NE49 0AX	Sat. 4 August 2018 10am to 3pm
How are people being informed about the consultation?	Considerable publicity to raise the awareness of the Local Plan consultation has been and will be undertaken during the consultation period. A leaflet, explaining the Local Plan and listing the drop-in sessions, has been posted to every address in Northumberland. There has been a number of press releases		

	<p>picked up by local papers and there will continue to be press releases throughout the consultation period. The Council will utilise social media to publicise the Local Plan consultation as well as the drop-in sessions. A public notice has gone into the Newcastle Journal. Publicity has been sent to Parish and Town Councils and there will be an item in the Northumberland News. Many people interested in being involved in the Local Plan have chosen to remain on our database following the recent changes under Data Protection legislation and others have registered on the system since. All of these are being kept informed by email or letter.</p>
<p>Can I buy a copy of the draft Local Plan?</p>	<p>The Local Plan documents and related materials can be downloaded free of charge. A CD is available free of charge. Paper copies of the main document are available at a charge of £20.50 (including first class postage) or £20.00 (including second class postage). There is an online system for ordering and paying for the document - see <a href="http://www.northumberland.gov.uk/SelfService/Pay.aspx">http://www.northumberland.gov.uk/SelfService/Pay.aspx</a>. Alternatively, you can write to us requesting a copy, sending a cheque for the requisite amount, (payable to 'Northumberland County Council'). This should be addressed to Planning Policy, Northumberland County Council. County Hall, Morpeth, Northumberland, NE61 2EF.</p>
<p>What happened to the Northumberland Core Strategy that the Council was preparing and how is the Local Plan different?</p>	<p>On 5th July 2017, Northumberland County Council resolved to withdraw the Northumberland Local Plan: Core Strategy Pre-Submission Draft Plan and associated proposed modifications documents from submission. Below is a link to the reports and minutes of the Full Council meeting <a href="http://committee.northumberland.gov.uk/Meeting.aspx?MeetID=7720">http://committee.northumberland.gov.uk/Meeting.aspx?MeetID=7720</a></p> <p>A new Local Plan has now been prepared for Northumberland. The new Local Plan will include a general strategy and policies, much like the Core Strategy did, but will reflect the latest evidence on how the economy of the County could grow and new guidelines on how future housing need is calculated. Unlike the Core Strategy, the Local Plan will also include much more detail, such as land allocations for housing and outer boundaries for future development in many towns and villages.</p>
<p>If I commented previously on the Core Strategy, will my comments still count?</p>	<p>The representations you submitted at the various stages of the Core Strategy process will not be carried through into the preparation of a new draft Local Plan. You will have to make comments on the new draft plan, even if the point is the same or similar to one that you made on the Core Strategy. This is because, legally, this is a brand new document and comments that related to Core Strategy cannot be taken forward as comments on the new Local Plan.</p>
<p>I took part in the spring 2018</p>	<p>Over 700 responses were received in reply to the spring 2018 consultation, with 687 online and 20 paper submissions. The</p>

<p>consultation exercise on locations for future development and key issues. What are the results of this and how have they been used?</p>	<p>consultation has provided some initial feedback on the big issues that the Local Plan for Northumberland should consider and captured high-level views on the broad strategic locations for both housing and employment development. The findings have been used alongside various other evidence base studies to help to inform the draft Local Plan.</p> <p>The 'Spring 2018 Consultation Feedback Report', is available on the Council's website at <a href="http://www.northumberland.gov.uk/localplan">www.northumberland.gov.uk/localplan</a>.</p>				
<p>How do I make my representations on the draft Local Plan?</p>	<p>Comments must be made formally in writing. We are encouraging people to submit comments online. To do this, you will need to access our website at <a href="http://www.northumberland.gov.uk/localplan">www.northumberland.gov.uk/localplan</a> and follow the links. It's very easy to comment once you have completed a short registration process.</p>				
<p>What if I can't comment online?</p>	<p>If, for some reason, you can't access a computer or are unable to comment using the online system, we will accept responses by email to <a href="mailto:PlanningStrategy@northumberland.gov.uk">PlanningStrategy@northumberland.gov.uk</a>, or by post to Planning Policy, Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF. A response form is available online or alternatively, in paper format from one of the drop-in events or by contacting the Planning Policy Team.</p>				
<p>What will happen to my comments or representations, once I have made them?</p>	<p>We will acknowledge your response within ten days of the end of the six week consultation period. We will look at what issues have been raised in the consultation and decide whether the Local Plan needs to be amended to reflect them. Comments and information received will be used, together with updated evidence where required, to inform the Pre-Submission Local Plan document.</p> <p>The Pre-Submission (Publication) version of the Local Plan will be subject to consultation in January 2019. At the same time, we will provide a consultation statement setting out how we have taken people's comments into account.</p>				
<p>What is the timetable for the preparation of the Local Plan?</p>	<p>The current timetable for the preparation of the Local Plan and consultation is set out in the published Local Development Scheme (April 2018). The key stages are set out below:</p> <p><b>Local Plan Timetable</b></p> <table border="1" data-bbox="496 1688 1380 1928"> <thead> <tr> <th data-bbox="496 1688 938 1756">Key Stages</th> <th data-bbox="938 1688 1380 1756">Date</th> </tr> </thead> <tbody> <tr> <td data-bbox="496 1756 938 1928">           Regulation 18 - Preparation of Local Plan            - Consultation on draft Local Plan         </td> <td data-bbox="938 1756 1380 1928">           July - August 2018         </td> </tr> </tbody> </table>	Key Stages	Date	Regulation 18 - Preparation of Local Plan - Consultation on draft Local Plan	July - August 2018
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<p>Does the Local Plan have a vision for what it wants Northumberland to look like in fifteen or twenty years' time?</p>	<p>Yes, the Council has set out a vision for the County which forms the framework for policies and proposals in the Local Plan. The vision on which we would like comments is:</p> <p><i>“Northumberland's physical and cultural identity will be conserved and nurtured; its resources will be utilised in a sustainable way. The breadth, scale and quality of its special, varied landscapes and biodiversity will be conserved, enhanced and increased. The quality of its buildings and spaces will be conserved and improved. New development will be well designed, minimise environmental harm and reduce the effects of climate change. The economy will be thriving and competitive, and deliver more and better jobs. Supported by investment and infrastructure, building on existing strengths whilst diversifying and realising the potential of the rural and visitor economy. The health and wellbeing of the county's people and communities will be safeguarded by continually improving education and skills, and ensuring access to decent, affordable homes, services and facilities is secured.”</i></p>								
<p>What are the main objectives of the Plan?</p>	<p>The Council has set out eight objectives that the Local Plan will try to meet. We would be keen for people to comment on these. The objectives are:</p> <ul style="list-style-type: none"> <li>● Growing and diversifying the Northumberland economy</li> <li>● Extending housing choice</li> <li>● Conserving and enhancing the environment and environmental assets</li> <li>● Improving connectivity and movement</li> <li>● Supporting healthy, sustainable communities by responding to service needs</li> <li>● Mitigating and adapting to the effects of climate change</li> <li>● The prudent use of natural resources</li> <li>● Ensuring high quality design of buildings and spaces</li> </ul>								
<p>Where will new</p>	<p>The Local Plan proposes that development should be focussed as</p>								

<p>development be focussed under the Local Plan's proposals?</p>	<p>follows:</p> <ol style="list-style-type: none"> <li>(1) In the Main Towns of Alnwick, Amble, Ashington, Bedlington/Bedlington Station, Berwick-upon-Tweed, Blyth, Cramlington, Haltwhistle, Hexham, Morpeth, Ponteland and Prudhoe</li> <li>(2) To a lesser extent, in the Service Centres of Allendale, Belford, Bellingham, Corbridge, Guidepost/Stakeford, Haydon Bridge, Newbiggin-by-the-Sea, Rothbury, Seahouses, Seaton Delaval and Wooler</li> <li>(3) With smaller scale development in other 'Service Villages' and clusters of smaller settlements supported if it contributes to social and economic vitality, and the retention of key local services</li> </ol>
<p>Will we see better design?</p>	<p>The Plan will promote improved design through a series of design criteria and supplementary guidance.</p>
<p>Will the Local Plan continue to protect the Green Belt?</p>	<p>The Green Belt is a nationally important designation that exists around England's main conurbations, including Tyneside. It aims to prevent new development from encroaching into open countryside, creating 'urban sprawl' or causing towns and villages to merge. It helps direct building towards urban areas and seeks to preserve the settings of historic towns. There is a large area of Green Belt within Northumberland, taking in fringe areas close to Tyneside, as well as extensive parts of the Tyne Valley and the Morpeth area.</p> <p>The Local Plan continues to protect the Green Belt with the exception of some modest areas of land around towns being taken out of the Green Belt to accommodate much needed employment uses.</p> <p>The Local Plan also defines detailed Green Belt boundaries for Morpeth and surrounding villages.</p> <p>The Local Plan tries to avoid Green Belt restrictions stifling the local economy or communities by encouraging opportunities for additional open-air recreation and visitor activity within its area.</p>
<p>What will the Local Plan do for jobs?</p>	<p>It is anticipated that the policies and proposals set out in the Local Plan could result in up to 15,000 new jobs coming to the County between 2016 and 2036. About a quarter of these jobs will be located in dedicated industrial estates and office parks but the majority will be created in town centres or dispersed locations through growing service industries and rural enterprises.</p>
<p>Will the Local Plan help stop town centre decline?</p>	<p>The plan recognises that trends in centralisation of shopping and online sales is impacting the County's market town centres and sets out policies designed to promote centres as community hubs, providing not just shops but also jobs and key essential (and not so essential) services for communities and visitors.</p>
<p>How many new homes will be built as a result of the</p>	<ul style="list-style-type: none"> <li>• The plan proposes to make the best possible use of the existing housing stock but must create a certain number of brand new homes to cater for the needs of the County's</li> </ul>

Local Plan?	<p>resident and working population.</p> <ul style="list-style-type: none"> <li>● It identifies a housing requirement of 17,700 dwellings (an average of 885 per annum) over the plan period.</li> <li>● There are already a significant number of housing schemes already in the pipeline. Projections show a higher rate of delivery to start with, slowing down later in the plan period. It also means that it has not been necessary to allocate large number of new housing sites. Land allocations and settlement boundaries will ensure that houses are built in the right locations.</li> <li>● Over half of the new homes will be in the south-east of the County, matching the population distribution and where many of the new jobs are likely to be located.</li> <li>● The issue of second homes and the need for primary occupancy homes for local people in some parts of the County is recognised in policies.</li> </ul>
How will the Local Plan help meet affordable housing needs?	<ul style="list-style-type: none"> <li>● The latest figures show that, in order to meet affordable housing needs, a minimum of 20% of homes on new permissions will be expected to be provided as affordable homes. This will be a mixture of homes for rent and various forms of affordable home ownership.</li> <li>● The Local Plan will also allow opportunities for small numbers of affordable homes to be built on 'exceptions sites' in rural locations, which would not otherwise be allocated for housing use.</li> </ul>
How will the Local Plan help meet the housing needs of older and more vulnerable people?	<ul style="list-style-type: none"> <li>● The Local Plan will include policies to encourage adaptable 'lifetime' homes, bungalows and level-access flats, in accessible locations</li> <li>● It will facilitate the provision of integrated sheltered residential retirement and 'extra care' accommodation with support for older people and vulnerable adults in Main Towns and Service Centres.</li> <li>● It introduces housing standards to ensure new homes are accessible and adaptable.</li> </ul>
How will connectivity within Northumberland be improved	<ul style="list-style-type: none"> <li>● The Local Plan will continue to plan for full coverage of wireless telecommunications and the enhancement and extension of broadband infrastructure</li> <li>● The Plan will recognise and fully support the vital roles played by the Airport at Newcastle, the key ports, and the main north-south and east-west road and rail routes in connecting the County regionally, nationally and internationally.</li> <li>● Improvements to key routes and the removal of congestion will continue to be sought as part of development proposals.</li> <li>● The reopening of the Northumberland Line (linking South-East Northumberland and Tyneside) for passenger rail traffic will be promoted and supported through the Local Plan's proposals and safeguards.</li> </ul>

<p>Will Northumberland's environmental assets be conserved?</p>	<p>The Plan will include a whole raft of safeguards for the unique historic and natural environment of the County, including: the Hadrian's Wall World Heritage Site; the Areas of Outstanding Natural Beauty; the coast and castles; the valued landscapes including the extensive tranquil and dark sky areas; the numerous nationally and internationally recognised natural habitat areas and species; the Listed structures; conservation areas; Scheduled Monuments; battlefields; industrial heritage; and other archaeology.</p>
<p>Will large scale features in the countryside be controlled?</p>	<p>The safeguarding of the environment and communities will be paramount in future decisions on things like new quarries, opencast coal sites and wind farms. A great deal of evidence has been gathered on the impacts of these types of developments and this has guided the policies that will be applied in future through the Local Plan.</p>