

Cramlington Neighbourhood Plan

Basic Conditions Statement

March 2019

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1. Introduction

- 1.1 This statement has been prepared by Cramlington Neighbourhood Plan Steering Group on behalf of Cramlington Town Council. It accompanies the Submission Draft Cramlington Neighbourhood Plan (CNP), which has been submitted to Northumberland County Council (NCC) under section 15 of the Neighbourhood Planning Regulations General (2012 – ‘the Regulations’).
- 1.2 The CNP has been prepared by Cramlington Town Council, the qualifying body for the area covering Cramlington Civil Parish, as designated by NCC on 4 February 2014 (a copy of the designation document is included at Appendix 1).
- 1.3 The CNP relates to planning matters (the use and development of land) in the designated neighbourhood area and covers the period from adoption to 2033. It does not contain policies relating to excluded development¹ as laid out in the regulations.
- 1.4 This statement sets out how the CNP has been prepared in accordance with the regulations and meets the ‘basic conditions’ set out in paragraph 8(2) of Schedule 4B to the 1990 Act, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The regulations state that a neighbourhood plan will have met the basic conditions if:
- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
 - the making of the neighbourhood development plan contributes to the achievement of sustainable development;
 - the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
 - the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.
- 1.5 The key milestones in the preparation of the CNP can be summarised as:

4 February 2014	Designation of the Cramlington Neighbourhood Area
March – April 2014	Community launch events and identification of key issues
April – September 2014	Stakeholder workshops
September – October 2018	Pre-Submission Draft Plan engagement, including a drop-in event
April 2019	Submission

- 1.6 Sections 2 – 5 of this statement provide information to demonstrate how the Submission Draft CNP meets the basic conditions.

¹ Such as minerals and waste matters or nationally significant infrastructure projects.

2. National policies and advice

- 2.1 National Planning Policy is set out within the National Planning Policy Framework (2019 - NPPF) and guidance is set out within the National Planning Practice Framework (NPPG). The Submission Draft CNP has been prepared having regard to the NPPF and NPPG.
- 2.2 The table below provides a summary of how each CNP policy has had regard to national policy and guidance. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

Table 1: Conformity with national policies and guidance

Cramlington Neighbourhood Plan		National policies and guidance	
Policy No.	Policy title	References	Comments on conformity
CNP1	The sustainable development of Cramlington	NPPF: 7-14, 16, 29	The NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development, a golden thread which it advocates should run through both plan-making and decision-taking on planning applications. Policy CNP1 requires all new development to be determined in accordance with the presumption in favour of sustainable development. The presumption underpins the vision and objectives of the Plan; it also is a cross cutting theme which has informed the preparation of all of the policies in the Plan.
CNP2	Promoting good quality design in new development	NPPF: 124-132 NPPG: 014/ 26-014-20140306, 030/ 26-030-20140306	Good design is a key aspect of sustainable development. The NPPF attaches great importance to achieving high quality and inclusive design through the planning process. It identifies that neighbourhood plans can play an important role in identifying the special qualities of each area and explain how this should be reflected in development. The NPPF highlights that although the visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. It should address the connections between people and places and the integration of new development into the natural, built and historic environment. Policy CNP2 requires new development to embed high quality and sustainable design and includes policy criteria which reflect the qualities of the plan area.
CNP3	Development in the open countryside	NPPF: 77-79, 83, 84, 170	In accordance with paragraph 77 of the NPPF, the CNP seeks to promote sustainable development. Policy CNP3 defines settlement boundaries around the town of

Cramlington Neighbourhood Plan		National policies and guidance	
Policy No.	Policy title	References	Comments on conformity
		NPPG: 001/ 50-001-20160519	Cramlington and the village of East Hartford. The boundaries seek to ensure the separate character of settlements are maintained, managing the expansion of the villages and controlling sporadic development in the open countryside. Policy CNP3 identifies the types of development that may be supported outside the settlement boundary, reflecting paragraph 79 of the NPPF.
CNP4	Housing	NPPF: 69 NPPG: 004/ 3-004-20140306	Policy CNP4 aims to help create and maintain a balanced and sustainable community across the plan area, in accordance with paragraph 69 of the NPPF, by allocating two sites and reflecting existing planning permissions. These sites were identified following consideration of sites in the Strategic Housing Land Availability Assessment and the level of development was informed by the Cramlington Housing Needs Assessments.
CNP5	Extending choice in housing	NPPF: 59, 61-64 NPPG: 004/ 3-004-20140306	The NPPF requires that plans provide for a mix of housing to cater for different groups and identify the size, type, and, tenure of housing required. As a result of the findings of the housing needs assessments, policy CNP5 encourages a range of house type, size and tenure, particularly on large sites. However, the policy avoids being too prescriptive to ensure the plan is able to respond to changing needs over its lifetime.
CNP6	Providing lifetime affordable housing	NPPF: 62-64 NPPG: 004/ 3-004-20140306	The NPPF identifies that where an affordable housing need has been identified, plans should acknowledge and provide for it. Policy CNP6 seeks to increase the provision of affordable homes and has been informed by two housing needs assessments.
CNP7	Creating high quality new places through good quality housing design and layout	NPPF: 124-131 NPPG: 014/ 26-014-20140306, 030/ 26-030-20140306	The NPPF emphasises the importance of achieving high quality in the design of all development, including the need to: function well and add to the overall quality of the area for the lifetime of the development; be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; respond to local character and history; establish or maintain a strong sense of place; optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development; and create a safe, inclusive and accessible environment. The CNP identifies a number of design principles to inform the design of new development across the plan area. CNP7 provides a positive policy framework to guide and influence the design, layout and landscaping of new housing development.
CNP8	Making the most of the existing housing stock	NPPF: 63, 117-121	The NPPF requires planning policies and decisions to promote an effective use of land and existing buildings. Policy CNP8 seeks to influence the efficient and effective use of the

Cramlington Neighbourhood Plan		National policies and guidance	
Policy No.	Policy title	References	Comments on conformity
			existing housing stock across the plan area, rather than only relying on the building of new homes. It encourages the most effective use of the existing housing stock to meet housing needs.
CNP9	Growth in employment and the economy	NPPF: 80-82	The NPPF identifies that the government is committed to ensuring that the planning system supports sustainable economic growth and that planning should operate to encourage and not act as an impediment to sustainable growth. Cramlington has a sub-regional employment role, therefore policy CNP9 supports new economic development across the plan area provided it meets certain criteria.
CNP10	Protecting main industrial sites	NPPF: 80-82 NPPG: 004/ 3-004-20140306	The approach within the CNP has been informed by the evidence base of the emerging Northumberland Local Plan which identifies the importance of Cramlington to the sub-regional economy and the need to protect the main industrial sites. In accordance with the NPPF, policy CNP10 also provides a positive policy framework to assess non B class proposals on these sites.
CNP11	Ensuring a vital and vibrant town centre	NPPF: 85-90 NPPG: 002/ 2b-002-20140306	The NPPF requires planning policies to support the role that town centres play at the heart of local communities. In accordance with this approach, policy CNP11 supports new development that helps to maintain and contribute to the role, vitality and viability of the town centre. It defines town centre and primary shopping area boundaries and identifies the types of development that will be subject to impact testing and when a sequential test will be required, in accordance with the requirements of the NPPF.
CNP12	Improving the quality of the town centre environment	NPPF: 85-90, 124-132 NPPG: 014/ 26-014-20140306, 030/ 26-030-20140306	Policy CNP12 seeks to ensure that development proposals within the town centre will improve its quality and attractiveness. It includes a number of policy criteria which accord to a number of elements of the NPPF, including good design, active travel, accessibility by public transport and provision of open space.
CNP13	Sustainable and active travel	NPPF: 103, 104	The NPPF highlights the important role that transport policies have in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Policy CNP13 accords with the requirements of paragraphs 103 and 104 by supporting proposals to extend the walking and cycling network across the plan area and seeks to protect existing routes from loss.

Cramlington Neighbourhood Plan		National policies and guidance	
Policy No.	Policy title	References	Comments on conformity
CNP14	Connectivity of development sites	NPPF: 102-104	The NPPF highlights the important role that transport policies have in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Policy CNP14 identifies that new housing development should be accessible by modes other than the private car and that development should be designed to include walking and cycling routes which connect to existing networks. The policy also identifies the main areas where improvements to routes are considered to be needed, highlighting when financial contributions may be sought.
CNP15	Improvements to east-west road links	NPPF: 104	Paragraph 104 of the NPPF identifies that planning policies should identify and protect sites and routes which could be critical in developing infrastructure. The need for improvements to east-west link roads in Cramlington has long been identified, as a result, policy CNP15 safeguards the routes of the proposed east-west link roads, unless it can be demonstrated to the satisfaction of the local planning authority that the roads are not required.
CNP16	Cramlington railway station	NPPF: 102-104	The CNP acknowledges that despite being located on the East Coast Main Line, Cramlington Railway Station only offers a limited number of journeys. Policy CNP16 therefore identifies that development will be supported where it would improve passenger services and rail infrastructure, including the creation of a transport hub. This approach accords particularly with the requirements of paragraph 102 of the NPPF which refers to pursuing opportunities to promote public transport use.
CNP17	Green infrastructure networks	NPPF: 91 NPPG: 027/ 8-027-2160211 028/ 8-028-20160211	Both the NPPF and NPPG identify the importance of green infrastructure and that it can help to deliver a variety of planning policies. Policy CNP17 therefore seeks to protect and where practical improve and extend the green infrastructure network and provides a framework for the assessment of planning applications. The green infrastructure network has been informed by allocations within the Blyth Valley Local Plan and Blyth Valley Core Strategy, as well as the South East Northumberland Green Infrastructure Strategy and Northumberland Open Space, Sport and Recreation Provision Assessment.
CNP18	Local Green Space	NPPF: 99-101 NPPG: 007/ 37-007-20140306 to 022/ 37-022-20140306).	The Local Green Space and Protected Open Space Background Paper and Assessment report sets out how the three sites which are proposed to be designated as LGS meet the detailed requirements set out within the NPPF and NPPG. The sites do not have planning permission, nor are they designated for development, or an extensive tract of land. The

Cramlington Neighbourhood Plan		National policies and guidance	
Policy No.	Policy title	References	Comments on conformity
			sites are demonstrably important to the local community and are in close proximity to the community to which they serve.
CNP19	Open space	NPPF: 96-97 NPPG: 001/37-001-20140306, 002 /37-002-20140306, 003 /37-003-20140306	NPPG identifies that open space, which includes all open space of public value, can take many forms. The Local Green Space and Protected Open Space Background Paper and Assessment report describes the methodology for the identification of protected open space. Policy CNP19 identifies all of the allocated open spaces and includes criteria which will be used for the assessment of development proposals which could result in the loss of protected open space. The criteria accord with the requirements of the NPPF.
CNP20	Protecting trees and woodland	NPPF: 170, 175	The NPPF requires planning policies to contribute to and enhance the natural environment, including recognising the benefits of trees and woodland. Policy CNP20 seeks to ensure that new development protects trees from damage or loss and identifies that trees of good arboricultural and amenity value will be protected, unless they are replaced with trees which will achieve equal value.
CNP21	Allotments	NPPF: 91	Allotments are identified within the NPPF as being linked to supporting and enabling healthy lifestyles. Policy CNP21 seeks to protect existing allotment sites from loss where specific criteria are met, as well as supporting the provision of new allotments.
CNP22	Cramlington Village Conservation Area	NPPF: 184-202 NPPG: 007/ 18a-007-20140306	Policy CNP22 reflects the statutory requirements of the Planning (Listed Buildings and Conservation Areas) Act (1990) which requires new development to preserve or enhance the character or appearance of a conservation area and its setting. It includes criteria which reflect the provisions of the NPPF, with regard to preserving and enhancing distinctiveness.
CNP23	Community facilities	NPPF: 28, 92	Policy CNP23 reflects the requirements of paragraph 92 of the NPPF as it seeks to guard against the unnecessary loss of valued facilities and services, as well as plan positively for the provision of new facilities.
CNP24	Infrastructure	NPPF: 28, 102, 105, 108-111 NPPG: 003/ 23b-003-20150326	Policy CNP24 accords with the requirements of the NPPF and NPPG as it requires new developments to provide or contribute to infrastructure requirements that relate to them.
CNP25	Healthy communities	NPPF: 91-92	The NPPF identifies that the planning system has an important role to play in creating healthy, inclusive communities. NPPG defines a healthy community as a good place to

Cramlington Neighbourhood Plan		National policies and guidance	
Policy No.	Policy title	References	Comments on conformity
		NPPG: 001/ 53-001-20140306, 002/ 53-002-20140306, 006/ 53-006-20170728	grow up and grow old in, a community which supports healthy behaviours and supports reductions in health inequalities. Policy CNP25 accords with national requirements as it: requires development to contribute to creating an age friendly, healthy and equitable living environment; and seeking to control the location of unhealthy eating outlets.

3. Sustainable development

- 3.1 The NPPF defines the Government’s view of what sustainable development means in practice for the planning system in England. Paragraph 8 explains that there are three dimensions to sustainable development: economic, social and environmental.
- 3.2 The economic role of the planning system is defined as:
‘to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.’
- 3.3 Table 2 illustrates the alignment of the CNP with the economic element of sustainable development. In many cases, the objectives and policies of the CNP are applicable to more than one dimension of sustainability; in these cases, they have only been placed within one dimension.

Table 2: Economic alignment

CNP Objective/ Policy	Commentary
Objective 2 – reinforcing Cramlington’s sub-regional employment role	Objective 2 looks to ensure land is available for employment development as well as supporting investment in new employment space. This objective will support the economy of the plan area.
Objective 4 – investing in our infrastructure	Objective 4 seeks to renew, reinforce and enhance the towns physical infrastructure assets, this will therefore contribute to the economic element of sustainable development.
Policy CNP9: Growth in employment and the economy	Policy CNP9 supports development proposals which will provide job opportunities and economic growth, therefore supporting the delivery of the economic element of sustainable development.
Policy CNP10: Protecting main industrial sites	Policy CNP10 allocates sites for employment development, therefore supporting the delivery of the economic element of sustainable development.
Policy CNP11: Ensuring a vital and vibrant town centre	Policy CNP11 supports development proposals which will help to maintain and contribute to the role, vitality and viability of the town centre. It defines the town centre and primary shopping area boundaries and identifies when proposals will be subject to impact and sequential testing. By seeking to maintain and contribute to the vitality and viability of the town centre this policy contributes to the economic element of sustainable development.
Policy CNP15: Improvements to east-west road links	Policy CNP15 safeguards the routes of the proposed east-west link roads which will allow the future development of necessary infrastructure.
Policy CNP16: Cramlington Railway Station	Policy CNP16 supports development which will improve passenger services and rail infrastructure, supporting the future development of infrastructure.

3.4 The social role of the planning system is defined as:

'to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being.'

3.5 Table 3 illustrates the alignment of the CNP with the social element of sustainable development.

Table 3: Social alignment

CNP Objective/ Policy	Commentary
Objective 1 – completing our town and extending choice in the housing market	Objective 1 looks to support a step change in the delivery of new homes and extending choice in the housing market, including the provision of affordable homes, homes for vulnerable people and socially rented housing. This objective will therefore contribute towards the delivery the social element of sustainable development.
Objective 3 – improving our town centre	Objective 3 supports the expansion of commercial activity within the town centre and improving its accessibility for residents and visitors. This will contribute towards the delivery of the social element of sustainable development.
Objective 8 – creating and supporting thriving and inclusive communities	Objective 8 seeks to build on the diverse needs of existing and future residents to seek to ensure communities are: active, inclusive, safe, have access to a home they can afford, access to employment and are well served by social, recreational, educational and cultural facilities. This objective will contribute towards the social element of sustainable development.
Policy CNP1: The sustainable development of Cramlington	Policy CNP1 requires all new development proposals to be determined in accordance with presumption in favour of sustainable development. The emphasis and momentum for the sustainable development of the plan area will be to promote the development of the town, whilst maintaining and enhancing the quality of its environment, as a place: to live, to raise children, to work locally, and to access services and facilities.
Policy CNP4: Housing	Policy CNP4 allocates housing sites which will contribute to the achievement of the sustainable development of the plan area. This policy will help create and maintain a balanced and sustainable community across the plan area.
Policy CNP5: Extending choice in housing	Policy CNP5 recognises that housing needs may change over time and therefore provides a positive and flexible policy framework to ensure updated evidence to be considered as part of the determination of planning applications. This policy will help create and maintain a balanced and sustainable community across the plan area.
Policy CNP6: Providing lifetime affordable housing	Policy CNP6 supports the provision of affordable housing where there is a need. This policy will help create and maintain a balanced and sustainable community across the plan area.

CNP Objective/ Policy	Commentary
Policy CNP13: Sustainable and active travel	Policy CNP13 seeks to facilitate and promote opportunities for active travel, which will support the health of the local community.
Policy CNP18: Local Green Space	Policy CNP18 identifies three areas of local green space which are important to the local community. Their protection will ensure these sites are not lost to development other than in very special circumstances. Their protection will provide an important social and environmental resource.
Policy CNP19: Open space	Policy CNP19 identifies a number of areas of open space which are valued for the local amenity value and for informal and informal recreational purposes. Access to high quality open spaces and opportunities for health and recreation are important to the health and well-being of local communities.
Policy CNP21: Allotments	The provision and use of allotments are linked to supporting and enabling healthy lifestyles. Policy CNP21 seeks to protect existing allotment sites from loss where specific criteria are met, as well as supporting the provision of new allotments. Therefore, supporting the health of the local community.
Policy CNP23: Community facilities	Policy CNP23 supports the development of new community infrastructure and seeks to protect existing facilities of benefit to the local community. This will support social well-being.
Policy CNP24: Infrastructure	Policy CNP24 requires new developments to provide or contribute to infrastructure requirements that are related to them. This will support the social well-being of the local community.
Policy CNP25: Healthy communities	Policy CNP 25 requires all new development to be considered in the context of the need to improve the health and wellbeing of communities.

3.6 The environmental role of the planning system is defined as:

‘to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.’

3.7 Table 4 illustrates the alignment of the CNP with the environmental element of sustainable development.

Table 4: Environmental alignment

CNP Objective/ Policy	Commentary
Objective 5 – promoting and integrating sustainable transport	Objective 5 seeks to promote access to sustainable modes of transport, which connect people to the facilities they require on a day to day basis. In addition, it seeks to maintain, add to and further integrate the network of sustainable transport mode, therefore contributing to the environmental element of sustainable development.

CNP Objective/ Policy	Commentary
Objective 6 – protecting and enhancing the natural and historic environment	Objective 6 supports the implementation of a programme of environmental improvements designed to create areas with a defined character. It therefore contributes to the environmental element of sustainable development.
Objective 7 – protecting and enhancing our public open spaces	Objective 7 seeks to achieve a balance between development and protecting important green spaces, as well as improving the range of good quality open spaces and streetscapes. This objective therefore contributes towards the environmental element of sustainable development.
Policy CNP2: Promoting good quality design in new development	Policy CNP2 recognises that the natural and built environment of the plan area is one of the factors that contributes to the high quality of life. The criteria within the policy seek to ensure that the environment of the plan area is conserved and enhanced.
Policy CNP3: Development in the open countryside	Policy CNP3 defines a settlement boundary around the town of Cramlington and the village of East Hartford to ensure the separate character of settlements is maintained, managing their expansion and controlling sporadic development in the open countryside. Outside these areas, the policy sets out criteria that new development must comply. This approach will contribute to protecting and enhancing the natural, built and historic environment of the plan area.
Policy CNP7: Creating high quality new places through good quality housing design and layout	Policy CNP7 provides a positive policy framework to guide and influence the design, layout and landscaping of new housing development across the town. The criteria within the policy seek to ensure that the environment of the plan area is conserved and enhanced.
Policy CNP8: Making the most of the existing housing stock	Policy CNP8 seeks to reduce the number of vacant properties which are suitable for use as homes and to encourage the most effective use of the existing housing stock to meet housing needs, therefore contributing towards the environmental element of sustainable development.
Policy CNP12: Improving the quality of the town centre environment	Policy CNP12 provides a positive policy framework to support improvements to the quality of the town centre environment, therefore seeking to ensure that the environment of the plan area is conserved and enhanced.
Policy CNP14: Connectivity of development sites	Policy CNP14 seeks to ensure that new housing development should be accessible by modes other than the private car, therefore contributing to the environmental element of sustainable development.
Policy CNP17: Green infrastructure networks	The green infrastructure across the plan area is varied and multifunctional, it consists of several different elements including: wildlife networks, open spaces and landscape corridors. Policy CNP17 seeks to ensure that development proposals protect and where practical improve and extend the green infrastructure network. This approach will seek to ensure that new development contributes positively to the natural environment.
Policy CNP20: Protecting trees and woodland	Policy CNP20 seeks to protect trees from damage or loss, therefore contributing to the environmental element of sustainable development.

CNP Objective/ Policy	Commentary
Policy CNP22 Cramlington Village Conservation Area	Policy CNP22 requires new development to preserve or enhance the character and appearance of the Conservation Area and its setting and provides guidance on the design of proposals. The policy therefore contributes to the environmental element of sustainable development.

4. Development Plan – strategic policies

- 4.1 This section considers the extent to which the policies of the CNP are in general conformity with the strategic policies in the development plan for the neighbourhood area, which comprises:
- The Blyth Valley Core Strategy (2007 - BVCS);
 - The Blyth Valley Development Control Policies (2007 – BVDCP); and
 - The saved policies of the Blyth Valley District Local Plan (1999 - BVDLP).
- 4.2 NCC provided confirmation of the strategic policies in the development plan that cover the plan area; this is included at Appendix 2. Table 5 sets out how each policy of the CNP is in general conformity with the relevant strategic development plan policy. The new Northumberland Local Plan is still under preparation, with submission currently scheduled for May 2019. Consultation on the Publication Draft Northumberland Local Plan (2019) took place during January and March 2019; therefore reference is made within table 5 to the emerging draft policies (NLP(d)).

Table 5: General conformity with the strategic policies

Cramlington Neighbourhood Plan		Strategic Development Plan Policy	
Policy No.	Policy title	Policy	Comments on conformity
Policy CNP1	The sustainable development of Cramlington	BVCS: SS2, SS3 NLP(d): STP2, STP3	Policy SS2 states that development plan documents and proposals for new development will be the subject of a sequential approach to the identification of land for new development, giving priority to previously developed land and buildings in the most sustainable locations. Policy SS3 sets out sustainability criteria against which the identification of sites for development and planning applications will be assessed. Draft policy STP2 refers to the presumption in favour of sustainable development as set out within the NPPF and draft policy STP3 contains more detailed policy criteria which reflect: the economy; housing need; health and well-being; conservation and enhancement of the built and natural environment; amenity considerations; the efficient use of land; good design; accessibility; infrastructure considerations; energy efficiency and use of renewable energy; flooding and climate change considerations. The general approach is reflected within policy CNP1, which requires all new development to be determined in accordance with the presumption in favour of sustainable development and identifies specific local criteria for the assessment of planning applications.

Cramlington Neighbourhood Plan		Strategic Development Plan Policy	
Policy No.	Policy title	Policy	Comments on conformity
Policy CNP2	Promoting good quality design in new development	BVCS: ENV2 NLP(d): QOP1	CNP2 is a wide-ranging policy that is in general conformity with policy ENV2 which requires high quality design in all new developments. Draft policy QOP1 seeks to establish a number of sustainable design principles.
Policy CNP3	Development in the open countryside	BVCS: SS1, ENV1 BDVLP: G9 NLP(d): STP1, HOU8	Policy SS1 directs the majority of new development towards the main towns of Blyth and Cramlington and includes a presumption against new development in the open countryside. Policy ENV1 seeks to minimise the loss of land in the countryside. Policy G9 identifies settlement boundaries and establishes when new development outside the boundaries may be acceptable. This includes the following development: agriculture and forestry; outdoor sport and recreation; cemeteries; other uses of land which preserve the openness of the countryside; which would benefit the rural economy; extensions or replacement of dwellings; and the provision of essential infrastructure. The emerging NLP does not define settlement boundaries for the settlements within the CNP. Draft policies STP1 and HOU8 identify when development in the open countryside may be supported, the criteria reflect those within policies CNP3 and HOU8. The settlement boundaries proposed within policy CNP3 do not fully reflect those within the BVDLP, however, they have been informed by a detailed review which followed a settlement boundary methodology. The new settlement boundaries consider development which has occurred since the BVDLP was adopted and the development needs of the town to 2033.
Policy CNP4	Housing	BVCS: SS1, H1 NLP(d): STP1, HOU3	Policy CNP4 supports a level of house building that will complete the town and ensure that it remains competitive in attracting investment in employment opportunities. The proposed allocations identified on the policies map reflect existing planning permissions and propose two additional small sites. This approach accords with the strategic policies of the BVCS. Policy SS1 directs the majority of new housing, employment, retail and other significant development towards the main towns of Blyth and Cramlington. The policy also identifies a number of criteria to achieve the regeneration of Cramlington, including: the continuation of its strategic employment role, with new housing at a level consistent with employment growth; developing the south west sector and northern expansion sites; reviewing older areas of housing stock. The housing requirement identified within policy H1 is out of date as it was based on the now revoked North East Regional Spatial Strategy. The emerging NLP identifies Cramlington as a main town, which are to be the main focus for employment, housing, retail and services. Draft policy HOU3 identifies a minimum housing requirement of 2,500 dwellings for Cramlington for the period 2016-2036. The CNP identifies

Cramlington Neighbourhood Plan		Strategic Development Plan Policy	
Policy No.	Policy title	Policy	Comments on conformity
			capacity for the delivery of around 3,600 dwellings. It should be noted that the figures within the CNP use a different base date (2011) to those within the emerging NLP (2016), this accounts for the difference in the figures. The CNP fully recognises and reflects what is contained within the Publication Draft Northumberland Local Plan (2019) in terms of the level of housing needed within the parish.
Policy CNP5	Extending choice in housing	BVCS: H3 NLP(d): HOU5, HOU11	Policy CNP5 has been informed by two housing needs assessments. It identifies that a mix of housing (sizes, types and tenures) will be required to provide for different needs and refers to mix having regard to current housing needs evidence. This approach accords with both policy H3, which identifies that regard will be given to the need to achieve the appropriate mix of housing types in terms of size, tenure and cost and the need to rebalance housing markets and create sustainable communities and the emerging NLP.
Policy CNP6	Providing lifetime affordable housing	BVCS: H3 NLP(d): HOU6	Policy CNP6 has also been informed by the two housing needs assessments. It sets out when affordable housing will be required, that this provision should be made on-site and the exceptional circumstances for provision off site. This approach accords with the requirements of policy H3 and provides greater, up to date detail on implementation. It also accords with the emerging NLP.
Policy CNP7	Creating high quality new places through good quality housing design and layout	BVCS: ENV2 NLP(d): QOP1	Policy CNP7 provides a positive framework to guide and influence the design, layout and landscaping of new housing development. It accords with the with policy ENV2 which requires high quality design in all new developments and emerging NLP policy QOP1 which seeks to establish a number of sustainable design principles.
Policy CNP8	Making the most of the existing housing stock	BVCS: SS2 NLP(d): HOU1	Policy CNP8 seeks to encourage the most effective use of the existing housing stock and reduce the number of vacant properties. This approach is in general conformity with policy SS2 which identifies the need to reuse previously developed land and buildings. Emerging policy HOU1 seeks to: improve and renovate the existing housing stock; bring empty homes back into use; and support conversions of suitable buildings.
Policy CNP9	Growth in employment and the economy	BVCS: SS1, REG5 NLP(d): ECN1, ECN11	Policy SS1 directs most of the employment development in the former Blyth Valley area to the main towns of Blyth and Cramlington. REG5 supports the creation and expansion of innovative business cluster areas. The emerging NLP aims to deliver economic growth, while safeguarding the environment and community well-being. Policy CNP9 accords with the requirements of these policies as it looks to support new development which will provide job opportunities and economic

Cramlington Neighbourhood Plan		Strategic Development Plan Policy	
Policy No.	Policy title	Policy	Comments on conformity
			growth, subject to the compliance with a number of criteria: amenity, traffic and environmental impact.
Policy CNP10	Protecting main industrial sites	BVCS: SS1, REG2, REG4, REG5 NLP(d): ECN1, ECN3, ECN6, ECN7, ECN8, ECN9, ECN10	Policy SS1 directs the majority of employment development in the former Blyth Valley area to the main towns of Blyth and Cramlington. REG2 makes provision for 66ha of general employment land and 55ha of employment land within Cramlington. REG4 allocates West Hartford as a sub-regional employment site. REG5 supports the creation and expansion of innovative business cluster areas. The emerging NLP aims to deliver economic growth, while safeguarding the environment and community well-being, it also identifies West Hartford as a prestige employment area for large scale development. Policy CNP10 is in general conformity with these policies as it looks to protect the main industrial locations across the plan area, whilst providing flexibility to allow non B-class employment generating activity where specific criteria are met. The proposed employment allocations have been informed by the work undertaken on the emerging NLP. The CNP does not propose a specific allocation for West Hartford as this is a strategic matter which should be addressed through the emerging NLP.
Policy CNP11	Ensuring a vital and vibrant town centre	BVCS: R1 NLP(d): TCS1, TCS2, TCS3	Policy R1 directs the majority of retail growth within the former Blyth Valley area to Blyth and Cramlington. The emerging NLP identifies: <ul style="list-style-type: none"> • a hierarchy of centres across Northumberland - Cramlington is identified as a main town; • town centre and primary shopping area boundaries – the boundaries proposed for Cramlington accord with those within the CNP; • Opportunities offered by vacant buildings to the south of Manor Walks – the CNP includes these buildings within the town centre boundary. The policy approach proposed within CNP11 therefore accords with the current and emerging development plan policies.
Policy CNP12	Improving the quality of the town centre environment	NLP(d): TCS3	Policy CNP12 seeks to ensure that proposals within Cramlington Town Centre improve its quality and attractiveness. This accords with the emerging NLP which refers to: identifying opportunities and supporting proposals for developments in town centres; encouraging and supporting schemes for renewal of blocks and frontages; and enhancement opportunities.
Policy CNP13	Sustainable and active travel	BVCS: A2	Policy A2 identifies the need to deliver a comprehensive network of routes for pedestrians and cyclists and that new development should be well connected to existing areas and infrastructure

Cramlington Neighbourhood Plan		Strategic Development Plan Policy	
Policy No.	Policy title	Policy	Comments on conformity
		NLP(d): TRA1	by walking and cycling. The emerging NLP seeks to promote sustainable connections and transport choice. Policy CNP13 accords with these provisions as it seeks to protect and enhance Cramlington's walking and cycling network.
Policy CNP14	Connectivity of development sites	BVCS: A2 NLP(d): TRA1	Policy A2 identifies the need to deliver a comprehensive network of routes for pedestrians and cyclists and that new development should be well connected to existing areas and infrastructure by walking and cycling. The emerging NLP seeks to promote sustainable connections and transport choice. Policy CNP14 is in general conformity with these policies as it identifies that new housing development should be accessible by modes other than the private car and identifies specific areas where connectivity should be improved.
Policy CNP15	Improvements to east- west road links	BVCS: A1 BVDLP: M9, SW7 NLP(d): TRA3	Policy A1 seeks to ensure effective traffic management. Policy M9 includes the identification of local distributor roads for Cramlington, to complete the 'inner-box', as well as the main access routes into the South West Sector. This identifies the need to extend Beacon Lane to meet Lancastrian Way via a new bridge over the railway line and the East-West Link Road scheme. Policy SW7 identifies the road network that will be established within the South West Sector: a link through the proposed residential area between Fisher Land and the northern section of Beacon Lane; a separate and discrete service road off Fisher Lane; and incorporate of largely roundabout junctions and traffic calming measures. The emerging NLP identifies the need for improvements to the east-west link roads and safeguards the routes. Therefore, policy CNP15 is in general conformity with these policies.
Policy CNP16	Cramlington Railway Station	NLP(d): TRA1	The emerging NLP supports development that promotes sustainable transport choices and the delivery of reliable, safe and efficient transport networks. Policy CNP16 supports passenger services and rail infrastructure improvements at Cramlington Railway Station. It therefore accords with the emerging NLP.
Policy CNP17	Green infrastructure networks	BVCS: ENV1, ENV2, ENV3 NLP(d): STP6	Policies ENV1, ENV2 and ENV3 seek to protect the historic and natural environment from inappropriate development. The emerging NLP identifies strategic green infrastructure and highlights that it is appropriate for local green infrastructure to be identified through neighbourhood plans. Policy CNP17 accords with these requirements as it seeks to protect and where practical and viable improve and extend the green infrastructure network. It also provides a framework for the assessment of planning applications.

Cramlington Neighbourhood Plan		Strategic Development Plan Policy	
Policy No.	Policy title	Policy	Comments on conformity
Policy CNP18	Local Green Space	BVCS: ENV1, ENV2, ENV3	Policy CNP18 identifies three areas for protection as Local Green Space. This accords with the provisions of policies ENV1, ENV2 and ENV3 which seek to protect the historic and natural environment from inappropriate development. The emerging NLP does not contain any strategic policies on Local Green Space, however it refers to the role of neighbourhood plans in identifying areas of local green space.
Policy CNP19	Open space	BVCS: C2 NLP(d): INF5	Policy C2 identifies the priorities for open space: to enhance welfare ground and grass pitches; to seek to provide at least one floodlit pitch at each secondary school in the borough; require new developments to contribute to the enhancement and development of green corridors; to improve biodiversity of community spaces; and safeguard the cultural heritage value of open space. The emerging NLP identifies areas of protected open space and seeks to protect against its loss. Policy CNP19 identifies areas of open space for protection with the intention that they are safeguarded and developed only where specific criteria are met. This approach accords with the provisions of the relevant adopted and emerging development plan policies.
Policy CNP20	Protecting trees and woodland	NLP(d): STP4	The emerging NLP looks to protect trees and woodlands. Policy CNP20 seeks to prevent the loss of trees as a result of new development and that those of good arboricultural and amenity value will be protected from development, unless they are replaced with trees which will achieve equal value.
Policy CNP21	Allotments	NLP(d): STP5	The emerging NLP identifies that allotments provide opportunities for outdoor recreation and contribute to physical and mental well-being. Policy CNP21 seeks to protect allotment sites from development and supports the provision of new allotments where there is a need.
Policy CNP22	Cramlington Village Conservation Area	NLP(d): ENV1, ENV9	The emerging NLP includes policies which comply with the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Policy CNP22 identifies that development in or affecting the setting of Cramlington Village Conservation Area will be supported where it preserves or enhances the character or appearance of the conservation area and its setting.
Policy CNP23	Community facilities	NLP(d): INF2	The emerging NLP seeks to retain community services and facilities, this approach is reflected in policy CNP23.
Policy CNP24	Infrastructure	NLP(d): INF1	The emerging NLP requires the provision of the infrastructure necessary to serve new development, this approach is reflected in policy CNP24.
Policy CNP25	Healthy communities	NLP(d): STP5	The emerging NLP supports development that will promote and enhance health and well-being. Whilst not proposed as a strategic policy, the emerging plan includes a policy on hot food

Cramlington Neighbourhood Plan		Strategic Development Plan Policy	
Policy No.	Policy title	Policy	Comments on conformity
			takeaways and preventing their development: in the immediate surroundings of schools; where there is already a proliferation of takeaways; or where there are higher than average numbers of young children already falling into the overweight categories. This approach is reflected in policy CNP25.

5. EU obligations

European Convention on Human Rights

- 5.1 Throughout the preparation of the CNP emphasis has been placed to ensure that no sections of the community have been isolated or excluded. The CNP is fully compliant with the requirements of the European Convention on Human Rights. There is no discrimination stated or implied, nor any threat to the fundamental rights guaranteed under the convention.

Strategic Environmental Assessment

- 5.2 European Directive (2001/42/EC) on the assessment of the effects of certain plans and programmes on the environment is known as the Strategic Environmental Assessment (SEA) Directive. SEA is required for all plans that may have a significant effect on the environment.
- 5.3 SEA is a way of ensuring that the environmental implications of policies are taken into account before plans are brought into force. NCC provided a screening opinion, which is available on the NCC website, to establish whether a SEA was required for the Plan. This concluded that a SEA was required. The SEA process has therefore informed the preparation of this submission draft Plan. The Environmental Report is available on the Neighbourhood Plan website. The SEA concludes that the plan may have a number of significant positive effects and that no significant negative effects are predicted.

Habitats Regulations

- 5.4 The European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna protects habitats and species of European nature conservation importance. It is a requirement that a Habitats Regulations Assessment (HRA) is undertaken in line with the provisions set by the amended Conservation of Habitats and Species Regulations (2010) to assess the effects of the Neighbourhood Plan on European Sites. The stages involved in a HRA are:
- Screening - to ascertain whether or not plans or proposals would give rise likely significant effects on European Sites;
 - Appropriate Assessment - to identify whether there will be an adverse effect on European Site integrity; and
 - Subsequent procedures where significant effect on integrity of European Sites remains.
- 5.5 An appropriate assessment of the CNP has been undertaken and is available on the NCC website. The conclusion of the assessment was that the Plan will not have an adverse effect on the integrity of any European sites, provided that all planning permissions that cause a net increase in residential units are subject to a section 106 agreement securing an appropriate contribution to the Coastal Mitigation Service. This requirement is embedded in the CNP.

6. Conclusion

- 6.1 This statement, which is required under Regulation 15 of the Town and Country Planning (Neighbourhood Planning) Regulations 2012 has demonstrated that the CNP:
- has regard to national policies and advice contained in guidance issued by the Secretary of State;
 - will contribute to the achievement of sustainable development;
 - is in general conformity with the strategic policies of the development plan for the area which for the time being remains the Blyth Valley Core Strategy, Blyth Valley Development Control Policies and the Blyth Valley District Local Plan; and
 - does not breach, and is compatible with European Union obligations.
- 6.2 The CNP also complies with the legal requirements set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990.

Appendix 1: Neighbourhood area designation document

Neighbourhood Area Application Decision Document

Neighbourhood Planning (General) Regulations 2012 Regulation (Regulation 7)

DECISION REGARDING APPLICATION FOR DESIGNATION OF CRAMLINGTON AS A NEIGHBOURHOOD AREA

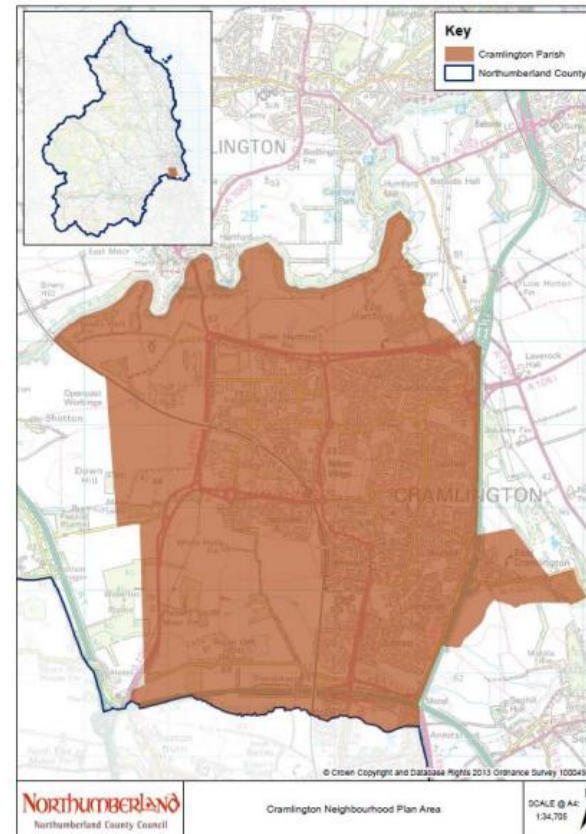
In accordance with Regulation 7 of the Neighbourhood Planning (General) Regulations 2012 Northumberland County Council hereby gives notice that the civil parish of Cramlington (shown on map 1 overleaf) is largely designated as the 'Cramlington Neighbourhood Area' for the purposes of neighbourhood planning under Section 61G(1) of the Town and Country Planning Act 1990 as amended.

Having regard to Section 61H (1) of the Town and Country Planning Act 1990 as amended, the area has not been designated as a business area since it is not wholly or primarily business in nature. The relevant designation information is set out below:

Name of Neighbourhood Area	Cramlington
Parish/Parishes comprising Neighbourhood Area	Cramlington
Relevant qualifying body	Cramlington Town Council
Consultation period	11 th November 2013 – 23 rd December 2013
Decision Published	4 th February 2014

1. Determination

Is the organisation making the area application the relevant body under section 61G(2) of the 1990 Act?	Yes
Is the neighbourhood area considered appropriate under section 61G (4)?	Yes
Does the area overlap another designated area? (Section 61G(7))	No
For joint area applications, are all relevant bodies included? (Section 61G(2))	N/A
Were any comments received during the consultation period?	No
Summary of comments received	N/A
Are any modifications required to this or any adjoining neighbourhood area?	No



Appendix 2: Development Plan – strategic policies



Neighbourhood Planning Advice Notes

Advice Note 1: Basic Conditions Statements

Strategic Policies in the Development Plan

Introduction

1. This note is intended to support neighbourhood planning groups in the preparation of their 'basic conditions statement', specifically in relation to the need to demonstrate general conformity with current development plan policies. It briefly sets out the background to this requirement then defines the strategic policies set out in the development plan covering the neighbourhood area.

2. Regulation 15 of The Neighbourhood Planning (General) Regulations 2012, as amended, requires that certain specified information is provided alongside a draft neighbourhood development plan when it is submitted to the local planning authority. In summary, this information is:

(a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;

(b) a consultation statement;

(c) the proposed neighbourhood development plan;

(d) a 'basic conditions statement'; and

(e) (i) an environmental report, or

(ii) a screening opinion indicating that an environmental report is not required.

3. The 'basic conditions statement' is a requirement of the Regulations. Its purpose is to allow the parish council submitting the neighbourhood plan to demonstrate how their plan has met a set of 'basic conditions' which are prescribed in legislation. The basic conditions statement must demonstrate that the policies in the plan:

- are in general conformity with the strategic policies in the development plan for the area

- have been prepared having regard to national policies and guidance;
- contribute to the achievement of sustainable development; and
- are not in conflict with European Union obligations on human rights and the environment

4. A definition of **strategic policies** is given in the National Planning Policy Framework (2012) at paragraph 156. It is expected that Local Plans should include strategic policies to deliver the following:

- *homes and jobs needed in the area;*
- *retail, leisure and other commercial development;*
- *infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- *health, security, community and cultural infrastructure and other local facilities; and*
- *climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.*

5. The strategic policies in the current development plan covering the neighbourhood plan area have been identified by the County Council as local planning authority. These are set out in Appendix A to this note.

Appendix A

Cramlington Neighbourhood Plan

The current statutory development plan for the Cramlington Neighbourhood Area within the Local Planning Authority area covered by Northumberland County Council is the Blyth Valley Core Strategy, Blyth Valley Development Control Policies DPD, and the saved policies contained within the Blyth Valley Local Plan. The strategic policies are listed below. The policies in the Cramlington Neighbourhood Plan must be assessed for general conformity with these saved strategic policies. The findings of this assessment should be presented in the basic conditions statement.

The strategic policies for the Cramlington Neighbourhood Area are as follows:

Blyth Valley District Local Plan (May 1999)

- Policy E3: Landscape: General Approach
- Policy E18: Visual aspects of open spaces in the built environment
- Policy G7: Green Belt - Definition
- Policy G9: Development in countryside beyond Green Belt
- Policy G10: Development criteria in the countryside generally
- Policy H4: Infill sites
- Policy H6: The release of housing land at Cramlington
- Policy H7: Allocation of land for housing, Cramlington
- Policy H15: Affordable housing: controlling occupancy
- Policy H19: Accommodation for gypsies
- Policy H20: Housing in combination with other uses etc
- Policy H21: Design and layout principles for new housing areas
- Policy H25: Housing in countryside beyond Green Belt
- Policy C10: Educational facilities
- Policy C14: Shopping: main centres
- Policy C15: Shopping: edge of town centre proposals
- Policy C16: Shopping; out of town centre proposals
- Policy W1: General and local employment and business park use
- Policy W2: Individual users
- Policy W6: Offices: Class A2 uses
- Policy WP5: South Cramlington
- Policy WP6: East Cramlington work activity area
- Policy M8: Car parking
- Policy CC1: Central shopping area
- Policy CC2: Northern expansion site
- Policy CC6: Environment of Station Road

Blyth Valley LDF Core Strategy (July 2007)

- Policy SS1: Regeneration and Renaissance of Blyth Valley 2021: Integrated Regeneration and Spatial Strategy
- Policy SS2: The Sequential Approach and Phasing
- Policy SS3: Sustainability Criteria
- Policy H1: Housing Provision
- Policy H2: Making the Best and Most Efficient Use of Land
- Policy H3: Mix of Housing Development
- Policy H6: Gypsies and Travellers
- Policy REG1: Employment Land Provision
- Policy REG2: Employment Land Distribution
- Policy REG3: Regional Brownfield Mixed Use Development – Blyth Estuary
- Policy REG4: Prestige Employment Site and Sub-Regional Employment Site
- Policy REG5: Business Clusters
- Policy REG6: Tourism, Visitor and Culture-led Regeneration
- Policy R1: Hierarchy of Retail Centres
- Policy R2: Town Centre Retail Led Regeneration
- Policy A2: Pedestrian/Cycle Routes
- Policy A3: Ashington, Blyth and Tyne Rail Line
- Policy C1: Educational Facilities
- Policy C2: Open Space – Strategic Priorities
- Policy ENV1: Natural Environment and Resources
- Policy ENV2: Historic and Built Environment

Blyth Valley LDF Development Control Policies DPD (2007)

- Policy DC1: General Development
- Policy DC2: Planning Obligations
- Policy DC3: Development in the Green Belt and in the Countryside
- Policy DC5: Housing Development on Windfall Sites
- Policy DC6: Development on Existing Industrial Estates and Non-Employment Uses on Industrial Estates
- Policy DC7: Strategic and Sub-Regional Employment Sites
- Policy DC8: Office Uses
- Policy DC9: Mixed Uses
- Policy DC10: Local Shopping
- Policy DC11: Planning for Sustainable Travel
- Policy DC12: Provision of Community Facilities
- Policy DC13: Open Space Contributions
- Policy DC14: Sites of National Importance for Nature Conservation

- Policy DC15: Sites of Nature Conservation Importance and Local Nature Reserves
- Policy DC16: Biodiversity
- Policy DC17: Landscape: General Protection and Restoration
- Policy DC18: Historic Parks and Gardens
- Policy DC19: Drainage and Flood Risk
- Policy DC20: Utilities and Infrastructure
- Policy DC21: Pollution Control
- Policy DC22: Noise Pollution
- Policy DC23: Conservation Areas
- Policy DC24: Listed Buildings
- Policy DC25: The Local List
- Policy DC26: Archaeology
- Policy DC27: Design of New Developments
- Policy DC29: Telecommunications
- Policy DC30: Integrated Renewable Energy
- Policy DC31: Renewable Energy Schemes