

Appendix - Main Modifications

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text.

The page numbers and paragraph numbering below refer to the submission local plan, and do not take account of the deletion or addition of text.

Chapter 1: Introduction

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM1	Page 4	Paragraph 1.6a	<p>Add a paragraph to read:</p> <p><u>As set out in the Local Development Scheme (LDS), the Council is committed to undertaking an early and partial update of the Local Plan in so far as it relates to open space, sport and recreation and sites allocated as Protected Open Space in Policy INF 5, and to produce a separate Gypsies, Travellers and Travelling Showpeople Local Plan (GTTSLP). When adopted, the policies in the GTTSLP will supersede Policy HOU 12 in the Northumberland Local Plan. In addition, the Council is committed to an early partial update of the plan, to reflect recent changes in national planning policy, where necessary. The partial update, and the GTTSLP will be submitted within 18 months of the adoption date of this Local Plan.</u></p>

Chapter 3: Spatial Vision, Objectives and Outcomes

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM2	Page 41	Paragraph 3.17	<p>Amend paragraph to read:</p> <p>Key outcomes:</p> <ul style="list-style-type: none"> • Finite mineral resources across the County have not been unnecessarily sterilised and land has been made available to meet defined needs; • Minerals extraction, transport and processing does not have unacceptable adverse impacts on natural resources (air, water, soil), the natural and historic environment or local communities; • <u>Net gains in</u> There has been no net loss of biodiversity <u>have been delivered</u>, with the creation of new priority habitats and green infrastructure in minerals reclamation schemes; • The minerals industry remains an important source of employment; • Northumberland continues to have a well-established and spatially distributed network of waste management facilities, with sufficient capacity. Recycling and recovery rates are maximised; • The need to generate energy is effectively balanced with the need to protect Northumberland's environment and communities from any significant adverse impacts associated with it; • Efficient use is made of land and existing buildings, with priority given to the development of previously developed land, wherever possible.

Chapter 4: Delivering the Vision for Northumberland

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM3	Page 51	Paragraph 4.36	<p>Amend paragraph to read:</p> <p>Service Villages generally have a school or a shop, and population of a size considered likely to maintain the viability of such services into the future. They have a reasonable level of public transport to enable residents to access some higher level services without the reliance upon private transport. A settlement's status is not reliant upon one specific criterion, and may be influenced by its close proximity to other settlements. <u>A proportionate level of growth is supported in Service Villages to support the provision and retention of services and facilities.</u></p>
	Page 51	Paragraph 4.36a	<p>Add paragraph to read:</p> <p><u>Northumberland contains many small villages and hamlets. While the Local Plan does not actively direct development to small villages, it is recognised that a level of development is required in rural areas to support social and economic vitality, and that development in one village can support services and facilities in another nearby. In small villages not identified as Main Towns, Service Centres or Service Villages, small scale development will be supported subject to Green Belt policy where relevant and a number of criteria.</u></p>
	Page 51	Paragraph 4.36b	<p>Add paragraph to read:</p> <p><u>A Small Village is defined as a cluster of dwellings and associated buildings which has a recognised name and identity, and a church or other community building. Appendix A identifies those settlements identified as Small Villages.</u></p>
	Page 51	Table 4.1 Settlement hierarchy	<p>Amend table to read:</p> <p>Table 4.1 Settlement hierarchy Hierarchy of settlements by Delivery Area</p> <table><tr><td><p>Main Towns</p><p>Alnwick, Amble, Ashington, Bedlington/Bedlington Station, Berwick upon Tweed, Blyth, Cramlington, Haltwhistle, Hexham, Morpeth, Ponteland, Prudhoe</p><p>Service Centres</p><p>Allendale, Belford, Bellingham, Corbridge, Guidepost/Stakeford/Choppington, Haydon Bridge, Newbiggin by the Sea, Rothbury, Seahouses/North</p></td></tr></table>
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			<div>Sunderland, Seaton Delaval/Holywell, Wooler</div> <div>Service Villages</div> <div>Acomb, Barrasford, Bardon Mill/Henshaw/Redburn, Broomhill/Togston, Chollerford/Humshaugh, Ellington, Embleton, Felton, Gilsland, Hadston/South Broomhill/Red Row, Heddon-on-the-Wall, Lesbury/Hipsburn/Bilton/Alnmouth, Longframlington, Longhorsley, Longhoughton, Lowick, Lynemouth, New Hartley, Newbrough/Fourstones, Norham, Otterburn, Ovingham, Pegswood, Riding Mill/Broomhaugh, Seaton Sluice/Old Hartley, Seghill, Shilbottle, Stamfordham, Stannington, Stocksfield/Broomley, Swarland, Wark-on-Tyne, Warkworth, West Woodburn, Widdrington Station, Wylam</div> <div>Main Towns</div> <table><tr><td>South East:</td><td>Amble, Ashington, Bedlington/Bedlington Station, Blyth, Cramlington</td></tr><tr><td>Central:</td><td>Hexham, Morpeth, Ponteland, Prudhoe</td></tr><tr><td>North:</td><td>Alnwick, Berwick-upon-Tweed</td></tr><tr><td>West:</td><td>Haltwhistle</td></tr></table> <div>Service Centres</div> <table><tr><td>South East:</td><td>Guidepost/Stakeford/Choppington/<u>West Sleekburn</u>, Newbiggin-by-the-Sea, Seaton Delaval/Holywell</td></tr><tr><td>Central:</td><td>Corbridge</td></tr><tr><td>North:</td><td>Belford, Rothbury, Seahouses/North Sunderland, Wooler</td></tr><tr><td>West:</td><td>Allendale, Bellingham, Haydon Bridge</td></tr></table> <div>Service Villages</div> <table><tr><td>South East:</td><td>Broomhill/Togston, Ellington, Hadston/South Broomhill/Red Row, Lynemouth, New Hartley, Seaton Sluice/Old Hartley, Seghill, Widdrington Station</td></tr><tr><td>Central:</td><td>Acomb, Heddon-on-the-Wall, Longhorsley, Ovingham, Pegswood, Riding Mill/Broomhaugh, Stamfordham, Stannington, Stocksfield/Broomley, Wylam</td></tr></table>	South East:	Amble, Ashington, Bedlington/Bedlington Station, Blyth, Cramlington	Central:	Hexham, Morpeth, Ponteland, Prudhoe	North:	Alnwick, Berwick-upon-Tweed	West:	Haltwhistle	South East:	Guidepost/Stakeford/Choppington/ <u>West Sleekburn</u> , Newbiggin-by-the-Sea, Seaton Delaval/Holywell	Central:	Corbridge	North:	Belford, Rothbury, Seahouses/North Sunderland, Wooler	West:	Allendale, Bellingham, Haydon Bridge	South East:	Broomhill/Togston, Ellington, Hadston/South Broomhill/Red Row, Lynemouth, New Hartley, Seaton Sluice/Old Hartley, Seghill, Widdrington Station	Central:	Acomb, Heddon-on-the-Wall, Longhorsley, Ovingham, Pegswood, Riding Mill/Broomhaugh, Stamfordham, Stannington, Stocksfield/ Broomley , Wylam
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			<table><tr><td>North:</td><td>Embleton, Felton/<u>West Thirston</u>¹, Lesbury/Hipsburn/Bilton/Alnmouth, Longframlington, Longhoughton, Lowick, Norham, Shilbottle, Swarland, Warkworth</td></tr><tr><td>West:</td><td>Barrasford, Bardon Mill/Henshaw/Redburn, Chollerford/Humshaugh, Gilsland, Newbrough/Fourstones, Otterburn, Wark on Tyne, West Woodburn</td></tr></table> <p><u>1 The village of West Thirston is located in the Central Delivery Area but the larger village of Felton is in the North Delivery Area.</u></p>	North:	Embleton, Felton/ <u>West Thirston</u> ¹ , Lesbury/Hipsburn/Bilton/Alnmouth, Longframlington, Longhoughton, Lowick, Norham, Shilbottle, Swarland, Warkworth	West:	Barrasford, Bardon Mill/Henshaw/Redburn, Chollerford/Humshaugh, Gilsland, Newbrough/Fourstones, Otterburn, Wark on Tyne, West Woodburn
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	Page 52	Paragraph 4.37	<p>Amend paragraph to read:</p> <p>In order to enable the Local Plan to better control <u>manage</u> the location of development <u>in accordance with the settlement hierarchy</u>, settlement boundaries are proposed. While criteria based policies will also be used, it is considered that settlement boundaries will provide a higher degree of certainty to communities <u>and developers regarding as to where</u> future development <u>may be appropriately located</u>. They will help to protect the countryside from ad hoc development encroachment, prevent the merger <u>merging</u> of settlements, maintain the character and form of settlements, and protect the settings of historic and ecological assets.</p>				
	Page 52	Paragraph 4.38	<p>Amend paragraph to read:</p> <p>The plan defines settlement boundaries for all Main Towns, Service Centres and Service Villages (except in the Green Belt where inset boundaries are defined) unless local communities, through the neighbourhood planning process:</p> <ul style="list-style-type: none">• Are defining boundaries; <u>or</u>• Have specifically chosen not to define a boundary, or• Have indicated that they do not wish to retain a previously defined boundary. <p><u>Where a qualifying body has indicated a wish to have a settlement boundary defined when one was not originally introduced in a 'made' neighbourhood plan, the Local Plan defines a boundary.</u></p> <p>Except in these circumstances, all settlements which benefit from settlement boundaries in previous development plan documents, have retained their boundaries, albeit that, in some instances, they may have been adjusted due to more recent development or other changes that have taken place. Settlement boundaries are defined on the policies map.</p>				

Ref.	Page	Policy / Paragraph / Figure	Main Modification
	Page 52	Paragraph 4.38a	<p>Add and amend paragraph to read:</p> <p><u>Except in these circumstances, all settlements which benefitted from settlement boundaries in previous development plan documents, including those not listed in the settlement hierarchy, have retained their boundaries, albeit that in some instances they may have been adjusted. Settlement boundaries are defined on the Policies Map.</u></p>
		Paragraph 4.38b	<p>Add and amend paragraph to read:</p> <p><u>Settlement boundaries defined in neighbourhood plans, including those for settlements not listed in the hierarchy are not replicated in the Local Plan. Nevertheless, they remain part of the development plan for the local area.</u></p>
	Page 52	Paragraph 4.39	<p>Amend paragraph to read:</p> <p>In all of the Main Towns, Service Centres, and Service Villages, settlement boundaries are defined in order to support a level of housing and economic growth over the plan period which is considered appropriate to its size, role and function. In some settlements, housing allocations are proposed to support the delivery of a level of new dwellings appropriate to their role. In these instances, the boundaries direct development to the most suitable and sustainable locations, to protect the countryside from ad hoc incursion. In a number of settlements where there are sufficient housing commitments in place to meet identified needs, boundaries are defined to accommodate these commitments, and restrict further expansion.</p> <p><u>Boundaries for all Main Towns and Service Centres have been defined in order to enable them to accommodate, in full, their housing requirements, as set out in the Plan. Boundaries for Service Villages have also been defined in order to accommodate a level of development appropriate to their scale, role and function, allowing them to grow and thrive. In some locations, the quantum of housing required over the plan period is largely met by sites with planning permission or indeed by permissions which have been built out over the early years of the plan period. In others, housing allocations are proposed to meet the needs. Boundaries are drawn in order to support these developments.</u></p>
	Page 52	Paragraph 4.40	<p>Delete paragraph:</p> <p>In order to support sustainable development in settlements not</p>

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			<p>identified as Main Towns, Service Centres or Service Villages, small scale development, subject to a number of criteria, will be supported. Community support will need to be demonstrated if major development is to be permitted in these smaller settlements. A smaller settlement is defined as a cluster of dwellings and associated buildings which has a recognised name and identity, a definable village centre, and a church or other community building.</p>
	Page 52	Paragraph 4.41	<p>Amend paragraph to read:</p> <p>In areas where there is particular development pressure, most notably along the A1, A69, and A697 corridors, the north Northumberland coast, and just beyond the boundaries of the Green Belt, settlement boundaries are defined for a number of smaller settlements, around existing commitments. These boundaries are defined to apply a policy of constraint, to protect the countryside and character of these settlements.</p>
	Page 52	Paragraph 4.41a	<p>Add paragraph to read:</p> <p><u>While boundaries provide a degree of certainty, there are circumstances where housing development beyond a boundary may be appropriate. The plan supports rural exception sites to meet local housing needs, including those of Service Villages where suitable and available housing land could not be identified for allocation, and allows for an appropriate level of development within and adjacent to Small Villages. It is also permissive about some forms of development in other settlements, and in the countryside.</u></p>
	Page 52	Paragraph 4.41b	<p>Add paragraph to read:</p> <p><u>While in many instances, locations within settlement boundaries may be the most appropriate to meet the needs of businesses and communities, it is recognised that to enable the growth and expansion of all businesses, and to facilitate the provision of some community facilities, development adjacent to, or beyond defined settlement boundaries may be required. Policies in the Plan are flexible to accommodate these needs where they arise, whilst recognising the intrinsic character and beauty of the countryside.</u></p>
	Page 53	Paragraph 4.42	<p>Amend paragraph to read:</p> <p>In the open countryside, development will be restricted and need to demonstrate that it meets a policy test. The open countryside is defined as:</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<ul style="list-style-type: none"> Land beyond settlement boundaries or <u>Green Belt inset boundaries</u>, where they are defined on the <u>Local Plan policies map or neighbourhood plan policies maps</u>, Land not within, or immediately adjacent to the built-up form of <u>Main Towns, Service Centres, Service Villages or Small Villages</u> and land that is not within the built form of <u>other settlements</u>, where <u>boundaries limits</u> are not defined.
	Page 53	Policy STP 1	<p>Amend policy to read:</p> <p>Policy STP 1 Spatial strategy (Strategic Policy)</p> <p>1. To deliver sustainable development which enhances the vitality of communities across Northumberland, supports economic growth, and which conserves and enhances the County's unique environmental assets:</p> <ol style="list-style-type: none"> The Main Towns of: Alnwick, Amble, Ashington, Bedlington/Bedlington Station, Berwick-upon-Tweed, Blyth, Cramlington, Haltwhistle, Hexham, Morpeth, Ponteland and Prudhoe will be the main focus for employment, housing, retail and services; The Service Centres of Allendale, Belford, Bellingham, Corbridge, Guidepost/Stakeford/Choppington/<u>West Sleekburn</u>, Haydon Bridge, Newbiggin-by-the-Sea, Rothbury, Seahouses, Seaton Delaval/Holywell and Wooler will accommodate employment, housing and services that maintains and strengthens their roles; The Service Villages of Acomb, Barrasford, Bardon Mill/Henshaw/Redburn, Broomhill/Togston, Chollerford/Humshaugh, Ellington, Embleton, Felton/<u>West Thirston</u>, Gilsland, Hadston/South Broomhill/Red Row, Heddon-on-the-Wall, Lesbury/Hipsburn/Bilton/Alnmouth, Longframlington, Longhorsley, Longhoughton, Lowick, Lynemouth, New Hartley, Newbrough/Fourstones, Norham, Otterburn, Ovingham, Pegswood, Riding Mill/Broomhaugh, Seaton Sluice/Old Hartley, Seghill, Shilbottle, Stamfordham, Stannington, Stocksfield/<u>Broomley</u>, Swarland, Wark on Tyne, Warkworth, West Woodburn, Widdrington Station, and Wylam will provide for a proportionate level of housing and be the focus for investment in rural areas, to support the provision and retention of local retail, services and facilities; Sustainable development will be supported within the constraints of the Green Belt and settlement boundaries defined on the Local Plan policies map or in neighbourhood

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			<p>plans. Sustainable development within the built up form, or immediately adjacent to Main Towns, Service Centres and Service Villages without defined settlement boundaries, will be supported if is commensurate with size of the settlement, and it can be demonstrated that it does not adversely impact upon the character of the settlement;</p> <p>d. e. In order to support the social and economic vitality of rural areas, and recognising that development in one village can support services <u>and facilities</u> in a <u>other</u> nearby villages, <u>Small Villages listed in Appendix A will support a proportionate level of small-scale sustainable development subject to Green Belt policy considerations where relevant.</u> within, or immediately adjacent to the continuous built form of settlements not listed in this policy, will be supported if it:</p> <ul style="list-style-type: none"> i. <u>i.</u> Retains the core shape and form of the settlement; and ii. <u>ii.</u> Does not adversely impact upon the character and appearance of the settlement, the rural setting of the settlement or the surrounding countryside; and iii. <u>iii.</u> Does not increase the number of dwellings in the settlement over the plan period by more than 10%. <p>e. <u>Sustainable development will be supported within Green Belt inset boundaries and within settlement boundaries defined on the Local Plan policies map or in neighbourhood plans. Sustainable development within, or immediately adjacent to the built up form of Main Towns, Service Centres, Service Villages, and Small Villages without defined Green Belt inset boundaries or settlement boundaries will be supported, subject to Green Belt policy considerations where relevant, if it is:</u></p> <ul style="list-style-type: none"> <u>i. Commensurate with the size of the settlement; and</u> <u>ii. Reflects the role and function of the settlement; and</u> <u>iii. Does not adversely impact upon the character and appearance of the settlement; and</u> <u>iv. Does not adversely impact upon the setting of the settlement or the surrounding countryside.</u> <p>f Major development, or development which exceeds the 10% threshold will only be permitted adjacent to settlements not named in this policy if it has clear community support. Community support should be demonstrated through a thorough but proportionate pre-application consultation exercise, including engagement with the parish council, and/or through a neighbourhood plan;</p> <p>f. <u>Development in other settlements not identified as Main</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p><u>Towns, Service Centres, Service Villages or Small Villages will be limited to that within the built form of the settlement, and the conversion, extension or redevelopment of existing buildings unless it supports the sustainable growth of an existing business or the formation of a new business, or provides for new or enhanced community facilities.</u></p> <p>g. Development in the open countryside will only be supported if it can be demonstrated that it:</p> <ul style="list-style-type: none"> i. Is directly related to the needs of primary activity in agriculture, forestry, other land based industries, rural businesses, or the sustainable diversification of such activities; or ii. Supports the sustainable growth and expansion of an existing business; or iii. Supports a newly forming business; or iv. Supports or adds to the range of sustainable visitor attractions and facilities appropriate to the character of the area; or v. Reuses redundant or disused buildings and leads to an enhancement of to the immediate setting; or i. <u>Supports the sustainable growth and expansion of existing business or the formation of new businesses in accordance with Policy ECN 13; or</u> ii. <u>Supports the development and diversification of agricultural and other land-based rural businesses in accordance with Policy ECN 14; or</u> iii. <u>Supports sustainable rural tourism and leisure developments in accordance with Policy ECN 15; or</u> iv. <u>Provides for residential development in accordance with Policies HOU 7 or HOU 8; or</u> v. <u>Supports the retention, provision or improvement of accessible local services and community facilities which cannot be provided in settlements, in accordance with Policy INF 2; or</u> vi. <u>Provides for essential transport, utilities and energy infrastructure in accordance with other policies in the Local Plan; or</u> vii. <u>Relates to the extraction and processing of minerals, in accordance with other policies in the Local Plan.</u> or viii. Is a house, the architecture of which is innovative and of the highest standard, it significantly enhances its immediate setting, and is sensitive to the defining characteristics of the local area. <p>h. <u>Forms of development in the open countryside, other than those identified in criterion g., will be permitted if they are</u></p>

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			<p><u>supported in a made neighbourhood plan.</u></p> <p>i. h. Development in the open countryside should be sensitive to its surroundings, not have an unacceptable impact upon the local road network, and use previously developed land where opportunities exist.</p>
MM4	Page 55	Policy STP 2	<p>Amend policy to read:</p> <p>Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)</p> <ol style="list-style-type: none"> 1. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work pro-actively with applicants to seek to find solutions that mean proposals that improve the economic, social and environmental conditions in the area can be approved wherever possible. 2. Planning applications that accord with the policies in the Northumberland Local Plan, and policies in 'made' Neighbourhood Plans, and those which have passed <u>referendum</u> independent examination, will be approved without delay, unless material considerations indicate otherwise. 3. Where there are no relevant policies or the policies which are most important for determining an application are out of date the Council will grant permission unless: <ol style="list-style-type: none"> a. The application of policies in the NPPF that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or b. Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.
MM5	Page 58	Policy STP 4	<p>Amend policy to read:</p> <p>Policy STP 4 Climate change mitigation and adaptation (Strategic Policy)</p> <ol style="list-style-type: none"> 1. Development proposals should mitigate climate change and contribute to meeting <u>nationally-binding</u> targets to reduce greenhouse gas emissions. When determining planning applications, <u>consideration-support</u> will be given to how

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>development proposals <u>that help mitigate climate change and consideration will be given to how proposals:</u></p> <ol style="list-style-type: none"> a. Through their location, layout and pattern of development, reduce the need to travel for both people and goods, and encourage sustainable modes of transport, including walking, cycling and the use of public transport; b. Are designed to reduce energy consumption; c. Incorporate decentralised, renewable and low carbon energy; d. Include the re-use of existing buildings, and materials; e. Incorporate multi-functional green infrastructure, which can provide carbon storage and provide environments that encourage walking and cycling; f. Protect and enhance habitats that provide important carbon sinks, including peat habitats and woodland; and g. Incorporate electric vehicle charging facilities. <p>2. Development proposals should support adaptation to climate change, be resilient to climate change, and not make neighbouring areas more susceptible to the negative impacts of climate change. When determining planning applications <u>consideration support will be given to how development proposals that help provide future resilience to climate change and consideration will be given to how proposals:</u></p> <ol style="list-style-type: none"> a. Incorporate design features to ensure that they provide resilience to climate change; b. Are designed to reduce demand on water resources; c. Through their location, take into account the risk of flooding and coastal change; d. Incorporate the use of sustainable drainage systems, to minimise and control surface water run-off; and e. Incorporate, where feasible, multi-functional green infrastructure, which can help species adapt to climate change through preventing fragmentation or isolation of habitats, reduce the heating of the urban environment, and manage flooding.

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MM6	Page 59	Paragraph 4.53	<p>Amend paragraph to read:</p> <p>Policy STP 5 requires <u>that a Healthy Planning Checklist a proportionate HIA to be is completed submitted</u> for all major development <u>proposals, appropriate to the size and type of development and its likely impact on health.</u> As a minimum, HIA screening should be carried out to determine whether the potential impact on health resulting from the development warrants any further assessment. Where there are is likely to be <u>an negative</u> impacts on health, <u>a proportionate HIA further assessment</u> will be required <u>to be submitted as part of the application process.</u> Where there are likely to be significant impacts upon health, a comprehensive HIA will be required. A HIA may be a separate statement or may form part of a Design and Access Statement or a required environmental assessment.</p>
	Page 61	Policy STP 5	<p>Amend policy to read:</p> <p>Policy STP 5 Health and wellbeing (Strategic Policy)</p> <ol style="list-style-type: none"> 1. Development which promotes, supports and enhances the health and wellbeing of communities, residents, workers and visitors will be supported. 2. Development proposals will be required to demonstrate <u>where relevant, and in a proportionate way,</u> that they: <ol style="list-style-type: none"> a. are safe, comfortable, inclusive and attractive and prioritise pedestrian and cycle movement; b. have a strong sense of place which encourages community cohesion and social interaction; c. provide access to a range of facilities including public transport, health, education, social care, green spaces, sport, play and leisure facilities; d. include appropriate green and blue infrastructure wherever possible, responding to opportunities to contribute positively towards urban greening; e. are designed to promote and facilitate physical activity, and healthy lifestyles; f. prevent negative impacts on amenity; g. protect, and alleviate risk to people and the environment, support wider public safety, and do not have a negative

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			<p>impact upon ground instability, ground and water contamination, vibration, air and noise pollution.</p> <p>3. A <u>completed Healthy Planning Checklist Health Impact Assessment Screening</u> will be required <u>to be submitted</u> for all major development proposals, and to determine whether the potential impact on health resulting from the development warrants any further assessment. Where further assessment is <u>warranted</u>, a proportionate Health Impact Assessment will <u>also</u> be required to be submitted as part of the application process. Where adverse health impacts of development are identified, the A Health Impact Assessment will be required to must include proposals to improve health or mitigate <u>any</u> the <u>potential</u> adverse health impacts, <u>maximise potential positive impacts, and help reduce health inequalities.</u></p>
MM7	Page 65	Policy STP 6	<p>Amend policy to read:</p> <p>Policy STP 6 Green infrastructure (Strategic Policy)</p> <ol style="list-style-type: none"> 1. In assessing development proposals, the contribution of strategic and local green infrastructure to the health and well-being of Northumberland's communities and visitors, as well as its economy, will be recognised, promoted and enhanced. 2. Development proposals should <u>where relevant, and in a proportionate way</u>, seek to protect, improve and extend Northumberland's green infrastructure, <u>and integrate with the network</u>. When determining planning applications, consideration will be given to how development proposals: <ol style="list-style-type: none"> a. Protect and enhance strategic and/or local green infrastructure assets, provide high quality links between existing assets including links with green infrastructure networks in adjacent authority areas and/or provide additional uses for multi-functionality; b. Secure improved access to green infrastructure, including rights of way, the network of cycle routes and high quality provision for the widest possible range of ages, abilities and interests where this would not have an unjustified adverse effect on biodiversity and environmental and heritage assets; c. Secure net-gains for biodiversity through the protection, creation and enhancement of coherent ecological networks; d. Improve the potential green infrastructure to support

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>economic growth and sustainable tourism without adverse effects on environmental and heritage assets;</p> <p>e. Create a sense of place by fully integrating high quality, green infrastructure into the plan or proposal design to reflect locally distinctive character having regard to rural and urban character, open space, connective corridors and links with the wider countryside;</p> <p>f. Integrate green infrastructure with sustainable drainage and the management of flood risk;</p> <p>g. Consider the management and maintenance of new and existing green infrastructure throughout and beyond the plan period, including opportunities for community-led management;</p> <p>h. Provide opportunities for the protection and enhancement of local environments that are important to affected communities;</p> <p>h. i. Provide opportunities for growing healthy food, including through community schemes; and</p> <p>i. j. Comply with any national standards for green infrastructure.</p>
MM8	Page 68	Paragraph 4.67	<p>Amend paragraph to read:</p> <p>In plan making and the determination of planning applications, the overarching principle is that the Green Belt should preserve openness and reflect the purposes of the designation. The NPPF sets out a list of development that is <u>not inappropriate</u> in the Green Belt. Where development is considered <u>not inappropriate</u> in the Green Belt it will still be subject to other planning considerations. Where proposed development is inappropriate in the Green Belt (as defined by the NPPF) it is considered harmful to the Green Belt and will only be permitted where very special circumstances are demonstrated. Very special circumstances will only exist where harm to the Green Belt, and any other harm caused by the development, is clearly outweighed by other considerations.</p>
	Page 68	Paragraph 4.70	<p>Amend paragraph to read:</p> <p><u>Limited infilling in villages</u></p> <p>In accordance with the NPPF, limited infilling <u>in villages</u> is <u>not inappropriate</u> development in the Green Belt in villages and on previously developed land ^[Footnote]. Infilling is not defined in the</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>NPPF and case law suggests that the decision of what constitutes limited infilling is a matter of planning judgement. The Council considers the commonly accepted definition of limited infilling as 'development of a small gap in an otherwise built up frontage' to be an appropriate interpretation <u>where limited infilling occurs in villages. Development which diminishes the open character of a village, for instance where it would consolidate loose-knit or isolated buildings into built-up areas, will not be considered to be limited infilling, in accordance with part 2 of Policy STP 8.</u></p> <p>• Footnote: Infilling on previously developed land is appropriate subject to further tests related to impact on openness.</p>
	Page 69	Paragraph 4.70a	<p>Add paragraph to read:</p> <p><u>It is acknowledged that limited infilling or the partial or complete redevelopment of previously developed land can take place in accordance with the NPPF.</u></p>
	Page 69	Policy STP 8	<p>Amend policy to read:</p> <p>Policy STP 8 Development in the Green Belt (Strategic Policy)</p> <ol style="list-style-type: none"> 1. In assessing development proposals within the Green Belt: <ol style="list-style-type: none"> a. Development that is inappropriate in the Green Belt, in accordance with national planning policy, will not be supported unless <u>except in</u> very special circumstances <u>where other considerations</u> clearly outweigh the potential harm to the Green Belt, and any other harm resulting from the proposal; b. Development which is <u>not</u> inappropriate in the Green Belt, as defined in national planning policy, will be supported; c. Development which improves access to the countryside; provides opportunities for outdoor sport and recreation; enhances landscapes and biodiversity; or improves damaged and derelict land will be encouraged and supported, provided it does not conflict with national policy in relation to Green Belt. 2. <u>In villages in the Green Belt, limited infilling of a small gap in an otherwise built up frontage in a village in the Green Belt will be supported.</u> Other forms of limited infill development in the Green Belt may be supported if it is justified and meets the

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>tests of the NPPF. Development which fills a small gap between buildings within a village in the Green Belt will be recognised as limited infilling in villages, in accordance with the NPPF, and will be supported, providing it would not constitute the following: The following will not however be recognised as limited infill development:</p> <ol style="list-style-type: none"> Development between loose-knit groups of buildings; Gaps-Development between the built edge of a village and other buildings which are not physically and visually linked to the settlement; Development of a scale and/or form that would result in the loss of significant gaps between built form buildings or diminish the open character of the village. <p>3. <u>Other forms of limited infill development in the Green Belt may be supported if it meets the tests of the NPPF.</u></p>
MM9	Page 70	Paragraph 4.73	<p>Amend paragraph to read:</p> <p>Green Belt boundaries are intended to endure over the longer term. Therefore when reviewing new Green Belt boundaries, it is important to where necessary, they should be drawn new boundaries having regard to potential development needs arising beyond the plan period. Green Belt boundaries have been reviewed to meet employment land requirements for the Plan period. In order avoid the need for another review of the Green Belt at the end of the Plan period Given that Green Belt boundaries around Morpeth are being defined for the first time, safeguarded land has been identified within Policy ECN 6 to meet the long-term employment requirements of the town. Morpeth and Ponteland. This safeguarded land is not allocated for development at the present time. Planning permission for the permanent development of the safeguarded land will only be granted following an update to the Plan which may allocate the land for development during that Plan period. The monitoring framework identifies indicators to help determine when a Plan review may be required.</p>
MM10	Page 70	Policy STP 9	<p>Amend policy to read:</p> <p>Policy STP 9 Safeguarded land (Strategic Policy)</p> <ol style="list-style-type: none"> Safeguarded land that may be required to meet long term employment needs, beyond the period of the Local Plan, is identified on the Policies Map <u>within Policy ECN 6.</u> When assessing development proposals on or affecting safeguarded land, the following principles will apply:

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<ul style="list-style-type: none"> a. Safeguarded land is not allocated for development during the plan period. Permanent development of safeguarded land will only be permitted following the adoption of a replacement Local Plan which proposes such development; and b. Any development which would prejudice the future comprehensive development of safeguarded land will not be supported.

Chapter 5: Economic Development

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
MM11	Page 72	Policy ECN 1	<p>Amend policy to read:</p> <p>Policy ECN 1 Planning strategy for the economy (Strategic Policy)</p> <ol style="list-style-type: none"> 1. The Plan will deliver economic growth, while safeguarding the environment and community well-being, so helping to deliver the objectives of the Council's economic strategy. 2. Development proposals will: <ol style="list-style-type: none"> a. Seek to deliver sufficient employment land and premises of the necessary range and quality and in <u>the right locations sustainable locations compatible with the spatial strategy</u> to meet requirements; <u>b. Support both existing and new businesses;</u> c-b Support town centres as locations for employment and business; d-e Assist the regeneration of existing areas through employment-related measures; e-d Support rural enterprise; f-e Support and promote tourism and the visitor economy; g-f Recognise the role of the County's natural and historic environment as drivers of economic development; h-g Support the further development of the the County's key infrastructure and the digital economy; i-h Recognise the continued importance of military-related activity as a source of employment; j-i Facilitate the training and upskilling of the workforce.
MM12	Page 73	Paragraph 5.6A	<p>Add paragraph to read:</p> <p><u>Employment land is land primarily but not exclusively occupied by industrial or office-based businesses in the form of industrial estates, business parks or stand-alone 'single user' premises. Recent changes to the Use Classes Order mean that it is important to define a set of main employment uses. The proposed definition</u></p>

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			includes general industrial uses, and warehouses, purpose-built offices, light industrial and research establishments. The full definition can be found in the glossary.
MM13	Page 77	Policy ECN 2	<p>Amend policy to read:</p> <p>Policy ECN 2 Blyth Estuary Strategic Employment Area (Strategic Policy)</p> <ol style="list-style-type: none"> 1. Land at Blyth Estuary is allocated as a 'Strategic Employment Area' within which the following sectors within the <u>main employment</u> B-Class industrial uses will be prioritised: <ol style="list-style-type: none"> a. low carbon and related environmental goods and services; b. offshore and sub-sea engineering; c. energy generation sectors with special emphasis on renewable and low carbon; d. development which will support and strengthen the economic role of the Port of Blyth. 2. Other sectors will also be supported within the defined area, particularly if they can demonstrate a link with or reliance on proximity to the above sectors, especially if they have significant land requirements and/or require proximity to the Port. 3. Development proposals in the above categories will be supported where there is no <u>unacceptable</u> adverse impact upon: <ol style="list-style-type: none"> a. Neighbouring sites of biodiversity importance, including the Northumbria Coast Special Protection Area (SPA) and Ramsar Site, the Northumberland Marine SPA, the <u>Northumberland</u> Northumbria Shore Site of Special Scientific Interest (SSSI), and the Blyth Estuary Local Wildlife Site, including the Mount Pleasant Peninsula; and b. The <u>significance and setting of the</u> Grade II listed Coal Staithes at the former Blyth Power Station site. 4. Within the wider hinterland of Blyth Estuary: <ol style="list-style-type: none"> a. favourable consideration will be given to proposals which will directly or indirectly support the growth of the Blyth

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
			<p>Estuary Strategic Employment Area and its prioritised industrial sectors, especially on key employment sites in South East Northumberland;</p> <p>b. necessary infrastructure improvements will be sought that allow the smooth flow of goods to and from the Port of Blyth and the wider Blyth Estuary area.</p>
MM14	Page 78	Policy ECN 3	<p>Amend policy to read:</p> <p>Policy ECN 3 West Hartford Prestige Employment Area (Strategic Policy)</p> <p>1. Land at West Hartford, Cramlington is allocated as a 'Prestige Employment Area' within which the following will be prioritised:</p> <p>a. Large-scale, <u>modern main employment uses, within Use Classes B1, B2 or B8,, requiring a well defined site of at least 5 hectares, directly accessible from the Core Road Network and with scope to provide each user with a high quality landscape setting; of environment and which could not be satisfactorily accommodated elsewhere on allocated employment land</u></p> <p>b. Smaller scale <u>main employment uses, particularly within Use Class E (Commercial, business and service uses) Use Classes B1 (Business) that require a well defined site of at least 2 hectares to be located in a high quality landscaped setting.</u></p> <p><u>Office uses will be limited to those that are not subject to a sequential test or have met the test.</u></p> <p>2. Significant detailed proposals on the site will be taken forward once a masterplan has been agreed, which should:</p> <p>a. Reflect the dual role of the site;</p> <p>b. Define the proportion of the site which will be available for large scale and smaller scale employment;</p> <p>c. Set out the form and means of achieving a suitable landscape structure, connections with the rest of the Cramlington and with existing public rights of way, non-motorised transport and other measures that will ensure that development is of the highest quality.</p> <p>2. <u>Development proposals should be guided by a masterplan or development framework, prepared by, or agreed with the Council, or otherwise demonstrate that they will not reduce or</u></p>

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			<p><u>hinder the development options for the wider site. Development proposals should:</u></p> <ol style="list-style-type: none"> <u>Reflect the intended role of the site defined in part 1 of this policy;</u> <u>Make provision for, and be phased to achieve a suitable landscape structure, connections to the rest of Cramlington and with existing public rights of way, non-motorised transport, appropriate environmental mitigation and other measures that will ensure that development is of the highest quality.</u> <p>3. Development proposals will be supported where there is no <u>unacceptable</u> adverse impact upon:</p> <ol style="list-style-type: none"> <u>Plessey Woods Local Wildlife Site</u> Bedlington Country Park Local Nature Reserve along the River Blyth corridor; and The significance of the Grade II Listed farm building group and shelter shed at West Hartford Farm, <u>including any contribution made by its setting.</u>
MM15	Page 80	Policy ECN 4	<p>Amend policy to read:</p> <p>Policy ECN 4 Round 2' Enterprise Zones (Strategic Policy)</p> <ol style="list-style-type: none"> Within the defined sites with Enterprise Zone status at Ramparts Business Park in Berwick-upon-Tweed, Fairmoor north of Morpeth and Ashwood Business Park at Ashington, which form part of the general employment site allocations in Policy ECN 6, support and encouragement will be given to high quality employment, in line with the overall strategy of these sites as follows: <ol style="list-style-type: none"> At Ramparts, Berwick-upon-Tweed, high quality business premises <u>in main employment uses</u> in the B1, B2 and B8 use classes, so long as there is no adverse impact on the significance of adjoining battlefield site; At Fairmoor, Morpeth, <u>main employment uses within Use Class E (Commercial, business and service uses)</u> <u>particularly</u> knowledge intensive office, light industrial and incubator premises, likely to fall within the B1 Use Class; At Ashwood Business Park, Ashington, <u>main employment uses, particularly</u> pharmaceuticals and mixed manufacturing, likely to be in the B1 or B2 Use Classes;

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			<p>2. Other uses will be supported, especially where these support the preferred sectors;</p> <p>3. Non employment uses will not be supported unless they meet (2) above and there is a clear need for their location within the Enterprise Zone <u>areas</u>;</p> <p>4. <u>Office uses will be limited to those that are not subject to a sequential test or have met the test.</u></p>
MM16	Page 81	Paragraph 5.31	<p>Amend paragraph to read:</p> <p>Clearly the policy is not intended to include Green Belt areas, which could only be considered as a last resort after other areas. Applying Green Belt policies, it would need to be demonstrated unequivocally that there were 'very special' economic circumstances <u>where other considerations that would clearly outweigh any potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from a proposal, considering its purposes.</u></p>
	Page 81	Policy ECN 5	<p>Amend policy to read:</p> <p>Policy ECN 5 Large-scale windfall employment development (Strategic Policy)</p> <p>1. Development proposals for large-scale major business development for <u>main employment uses within the B use classes</u>, either as a standalone proposal or an extension of an existing business, will be supported on land, which is not designated as employment land, provided that it can be robustly demonstrated that:</p> <p>a. The development represents a major inward investment and would provide a significant number of new, permanent jobs; and</p> <p>b. The needs of the business cannot be reasonably met on allocated employment land within the North East Local Enterprise Partnership area; and</p> <p>c. The proposal would not compromise the viability or deliverability of sites allocated for development that are demonstrably deliverable within the Plan period; and</p> <p>d. The development can be satisfactorily accommodated through proposed mitigation measures in relation to the</p>

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			<p>capacities of critical infrastructure, and timescales associated with investment works.</p> <p>e. <u>Office uses will be limited to those that are not subject to a sequential test or have met the test.</u></p>
MM17	Page 82	Paragraph 5.33	<p>Amend paragraph to read:</p> <p>The existing areas to be taken forward are those that have good potential to contribute to future employment needs. They largely consist of existing industrial estates and business parks, many of which are substantially occupied by existing employers but include vacant sites of good quality, in a range of locations to meet potential needs. <u>All sites have been subject to a certain level of reassessment; this includes a Heritage Significance Assessment</u> ^[Footnote]. The amount of available, vacant land, totals 109 hectares.</p> <p>Add footnote as indicated above</p> <ul style="list-style-type: none"> • <u>Footnote: See Appendix 2 of the 'Employment Land: Strategy Considerations and Assessments of Sites Technical Paper 2018</u>
	Page 83	Paragraph 5.40	<p>Amend paragraph to read:</p> <p>Given the employment role of the Main Towns, it is vital that each of them has a sufficient supply and range of available land for general employment purposes to meet the needs of its own and its likely catchment population for the whole of the plan period, taking full account of patterns of travel to work. Balancing the evidence on demand in each town with the availability of viable and sustainable sites for general employment in the current portfolio, and taking into account what has already been allocated through neighbourhood plans, it is clear that the Main Towns that will see a shortfall within the plan period, unless additional sites are found, are those that are constrained by the Green Belt. It is considered that the strategy of maintaining the role of each main town as a provider of general employment opportunities in an accessible location will not be fulfilled unless new areas of land are found in, or close to these settlements ^[Footnote].</p> <p>Add footnote referenced from the end of the paragraph:</p> <ul style="list-style-type: none"> • <u>Footnote: All newly proposed sites have been subject to assessment; this includes a Heritage Significance Assessment - See Appendix 2 of the 'Employment Land: Strategy Considerations and Assessments of Sites Technical Paper' 2018</u>
	Page	Paragraph	Amend paragraph to read:

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
	84	5.43	<p>Ponteland has been identified as needing <u>5</u> additional <u>hectares</u> of land for employment uses. An earlier employment land review suggested up to 5 hectares but the most recent evidence document considered demand as potentially being high, not least because of pressure for non employment uses on the centrally located existing employment area and the possible need for businesses to relocate. In addition, the presence of the Airport is creating considerable demand, albeit that much of this will be catered for within the Newcastle administrative area. Opportunities within Ponteland's existing Green Belt inset boundary do not exist. For this reason, it is considered that exceptional circumstances warrant the release and allocation of an extension of the Airport Green Belt inset to take in land around the area of partly reclaimed land opposite the Airport entrance at Prestwick Pit for predominantly industrial uses, and the release and allocation of. Part of this area is allocated. The remaining land within the new inset area is safeguarded for employment use beyond the plan period. To complement this, and make up the 5.5 hectares needed, land at nearby Prestwick Park Business Park for small scale rural offices. is also allocated, and removed from Green Belt protection. Overall, around 5.5 hectares of land is removed from Green Belt protection, and allocated for employment uses over the plan period.</p>
	Page 84	Paragraph 5.44a	<p>Add paragraph to read:</p> <p><u>National policy indicates that when Green Belt boundaries are defined, they should be done so using physical features that are readily recognisable and likely to be permanent. While the area released from the Green Belt in Prudhoe for allocation for employment uses, and the area safeguarded for employment uses in Morpeth both benefit from strong Green Belt boundaries, the boundaries to the sites allocated to meet the needs of Hexham and Ponteland are currently weakly defined. Therefore, substantial planting along the boundaries will be required as part of the development of these sites, in order to create effective, recognisable and permanent Green Belt boundaries in these locations. Landscaping schemes detailing suitable boundary planting to address this objective will be required with any detailed or reserved matters application.</u></p>
	Page 84	Paragraphs 5.44b to 5.44d	<p>Add new paragraphs to read:</p> <p><u>Compensatory improvements to remaining Green Belt land</u></p> <p><u>The Council has removed around 23 hectares of land from the Green Belt in order to provide employment land in the Main Towns</u></p>

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			<p>of Hexham, Ponteland and Prudhoe. The NPPF states that plans should “set out ways in which the impact of removing land from the Green Belt can be offset through compensatory improvements to the environmental quality and accessibility of remaining Green Belt land”. In order to deliver improvements on remaining Green Belt land, through the development management process, the Council will seek to secure developer contributions or planning conditions on the sites which have been removed from the Green Belt.</p> <p><u>With a view to ensuring that improvements are deliverable and meaningful, developer contributions will be linked to Council-led green infrastructure, cycling and walking infrastructure and sports and recreation projects identified in the Northumberland Infrastructure Delivery Plan (IDP). When selecting projects from the IDP to direct contributions towards, the Council will prioritise any projects which are within the locality of the site that has been removed from the Green Belt. Given that timescales for delivery of the allocated sites are not fixed, contributions will be sought for emerging projects identified within the most up-to-date IDP available when the sites are brought forward through the planning application process.</u></p> <p><u>Alternatively, the Council may consider that improvements of equivalent value can be delivered on land adjacent to the allocated site if it is within the applicant’s wider ownership and could be secured through planning conditions. Delivery of improvements through planning conditions will be dependent upon early discussions with the Council through the pre-application process to ensure that the proposal would deliver appropriate improvements, over and above that which would otherwise be required to make the scheme acceptable in planning terms.</u></p>
	Page 85	Paragraph 5.47a	<p>Add new paragraph to read:</p> <p><u>Sites allocated for general employment land, and safeguarded for future employment use, are shown on the policies map. These sites are in addition to employment land already allocated in Neighbourhood Plans, which is shown on the policies map for information only.</u></p>
	Page 87	Paragraph 5.48	<p>Amend paragraph to read:</p> <p>The nature of many of the County's industrial estates, business parks and other monitored employment areas is such that there is a need to differentiate between:</p> <ul style="list-style-type: none"> • Key employment areas <u>where that should be limited to the main 'B-Class' employment uses will be encouraged and supported</u> - essentially, manufacturing, research,

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			<p>warehousing and the category of office that would not require regular access by the public; and</p> <ul style="list-style-type: none"> • Employment areas where it would be beneficial to take a more flexible approach to the employment uses to be <u>supported</u> allowed - referred to as wider employment-generating uses. These tend to include areas close to busy town centres and/or in smaller service centres and/or where take-up for <u>the main employment</u> B-Class uses has been slow.
	Page 87	Paragraph 5.49	<p>Amend paragraph to read:</p> <p>The wider employment-generating uses are defined as land uses generating permanent on-site employment. Discretion will be used in deciding which employment generating uses would be appropriate in particular circumstances, but as a general rule:</p> <ul style="list-style-type: none"> • They may include certain of the D1 Class 'non-residential institution' uses, where the scale or nature of the operation, or lack of the need for regular public access would make a location in a town centre or central to where people live less necessary. Examples might include training facilities of various sorts, or creches that serve people working in the employment areas themselves or types of health clinics that provide for specialised needs and are only occasionally visited; • They may include sui generis uses which typically operate from employment sites such as car garages, taxi firms, home recycling centres and trade counter retail operations, as well as some leisure businesses which may not be suited to town centres; • They would only include any of the A-Class or D2-Class town centre uses where the proposal is small scale and the employment area is centrally located in a main town or service centre; (N.B. Any Main Town Centre Use of a larger scale will not normally be acceptable and, if proposed, will be subject to appropriate sequential and impact testing; A1 retail use can sometimes form an ancillary part of an employment proposal—e.g. a factory shop—which may be acceptable subject to other considerations such as access and parking—see Policy ECN-9); • They would not include any of the C-Class residential-type uses. • <u>May include certain 'non-residential institution' uses, where the scale or nature of the operation, or lack of the need for regular public access would make a location in a town centre or central to where people live less necessary. Examples might include training facilities of various sorts (Class F.1), or some Class E uses that are not in the main employment</u>

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			<p><u>uses category, such as some trade counter retail operations or leisure businesses that are not suited to town centres, creches that serve people working in the employment areas themselves or types of health clinics that provide for specialised needs and are only occasionally visited;</u></p> <ul style="list-style-type: none"> • <u>May include sui generis uses which typically operate from employment sites such car garages, taxi firms, or home recycling centres;</u> • <u>Unless in a town centre location, they will exclude retail or leisure uses that fall within the category of main town centre uses; retail use can sometimes form an ancillary part of an employment proposal - e.g. a factory shop - which may be acceptable subject to other considerations such as access and parking - see Policy ECN 9);</u> • <u>They would not include any of the C-Class residential-type uses.</u>
	Page 86	Policy ECN 6	<p>Amend policy to read:</p> <p>Policy ECN 6 General employment land - allocations and safeguarding (Strategic Policy)</p> <ol style="list-style-type: none"> 1. In order to support the strategic plan for economic development across Northumberland, general employment areas, comprising industrial estates, business parks and some additional land, are allocated, as shown on the Policies Map. This is in addition to such areas already allocated for this purpose in Neighbourhood Plans. 2. It will be recognised that, within established employment areas, certain locations, especially business parks within South East Northumberland, offer the opportunity to add significantly to the range and quality of the County's employment offer, including through functional linkages with the Blyth Estuary Strategic Employment Area defined in Policy ECN 2. 3. The general employment areas allocated in part (1) above will include 78 hectares of land in areas that are additional to the established general employment areas, including 49 hectares at Lynefield Park, regenerating the area of the former Lynemouth aluminium smelter, and additional land allocations to ensure a continued essential supply for towns constrained by the Green Belt. <u>The allocated sites below to be released from the Green Belt to are to meet the identified needs specific to their location, and their uses limited, as follows:</u>

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			<ul style="list-style-type: none"> a. Hexham, Harwood Meadows, around 10 hectares, <u>for a mix of main employment uses;</u> b. Prudhoe, Eltringham, around 2.5 hectares, <u>for main employment uses, predominantly industrial;</u> c. Ponteland - Airport inset, Prestwick Park, around 2.5 hectares, <u>for small scale rural offices;</u> d. Ponteland - Airport inset, Prestwick Pit, around 3 hectares, <u>for main employment uses, predominantly industrial.</u> <p>4. The range of land uses that will be supported within general employment areas will be either the B-Class-main employment uses only, <u>in accordance with Policy ECN 7</u>, or a wider range of employment-generating uses, in accordance with <u>Policy ECN 8</u> Policies ECN 7 and ECN 8 respectively.</p> <p>5. <u>Around 5 hectares of land south of A196 at Coopies Way, Morpeth is safeguarded for employment use within Green Belt inset areas, as follows:</u> long-term employment needs <u>beyond the period of the Local Plan as shown on the Policies Map. This land is not currently allocated for development, but may be allocated to meet employment needs in a future update to the Plan.</u></p> <ul style="list-style-type: none"> a. Morpeth, South of A196 at Coopies Way, around 4.5 hectares b. Ponteland - Airport inset, Prestwick Pit, around 4 hectares. <p>6. Where the above allocations involve loss of Green Belt, this will be offset through compensatory improvements to the environmental quality and accessibility of <u>adjoining remaining areas of Green Belt, with priority given to areas close to the allocation sites where appropriate. Such improvements must be agreed with the Council before planning permission is granted and ideally through the pre-application process. Improvements will be where applicable and practical sought secured through:</u> developer contributions and implemented in a timely manner.</p> <ul style="list-style-type: none"> a. <u>Developer contributions towards green infrastructure, cycling and walking infrastructure or sport and recreation projects located within the Green Belt, or</u> b. <u>Planning conditions on adjacent land in the Green Belt,</u>

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			<p><u>which secure environmental improvements equivalent to the value of the alternative developer financial contributions.</u></p> <p>7. <u>In order to ensure that Green Belt boundaries are recognisable and permanent, as part of the development, substantial planting will be required along the boundaries of the allocation sites identified in parts 3a, 3c and 3d of this policy.</u></p>
MM18	Page 88	Policy ECN 7	<p>Amend policy to read:</p> <p>Policy ECN 7 Key general employment areas for B-Class <u>main employment</u> uses</p> <p>1. Within the key general employment areas, as delineated on the Policies Map, B1, B2 and B8 <u>main employment</u> uses will be supported. Development of wider non-B-Class employment generating activity in-on these areas will be supported as exceptions only, if the development:</p> <ol style="list-style-type: none"> Directly supports and is ancillary to the primary functioning of the site as a location for <u>main employment uses</u> B1, B2, and B8 development; and Will not have a detrimental impact on the functioning of existing or future <u>main employment uses</u> B-Class operating operators on the site; and Ensures that <u>main employment</u> B-Class uses remain the majority activity on site.
MM19	Page 88	Policy ECN 8	<p>Amend policy to read:</p> <p>Policy ECN 8 Areas for wider employment-generating uses</p> <p>1. General employment areas, where employment-generating uses wider than the <u>main employment</u> B-Class uses will be supported, are identified on the Policies Map. Within these areas, <u>unless otherwise limited by relevant policies in made neighbourhood development plans</u>, permission will be granted for uses generating permanent on-site employment, provided that they comply with the definition of wider employment generating uses; and:</p>

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
			<ul style="list-style-type: none"> a. The proposed economic activity is compatible with existing businesses on the site and adjoining land uses; and b. The proposal would not generate <u>an unacceptable a high level of continual public access by members of the public who do not work within that employment area</u> and/or <u>should not necessarily be located central to where people live.</u>
MM20	Page 89	Policy ECN 9	<p>Amend policy to read:</p> <p>Policy ECN 9 Additional flexibility in general employment areas</p> <ul style="list-style-type: none"> 1. Within areas allocated for general employment use in Policy ECN 6, permission for uses wider than the ranges specified in Policies ECN 7 or ECN 8 may be granted if the proposal <u>meets one or more of the following</u>: <ul style="list-style-type: none"> a. <u>It is</u> ancillary to and will support the main employment-related use of the area; and/or b. <u>It is</u> for part of a larger site or premises and would facilitate the retention of the remainder in the specified employment use range; and/or c. <u>It is</u> on part of a larger development site and would facilitate the development of the remainder for employment uses in the specified range, which would otherwise be undeliverable; and/or d. <u>It w</u>ould bring back into use a building which has stood vacant for at least 12 months, and the reoccupation of which by an employment use is demonstrated to be unlikely; and/or e. <u>It w</u>ould provide the optimal location for essential infrastructure provision; and/or f. <u>It</u> can be demonstrated to deliver significant community and economic benefits that override the need to maintain the site or premises within the specified range of employment uses; and/or g. <u>It w</u>ould help foster skills development and cannot be provided in an existing educational establishment or as ancillary to an employment use.

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
MM21	Page 90	Policy ECN 10	<p>Amend policy to read:</p> <p>Policy ECN 10 Loss or depletion of employment land</p> <p>1. Within the areas identified in Policies ECN 6, ECN 7 and ECN 8, and subject to the exceptions set out in part 2 of this policy, development for non-employment generating uses, such as housing, will be supported where robust evidence can demonstrate <u>that all of the following:</u></p> <p style="padding-left: 40px;">a. That there is no reasonable prospect of an application coming forward for an employment use demonstrable market demand that the site will be developed for an employment generating use over the plan period; and/or</p> <p style="padding-left: 40px;">b. That sufficient land of a comparable quality and accessibility is available, and deliverable in the local market to provide for identified need; and</p> <p style="padding-left: 40px;">b-c That the development would not result in there would not be an unacceptable loss of active businesses and jobs; and/or</p> <p style="padding-left: 40px;">c-d That the development would not have there would not be an unacceptable adverse impact on the continuing function of nearby existing businesses and/or the development of available employment land.</p> <p>2. Development for non-employment generating uses will not be supported, in the following locations:</p> <p style="padding-left: 40px;">a. any Enterprise Zone; or</p> <p style="padding-left: 40px;">b. Northumberland Business Park; or</p> <p style="padding-left: 40px;">c. any other employment area considered key to the delivery of the Council's economic strategy; or</p> <p style="padding-left: 40px;">d. any employment land area that has been created through a Green Belt deletion;</p> <p style="padding-left: 40px;">e. <u>Where policies in made neighbourhood development plans provide specific controls or limitations on the use or development of land and buildings for employment generating uses.</u></p>
MM22	Page 94	Policy ECN 13	<p>Amend policy to read:</p> <p>Policy ECN 13</p>

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
			<p>Meeting rural employment needs (Strategic Policy)</p> <ol style="list-style-type: none"> 1. The role of rural locations in providing employment opportunities, to meet the needs of those living in such areas is recognised. Therefore, in the countryside, development that will generate employment opportunities, proportionate to the rural location, will be supported where all of the following apply: <ol style="list-style-type: none"> a. Existing buildings are reused or, where this is not possible, extensions or new buildings that contribute positively to local landscape character and, where applicable, local building traditions; b. The proposal is related as closely as possible to the existing settlement pattern, existing services and accessible places; c. It will not have an adverse impact on the operational aspects of local farming or forestry. 2. Within the parameters of the above criteria, particular support will be given to: <ol style="list-style-type: none"> a. Developments on farms which would add value to farm produce on-site and provide other supply chain opportunities in the County therefore reducing the distance products need to travel during the production process; b. The further diversification and development of educational facilities where these will help to further enhance Northumberland's rural economy and training opportunities for rural professions, particularly those in relation to the County's further and higher education offer; c. Rural enterprise hubs where a number of small businesses are located in a cluster with shared broadband connection and other essential facilities, with preference given to building conversions to house them; d. <u>Proportionate well related development, necessary for the continued operation in situ of an existing rural business.</u>
MM23	Page 95	Policy ECN 14	<p>Amend policy to read:</p> <p>Policy ECN 14 Farm / rural diversification</p>

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
			<ol style="list-style-type: none"> 1. Rural diversification developments will be supported if the proposed use is: <ol style="list-style-type: none"> a. Directly related to agricultural, horticultural or forestry operations, or other activities, which by their nature would require a rural location; and/or b. For leisure, recreation or tourism activities that require open land in a countryside location; and/or c. A business or employment generating use that complies with Policy ECN13. 2. The scale, nature and detailed location of proposals for rural diversification should not prejudice the long (or short term) operational needs of the host farm or other rural operations; 3. The need for farm diversification will not, on its own, be accepted as a reason for granting permission for a new dwelling in the open countryside, except where it is clearly necessary <u>to accommodate a rural worker to meet for the operational needs of a rural business the farm</u> in accordance with Policy HOU 8.
MM24	Page 96	Paragraph 5.73a	<p>Add new paragraph to read:</p> <p><u>Kielder Water & Forest Park is a strategic tourism destination within Northumberland and is both a major attraction and visitor accommodation base. Due to the scale and character of the landscape, it has the capacity to accommodate additional tourism development without adversely affecting the environment or its scenic beauty. The growing popularity of the area's dark skies, along with its nature tourism and outdoor activity offer, has created a demand for additional visitor accommodation and facilities. Fulfilling this need will increase the amount of time visitors stay in this remote area, making tourism more sustainable, as well as bringing additional income to the local economy.</u></p>
	Page 98	Policy ECN 15	<p>Amend policy to read:</p> <p>Policy ECN 15 Tourism and visitor development</p> <ol style="list-style-type: none"> 1. Northumberland will be promoted and developed as a destination for tourists and visitors, while recognising the need to sustain and conserve the environment and local communities. As far as possible, planning decisions will facilitate the potential for Northumberland to be a destination for:

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
			<ul style="list-style-type: none"> a. heritage and cultural visits; b. cycling and walking holidays; c. landscape and nature based tourism; d. themed events, activity holidays; e. dark sky visits; f. Weddings; g. out of season offer; and h. food and drink. <p>2. This will be achieved through the development of new visitor attractions and facilities, accommodation and the expansion of existing tourism businesses, applying the following principles:</p> <ul style="list-style-type: none"> a. Main Towns and Service Centres will be prioritised for the development of significant new facilities and accommodation; b. Where hotel development of over 2,500 square metres gross floorspace, proposed outside a defined town centre, meets the tests set out in Policy TCS 4 and can therefore be supported, other Main Town Centre Uses that are truly ancillary to the hotel, will not themselves be subject to the sequential test; c. In rural locations outside the settlement boundaries and/or built-up areas of main towns, service centres or service villages, the development of new build, permanent buildings for holiday accommodation of any sort should be small scale and form part of a recognised village or hamlet; d. In the open countryside, visitor accommodation should, wherever possible, be limited to the reuse of buildings that are structurally sound, or to chalets and caravans in accordance with part (e) below. New permanent buildings for visitor accommodation will only be supported where they would: <ul style="list-style-type: none"> i. demonstrably improve and diversify the County's tourist offer and/or clearly provide necessary accommodation along an established tourist route; and ii. be located as close as is practicable to existing development.

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
			<p><u>e. The development of new build tourist accommodation in Kielder Water and Forest Park will be supported to encourage visitors to spend more time in the park, providing there is no unacceptable adverse environmental impact, including on dark skies;</u></p> <p>f-e. New or extensions to existing sites for camping, caravans, and chalets will be supported in accessible locations outside the two AONBs and the World Heritage Site and its buffer zone, provided the development is adequately screened, taking into account short and long range views, by existing topography or vegetation or new good quality landscaping compatible with the surrounding landscape;</p> <p>g-f. Where there is a proven need to develop buildings, which do not include accommodation but would otherwise serve existing, established visitor or tourist attractions that are located in the open countryside, the reuse of conveniently located, substantial buildings will be preferred.</p> <p>h-g. Tourism related developments that enhance the environment or bring neglected or underused heritage assets back into appropriate economic use will be strongly supported;</p> <p>i-h. In open countryside areas outside the two AONBs and the World Heritage Site and its buffer zone, new tourist development requiring larger buildings, totalling more than 500 square metres gross floorspace, in an open land setting, will be assessed on the potential economic gain weighed against any possible harmful impacts and other plan policies. Comprehensive master planning should accompany such proposals;</p> <p><u>j. Promoting and protecting key routes through and around Northumberland followed by tourists and visitors;</u></p> <p>k-i. Temporary events for visitors will be encouraged at suitably accessible locations by supporting any associated but ancillary structures if these would serve the needs of events for much of the year and meet the criteria in part (f) above.</p>
MM25	Page 101	Policy ECN 16	<p>Amend policy to read:</p> <p>Policy ECN 16 Green Belt and tourism and visitor economy</p>

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
			<p>1. The potential of the Green Belt areas to contribute towards strategic economic and tourism aims will be maximised, while ensuring that there would be no greater impact on the Green Belt and the purposes of including land in it, and where possible a lesser impact than the current situation. This will be achieved by:</p> <ul style="list-style-type: none"> a. Subject to national Green Belt policy, Allowing open land uses that may lead to a reduction in operational farmland subject to: <ul style="list-style-type: none"> i. The ability of the farm to continue to operate; and ii. The proposal resulting in a significant increase in the ability of the public to access the countryside on foot, bicycle or on horseback and/or the creation of a new or enhanced visitor attraction of a type that would be most appropriately located in a countryside setting; b. Allowing new buildings that provide for employment-generating or tourism-related uses, as limited infill within the built up form of settlements that are washed over by Green Belt, subject to any built conservation considerations; c. Allowing for the replacement of a building in employment-generating or tourism-related use, so long as the new building is in the same use and not materially larger than the one it replaces; d. Allowing employment generating or tourism development to occupy previously developed land (but not where temporary buildings have been sited) so long as the new buildings do not impact the openness of the Green Belt more than the buildings or structures that were previously on the site. <p>2. Within the above restrictions, <u>and in line with national Green Belt policy,</u> proposals will be supported if they:</p> <ul style="list-style-type: none"> a. Allow an existing business and/or employment to continue or modestly grow in situ; b. Allow for facilities that contribute to education, training and upskilling that is connected to rural sectors including agriculture, horticulture and tourism.
MM26	103	Policy ECN 17	<p>Amend policy to read:</p> <p>Policy ECN 17 Military establishments</p>

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
			<ol style="list-style-type: none"> 1. Subject to national Green Belt policy, proposals associated with defence and military operations will be supported at existing sites where they would enhance or sustain operational capabilities. 2. Non-military or non-defence related development within or in the areas around a defence or military site will not be supported where it would adversely affect military operations or capability, unless it can be demonstrated that there is no longer a defence or military need for the site. 3. Subject to national Green Belt policy, proposals for the redevelopment, conversion and re-use of redundant defence sites will be supported, where the proposals would not have a greater impact on the openness of the Green Belt than existing development and do not intrude into open, undeveloped areas. 4. Proposals for both military and defence related development and the redevelopment of redundant defence sites should: <ol style="list-style-type: none"> a. Be sympathetic to the character of the site and its surrounding area and where possible, retain and enhance areas for wildlife, green space and landscaping; and b. Provide mitigation in terms of any adverse effects on local infrastructure arising from the proposal. 5. A masterplan should be prepared in liaison with the Local Planning Authority where major redevelopment on existing defence sites for military or defence purposes is proposed or where the development of redundant sites for alternative uses is proposed.

Chapter 6: Town Centre and Central Services

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM27	Page 105	Paragraph 6.7	<p>Amend paragraph to read:</p> <p>Developments and trends which will influence the future planning of town and key village centres are:</p> <ul style="list-style-type: none"> • <u>Changes to the planning use classes that make it much easier for premises to move between retail and a number of service and employment uses.</u> • The accelerating growth in online shopping and the consequent reduction in footfall on high streets and reduced potential for investment in 'bricks and mortar'. • High street adaptation of retailing to these new trends with additional services and the growth of niche shops. • Supermarket diversification - large stores widening their offer to include more durable items, the growth of the 'discounters' in more medium size stores and the emergence of smaller convenience shops on high streets. • Increased popularity of cafes and leisure facilities so that they become increasingly appropriate for key high street frontages. • Risk reduction investment strategies by the main retail chains meaning that any closures are likely to affect smaller town centres and any new investment likely to be in regional centres.
	Page 105	Paragraph 6.10	<p>Amend the introduction to this paragraph to read:</p> <p>Evidence helps to define a hierarchy of centres, based mainly on their retail and leisure offer. As this approach relies on quantitative data, <u>and it is the relative position of centres that is being measured</u>, this it continues to be an appropriate way of defining a hierarchy. <u>Other measures may become appropriate as town centres evolve.</u> Northumberland's main towns, as defined in Policy TCS 1, is-are split into two tiers as far as the town centre offer is concerned, with the service centres, in effect forming a third tier and more local facilities a fourth:</p>
	Page 106	Policy TCS 1	<p>Amend policy to read:</p> <p>Policy TCS 1 Hierarchy of centres (Strategic Policy)</p> <p>1. A hierarchy of centres is defined as follows:</p> <p>a. Main towns - larger centres: Alnwick, Ashington, Berwick-upon-Tweed, Blyth, Cramlington, Morpeth and Hexham;</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>b. Main town - smaller centres: Amble, Bedlington and Haltwhistle, Ponteland and Prudhoe;</p> <p>c. Service Centres: Allendale, Belford, Bellingham, Corbridge, Haydon Bridge, Newbiggin-by-the-Sea, Rothbury, Seahouses, Seaton Delaval and Wooler.</p> <p>d. Other small parades or clusters of shops <u>and related services</u> in towns and larger villages not part of the centres defined above.</p> <p>2. In assessing development proposals, growth within centres will be supported and encouraged at a scale which helps to maintain and reinforce their roles within the hierarchy, as well as their relationship with regional centres.</p> <p>3. Proposals that seek to replace significant areas of Main Town Centre Uses with other uses will be resisted if it is demonstrable that this would undermine the centre's overall role and position within the hierarchy.</p>
MM28	Page 111	Paragraph 6.22a	<p>Add paragraph to read:</p> <p><u>With significant changes to development use classes and permitted development rights, as well as societal changes such as different ways of working and of accessing services, detailed schemes may include a wider mix of land uses. However, the need to maintain, and in some cases, boost the role of centres remains essentially as described.</u></p>
	Page 111	Paragraph 6.22b	<p>Add paragraph to read:</p> <p><u>The Council recognises that the centres of its market towns and larger villages are not necessarily accessible for all residents, including some living in outlying suburbs of the towns themselves. It therefore places great importance on retaining small scale shops, community meeting places and other essential community services within reach of as many residents as possible. As such, the last part of the policy below aims to retain such facilities in situ, particularly if their loss would result in the absence of such services within easy reach of significant numbers of people.</u></p>
	Page 112		<p>Amend policy to read:</p> <p>Policy TCS 3</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>Maintaining and enhancing the role of centres (Strategic Policy)</p> <ol style="list-style-type: none"> 1. Northumberland's town and village centres will be supported and promoted, through planning decisions, in their role as: <ol style="list-style-type: none"> a. Community and service hubs; b. Vital and viable centres for shopping, business, culture and leisure; and c. Places to live, work and visit. 2. This will be achieved in main towns by identifying opportunities and supporting proposals for developments which are physically and functionally integrated with and add choice to the existing <u>shopping and related service</u> retail-offer in the Primary Shopping Area and <u>a wide range of Main Town Centre Uses</u> in the leisure and other central service offer of the wider Town Centre - specifically: <ol style="list-style-type: none"> a. Within or, where opportunities are lacking and sequential and impact testing allow, immediately abutting Town Centre boundaries, promoting the development of schemes involving a mix of appropriate Main Town Centre Uses, allowing an element of residential as part of any mixed use scheme. This will include: <ol style="list-style-type: none"> i. Blyth Town Centre, especially considering opportunities to the north and east of Keel Row, including a replacement bus station, should the existing bus station be displaced; ii. Ashington Town Centre, to the north-east of the town centre, including the possibility of a new bus station somewhere within the overall area; iii. Cramlington Town Centre, especially the opportunities offered by vacant buildings to the south of Manor Walks; iv. Bedlington, to the rear of the north side of Front Street within the constraints of the Conservation Area; v. Prudhoe, to the rear of the north side of Front Street; vi. Haltwhistle, to the south of the B6322, area including the existing service station; vii. Ponteland, in the vicinity of Merton Road; viii. Amble, including land north west of Queen Street. b. Encouraging and supporting schemes for the renewal of blocks and frontages, especially where this will result in more modern shopping, leisure or office floorspace, offering larger floorplates, provided that this will not alter the historic layout or harm the character or historic

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>significance of the town centre concerned. This will include consideration of such opportunities in:</p> <ul style="list-style-type: none"> i. Blyth Town Centre, areas around the Market Place, Regent Street and Bowes Street; ii. Ashington Town Centre, along parts of Station Road and Woodhorn Road; iii. Prudhoe Town Centre, along parts of Front Street. <p>c. Further intensification of uses within Manor Walks, Cramlington</p> <p>d. Within the constraints of built conservation policies, allowing for small scale opportunities for enhancement of town centre offer including, if possible, the introduction of larger floor-plates, in the defined centres of Alnwick, Berwick-upon-Tweed, Morpeth, Hexham, Bedlington, Amble and Haltwhistle.</p> <p>3. Within Service Centres, and in other villages where there are clusters of services, new provision should be within a scale appropriate to meeting the shopping, leisure or other service requirements of residents living in those settlements and their catchments.</p> <p>4. All development of additional Main Town Centre Uses will be considered positively if it will deliver social, economic and/or environmental benefits for the centre concerned, but it must be in scale with the size and function of the centre, taking into account the overall size of the settlement and its catchment and planned growth of that settlement over the plan period.</p> <p>5. Schemes that will facilitate the continuation of established town centre businesses in situ or elsewhere within the defined town centres will be supported.</p> <p>6. The location of purpose-built offices in defined Town Centres and their inclusion as part of mixed use schemes will be encouraged and supported.</p> <p>7. Town Centres will be promoted as places to live and work through the encouragement of a mix of residential and office use on upper floors on main shopping streets and other appropriate locations, especially if this leads to the reoccupation of disused premises and provided it would not, individually or cumulatively, lead to an unacceptable reduction in vitality and viability or limit the operation of an existing established 'Main Town Centre' service or business.</p> <p>8. <u>The unnecessary loss of valued facilities and services will be resisted, particularly where this would reduce the community's</u></p>

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			<p><u>ability to meet its day-to-day needs; this will especially apply to any significant loss of local community uses in Use Class F2 or the total loss of a parade of shops and services.</u> In suburban parts of towns, the loss of the last convenience shop in a parade of shops will be resisted.</p> <p>9. In smaller settlements and where there are clusters of shops and services, the loss of essential local services will be resisted in accordance with Policy INF 3.</p>
MM29	Page 114	Paragraph 6.23	<p>Amend paragraph to read:</p> <p>In respect of Main Town Centres, the approach set out above promotes their role within the defined boundaries, as well as outlining some areas for possible expansion which may stretch beyond the current boundary lines. Any detailed proposals above certain 'threshold' sizes falling beyond the defined centres, including within any expansion areas that stretch beyond the current boundaries, will need to be assessed, first to ensure that no more central a site is available and, if not, to assess their likely impact on the vitality and viability of the centre. This allows the option of not going ahead with, or refusing the development if the impact is not acceptable. The thresholds used are appropriate for Northumberland and are based on the overall scale of the County's centres and their vulnerability to out of centre development.</p> <p><u>In respect of Main Town Centres, the approach set out above promotes their role within the defined boundaries, as well as outlining some areas for possible expansion which may stretch beyond the current boundary lines.</u></p> <ul style="list-style-type: none"> <u>Any detailed proposals falling beyond the defined centres, including within any expansion areas that stretch beyond the current boundaries, will need to be assessed, first, to ensure where appropriate that no more central a site is available, through the use of a proportionate sequential test. While sequential tests will normally be used in order to support the 'town centre first' policy, there may be occasions where it is legitimate to promote a main town centre use in another location, e.g. to ensure that vital local services are maintained and/or if the only viable location for development considered essential for a particular town is out of centre.</u> <u>For proposals above certain 'threshold' sizes, it will be necessary to assess their likely impact on the vitality and viability of the centre. This allows the option of not going ahead with, or refusing the development if the impact is not acceptable. The thresholds used are appropriate for Northumberland and are based on the overall scale of the</u>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<u>County's centres and their vulnerability to out-of-centre development.</u>
	Page 114	Paragraph 6.23a	<p>Add new paragraph to read:</p> <p><u>Where impact testing is required, it should assess the net and (where relevant) cumulative impact of the proposal on the vitality and viability of any centre from which the proposal may derive its spending or its users. Whether such impact is acceptable will depend on a combination of factors including the existing health of the centre and how this will affect its ability to withstand impacts from competing development within the defined centre, any reduction in local consumer choice, any increase in vacant or dead frontages and/or any loss or delay to planned investment.</u></p>
MM30	Page 115	Paragraphs 6.24 to 6.28	<p>Amend paragraphs to read:</p> <p>6.24 <u>Northumberland's historic town centres all have key streets, squares and frontages where most people congregate and where the centres are at their most vibrant. Traditionally, it has been retail shops and markets that have drawn people to these places but this has been changing as local leisure-time services, such as restaurants, bars and fitness clubs have become are often interspersed with shops, banks and other financial institutions within Northumberland's Primary Shopping Areas and wider Commercial or Larger Village Centres. This integration has been vital to the continued success of these centres in terms of daytime activity, the evening economy and in catering for visitors. Some centres clearly have scope to increase these types of local provision.</u></p> <p>6.25 <u>However evolving patterns of living, working, leisure and spending are bringing increasingly rapid change to the high street, which could see their role as vibrant hubs of human activity significantly diminished.</u> The blossoming of cafes, restaurants, speciality health-related outlets and a whole array of other services and leisure uses, it has led to a more diverse town centre shopping experience.</p> <p>6.26 ¶<u>In order to prevent this, there remains a need to retain a strong element of retail on shop front activity in the busiest parts of centres – high streets, malls, market places and squares, which are identified and monitored through surveys 'health checks' that look at footfall and other key indicators.</u></p> <p>6.27 Within these locations the approach, traditionally used, of seeking to maximise the percentage of certain 'Key Shopping Frontages' that are occupied by vibrant uses will continue with <u>the aim of retail continuing as the key driver. However, with</u></p>

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			<p><u>closures of many high street shops, greater allowance in how uses can change will give it will be given</u> the flexibility necessary to reflect the wider purpose of town centres by allowing for other types of uses that also add to the vitality of the high street. <u>Shops will be able to change to a range of leisure uses as well as certain types of workplace.</u> This should help to minimise vacancies and maintain or increase footfall and average 'dwell time' (the total length of visits to the centre), <u>as long as a high percentage of 'active frontages' are retained.</u> Some Neighbourhood Plans have developed their own approaches <u>for on retail presence on</u> their high streets, based on local evidence.</p> <p>6.28 Other ways in which High Streets can be improved, enhanced and kept as vibrant foci for town centres include:</p> <ul style="list-style-type: none"> • Improvements to the public realm, through maintaining and enhancing areas for markets and events, initiatives such as pedestrianisation, seating, local information and ancillary facilities such as public toilets, having clear regard to the needs of people with protected characteristics, such as disability; and • Clear guidance on the design of shop fronts, especially where the streets concerned are an important part of the historic environment or the local character of the town or village centre; and • Making sure ease of access - on foot, <u>by bicycle</u> , by public transport, and via parking facilities are as good as possible for visitors to the heart of a centre, including adapting centres for new access needs such as short-stay 'click-and-collect'.
	Page 116	Policy TCS 5	<p>Amend policy to read:</p> <p>Policy TCS 5 Keeping high streets vibrant</p> <ol style="list-style-type: none"> 1. Within defined Town Centres, the Council will seek to maintain and enhance vitality and viability through geographically specific policy approaches. 2. Key Shopping Frontages are defined on the Policies Map for the seven Main town larger centres. Within these frontages, the Council will seek to maximise the active frontage through supporting and encouraging Use Class <u>E</u> A1 retail uses and to a lesser extent Use Class A3 shops, restaurants and cafes and, on a limited basis, other uses, subject to: <ol style="list-style-type: none"> a. Not supporting <u>applications</u> changes of use from Use Class A1, if this would take the length of the <u>active</u>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>ground floor frontage in this Use Class to below 75% 50% of the length of the Key Shopping Frontage;</p> <p>b. Not supporting changes of use that would take the length of the ground floor frontage in Use Class A1 plus Use Class A3 to below 75% of the length of the Key Shopping Frontage;</p> <p>b-e. Not supporting Use Class A5, hot food takeaways on Key Shopping Frontages except in exceptional circumstances;</p> <p>c-d. Supporting <u>changes to other main town centre uses on uses other than those in Use Classes A1, A3 and A5, up to a cumulative total of 25% of the total length of the ground floor frontage of the Key Shopping Frontage, especially where it can be demonstrated that this would result in an increase in the active street frontage;</u></p> <p>d-e. Only allowing a <u>Permitting variation from beyond the percentages in (a) to (c-d) above where the unit concerned has been vacant for more than a year and the overall vacancy level of the Key Shopping Frontage exceeds 10% of the units that have a ground floor frontage.</u></p> <p>3. Improvements in the public realm of centres will be designed to encourage people to visit the centre more and remain there longer, through measures such as pedestrianisation, seating, landscaping, complementary services and controlling shop front design; these aspects should:</p> <ul style="list-style-type: none"> a. Adhere to the design policies elsewhere in the Plan and any design guidance that forms part of the Northumberland Design Guide; b. Cater for the needs of people with disabilities; and c. Comply with the requirements of Policy QOP 3 Public Realm Design Principles. <p>4. Proposals will ensure that there is no loss of public spaces in central, accessible locations that have the capacity to host markets or other events and activities appropriate to town centres.</p> <p>5. Within the constraints of residential amenity, businesses that are likely to contribute to the evening economy and remain open late will be encouraged and supported to the extent that they would add to the vitality of streets but, those on Key</p>

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			<p>Shopping Frontages, should not detract through being closed and shuttered during the day.</p> <p>6. Proposals will ensure that public transport stopping areas, car and cycle parking, short stay drop-off and collection points, and pedestrian and cycle routes into and around town centres are fit for purpose to serve the access requirements of their main areas of activity.</p>
MM31	Page 117	Paragraph 6.30a	<p>Add paragraph to read:</p> <p><u>Assessment of the numbers of hot food takeaways locally is based on information from the Local Land and Property Gazetteer. Its classification of 'Fast food outlets / Takeaways' is the same as that used nationally. It is based on business rates / VOA data, which, in turn, is informed by planning application information and supplemented by local intelligence from Environmental Health, Fire and Rescue (fire safety visits) and others. The Council will seek to ensure that the Local Land and Property Gazetteer remains up to date, and is informed by the latest and most accurate data.</u></p>
	Page 117	Paragraph 6.30b	<p>Add paragraph to read:</p> <p><u>The implementation of Policy TCS 6 will rely on regular monitoring. As such, the Council will, annually, publish (and use to inform decision making) data on: hot food takeaway establishments per 1000 resident population in each Main Town or electoral division based on the Local Land and Property Gazetteer; and prevalence of overweight or obesity in Year 6 pupils. When planning applications for use class hot food takeaways are assessed, Geographical Information Systems will be used to calculate the 400m walking distance from schools, as referenced within the policy.</u></p>
	Page 118	Policy TCS 6	<p>Amend policy to read:</p> <p>Policy TCS 6 Hot food takeaways</p> <p><u>1. New hot food takeaways will be supported where all of the following apply:</u></p> <p><u>a. They are within a Main Town or, otherwise, within an electoral division where no more than 35.3 percent of Year 6 pupils are classified as overweight or obese [footnote unchanged];</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p><u>b. They are within a Main Town or, otherwise, within an electoral division where the number of approved hot food takeaway establishments per 1000 resident population, based on the latest data from the Local Land and Property Gazetteer, is less than the Northumberland average of 0.6 per 1000 resident population in March 2018;</u></p> <p>1. New Use Class A5 hot food takeaways will be supported where all of the following apply:-</p> <p>a. They are not within a Main Town or, otherwise, within an electoral division where either:-</p> <p>i. More than 35.3 percent of Year 6 pupils are classified as overweight or obese(footnote); or</p> <p>ii. The number of approved A5 hot food takeaway establishments per 1000 resident population equals or exceeds the Northumberland total in March 2018 based on the Land and Property Gazetteer, that is 0.69 per 1000 resident population;</p> <p><u>c-b. They are over 400 metres walk from any entrance gate of any existing or proposed school or college with students under the age of 18 years;</u></p> <p><u>d-e. They will not create or add to a cluster of three or more adjacent Use Class A5 hot food takeaways within a 100 metre radius of any given point;</u></p> <p><u>e-d. They will not be replacing the last convenience shop or public house in a village or the last convenience shop in a parade of shops that serve a residential area;</u></p> <p><u>f-e. They would not create safety hazards for pedestrians or other users of the public highway;</u></p> <p><u>g-f. They will not have an adverse effect on the living conditions of any nearby residents from noise or disturbance or litter or odours or that any such disturbance can be suitably mitigated.</u></p>

Chapter 7: Housing

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM32	Page 119	Paragraph 7.8	<p>Amend paragraph and footnote 37 to read:</p> <p>The Government has introduced a standardised approach for robustly establishing each local authority's minimum 'Local Housing Need', based upon the latest official household projections with an adjustment made to account for local affordability. The standardised formula suggests that Northumberland currently has an annual average 'Local Housing Need' of +717 per annum for the initial 10-year period from 20182016 to 20282026 ⁽³⁷⁾, which when applied to the whole plan period gives a minimum need for 14,33014,340 net additional dwellings between 2016 and 2036. The standardised approach establishes the baseline of 'Local Housing Need' and the starting point for determining the plan's housing requirement.</p> <p>Footnote 37: Source: Derived from the official 2014-based household projections (released <u>published July 2016</u>) used to inform the economic and housing growth options for the Northumberland Local Plan. The official sub-national population and household projections are updated every two years, and the <u>average</u> house price to earnings <u>affordability</u> ratios published annually (<u>March/April</u>), such that this baseline minimum Local Housing Need figure will regularly change. Government consultation guidance proposes nevertheless currently advises disregarding the latest 2016-based <u>sub-national</u> household projections (<u>published September 2018</u>) for the purposes of calculating Local Housing Need (which would otherwise suggest a minimum average +558 per annum or circa 11,468 net additional dwellings over the plan period); and to continue using the previous 2014-based projections instead for the time-being.</p>
MM33	Page 123	Policy HOU 2	<p>Amend policy to read:</p> <p>Policy HOU 2 Provision of new residential development (Strategic Policy)</p> <p>1. The delivery of new open market and affordable dwellings in a range of tenures, types and sizes will be supported where it is consistent with:</p> <p>c. Making the best and most efficient use of land and buildings, encouraging higher densities in the most accessible locations, and prioritising the redevelopment of suitable previously-developed 'brownfield' sites wherever possible and viable to do so.</p>
	Page 123	Paragraph 7.18	Amend paragraph to read:

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM34			<p>The indicative distribution of housing needs across Northumberland is set out in Table 7.1. The housing numbers presented refer to the indicative requirement for <u>the Local Plan's Delivery Areas and the parishes within which the County's Main Towns and Service Centres are located</u>. Indicative numbers are also presented for the rest of each Delivery Area. These indicative figures are not maximum limits to the numbers of net additional dwellings for each area, but provide a basis for monitoring delivery at sub-county levels, which is important given the size of Northumberland. Monitoring at these geographies will assist the Council in identifying whether and when there is a need to actively identify and support the delivery of additional sites to help ensure the county's more localised needs are adequately catered for over the plan period (as reflected in the indicators, triggers and contingency actions in the Monitoring and Implementation Framework at Appendix I of this Plan). The identification of a five-year housing land supply of deliverable sites is only required to be monitored at the countywide level. However, £There is an expectation that the majority of development will be focused upon the larger settlement(s) within the parish, or group of parishes (i.e. the Main Towns, Service Centres and then Service Villages).</p>
	Page 124	Table 7.1	<p>Reposition Table 7.1 after Paragraph 7.18 and amend table footnotes to read:</p> <ol style="list-style-type: none"> 1. Numbers may not add up due to rounding. 2. Includes <u>Covers</u> the Morpeth Neighbourhood Area, covering comprising the parishes of Morpeth, Hebron, Hepscoth, Mitford and Pegswood. 3. Includes <u>Covers</u> the Alnwick and Denwick Neighbourhood Area covering comprising the parishes of Alnwick and Denwick. 4. Includes <u>Covers</u> the Mid-Coquetdale Neighbourhood area comprising the parishes of Rothbury, Cartington, <u>Thropton</u>, Whitton and Tosson. 5. <u>The Rest of South East, Rest of Central, Rest of North and the Rest of West areas comprise the remaining parishes in each Delivery Area that are not listed in this table or in table notes 2, 3 and 4.</u>
MM35	Page 126	Policy HOU 3	<p>Amend policy to read:</p> <p>Policy HOU3 Housing requirements for neighbourhood plan-areas (Strategic Policy)</p> <p>Designated Nneighbourhood Plan-areas should provide for the following indicative-minimum housing requirements to help meet Northumberland's overall housing requirements set out in Policy HOU 2:</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification		
			Neighbourhood Area (as designated at March 2020)	Made Neighbourhood Plans status-(as at December 2018March 2020)	Minimum housing requirement 2016 to 2036
			South East Delivery Area		
			Choppington	Designated	340
			Cramlington	Pre-Submission-Made (2020)	2,500
			Ellington and Linton	Designated	125
			Hauxley		0
			Newbiggin-by-the-Sea	Designated	360
			Seaton Valley	Designated	540
			West Bedlington	Designated	560
			Central Delivery Area		
			Acomb	Examination-Made (2019)	45
			Corbridge	Designated	200
			Hexham	Pre-Submission	530
			Hexhamshire		0
			Longhorsley	Made (2018)	40
			Morpeth	Made (2016)	1,700
			Ponteland	Made (2017)	530
			Stannington	Made (2018)	60
			Thirston	Designated	0
			North Delivery Area		
			Acklington	Designated	0
			Adderstone with Lucker	Designated	0
			Alnmouth		20
			Alnwick and Denwick	Made (2017)	950

Ref.	Page	Policy / Paragraph / Figure	Main Modification										
			Belford	Designated				120					
			Berwick-upon-Tweed	Designated				680					
			Craster					0					
			Eglingham					0					
			Ellingham	Designated				0					
			Embleton	Designated				30					
			Felton					42					
			Lesbury	Designated				45					
			Longframlington					47					
			Longhoughton	Designated				88					
			Lowick	Designated				25					
			Mid-Coquetdale	Designated(formally suspended)				140					
			Norham and Islandshire	Designated				150					
			North Northumberland Coastal Area	Made (2018)				110					
			Tillside	Designated				0					
			Warkworth					70					
			Wooler	Designated				170					
			West Delivery Area										
			Allendale	Made (2015)				100					
			Haydon Bridge	Designated				160					
			Tarset and Greystead	Withdrawn (2017)				0					
			Whittington	Made (2018)				0					
			MM36	Page 128	Table 7.2	Amend Table to read:							
						Table 7.2 Distribution of housing requirements and commitments in Northumberland							
						Delivery Area	Minimum	Completed	Permitted	Dwellings	Minded to	Total completed	Minimum

Ref.	Page	Policy / Paragraph / Figure	Main Modification							
				Housing Requirement 2016 to 2036	Dwellings 2016 to 2018	dwellings outstanding to be built (as at 31 March 2018)	subsequently permitted (1 April 2018 to 20 September 2018)	approved applications (as at 31 March 2018)	applications + commitments (at 30 September 2018)	residual dwellings requirement 2018 to 2036 (at 30 September 2018)
			South East	9,000	1,338	6,532	8	3,494	11,372	-2,372
			Central	4,450	942	3,539	1,087	2,069 ⁽⁺⁾	7,637	-3,187
			North	3,390	517	2,643	66	428	3,654	-264
			West	860	110	394	18	10	532	+328
			Northumberland	17,700	2,907	13,108	1,179	6,001	23,195	-5,495
			1. Comprises two 'minded to approve' applications proposing development in the Green Belt on the edges of Hexham and Ponteland.							
			Delivery Area	Minimum Housing Requirement 2016 to 2036	Completed Dwellings 2016-2020	Permitted dwellings outstanding to be built (at 31 March 2020)	Total completions and permissions (at 31 March 2020)	Minded to approve applications (at 31 March 2020)	Total completions and commitments (at 31 March 2020)	Minimum residual dwellings requirement 2020-2036 (at 31 March 2020)
			South East	9,000	3,034	6,175	9,209	1,783 ⁽¹⁾	10,992	-1,992
			Central	4,450	2,058	3,897	5,955	27	5,982	-1,532
			North	3,390	1,217	2,623	3,840	-	3,840	-450
			West	860	271	262	533	-	533	+327
			Northumberland	17,700	6,580	12,957	19,537	1,810	21,347	-3,647

Ref.	Page	Policy / Paragraph / Figure	Main Modification											
			<table><tr><td>Northumberland</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr></table> <p>1. <u>Comprises 467 dwellings on 'minded to approve' applications subject to the signing off of a Section 106 agreement, plus a further 1,316 dwellings form part of 'minded to approve' applications currently with outstanding matters to be resolved and subject to finalising a Section 106 agreement.</u></p>	Northumberland										
Northumberland														
MM37	Page 129	Paragraph 7.23a	<p>Add paragraph to read:</p> <p><u>Where appropriate, particularly for larger sites and those in more than one land ownership, masterplans or development briefs will be encouraged, to help to ensure that allocated housing sites are delivered in a comprehensive joined-up manner. Planning applications may come forward without or in advance of a masterplan or development brief being prepared, provided that the development proposal does not unacceptably reduce or hinder the development options for a wider site. The Council will prepare development briefs for allocated housing sites that it owns, where it is considered necessary to drive forward development. Masterplans prepared to support development proposals will be encouraged at the pre-application stage and considered in the determination of planning applications.</u></p>											
	Page 129	Policy HOU 4	<p>Amend policy to read:</p> <p>Policy HOU 4 Housing development site allocations (Strategic Policy)</p> <p>1. In accordance with the spatial strategy, the following sites, as shown on the Policies Map, are allocated for residential development, to help meet Northumberland's residual housing requirements over the plan period to 2036:</p> <p>a. South East Delivery Area [approximately 309<u>344</u> - 374 <u>424</u> net additional homes]:</p> <table><tr><th></th><th>Site allocation</th><th>Site area (hectares)</th><th>Indicative dwelling number</th></tr><tr><td>i</td><td>Land at Crofton Mill, Plessey Road, Blyth</td><td>1.46</td><td>45 - 50</td></tr><tr><td>ii</td><td>Land at Sandringham Drive / Windsor Drive, Blyth</td><td>1.13</td><td>30 - 35</td></tr></table>		Site allocation	Site area (hectares)	Indicative dwelling number	i	Land at Crofton Mill, Plessey Road, Blyth	1.46	45 - 50	ii	Land at Sandringham Drive / Windsor Drive, Blyth	1.13
	Site allocation	Site area (hectares)	Indicative dwelling number											
i	Land at Crofton Mill, Plessey Road, Blyth	1.46	45 - 50											
ii	Land at Sandringham Drive / Windsor Drive, Blyth	1.13	30 - 35											

Ref.	Page	Policy / Paragraph / Figure	Main Modification			
			iii	Land at Lyndon Walk, Blyth	0.43	10
			iv	Former Moorside First School, Woodhorn Road, Newbiggin-by-the-Sea	2.40	66
			v	Land at and north-west of Spital House Farm, North Seaton Road, Newbiggin-by-the-Sea	1.60 3.14	20 - 35 55 - 85
			vi	Site adjacent to Arts Centre, Woodhorn Road, Newbiggin-by-the-Sea	0.26	13
			vii	Former Whytrig Community Middle School, Western Avenue, Seaton Delaval	1.28	35 - 45
			vii i	Former Brickworks, Pitt Lane, Seghill	0.87	20
			ix	Land north-east of Park Road (south-east of Bridge Road), Lynemouth	4.48	70 - 100
			b. Central Delivery Area [approximately 208 190 - 264 239 net additional homes]:			
				Site allocation	Site area (hectares)	Indicative dwelling number
			i	Former Workhouse and Hospital land, Dean Road, Hexham	1.15	80 - 85
			ii	Burn Lane Bus Depot and land to rear, Tyne Green Road / Chareway Lane, Hexham	1.81	45 - 55
			iii	Telephone Exchange, Gaprigg, Hexham	0.51	18 - 25
			iv iii	Former Police Houses, Fairfield, Tynedale Terrace, Hexham	1.07 0.86	15 - 20
			iv	Prospect House, Hallgate, Hexham	0.18	10 - 18
			vi	Land west of Station Road,	0.42	10 - 15

Ref.	Page	Policy / Paragraph / Figure	Main Modification																																																
			<table> <tr> <td>v</td><td>Hexham</td><td></td><td></td></tr> <tr> <td>vii vi</td><td>Graves Yard (behind Army Reserve Centre), Temperley Place, Hexham</td><td>0.18</td><td>5 - 8</td></tr> <tr> <td>vii i vii</td><td>Priestpottle County Buildings, Maiden's Walk, Hexham</td><td>0.16</td><td>5 - 8</td></tr> <tr> <td>ix vii i</td><td>Land west of West Road Cemetery, West Road, Prudhoe</td><td>1.48</td><td>20 - 30</td></tr> </table> <p>c. North Delivery Area [approximately 295 - 405 net additional homes]:</p> <table> <tr> <th></th><th>Site allocation</th><th>Site area (hectares)</th><th>Indicative dwelling number</th></tr> <tr> <td>i</td><td>Land at Robert's Lodge, east of Etal Road, Eildon View and south of Cemetery Lane, Tweedmouth</td><td>6.89</td><td>100 - 150</td></tr> <tr> <td>ii</td><td>Former JT Dove and Coal Yard east of Northumberland Road and west of Billendean Road, Tweedmouth</td><td>3.00</td><td>60-80</td></tr> <tr> <td>iii</td><td>Berwick Seaview Caravan and Motorhome Site, Billendean Road, Tweedmouth</td><td>2.65</td><td>30 - 40</td></tr> <tr> <td>iv</td><td>Land adjacent to former Kwik Save, Walkergate, Berwick-upon-Tweed</td><td>0.11</td><td>10</td></tr> <tr> <td>v</td><td>Land east of Broad Road, North Sunderland / Seahouses</td><td>5.14</td><td>80 - 100</td></tr> <tr> <td>vi</td><td>The Glebe Field, north of West Street, Norham</td><td>1.60</td><td>15 - 25</td></tr> </table> <p>d. West Delivery Area [approximately 333 <u>296</u> - 433 <u>380</u> net additional homes]:</p> <table> <tr> <th></th><th>Site allocation</th><th>Site area</th><th>Indicative</th></tr> </table>	v	Hexham			vii vi	Graves Yard (behind Army Reserve Centre), Temperley Place, Hexham	0.18	5 - 8	vii i vii	Priestpottle County Buildings, Maiden's Walk, Hexham	0.16	5 - 8	ix vii i	Land west of West Road Cemetery, West Road, Prudhoe	1.48	20 - 30		Site allocation	Site area (hectares)	Indicative dwelling number	i	Land at Robert's Lodge, east of Etal Road, Eildon View and south of Cemetery Lane, Tweedmouth	6.89	100 - 150	ii	Former JT Dove and Coal Yard east of Northumberland Road and west of Billendean Road, Tweedmouth	3.00	60-80	iii	Berwick Seaview Caravan and Motorhome Site, Billendean Road, Tweedmouth	2.65	30 - 40	iv	Land adjacent to former Kwik Save, Walkergate, Berwick-upon-Tweed	0.11	10	v	Land east of Broad Road, North Sunderland / Seahouses	5.14	80 - 100	vi	The Glebe Field, north of West Street, Norham	1.60	15 - 25		Site allocation	Site area	Indicative
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Ref.	Page	Policy / Paragraph / Figure	Main Modification			
				Haydon Bridge		
			vii	Land at Station Road, Haydon Bridge	0.64 0.41	15—20 8 - 10
			vii i	Land east of Lonkley Terrace, Allendale Town	0.55	8 -16
			ix	Land at Splitty Lane, Catton	0.60	5 - 8
			×	Land west of Smithy, A696, Otterburn	0.97	15-20
			xi	Land south of Westmor, A696, Otterburn	0.61	10-15

Ref.	Page	Policy / Paragraph / Figure	Main Modification				
			<table border="1"> <tr> <td>xii</td><td>West Woodburn Filling Station, A68, West Woodburn</td><td>0.26</td><td>5—8</td></tr> </table> <p>2. Proposals for housing development on these sites should:</p> <ul style="list-style-type: none"> a. Be consistent with any relevant site development briefs and masterplans, to ensure comprehensive cohesive development and avoid incremental piecemeal development; a. <u>Be guided by a masterplan or development brief prepared by or agreed with the Council, or otherwise demonstrate that they would not unacceptably reduce or hinder the development options for a wider site;</u> b. Avoid the development of housing on any parts of the site within Flood Risk Zones 2 or 3, in accordance with the Sequential and Exception Tests for vulnerable uses (unless satisfactory mitigation is built into the scheme); c. Reflect the identified housing needs and market considerations as identified in the most up-to-date Strategic Housing Market Assessment or <u>a local housing needs assessment or other evidence of local housing needs verified by the Council</u>, including the requirement to provide integrated affordable housing; and d. Have regard to the provision and timing of the infrastructure enhancements and services necessary to support them, both individually and cumulatively, while minimising and appropriately mitigating any adverse impacts on existing transport and utilities networks; <u>and</u> e. <u>Take into account the findings of Northumberland Local Plan Heritage Impact Assessments, for the relevant site, and demonstrate that any negative impacts on the significance of designated and non-designated heritage assets and their settings have been avoided or otherwise minimised through the recommended site-specific mitigation measures.</u> 	xii	West Woodburn Filling Station, A68, West Woodburn	0.26	5—8
xii	West Woodburn Filling Station, A68, West Woodburn	0.26	5—8				
	Page 131	Paragraph 7.24	<p>Amend paragraph and insert a new footnote to read:</p> <p>Through the high level of completions and outstanding commitments across the County, together with the allocations <u>in</u></p>				

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM38			<p>the Local Plan and made in the neighbourhood plans, the Council will meet the housing requirements for the plan period set out in Policy HOU 2. This is demonstrated in the housing trajectories at Appendix BC. To help plan, monitor and manage delivery against the Plan's strategic objectives and ensure an appropriate supply of housing land in the right locations, a 5-year housing land supply for the County as a whole will be maintained ^[New Footnote], bringing forward achievable allocated sites from later in the plan period should it be necessary to speed up delivery. In addition to the commitments and allocations set out above, in many locations the SHLAA identifies other developable sites which may have potential to come forward during the plan period, enhancing the flexibility in the housing market⁽⁴⁹⁾.</p> <p>New Footnote: <u>Upon adoption of the Plan, the five-year housing land supply will be measured against the residual average annual housing requirement necessary to achieve the minimum 17,700 net additional dwellings set out in Policy HOU 2 (plus the appropriate buffer informed by the annual Housing Delivery Test), taking into account the number of dwelling completions delivered since the start of the plan period from 1 April 2016. With circa 6,580 completions delivered in the years 2016-2020, as at 31 March 2020 the residual minimum requirement for the remaining 16 years of the plan period stands at 11,120 dwellings, equating to a residual annual average 695 dwellings per annum. This exceeds the standard methodology's latest minimum Local Housing Need for Northumberland of 676 dwellings per annum for 2019-2029. With the addition of a 5% buffer, for the purposes of calculating a five year housing land supply, the requirement is for 730 dwellings per annum. In accordance with the NPPF, once the adopted Plan is more than five years old the five-year supply will be measured against the latest Local Housing Need figure at the time (plus the appropriate buffer). If, however, the residual annual average requirement drops below the latest Local Housing Need figure before the plan is five years old, the Local Housing Need figure will take precedence as the basis for calculating the five-year housing land supply.</u></p> <p>Footnote 49: Subject to the outcomes of the Council's schools reviews, any proposed school closure sites (such as in Hexham) may provide additional or alternative options for housing development to help meet the identified needs in those areas.</p>
	Page 132	Paragraph 7.25	<p>Amend paragraph and footnote 50 to read:</p> <p>To promote the development of a good mix of sites, the Government has an expectation that the development plan and brownfield register should accommodate at least 10% of the overall housing requirement on small and medium-sized sites no larger than 1.0 hectares. Given the high number of completions over the past two years since the start of the plan period, Northumberland has already seen circa 1,375 net additional dwellings delivered on sites of up to 1.0 hectare in size up to 31 March 2020 since the start of the plan period, and the significant number of extant planning permissions in place, it is unrealistic and impractical for Northumberland's limited residual allocation requirement to meet this expectation. Additionally, extant planning consents provide for 1,214 net additional dwellings outstanding to be built on small and medium sized sites of five or more dwellings capacity, of 1.0</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>hectare or less⁽⁵⁰⁾. Furthermore, the Plan does not allocate numerous potential smaller sites of less than 5 units indicative capacity (broadly comparable to the 0.25 hectare threshold for sites to be included in the Brownfield Land Register), these being instead treated as 'windfall' sites should they come forward. The Local Plan does not therefore need to allocate any more small and medium-sized sites in order to satisfy this requirement (i.e. at least 1,770 of the overall 17,700 dwellings minimum requirement set out in Policy HOU 2). The allocated sites in Policy HOU 4 and 'made' Neighbourhood Plans (see Appendix B) do nevertheless include some sites of less than 1.0 hectare in size that will further contribute to this supply, while the Brownfield Land Register additionally includes numerous potentially developable sites below this threshold.</p> <p>Footnote 50: A further 999 permitted dwellings are on sites of less than five dwellings capacity that do not form part of the Strategic Housing Land Availability Assessment (SHLAA). The small and medium-sized site allocations in Policy HOU 4 (which provide for about 17% of the 1,145-1,466 dwellings allocated), together with those allocated in neighbourhood plans (see Appendix A), would deliver about 2% of Northumberland's overall 17,700 housing requirement on sites of 1.0 hectare or less.</p>
MM39	Page 134	Policy HOU 5	<p>Amend policy to read:</p> <p>Policy HOU 5 Housing types and mix</p> <ol style="list-style-type: none"> 1. A range of good quality, energy-efficient homes, including affordable homes, will be provided to deliver a more balanced mix of tenures and housing types and sizes, alongside supported specialist housing for older and vulnerable people. Development proposals will be assessed according to how well they <u>contribute to meeting</u> meet the needs and aspirations of those living in and seeking to move to Northumberland, as identified in the most up-to-date Strategic Housing Market Assessment, or a local housing needs assessment <u>and/or other evidence of local housing needs verified by the Council</u>. 2. Community-led housing, including individual and group self-build and custom-housebuilding, will be supported and facilitated, particularly where they will contribute to meeting local housing needs. <u>In addition to stand-alone serviced and unserviced plots,</u> Commercial housebuilders will be encouraged to set-aside dedicated serviced plots for self-build and custom-build homes where appropriate within 'major' housing development sites.
	page	Paragraph	Add paragraph to read:

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM40	135	7.36a	<u>The Plan requires all major developments across all value areas to make an affordable housing contribution, except those of less than 30 dwellings in low and medium value areas. The exemption of such schemes reflects the need to enable improved viability of developments of this scale.</u>
	Page 135	Paragraph 7.37a	Add paragraph to read: <u>The Council recognises that there may be exceptional site-specific circumstances which impact on development viability, and mean a developer may not be able to meet all policy requirements, including those for affordable housing. In these exceptional circumstances the Council may consider a reduced affordable housing requirement or contribution in lieu, if development is found to be otherwise acceptable, and it can be clearly demonstrated that all or a proportion of the policy costs would otherwise prejudice development viability.</u>
	Page 136	Paragraph 7.41	Amend paragraph to read: Where a Section 106 financial contribution towards alternative off-site affordable housing provision is clearly justified and considered acceptable in lieu of on-site provision, the Council's commuted sum protocol will be used to determine the level of contribution expected to be made will be in accordance with the formula set out in <u>Appendix D of the Plan</u> . The expectation will generally be that the commuted sums received will be spent in the area within which the development that has given rise to the contribution has taken place, following the sequential approach set out in Policy HOU 6 which takes account of local needs and Council priorities. Given that affordable housing contributions from comparatively low density schemes (particularly for 'executive' style or high value homes built on large plots) are usually delivered off-site, it is recognised that a purely target-based affordable housing approach can have an inequitable effect, and therefore the in-lieu financial contribution expected will be determined in relation to the expected value of the development rather than the number of units per se. Further guidance on affordable housing provision and associated financial contributions will be set out in a forthcoming supplementary planning document (SPD).
	Page 137	Policy HOU 6	Amend policy to read: Policy HOU 6 Affordable housing provision

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>1. To deliver affordable homes for sale or rent to meet the identified needs of those not otherwise met by the market, all 'major' development proposals of 10-or-more units or 0.5 hectares or more (or proposals for five units or more in the Northumberland Coast Area of Outstanding Natural Beauty), will be expected to provide on-site affordable housing (or <u>where robustly justified make an equivalent financial contribution in lieu towards support off-site provision which will help create mixed and balanced communities</u>) as follows, in accordance with the housing viability value areas shown on the Policies Map:</p> <ul style="list-style-type: none"> a. within low value areas - 10% affordable <u>(except developments of 10 or more, but less than 30 dwellings which are exempt from making an affordable housing contribution);</u> b. within medium value areas - 15% affordable <u>(except developments of 10 or more, but less than 30 dwellings which are exempt from making an affordable housing contribution);</u> c. within high value areas - 25% affordable; or d. within the highest value areas - 30% affordable. <p>2. The tenures and dwelling types of the on-site affordable homes will be negotiable within reason on a site-by-site basis to ensure genuine affordability and to reflect local housing needs, as evidenced by the most up-to-date Strategic Housing Market Assessment or <u>a local housing needs assessment or other evidence of local housing needs verified by the Council</u>, and taking into account local market conditions, the structure of the local housing market and interest from potential Registered Providers. The affordable provision will be expected to reflect the following general-indicative tenure split (while ensuring at least 10% of the total number of homes on the site are for affordable home ownership products, unless NPPF exceptions <u>or those defined in Part 1 of this Policy</u> apply) in accordance with the housing viability value areas shown on the Policies Map:</p> <ul style="list-style-type: none"> a. within low value areas - 100% affordable home ownership; b. within medium value areas - 33% affordable homes to rent and 67% affordable home ownership; c. within high value areas - 60% affordable homes to rent and 40% affordable home ownership; or

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>d. within the highest value areas - 67% affordable homes to rent and 33% affordable home ownership.</p> <p>3. The affordable housing provision and/or contribution will be secured by a Section 106 planning obligation agreement. For affordable housing for rent, discount market sales housing, or where public grant funding is provided towards other affordable routes to home ownership, the Section 106 agreement will ensure that the on-site provision remains affordable in perpetuity.</p> <p>4. Where alternative off-site provision and/or a financial contribution in lieu of on-site affordable housing provision is clearly justified through negotiation with the Council, this will be calculated in accordance with the formula set out in Appendix D of the Plan. Council's most up-to-date commuted sums protocol. <u>Where off-site provision of affordable housing is clearly justified, in lieu of on-site provision or a financial contribution, the following sequential approach will then be applied to determine where the affordable housing contribution should be most appropriately spent and delivered to help meet the County's needs:</u></p> <ol style="list-style-type: none"> In the settlement (or grouping of Parishes or Wards which make up the settlement) where the contribution arises; In an adjoining Parish or Ward; <u>In an adjoining Parish or Ward;</u> b. Elsewhere in the relevant housing market sub-area where the contribution arises (as identified in the the most up-to-date Strategic Housing Market Assessment); c. Elsewhere in the Delivery Area where the contribution arises; or d. To cross-subsidise affordable housing provision where priorities are identified throughout the County. <p>5. Progress on the delivery of affordable housing will be monitored annually through the plan, monitor and manage approach, and the overall levels of affordable housing need will be reviewed periodically through updates to the Strategic Housing Market Assessment. If delivery fails to meet the identified need, mechanisms to increase the delivery of affordable housing will be triggered in accordance with the Monitoring and Implementation Framework.</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM41	Page 139	Policy HOU 7	<p>Amend policy to read:</p> <p>Policy HOU 7 Exception sites</p> <ol style="list-style-type: none"> 1. The development of Entry-level Exception Sites for first-time buyers or renters will be supported on sites not allocated for housing adjacent to an existing settlement where: <ol style="list-style-type: none"> a. There is an evidenced need for affordable entry-level homes that is not already being met in the parish in which the development is located, or neighbouring parishes, and the proposal wholly comprises one-or-more types of affordable housing secured through a Section 106 agreement; b. The proposal is consistent with the Plan's spatial strategy for sustainable development and is well-related to local services and facilities; c. The site is no larger than 1.0 hectare or does not exceed 5% of the size of the existing settlement; and d. The site is not within the Green Belt or an Area of Outstanding Natural Beauty and does not compromise any protected environmental designations. 2. The development of small-scale Rural Exception Sites that would not normally be used for housing within, adjacent to or well-related to an existing settlement will be supported, where: <ol style="list-style-type: none"> a. The local need for affordable housing is clearly justified and evidenced in an up-to-date <u>local housing needs study assessment or other evidence of local housing needs verified by the Council</u> as being necessary to meet local community needs for households who are either current local residents or have an existing family or employment connection to the particular area in which the development is proposed to take place; b. The affordable housing is secured in perpetuity through a Section 106 agreement; c. The development is well-related to local services and facilities, including those outside the settlement where the development is proposed to be located; and d. The development is in scale and keeping with the form, character and landscape setting of the settlement in which

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			<p>it takes place and does not unjustifiably adversely impact on the natural, built and historic environment.</p> <p>3. Self-build, custom-build and community-led housing projects will be supported as Rural Exception Sites if they meet the requirements of criterion 2.</p> <p>4. The inclusion of a proportion of market housing within a Rural Exception Site housing scheme will only be supported where:</p> <p>a. The development is predominantly for affordable housing;</p> <p>b. The provision of the market housing element will be for permanent occupation as a principal residence only; and</p> <p>c. The Council considers the provision of market housing helps to facilitate the delivery of the affordable housing.</p>
MM42	Page 140	Paragraph 7.46	<p>Amend paragraph to read:</p> <p>In accordance with the spatial strategy and NPPF, new housing development in the countryside will not generally be supported, unless there is an essential need for a rural worker to live at or near their primary place of work in the countryside in order to support operational needs, or it falls within permitted development rights for converting existing farmstead buildings into up to five dwellings⁽⁵⁷⁾. While Policy STP 1 allows for a level of development within and adjacent to existing settlements, and Policy HOU 7 provides for the delivery of exception sites, in accordance with the NPPF the plan does not generally support the development of isolated homes in the countryside, detached from existing settlements, except in certain circumstances.</p>
	Page 140	Paragraph 7.47	<p>Amend paragraph to read:</p> <p><u>It is recognised that some rural businesses require a worker or workers to reside at or near their place of work in order to support operational needs. Where it can be clearly demonstrated that there is an essential need for a rural worker to live close to their primary place of work in the countryside, who cannot otherwise be accommodated locally, and that the business is viable, new rural workers dwellings may be permitted. It is also recognised that residential development can represent a viable use of heritage assets, and enable redundant and disused buildings of character to be retained or brought back into effective use. Subject to policy criteria, such isolated development in the open countryside will be supported. Permitted development rights</u></p>

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			<p>allow for the conversion of existing farmstead buildings into up to five dwellings⁽⁵⁷⁾. The redevelopment or extension of existing buildings in the countryside for residential use, particularly where buildings are disused, can ensure that buildings of character can be retained in or brought back into effective use. Such developments will be supported subject to a number of policy criteria. Proposals for the residential redevelopment of barns and other agricultural farmstead buildings should also take into consideration relevant up-to-date guidance⁽⁵⁸⁾. Where necessary, residential permitted development rights may be removed in the interests of protecting the visual amenity of the countryside.</p>
	Page 140	Policy HOU 8	<p>Amend policy to read:</p> <p>Policy HOU 8 <u>Isolated Residential development in the open countryside</u></p> <p>1. Within the open countryside, the conversion and change of use of non-residential buildings, the re-use of redundant or disused buildings to residential use, and the extension or adaptation of existing dwellings, will be supported where:</p> <ul style="list-style-type: none"> a. The existing building or structure is of permanent and substantial construction, is in keeping with and makes a positive contribution to the character and setting of the area and/or is of architectural or historic merit, and is capable of conversion and appropriate enhancement without complete or substantial rebuilding, disproportionate extension or unsympathetic alterations; b. Any extension or other householder development is within the curtilage of the existing property and is incidental and subordinate to the new or existing dwelling(s) in size and massing, uses appropriate materials and would not have an adverse impact on the open character of the area; and c. The development would not result in the unjustified loss of a valued community service or facility, and the applicant has clearly demonstrated that it cannot be viably redeveloped for an employment-generating or tourism use, or otherwise that the proposed residential conversion is subordinate to and a necessary part of the primary business or community use or facilitates necessary homeworking. <p>2. Proposals for the demolition of existing residential buildings and re-building of new dwellings within the open countryside will only be supported where the replacement dwelling(s) is of no substantially greater built footprint and built on the same</p>

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			<p>part of the site curtilage, and would have no greater physical and visual impact than the existing building(s), such that the openness and rural character of the area is maintained and unharmed. Where the existing building currently detracts from the rural character of the area, that adverse impact should be acceptably improved by the proposed residential development.</p> <p>3. Proposals for new rural workers' dwellings in the open countryside will only be supported where the applicant is able to prove that:</p> <p>a. There is a clearly established existing functional need for a specialist full-time worker or one who is primarily employed in agriculture to live on the landholding, and that labour requirement does not relate to part-time employment;</p> <p>b. The agricultural business is financially sound and viable with a clear prospect of remaining so, the activity and landholding units concerned having been established for at least three years and been profitable for at least one of those last three years; and</p> <p>c. The functional need could not be fulfilled by any existing dwelling on the landholding unit or any other existing accommodation in the immediate area, which is suitable (including by means of refurbishment or appropriate extension) and potentially available for occupation by the workers concerned.</p> <p>1. <u>The development of isolated homes in the open countryside will only be supported where:</u></p> <p>a. <u>There is an essential and clearly established need for a full-time rural worker necessary to meet the operational needs of a rural business to live permanently at or near their place of work in the countryside, and where it can be demonstrated that:</u></p> <p>i. <u>The business is financially sound and viable with a clear prospect of remaining so, the activity and landholding units concerned having been established for at least three years and been profitable for at least one of those last three years; and</u></p> <p>ii. <u>The functional need could not be fulfilled by any existing dwelling on the landholding unit or any other existing accommodation in the immediate area, which is suitable (including by means of refurbishment or appropriate extension) and potentially available for occupation by the workers concerned; or</u></p>

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			<ul style="list-style-type: none"> b. <u>It represents the optimal viable use of a heritage asset, or represents appropriate enabling development to secure the future of a heritage asset(s); or</u> c. <u>It re-uses redundant or disused buildings and enhances its immediate setting; or</u> d. <u>It involves the appropriate sub-division of an existing residential dwelling; or</u> e. <u>The design is of exceptional quality, in that it is truly outstanding or innovative, reflecting the highest standards of architecture, and would help to raise the standards of design in rural areas, and it would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.</u>
MM43	Page 142	Policy HOU 9	<p>Amend policy to read:</p> <p>Policy HOU 9 Residential development management</p> <p>1. Residential developments will be supported where they:</p> <ul style="list-style-type: none"> a. Contribute to a sense of place, which supports community identity and pride; b. Provide, where appropriate, multi-functional spaces that support different recreational and social activities, and consider opportunities for community management and stewardship to support long term management of neighbourhoods and community facilities; c. Provide functional space and facilities for refuse and recycling storage which is appropriate for the development. The location and design of facilities should provide opportunities to screen or reduce their visual prominence, not impact upon amenity, health or security; d. Are constructed to a high quality of design and comply with have regard to design guidance for new housing and housing extensions set out within the Northumberland Design Guide; and e. Perform positively against 'Building for a Healthy Life-12' principles, or its successor.

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			<p>2. Householder proposals for the extension and/or external adaptation of existing dwellings will only be supported where the enhancement:</p> <ul style="list-style-type: none"> a. Is well-related and subordinate in size and massing to the existing dwelling, and in combination with the existing dwelling forms a visually indivisible single dwelling as a whole; b. Does not have a significant adverse impact on the amenity of adjoining properties in terms of structural proximity and unacceptable loss of daylight/sunlight, privacy and visual outlook; c. <u>Respects, and complements and does not have an unacceptable adverse impact on the style and character of the existing dwelling and its setting in terms of its design and use of materials, or on the character of the surrounding area;</u> and d. Retains reasonable garden/yard space and satisfactory off-road parking space for the dwelling.
MM44	Page 143	Policy HOU 10	<p>Amend policy to read:</p> <p>Policy HOU 10 Second and holiday homes</p> <p>Within Parishes identified in the most up-to-date Census as having 20% or more household spaces with no usual (i.e. permanent) residents, new market dwellings will only be supported where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a 'principal residence'. This restriction will be secured through a <u>planning condition or</u> Section 106 agreement.</p>
MM45	Page 144	Paragraph 7.57	<p>Delete paragraph</p> <p>The projected demographic profile of Northumberland, together with up to date evidence⁽⁶²⁾ and the desire to enable older and vulnerable people to live actively and independently in their own homes for longer, indicates that a policy intervention with regards to adaptability and accessibility standards could reasonably be justified. However, once the Council's other policy priorities are taken into account for ensuring affordable housing and gaining sufficient planning contributions towards necessary infrastructure enhancements, on balance it is considered that requiring these</p>

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			more costly higher standards would adversely impact on the viability and thus deliverability of housing development.
	Page 145	Paragraph 7.58a	<p>Insert new paragraph to read:</p> <p><u>While it is considered that there is insufficient evidence to support the introduction of water efficiency and internal space standards, the projected demographic profile of Northumberland, together with up to date evidence of need⁽⁶²⁾, indicates that a policy intervention to support the delivery of adaptable and accessible homes is justified. The Council's strategic objective is to enable people to be able to live actively and independently in their own homes for longer within inclusive communities that minimise the potential for loneliness and social isolation. Ensuring a supply of homes that allow flexibility for adaptation and enhanced accessibility features will allow the housing requirements of older and vulnerable people to be met through general needs housing, reducing the need for specialist accommodation. Currently a relatively high proportion of households in Northumberland include a resident who possesses a long-term activity-limiting illness or disability, and it is projected that the number of elderly people and those with mobility problems living in the County will increase.</u></p>
	Page 145	Paragraph 7.58b	<p>Insert new paragraph to read:</p> <p><u>Therefore, adoption through the Local Plan of the Government's optional housing technical standards for adaptability and accessibility as required enhancements of Part M of the Building Regulations is justified. Taking into consideration the evidenced levels of need and associated viability considerations, Policy HOU 11 requires 20% of new dwellings for market sale or rent and 50% of new affordable homes to meet requirement M4(2) (Accessible and Adaptable) of the Building Regulations.</u></p>
	Page 146	Paragraph 7.63a	<p>Insert new paragraph to read:</p> <p><u>The Council acknowledges that there are additional costs associated with the delivery of sheltered and extra care accommodation. While the delivery of housing of these types is encouraged as part of the housing mix in market housing developments, sheltered and extra care schemes are often bespoke and delivered by specialist providers. Where matters of viability arise and require negotiation, the Council will look to work with such providers, to identify solutions, in order to secure the delivery of sheltered and extra care accommodation.</u></p>

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	Page 147	Policy HOU 11	<p>Amend Policy HOU 11 to read:</p> <p>Homes for older and vulnerable people (Strategic Policy)</p> <ol style="list-style-type: none"> 1. Housing and other residential accommodation which meets the changing needs of older people and vulnerable needs groups and which supports residents' desires to live securely and independently in their own homes and communities over their lifetimes will be delivered wherever possible, by: <ol style="list-style-type: none"> a. Supporting the adaptation of existing homes and the provision of new adaptable homes, including bungalows, level-access flats and sheltered 'extra care' accommodation, located in accessible and sustainable central locations well-served by local health, leisure, education and transport facilities; b. Supporting and facilitating the provision of integrated sheltered residential retirement and 'extra care' accommodation with support for older people and vulnerable adults as part of creating balanced and sustainable communities to meet identified priority needs in Main Towns and Service Centres; c. Supporting and enabling the provision of Use Class C2 residential care and nursing home accommodation options for those older and vulnerable people with physical disabilities and other needs who are unable to live independently, where justified by a specialist housing needs assessment; d. Facilitating the creation of 'lifetime neighbourhoods' and 'retirement villages' that are well-designed to be accessible for everyone, located centrally within larger settlements close to local services and community facilities. Such development should support the principles of 'active ageing', minimise their institutional character and incorporate the delivery of integrated tiered support; and e. Requiring planning applications to demonstrate in their supporting Design and Access Statement that development proposals meet the space and accessibility needs of older and vulnerable people, as well as supporting the principles of 'active ageing'. 2. <u>To ensure that new homes are accessible and adaptable to meet the needs of residents now and in the future, 20% of new open market dwellings and 50% of affordable dwellings will be required to meet or exceed the enhanced accessibility and adaptability housing standards in compliance with Requirement</u>

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			<p><u>M4(2) of the Building Regulations (or any equivalent successor standards). Exceptions to this requirement will be given for:</u></p> <ul style="list-style-type: none"> a. <u>developments of less than 30 dwellings in low value areas, as shown on the Policies Map;</u> b. <u>all or part of a site, as appropriate, where it is clearly demonstrated that the provision of step-free access is not practical, and/or that site-specific factors such as topography, poor vehicular access or other locational circumstances make a site less suitable for housing designed for older persons and those with disabilities or it would make the development unviable.</u> <p>3.2 Accommodation to meet the needs of those who are made homeless, refugees and asylum seekers will be supported where an evidenced need for such accommodation is identified.</p>
MM46	Page 148	Paragraph 7.71	<p>Amend paragraph to read:</p> <p>The Council currently owns and manages two gypsy and traveller sites providing 39 pitches, at Hartford Bridge near Bedlington and at Lyneburn Cottages/Shore Road near Lynemouth. Additionally, there is an 18-pitch privately-owned and managed site in Berwick-upon-Tweed plus a couple of small family-owned sites in the north and south east of the County. The Council regularly records mainly small, short-lived incidences of unauthorised encampments, concentrated mainly towards the south east of the County, but while there are currently no formal authorised transit sites or stopping places, the travelling community's stopover needs are frequently satisfied through informal arrangements negotiated with local farmers and other landowners. <u>For the travelling showpeople community actively involved in travelling to work at fairgrounds and events, the privately-owned and managed Showmen's Guild yard at Bomarsund near Stakeford in South East Northumberland currently provides 30 plots for caravans and the storage of equipment related to their businesses.</u></p>
	Page 148	Paragraph 7.72	<p>Amend paragraph to read:</p> <p>Taking into account projected household formation rate statistics, the need to accommodate demand from those wishing to move out of bricks and mortar housing, the likelihood of pitches becoming vacant through general turnover and the potential for unauthorised</p>

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			<p>encampments, our most recent Gypsy and Traveller Accommodation Assessment (GTAA) (2018 Update) suggests that there is no immediate need for additional permanent pitches to be provided. However, these projections and other factors suggest a likely need for up to eight additional gypsy and traveller caravan pitches in Northumberland by the end of the plan period, seven in the south east, and one in the north. This situation will be kept under review to inform whether these pitches need to be allocated at the next Plan review</p> <p><u>The Gypsy and Traveller Accommodation Assessment (GTAA) (2018 Update) assessed the needs of gypsies and travellers and travelling showpeople communities in Northumberland. It indicated that there is:</u></p> <ul style="list-style-type: none"> • <u>No immediate need for additional permanent pitches, but that there is likely need for up to eight additional gypsy and traveller caravan pitches by the end of the plan period;</u> • <u>A likely need for transit accommodation provision of four to eight pitches to address unauthorised encampments; and</u> • <u>A likely need to provide additional travelling showpeople plots over the plan period.</u>
	Page 148	Paragraph 7.73	<p>Amend paragraph to read:</p> <p>The GTAA also identifies a likely need for transit accommodation provision of four to eight pitches to address the remaining unauthorised encampments issue. One solution would be to provide up to two small sites in South East Northumberland to accommodate this provision. However, the Council is currently trialling a 'negotiated stopping places' model, as advocated by the travelling community nationally, to help facilitate increased provision to meet this largely seasonal, semi-permanent transit demand, informed by an initial site search within the priority Ashington/Bedlington/Blyth/Cramlington area. The outcome of this ongoing trial will, together with the most up to date evidence, determine whether or not there is a need to formally allocate a permanent site for transit use when this Local Plan is next reviewed. The GTAA additionally indicates a continued need to provide semi-formal (emergency) stopover arrangements, including on the summer east-west Appleby Horse Fair route. It is considered that the 'negotiated stopping places model' is the most appropriate solution for addressing this issue, subject to further discussions with Durham County Council on a potential joint approach.</p> <p><u>However, it is recognised that the initial survey work on which the 2018 GTAA Update was based is now somewhat dated. It is also the Council's intention that future survey work should make further attempts to gain responses from those residents living on private</u></p>

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			<p><u>gypsy and traveller sites in the County in order to better reflect any need arising from these sites. The Council acknowledges that further assessment is also required in relation to the supply of sites identified in the 2018 Update. Accordingly, the Council is preparing a new Gypsy and Traveller and Travelling Showpeople Accommodation Assessment (GTTSA), which will inform the preparation of a separate Gypsy, Traveller and Travelling Showpeople Local Plan (GTTSLP) document. This GTTSLP is expected to be submitted within 18 months of the adoption date of this Local Plan, in accordance with the LDS. In the meantime, Policy HOU 12 sets out the needs identified in the 2018 GTAA Update and how the Council seeks to meet these needs. Policy HOU 12 also sets out a range of criteria against which proposals for new or extended sites for Gypsies and Travellers and yards for Travelling Showpeople will be assessed.</u></p>
	Page 149	Paragraph 7.74	<p>Delete paragraph</p> <p>For the travelling showpeople community actively involved in travelling to work at fairgrounds and events, the privately owned and managed Showmen's Guild yard at Bomarsund near Stakeford in South East Northumberland currently provides 30 plots for caravans and the storage of equipment related to their businesses. The updated Gypsy and Traveller Accommodation Assessment identified a likely need to provide additional travelling showpeople plots over the plan period to take account of projected household formation within this community. This may lead to the travelling showpeople community seeking to add plots and/or further extend their yard. As far as possible, the Council will be supportive of such proposals as it is considered that scope exists without the need to allocate new land for this purpose.</p>
	Page 149	Policy HOU 12	<p>Amend policy to read:</p> <p>Policy HOU 12 Provision for Gypsy, Roma and Traveller communities</p> <ol style="list-style-type: none"> 1. To facilitate the way of life of Gypsy, Roma and Traveller communities within the context of Northumberland's environment, economy and its settled communities, the Council will make provision for the necessary sites and yards, and additional pitches and plots over the plan period to meet the needs identified by the most up-to-date Northumberland Gypsy and Traveller <u>and Travelling Showpeople Accommodation Assessment.</u>

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			<p>2. <u>Subject to the findings of a new Northumberland Gypsy and Traveller and Travelling Showpeople Assessment and policy requirements of the Northumberland Gypsy, Traveller and Travelling Showpeople Local Plan (which will be submitted within 18 months of the adoption date of this Local Plan):</u></p> <p>a. 2. Provision will be sought in the Ashington, Bedlington, Blyth and Cramlington area of South East Northumberland to meet the following currently identified needs:</p> <p>i. a. <u>Between four to and eight gypsy and traveller pitches on permanent transit sites, in the short to medium term should less formal arrangements not fully address the unauthorised encampment issue;</u> and</p> <p>ii. b. <u>If justified by forecast household growth and demand following further review, up to eight permanent pitches to meet medium to longer-term accommodation needs, to be accommodated either within existing permanent gypsy and traveller sites or on an appropriate new gypsy and traveller sites.</u></p> <p>b. 3. The provision of additional plots to meet the needs of travelling showpeople will be supported within or by the appropriate expansion of the existing Showmen's Guild yard at Bomarsund.</p> <p>3. 4. The following criteria will be taken into consideration when determining proposals for new or extended sites for Gypsies <u>and</u>, Travellers and <u>yards for</u> Travelling Showpeople, and in determining planning applications, ± <u>Sites and yards should:</u></p> <p>a. <u>Allow for access to appropriate health services and ensure that children can attend school on a regular basis; and The site is well related to local services and facilities, including jobs, shops, schools, medical facilities and public transport;</u></p> <p>b. <u>Incorporate soft landscaping to increase openness and not be enclosed with hard landscaping, high walls or fences, such that the impression may be given that the site and its occupants are deliberately isolated from the local community; and The site will be well screened and landscaped and not cause unacceptable harm to ecosystems or the character and appearance of the surrounding area, including avoiding any unacceptable impact on water bodies, water quality, biodiversity and/or heritage assets;</u></p>

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			<p>c. <u>Allow for necessary space for the storage of vehicles and equipment; and The site will have safe vehicular access from the highway and adequate parking provision and turning areas as well as space for storage of equipment;</u></p> <p>d. <u>Not result in an unacceptable loss of amenity which may have a detrimental impact upon the health and well-being of any travellers that may locate there or others in the local community; and The proposal will not result in disturbance or loss of amenity to any neighbouring residential properties, settled communities or places of visitor accommodation; and</u></p> <p>e. <u>The internal amenity of the site or yard will be secured through the provision of Provide for essential infrastructure and on-site facilities, including water supply, sewerage, and waste removal/recycling, work areas and play areas.</u></p>

Chapter 8: Quality of Place

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MM47	Page 152	Paragraph 8.7	<p>Amend paragraph to read:</p> <p><u>The assessment of design against Policy QOP 1 should be proportionate, taking into account the type, scale and context of the development.</u> A supplementary planning document, the Northumberland Design Guide, will be prepared which will include more guidance on the requirements of the design principles and other design-related policies within the Local Plan (footnote 65). The design policies and the Northumberland Design Guide will together set out local design expectations for the County. Once the SPD has been adopted, it should be read alongside Policy QOP 1. In the interim, applicants should refer to further guidance set out in the National Design Guide.</p>
	Page 152	Policy QOP 1	<p>Amend policy to read:</p> <p>Policy QOP 1 Design principles (Strategic Policy)</p> <ol style="list-style-type: none"> 1. In determining planning applications, design will be assessed against the following design principles, in accordance with <u>where relevant, having regard to the Northumberland Design Guide.</u> <u>Development proposals should:</u> 2. Proposals will be supported where design: <ol style="list-style-type: none"> a. Makes a positive contribution to local character and distinctiveness and contributes to a positive relationship between built and natural features, including landform and topography; b. Creates or contributes to a strong sense of place and integrates the built form of the development with the site overall, and the wider local area, <u>having particular regard to:</u> <ol style="list-style-type: none"> i. <u>Building heights;</u> ii. <u>The form, scale and massing, prevailing around the site;</u> iii. <u>The framework of routes and spaces connecting locally and more widely;</u> iv. <u>The pattern of any neighbouring or local regular plot and building widths, and where appropriate, follow existing building lines;</u> v. <u>the need to provide active frontages to the public realm; and</u> vi. <u>distinctive local architectural styles, detailing and materials;</u>

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			<p>c. <u>Be visually attractive and</u> incorporates high quality aesthetics, materials and detailing;</p> <p>d. Respects and enhances the natural and built, developed and historic environment, including heritage, environmental and ecological assets, and any significant views or landscape setting;</p> <p>e. Ensures that buildings and spaces are functional and adaptable for future uses;</p> <p>f. Facilitates an inclusive, comfortable, user-friendly and legible environment;</p> <p>g. Supports health and wellbeing and enhances quality of life;</p> <p>h. Supports positive social interaction and a safe and secure environment, including measures where relevant to reduce the risk of crime and the fear of crime;</p> <p>i. Protects general amenity <u>Not cause unacceptable harm to the amenity of existing and future occupiers of the site and its surroundings;</u></p> <p>j. Incorporates, where possible, green infrastructure and opportunities to support wildlife, <u>while minimising impact on biodiversity</u> and contributing to net environmental <u>net</u> gains; including for biodiversity;</p> <p>k. Makes provision for efficient use of resources;</p> <p>l. Responds to the climatic conditions of the location and avoids <u>the</u> creation of adverse local climatic conditions;</p> <p>m. Mitigates climate change, and is <u>be</u> adaptable to a changing climate; and</p> <p>n. Ensures the longevity of the buildings and spaces, and secures the social, economic and environmental benefits over the lifetime of the development.</p> <p>2. Great weight will be given to proposals which demonstrate outstanding or innovative design, in accordance <u>line with the requirements set out in national policy and having regard to the relevant guidance in the Northumberland Design Guide.</u></p>

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MM48	Page 153	Paragraph 8.11	<p>Amend paragraph to read:</p> <p>The Plan seeks to deliver high quality development and support the health and wellbeing of the residents, workforce and visitors of Northumberland. Therefore, Policy QOP 2 seeks to ensure that new development has a positive impact on amenity. The assessment of amenity against Policy QOP 2 should be proportionate <u>and criteria should be met where applicable</u>, and considering in the context of how buildings, spaces and places are used and their setting. For example, overlooking will be more likely to have an unacceptable adverse impact on a dwelling or a school than a public amenity green space, where the surveillance provided by overlooking helps with a sense of safety for users. Where the policy refers to 'habitable' areas, this should be interpreted as places that are regularly or continually occupied by people.</p>
	Page 153	Paragraph 8.11a	<p>Add new paragraph to read:</p> <p><u>The cumulative impact of the development, in relation to the effects of other nearby development, may be a relevant consideration when assessing a proposal against the criteria set out in Policy QOP 2 (part 3). Cumulative impacts are those which result from incremental changes caused by other existing or committed developments, together with the proposed development. In practice, this means that the development may have an acceptable impact in isolation but when combined with the effects of other development, the total impact may be unacceptable. Cumulative impact may be particularly relevant in terms of the effects of pollutants, disturbances and other harmful effects on the users of neighbouring development identified in criterion f of Policy QOP 2 (part 2). Visual impact, in relation to criterion a of Policy QOP 2 (part 2) is another example of where cumulative effects may be particularly relevant, for example, in relation to the placement and design of advertisements.</u></p>
	Page 153	Paragraph 8.11b	<p>Add new paragraph to read:</p> <p><u>In order to ensure that development meets the requirements of Policy QOP 2, any mitigation measures needed to preserve the amenity of neighbouring uses should be incorporated into proposals. Where the operation of an existing development could have an adverse impact on the proposed development, the applicant, or 'agent of change' will be required to provide suitable mitigation.</u></p>
	Page 153	Paragraph 8.11c	<p>Add new paragraph to read:</p> <p><u>Where Policy QOP 2 (part 2) refers to 'habitable' areas, this relates to places that are regularly or continually occupied by people. Part 2(d)</u></p>

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			<p><u>of the policy seeks to ensure that the environmental conditions of habitable areas within the development are healthy and comfortable and that adverse impacts resulting from the development are avoided. Habitable areas within development proposals should provide adequate ventilation, and design should take account of the potential effects of temperature extremes in summer and winter, for example by managing solar gain. Sound pollution should be minimised, through site selection, layout and building design. The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice' provides useful guidance around achieving adequate light levels.</u></p>
	Page 153	Paragraph 8.11d	<p>Add new paragraph to read:</p> <p><u>Policy QOP 2 should be read alongside the more detailed guidance set out in the Northumberland Design Guide SPD.</u></p>
	Page 154	Policy QOP 2	<p>Amend policy to read:</p> <p>Policy QOP 2 Good design and amenity</p> <ol style="list-style-type: none"> 1. Development will be required to provide a high standard of amenity for existing and future users of the development itself and preserve <u>not cause unacceptable harm to</u> the amenity of those living in, working in or visiting the local area. 2. Development which would result in unacceptable adverse impacts on the amenity of neighbouring uses, in terms of both individual and cumulative impacts, will not be supported. 32. In order to provide a high standard of amenity and minimise any adverse impacts on amenity, d<u>Development proposals will need to ensure that the following criteria are met where applicable, taking into account any relevant cumulative effects and possible mitigation measures:</u> <ol style="list-style-type: none"> a. The physical presence and design of the development preserves the character of the area and does not have a visually obtrusive or overbearing impact on neighbouring uses, <u>while outlook from habitable areas of the development is not oppressive and the best outcomes for outlook are achieved wherever possible;</u> b. Trees, other green and blue infrastructure and soft landscaping of amenity value are retained <u>where appropriate</u> and are introduced <u>or replaced</u> where they would enhance amenity of the development;

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			<p>c. The appropriate levels of privacy, according to the use of buildings and spaces, are incorporated into the design of the new development and are preserved <u>not unacceptably harmed</u> in existing neighbouring development;</p> <p>d. Outlook from the development or resulting from the development, particularly in relation to principle viewpoints in habitable rooms or spaces, is not oppressive and design of the development responds to opportunities to deliver the best outcomes for outlook;</p> <p>ed. Air, temperature, sound and light conditions of habitable areas within the development, or resulting from the development, are of a good <u>an appropriate</u> standard; and</p> <p>fe. Neighbouring uses are compatible and that there are no unacceptable adverse impacts from noise, disturbances, odour, gases, other emissions and any other harmful effects, resulting from either the development or from neighbouring uses on the development.</p> <p>4. Developments will be required to relate positively to their locality, having regard to:</p> <p>a. Building heights;</p> <p>b. The form, scale and massing, prevailing around the site;</p> <p>c. The framework of routes and spaces connecting locally and more widely;</p> <p>d. The pattern of any neighbouring or local regular plot and building widths, and where appropriate, follow existing building lines;</p> <p>e. the need to provide active frontages to the public realm; and</p> <p>f. distinctive local architectural styles, detailing and materials.</p>
MM49	Page 155	Paragraph 8.13	<p>Amend paragraph to read:</p> <p>Policy QOP 3 sets out the requirements for new development that incorporates public buildings and spaces. <u>Policy QOP 3 should be read alongside the more detailed guidance set out in the Northumberland Design Guide SPD.</u></p>

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	Page 155	Policy QOP 3	<p>Amend policy to read:</p> <p>Policy QOP 3 Public realm design principles</p> <ol style="list-style-type: none"> 1. In addition to the overarching design principles set out in Policy QOP 1, <u>where relevant</u>, the design of the public realm will be expected to: <ol style="list-style-type: none"> a. Create diverse, vibrant buildings and spaces which contribute to supporting a range of public activity; b. Comply with the <u>Be physically and socially accessible and inclusive public realm standards set out in the Northumberland Design Guide;</u> c. Be clearly defined from private spaces; d. Have a clear hierarchy of routes and spaces, be which <u>are faced</u> by active frontages and maximise natural surveillance; e. Prioritise pedestrian and cycle movement and facilitate access to public transport wherever possible; f. Avoid dominance of vehicles and ensure that parking, where included, is sensitively integrated; g. Maximise urban greening, including the use of street trees and other vegetation as appropriate; h. Respond to opportunities to incorporate public art <u>where possible</u>; and i. Incorporate appropriate street furniture, lighting and surface materials.
MM50	Page 156	Paragraph 8.16	<p>Amend paragraph to read:</p> <p>Policy QOP 4 seeks to ensure that high quality exterior environments are achieved through an appropriate approach to the existing characteristics of a site, well-designed landscaping and the protection and enhancement of trees and other green and blue infrastructure. <u>This includes ensuring that the benefits of well-designed outdoor spaces will continue to be experienced long after developments are completed. Therefore, where schemes are granted planning</u></p>

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			<u>permission, the Council will seek to ensure that provision is made for the long term maintenance of new landscaped areas through conditions or legal agreements, as necessary.</u>
	Page 156	Paragraph 8.16a	Add paragraph to read: <u>Policy QOP 4 should be read alongside the more detailed guidance set out in the Northumberland Design Guide SPD.</u>
	Page 156	Paragraph 8.18	Amend paragraph to read: The NPPF recognises the importance of trees, seeks net environmental gain from development and prevents the loss of any ancient woodland and ancient or veteran trees except in wholly exceptional circumstances ⁽⁶⁶⁾ . The Council will seek to ensure that, <u>wherever possible, new development doesn't result in the net loss of any trees which are valuable to people and the environment</u> and will seek to maximise appropriate tree cover in new development. <u>This includes protecting trees and other vegetation from damage during construction through the use of conditions.</u> The Council will also protect trees in accordance with its statutory powers, through the use of TPOs, <u>and planning conditions and the management of Conservation Areas. Any vegetation which is already protected, including trees within Conservation Areas, trees with Tree Preservation Orders (TPOs), protected habitats and important hedgerows, will be preserved in accordance with the relevant national legislation, policy and guidance. Where the loss of a protected tree is granted permission, replacement compensatory planting will be sought.</u>
	Page 157	Policy QOP 4	Amend policy to read: Policy QOP 4 Landscaping and trees 1. Where relevant, new development will be expected to incorporate well-designed landscaping and respond appropriately to any existing landscape features. 2. Development proposals should ensure that: a. Landscaping design is of a high quality, in accordance with the principles set out in Policy QOP 1; b. Existing features which contribute towards the character of the area, or amenity, are retained wherever possible and

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			<p>sympathetically incorporated into the overall design of the scheme;</p> <p>c. Any hard or soft landscaping is appropriate, functional and well-integrated into the design of the development;</p> <p>d. Trees, and other spaces and features that provide green and blue infrastructure, are preserved, enhanced and introduced into the landscaping scheme wherever possible;</p> <p>e. There is no loss of existing trees which are valuable in terms of amenity, biodiversity or the landscape, <u>except where this would be unavoidable and:</u></p> <p>i. <u>considerations in favour of the development would outweigh any harm resulting from the loss of trees; and</u></p> <p>ii. <u>the loss can be adequately mitigated through measures such as replacement planting where possible;</u></p> <p>f. Any tree lost is replaced on-site or at a suitable location in the local area-</p> <p>g. Any protected vegetation, including trees within Conservation Areas, trees with Tree Preservation Orders (TPOs), protected habitats and important hedgerows, are preserved in accordance with the relevant national legislation, policy and guidance;-</p> <p>hf. Planting schemes are compatible and appropriate to the site and its use; species that may damage other vegetation or wildlife should be avoided, ;- and</p> <p>i. There will be no unacceptable damage to vegetation which is to be retained as part of the landscaping scheme during construction; and-</p> <p>j. Provision is made for the long term maintenance of new landscaped areas.-</p> <p>3. The Council will protect trees and woodlands which are of a high amenity value through TPOs and planning conditions where appropriate. Where the loss of a protected tree is granted permission, replacement compensatory planting will be required.</p> <p>3. 4. Development resulting in the loss or deterioration of ancient woodland and ancient or veteran trees will not be permitted unless wholly exceptional reasons exist to justify any loss or</p>

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			deterioration and a suitable compensatory strategy has been proposed.
MM51	Page 158	Paragraph 8.21a	<p>Add new paragraph to read:</p> <p><u>The selection of materials, the type of construction and the layout of spaces can influence how efficiently resources are used and how much embodied carbon development contains. Prioritising the use of locally sourced, recycled and energy efficient building materials is one way in which development can reduce resource requirements and embodied carbon. Therefore, applicants should demonstrate within their Design and Access Statement that, whenever possible, they have given first consideration to materials that can be sourced closest to the development site, those which are recycled or constitute surplus/waste construction products and those which have high thermal or solar performance.</u></p>
	Page 158	Paragraphs 8.21b	<p>Add new paragraphs to read:</p> <p><u>District energy networks distribute energy from one or more central sources to buildings, through underground pipes and cables. Such networks can range in scale from those covering large urban areas, incorporating heat recovered from industry and urban infrastructure, to those generating heat and providing it to two or more buildings. Heat networks are particularly efficient and cost effective when used to cover large areas, where heat recovery gains may be greatest and there is a mix of uses which balance energy demand. However, smaller networks can also be effective, particularly in rural areas, where housing developments may need to occur off-grid, using a central renewable energy source such as a biomass boiler. Opportunities may also arise in the future, such as government incentives or technological advancements which improve the feasibility and viability of smaller district heat networks. Developers should consider whether there is an existing district energy network which would be feasible and viable to connect new developments to and assess the potential to incorporate new district networks where there are clear opportunities.</u></p>
	Page 158	Paragraph 8.21c	<p>Add new paragraph to read:</p> <p><u>Another important way in which design can minimise resource use and carbon emissions is by ensuring that development can facilitate adaptation, conversion and extension in the future. The re-use and adaptation of existing buildings and spaces minimises the need for future rebuild or extensive alterations and therefore reduces the consumption of resources. In designing schemes, consideration should be given to aspects including: the layout, shape and</u></p>

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			<p><u>dimensions of rooms and how these could support multi-functionality; the ease in which interior partitions could be altered or removed; and whether internal fittings and building services can be accessed and altered. In order to comply with the requirements of part h of Policy QOP 5, applicants should set out within their Design and Access Statements the ways in which the lifespan of the development has been taken into account and if there are any necessary elements of a scheme which may prevent future modifications. Development will be acceptable where there are no unnecessary barriers to future modification.</u></p>
	Page 158	Paragraph 8.21d	<p>Add new paragraph to read:</p> <p><u>Policy QOP 5 should be read alongside the more detailed guidance set out in the Northumberland Design Guide SPD.</u></p>
	Page 158	Policy QOP 5	<p>Amend policy to read:</p> <p>Policy QOP 5 Sustainable design and construction</p> <ol style="list-style-type: none"> 1. In order to minimise resource use, mitigate climate change, and ensure development proposals are adaptable to a changing climate, proposals will be supported where-if they, in accordance with the Northumberland Design Guide- where feasible: <ol style="list-style-type: none"> a. Incorporate passive design measures which respond to existing and anticipated climatic conditions and improve the efficiency of heating, cooling, ventilation and lighting; b. Demonstrate that opportunities to incorporate <u>Prioritise the use of</u> locally sourced, recycled and energy efficient building materials have been considered; c. Demonstrate that opportunities to include <u>Incorporate or connect to</u> small-scale renewable and low carbon energy generation have been considered <u>systems which contribute towards the supply of energy to the development, unless this would not be viable;</u> d. Connect to an existing or approved district energy scheme where feasible and viable and in the case of major development proposals consider opportunities to incorporate a district energy network;

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			<p>e. Demonstrate that opportunities to include <u>Facilitate the efficient use of water;</u> efficiency measures_ such as the use of water recycling systems have been considered <u>will be encouraged;</u></p> <p>f. Incorporate measures to reduce waste generated during construction, including the recovery of materials on-site, and ensuring there is appropriate provision for recyclable and non-recyclable waste;</p> <p>g. Minimise vulnerability to flooding <u>in areas at risk of flooding from all sources, or where the development may increase flood risk elsewhere,</u> through use of materials, green and blue infrastructure and other design features as appropriate; and</p> <p>h. Are flexible to allow for future modification, refurbishment and retrofitting.</p> <p>2. The use of appropriate accreditation schemes to demonstrate <u>Development which promotes</u> high levels of sustainability will be encouraged and supported, particularly where this can be demonstrated through the use of appropriate accreditation schemes. Great weight will be given where high levels of sustainability are demonstrated, in line with the Northumberland Design Guide.</p>
MM52	Page 159	Policy QOP 6	<p>Amend policy to read:</p> <p>Policy QOP 6 Delivering well-designed places</p> <p>1. Proposals are expected to meet the local design expectations set out in design policies within the Plan, <u>having regard to the</u> Northumberland Design Guide, and any other adopted design guidance.</p> <p>2. Proposals are expected to respond to any character assessments that form part of or support the Plan.</p> <p>3. Where a Design and Access Statement is required as part of a planning application, there must be a clear and proportionate demonstration of:</p> <p>a. How relevant design policies, the Northumberland Design Guide, character assessments and any other design guidance supporting the Plan, have been integral to the design development process;</p>

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			<ul style="list-style-type: none"> b. A robust analysis of the context and character of the site and the local area, in addition to the functional requirements of the intended use; c. The design concept and the evolution of the design development through drawings or models, including explanatory text as appropriate; and d. Where relevant, how consultation with communities and other relevant stakeholders has informed the design. <ul style="list-style-type: none"> 4. Sites forming part of a larger area of development, which are anticipated to be delivered within related timescales, will require a comprehensive masterplan to demonstrate a coordinated design response. 5. Early design discussions, design review and design coding will be supported, facilitated and recommended by the Council where appropriate. 6. Proposals which would materially diminish the standard of design in an already approved scheme will not be supported.

Chapter 9: Connectivity and Movement

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MM53	Page 163	Paragraph 9.12	<p>Amend Paragraph to read:</p> <p>Northumberland currently hosts car club facilities across the County. Electric vehicle charging is available at a variety of locations across the County, and the Council is working towards <u>increasing the amount of charge points. Electric and ultra-low emission vehicles can play a critical role in reducing greenhouse gas emissions. Charging cars at home overnight using a dedicated chargepoint is generally cheaper and more convenient for consumers and is expected to be central to the future charging ecosystem. Early in the design process for residential development, developers should identify a route by which any relevant cabling could be run in the future to facilitate the installation of electric vehicle charging points at safe, accessible and convenient points, including within garages (where these meet or exceed minimum sizes to count as a parking space (Appendix E), on external walls accessible for parked cars, and also outwith the curtilage of properties where parking is to be provided in a shared private car park. This should serve to minimise disruptive retrofitting, which damages the building fabric. In addition, for all other development types, where parking is provided in a car park, consideration should be given to ensuring the future routing of cabling and installation of electric vehicle charging points does not negatively affect pedestrian amenity, and should ideally facilitate installation of charging points off the footway.</u></p>
	Page 164	Policy TRA 1	<p>Amend policy to read:</p> <p>Policy TRA 1 Promoting sustainable connections (Strategic Policy)</p> <ol style="list-style-type: none"> 1. <u>The transport implications of development must be addressed as part of any planning application. Where relevant this includes the use of Transport Assessments, Transport Statements and Travel Plans, The Council will support development that: Where applicable and appropriate, development will be required to:</u> <ol style="list-style-type: none"> a. Promotes a spatial distribution which creates accessible development, reduces the need to travel by car, and maximises the use of sustainable modes of transport;

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			<ul style="list-style-type: none"> b. Promotes good design principles in respect of the permeability, connectivity and legibility of buildings and public spaces; and inclusive access; c. Promotes sustainable transport choices, including supporting, providing and connecting to networks for walking, cycling and public transport; and infrastructure that supports the use of low and ultra low emission vehicles; d. <u>Address the needs of people with disabilities and reduced mobility in relation to all modes of transport;</u> e. d. Ensures delivery of cycle parking and supporting infrastructure; f. e. Protects, enhances and supports public rights of way; g. f. Supports the delivery of reliable, safe and efficient transport networks, in partnership with other organisations, service providers and developers; h. g. Requires development to bBe designed to enable charging of plug-in and other ultra low emission vehicles in safe, accessible, convenient locations; and h. Requires development proposals which generate significant amounts of movements to be supported by transport assessments/transport statements, and travel plans, and where appropriate delivery/servicing plans. i. <u>Submit delivery and service plans, where development is proposed for commercial use, or any other proposal which is likely to generate a large movement of goods and materials.</u>
MM54	Page 165	Policy TRA 2	<p>Amend policy to read:</p> <p>Policy TRA 2 The effects of development on the transport network</p> <ul style="list-style-type: none"> 1. All developments affecting the transport network will be required to: <ul style="list-style-type: none"> b. Include appropriate measures to <u>avoid</u>, mitigate and manage any <u>significant</u> adverse impacts on <u>highway capacity, congestion or on highway safety</u> the transport

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			<p>network including any contribution to cumulative impacts;</p> <p>c. Minimise conflict between different modes of transport, including measures for network, traffic and parking management <u>where necessary</u>;</p> <p>e. Suitably accommodate the delivery of goods and supplies, access for maintenance and refuse collection <u>where necessary</u>; and</p> <p>2. Travel Plans and School Travel plans will be required, where appropriate, to guide the determination of impact, shape proposals and provide an appropriate design with accompanying mitigation and contributions as required to the benefit of the scheme and the wider area.</p>				
MM55	Page 166	Table 9.1	<p>Amend Table 9.1 to read:</p> <p>Table 9.1 Core road network in Northumberland</p> <table><tr><th>Strategic Road Network (Trunk Roads) (Managed by Highways England)</th><th>National Primary Routes and Major Road Network (Managed by Northumberland County Council)</th></tr><tr><td>A1 (T) A19 (T) A69 (T)</td><td>A68 A189 <u>A193 (part)</u> <u>A197 (part)</u> <u>A695</u> A696 A697 <u>A698 (part)</u> <u>A1061</u> A1068 (part) <u>A1147 (part)</u> <u>A6079 (part)</u> <u>B1337 (part)</u> <u>B1329</u> <u>C403 (part)</u> <u>C415 (part)</u></td></tr></table>	Strategic Road Network (Trunk Roads) (Managed by Highways England)	National Primary Routes and Major Road Network (Managed by Northumberland County Council)	A1 (T) A19 (T) A69 (T)	A68 A189 <u>A193 (part)</u> <u>A197 (part)</u> <u>A695</u> A696 A697 <u>A698 (part)</u> <u>A1061</u> A1068 (part) <u>A1147 (part)</u> <u>A6079 (part)</u> <u>B1337 (part)</u> <u>B1329</u> <u>C403 (part)</u> <u>C415 (part)</u>
	Strategic Road Network (Trunk Roads) (Managed by Highways England)	National Primary Routes and Major Road Network (Managed by Northumberland County Council)					
A1 (T) A19 (T) A69 (T)	A68 A189 <u>A193 (part)</u> <u>A197 (part)</u> <u>A695</u> A696 A697 <u>A698 (part)</u> <u>A1061</u> A1068 (part) <u>A1147 (part)</u> <u>A6079 (part)</u> <u>B1337 (part)</u> <u>B1329</u> <u>C403 (part)</u> <u>C415 (part)</u>						
	Page 166	Paragraph 9.23	<p>Amend paragraph and add new footnote to read:</p> <p>The Countywide Transport Assessment ^[Footnote 1] has assessed key parts of the local highway network, and has identified where future development may give rise to issues on the local network. Similarly</p>				

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			<p>to the analysis of the core road network, it has helped to identify appropriate means of mitigation to address the impacts of development both individually (for potential significant scale future developments) and cumulatively ^[Footnote 2]. This includes opportunities for removing non-essential traffic from the highway network, shifting to more sustainable modes, physical measures to address movement and capacity constraints, including effective traffic management and signage.</p> <ul style="list-style-type: none"> • Footnote 1: Northumberland Local Transport Assessment Report, November 2018 • <u>Footnote 2: Northumberland Local Plan Transport Assessment Mitigation Report, January 2019</u>
	Page 167	Paragraph 9.24	<p>Amend paragraph to read:</p> <p>A review of the need for new schemes in the form of settlement bypasses or link roads has been undertaken. A number of schemes identified by the former District Councils have been re-appraised to consider their appropriateness, feasibility and deliverability. Strategic Regional and Local Transport policies combined with the need to prioritise infrastructure investment result in a number of County priorities. Land required for improvements beyond the highway boundary will form the basis of safeguarded land policies.</p>
	Page 167	Paragraph 9.25	<p>Amend paragraph to read</p> <p>A Strategic Outline Business Case⁽⁷⁰⁾ has been <u>was</u> completed for the proposed Blyth Relief Road and has demonstrated a strong business case for 3 including the following potential route alignments:</p> <ul style="list-style-type: none"> • Route 3— A new link road from Princess Louise Road to the existing A192 / A189 "Three Horseshoes" interchange; • Route 4— A new link road from Plessey Road to the existing A192 / A189 "Three Horseshoes" interchange; and • Route 5— Dualling of the existing A1061 Laverock Hall route.
	Page 167	Paragraph 9.26	<p>Amend paragraph to read</p> <p>The potential route alignments are identified in Figure 9.1. A public consultation exercise will be held in early 2019 to obtain feedback from Blyth residents and other key stakeholders <u>Work is on-going, following consultation,</u> with a view to identifying a preferred route for detailed design and bid for future funding opportunities.</p>

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	Page 168	Figure 9.1	Remove Figure 9.1 Blyth Relief Road - Potential route alignments (illustrative diagram)
	Page 168	Paragraph 9.29	<p>Amend paragraph to read:</p> <p>The Countywide Transport Assessment (⁷¹) has helped to appraise the individual and cumulative impacts of development on the Local Road network. The work has informed the Northumberland Infrastructure Delivery Plan and its prioritisation of infrastructure investments, including in the Core Road network. <u>This will inform initiatives to secure required funding. Where appropriate and necessary, planning conditions, planning obligations and Section 278 agreements may be used to address the highway impacts, directly related to a development.</u></p>
	Page 169	Policy TRA 3	<p>Amend policy to read:</p> <p>Policy TRA 3 Improving Northumberland's core road network</p> <ol style="list-style-type: none"> 1. In assessing development proposals, support will be given to the maintenance and improvement of Northumberland's core road network by: <ol style="list-style-type: none"> a. The creation of additional capacity and improvement measures on the Strategic Road Network, including for: <ol style="list-style-type: none"> i. <u>The A19 North of Newcastle Junctions; and Improvements to the A19/A189 Moor Farm and A19/Dudley Lane junction;</u> ii. <u>The A1 in Northumberland Improvements to the A1/A19 Seaton Burn interchange and A19/Fisher Lane junction; and</u> iii. Any improvement measures emanating from Highways England's Road Investment Strategies and other strategic assessment of the highway network. b. Supporting and identifying acceptable lines and areas of improvements through the plan period including for the: <ol style="list-style-type: none"> i. Full dualling of the A1 through Northumberland and improved local links/junctions to the A1; and ii. Full dualling of the A69 through Northumberland and improved local links/junctions to the A69. c. Working collaboratively with stakeholders, including Highways England, the North East Local Enterprise Partnership, North East Combined Authority and the

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<p>North of Tyne Combined Authority to deliver continued improvements to the core road network;</p> <p>d. Influencing the management, movement and routing of road freight to best effect, while minimising adverse impacts on the environment and communities.</p> <p>2. Land will be safeguarded <u>Development will not be supported at the following locations where it is considered to potentially prejudice to support the following</u> Strategic Road Network improvements <u>and such prejudice cannot be overcome:</u></p> <p>a. <u>'A19 North of Newcastle Junctions' comprising A19/A189 Moor Farm; and A19/Dudley Lane junction; and A1/A19/A1068 Seaton Burn / Fisher Lane Interchange junctions;</u></p> <p>b. A1/A19 Seaton Burn interchange and A19/ Fisher Lane junction;</p> <p>b. € A69/ B6531, west of Hexham.</p> <p>3. In assessing development proposals, support will be given to the maintenance and improvement of Northumberland's Local Road Network. Land will be safeguarded in the following locations to support <u>Development will not be supported following locations where it is considered to potentially prejudice the progression of the following</u> Local Road Network Improvement schemes and such prejudice cannot be overcome:</p> <p>a. Ponteland Bypass;</p> <p>b. Newbiggin/Ashington Link;</p> <p>c. Blyth Relief Road;</p> <p>d. Stobhill Loansdean Link, Morpeth;</p> <p>e. East-West Link, Cramlington; and</p> <p>f. Lancastrian Road, Cramlington.</p> <p>4. Support will be given through to development and creation of freight and logistics and lorry parking including:</p> <p>a. Extension to Purdy Lodge, Adderstone; and</p>

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			b. As part of improvement schemes along the A1 and A69.
MM56	Page 171	Policy TRA 4	<p>Amend policy to read</p> <p>Policy TRA 4 Parking provision in new development</p> <ol style="list-style-type: none"> 1. An appropriate amount of off-street vehicle parking sufficient to serve new development shall be made available in safe, accessible and convenient locations prior to the development, as a whole or in part, being brought into use. Vehicle parking shall <u>should normally</u> be provided in accordance with the parking standards set out in Appendix DE of the Local Plan, or other such local standards set out in made neighbourhood plans which will be given priority in determining the appropriate amount of parking required. 2. In exceptional circumstances, wWhere provision is not made in accordance with the relevant standards, it must be demonstrated how the amount of parking proposed to serve the development has had regard to <u>takes into account</u>: <ol style="list-style-type: none"> a. The scale, type, mix and use of the development; b. The proximity and accessibility of the development to services and facilities reasonably required by users or occupiers of the development; c. The availability of and opportunities for access to and from the development by public transport, walking and cycling; d. The potential for road safety and environmental problems as a result of increased parking demand in the area; and e. The extent and nature of any parking restrictions in force on highways in the area.
MM57	Page 172	Paragraph 9.36	<p>Amend paragraph to read:</p> <p>The South East Northumberland corridor from the Seaton Valley to Ashington currently does not have rail passenger services. A key priority of the Council is the reintroduction of passenger services on the Northumberland Line (formerly known as the Ashington, Blyth, Tyne Line). This will help facilitate development growth across the South East Delivery Area. The line has significant potential to</p>

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<p>improve links between the towns, encourage access to employment opportunities, and incentivise employers to locate in South East Northumberland, in addition to its current freight transport role. Significant steps have been made in taking long held aspirations for the line forward. This includes progressing plans through a Network Rail Governance for Railway Investment Projects (GRIP) study and assembling funding bid packages. Various options are currently being <u>have been</u> appraised, including <u>for</u> station location, service frequency and considering the infrastructure that would be required to support the development and operation of the line. This includes any infrastructure requirements at level crossings to ensure safe operation of the rail network and minimise delay on the surrounding road network. Depending on the outcome of this work, some development may be required within the Green Belt. Subject to the on-going appraisal work and development needs identified, the Council may need to prepare a Development Plan Document to deal specifically with the Northumberland Line. Subject to the outcome of consultation, further detailed work such as ground investigations, securing necessary funding and approvals, the line could be operational in Winter 2023.</p>
MM58	Page 172	Paragraph 9.38	<p>Amend paragraph to read:</p> <p>In addition, there is <u>are other rail lines which are partly operational, or which benefit from active projects and initiatives to facilitate reopening. The Plan aims to support these lines, as well as the potential for the reopening of Main Line other lines and stations, across Northumberland, for example: These lines and stations are:</u></p> <ul style="list-style-type: none"> • The South Tynedale Railway which has potential to link the North Pennines AONB and South Tynedale with the national railway network at Haltwhistle <u>is operational as a recreational railway and visitor attraction;</u> • The Aln Valley Railway, which would not only provide a new visitor attraction but would also open a transport corridor between Alnwick and the East Coast Main Line at Alnmouth; • The potential reopening of Belford Station on the East Coast Main Line and Gilsland Station on the Tyne Valley Line.
	Page 172	Paragraph 9.38A	<p>Add paragraph to read:</p> <p><u>A much wider network of disused railway lines provides valuable leisure routes for walking, cycling and horse riding across Northumberland. The plan seeks to retain these routes for leisure purposes, though it is recognised that they may also provide opportunities for the re-introduction of rail services at some point in the future.</u></p>

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
	Page 173	Policy TRA 5	<p>Amend policy to read</p> <p>Policy TRA 5 Rail transport and safeguarding facilities</p> <ol style="list-style-type: none"> Development which would prejudice the retention of rail transport facilities will not be supported unless the benefits of the development outweigh the importance of the retention of the facilities. <p>The Northumberland Line</p> <ol style="list-style-type: none"> Development which would prevent the reintroduction of passenger rail services on the Northumberland Line along with associated stations, facilities and access to them from adjacent highways, and continued rail freight use of the Northumberland Line, its associated branch lines (including the branch line from Bedlington to Morpeth via Choppington, the Butterwell line north of Ashington and the line from Woodhorn to Newbiggin-by-the-Sea) and supporting infrastructure will not be supported. Sites for stations have been identified and land will be safeguarded <u>Development will not be supported which is considered to potentially prejudice the development and, or operation of potential stations</u> at the following locations: <ol style="list-style-type: none"> Woodhorn <u>(future phase)</u> <u>Newbiggin (future phase)</u> b- Ashington c- Bedlington Station d- Blyth Bebside e- South Newsham f- Seaton Delaval g- Seghill (future phase) <p>Local rail services</p> <ol style="list-style-type: none"> Development which would prevent the reintroduction of passenger rail services on the following lines will not be supported <u>The following routes which are partly operational,</u>

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<p><u>or offer an extension to existing operational rail lines, will be protected for future rail use:</u></p> <ul style="list-style-type: none"> a. South Tynedale Railway <u>between Alston and Slaggyford linking the North Pennines AONB and South Tynedale with the Tyne Valley Line at Haltwhistle;</u> b. Aln Valley Railway linking Alnwick with Alnmouth; and c. Former railway track bed between Newcastle Airport Metro Station and Ponteland. <p>5. The route and alignment of disused railway lines, together with land identified for potential stations will be safeguarded. Development which would prejudice their future use for passenger and freight transport will not be supported unless the benefits of the development outweigh the importance of the retention of the facilities for future use. The Council will support proposals for the use of such routes for walking and cycling, where it will safeguard them for future rail use. <u>Development on the route or alignment of other disused railway lines used for walking and/or, cycling and/or horse riding will only be supported:</u></p> <ul style="list-style-type: none"> a. <u>If it does not prejudice the current or future use of the line for leisure purposes; or</u> b. <u>Appropriate diversions can be provided, or</u> c. <u>The benefits of the development outweigh the importance of the retention of the line in its entirety, or in that location.</u> <p>6. Development which would prevent the reintroduction of the following stations will not be supported:</p> <ul style="list-style-type: none"> a. Gilsland, on the Tyne Valley Line; and b. Belford, on the East Coast Main Line. <p>Freight rail services</p> <p>7. Existing rail freight facilities will be safeguarded and the principle of improvement to infrastructure will be support at the following locations:</p> <ul style="list-style-type: none"> a. Battleship Wharf, Port of Blyth; b. Former Rio Tinto Alcan facilities:

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<ul style="list-style-type: none"> i. Aluminium Smelting Plant Lynefield Park; and ii. Lynemouth Power Station; <p>c. Alumina handling facilities, Port of Blyth; and</p> <p>d. Tweedmouth Goods Yard.</p> <p>8. In accordance with Policy MIN 5, infrastructure associated with the transport of minerals will also be safeguarded.</p> <p>Rail transport and facilities</p> <p>9. Support will be given to proposals to improve the flow of passengers and freight by rail, including:</p> <ul style="list-style-type: none"> a. Land will be safeguarded at the following locations for 1 Improvements to station parking <u>at the following locations</u>: Alnmouth, Berwick-upon-Tweed, Cramlington, Morpeth and Prudhoe. b. Improvements to car and cycle parking provision at stations; c. Improvements to station facilities, provided that they would not result in an unacceptable impact on the environment and communities. d. Improvements to the frequency and quality of passenger rail services stopping at Northumberland stations; <p>10. Development which would prejudice the retention <u>and, or improvement</u> of these <u>rail transport</u> facilities will not be supported unless the benefits of the development outweigh the importance of the retention of the facilities.</p> <p>11. Proposals for the creation of new level crossings on the rail network will not be supported. Proposals which jeopardise public safety at level crossings will not be supported. Measures to improve public safety at level crossings will be supported. Improvement, alteration or closure of level crossings, or appropriate contributions towards the implementation of such works, may be secured through the grant of planning permission for development where it can be demonstrated, to the satisfaction of the Local Planning Authority, that those works are directly related to the impact that development may have on the level crossing and they are necessary to make the development acceptable in planning terms.</p>

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
MM59	Page 176	Paragraph 9.41	<p>Amend paragraph to read:</p> <p>Improving links to Newcastle Airport and strategic connectivity supports the Airport, economic growth and UK competitiveness, whilst multimodal connections support businesses and customers. <u>Primary road access to the Airport is via the A696 which is the responsibility of Highways England. The capacity of the A696 roundabout which provides access to the Airport has been tested, taking into account planned levels of growth in the Northumberland Local Plan (including the nearby employment land allocations), planned growth in the Newcastle-upon-Tyne Local Plan, and the growth aspirations of the airport. The assessment identifies that there is more than sufficient capacity to accommodate this growth. However, in order to safeguard the capacity of the junction, planning applications on the allocated employment sites will require the submission of a transport assessment to ensure that traffic generated from specific proposals, can be accommodated, and any development not allocated within this Plan seeking planning permission which may increase traffic flows in this location, will need to demonstrate that they do not adversely impact upon the growth aspirations of the Airport, in respect to capacity at the A696 access roundabout, and to the satisfaction of Highways England.</u></p>
MM60	Page 178	Paragraph 9.43	<p>Amend paragraph to read:</p> <p>Aerodrome safeguarding is the process used to ensure the safety of aircraft while taking off and landing, or in flying in the vicinity of aerodromes. Aerodrome Safeguarding Areas are defined around particular civil aerodromes which are identified by the Civil Aviation Authority (CAA) as important to the national air transport system ⁽⁷³⁾. <u>They are neither the responsibility, nor the proposal of the Local Planning Authority.</u> Parts of the Aerodrome Safeguarding Areas for Newcastle International Airport (NIA) and Carlisle Lake District Airport fall within Northumberland, and are shown on the policies map. Safeguarding authorities are statutory consultees for planning applications which could impact on the safe operation of aerodromes.</p>
	Page 178	Paragraph 9.43a	<p>Add paragraph to read:</p> <p><u>A further non-officially safeguarded Aerodrome Safeguarding Zone is shown on the Policies Map relating to Eshott Airfield. The Airfield, located midway between Morpeth and Alnwick, is used by recreational microlights and small, light aircraft. The safety of aircraft, gliders and associated operations are similarly safeguarded. The zone is similarly neither the responsibility, nor the proposal of the Local Planning Authority.</u></p>

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
	Page 178	Paragraph 9.46a	<p>Add paragraph to read:</p> <p><u>Eshott aerodrome (non-official) safeguarding area, as shown on the policies map, extends to approximately 7 kilometres in all directions and is split into 4 different zones relating to the heights of buildings above ground level (AGL). Development proposals falling within the relevant zone will trigger the consultation requirement as set out in Policy TRA 7.</u></p>
	Page 179	Policy TRA 7	<p>Amend policy to read:</p> <p>Policy TRA 7 Aerodrome Safeguarding Areas</p> <ol style="list-style-type: none"> 1. <u>Officially safeguarded aerodromes have been established for Carlisle Lake District Airport and Newcastle International Airport. An unofficial safeguarded aerodrome has been established for Eshott Airfield. The following planning applications will be the subject of consultation with the operator of the respective aerodromes and there may be restrictions on the height or detailed design of buildings, or on development which might create a bird hazard:</u> <ol style="list-style-type: none"> a. 1. All development proposals falling within the Carlisle <u>Lake</u> District Airport Aerodrome Safeguarding Area inner zone will be subject to consultation with the airport operator. b. 2. Development proposals falling within the Newcastle International Airport Aerodrome Safeguarding Area inner zone which include, or may include, the following will be subject to consultation with Newcastle International Airport: <ol style="list-style-type: none"> i. a. all buildings, structures, erections and works exceeding the height threshold specified on the Policies Map; ii. b. development using highly reflective materials such as glazed roofs or photovoltaic cells; iii. c. landscaping schemes, the development of open water, and building design which could encourage

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			<p>wildlife habitats and may lead to increased risk of an aircraft encountering a bird strike;</p> <p>iv. iv: lighting which has the potential to cause distraction or glare for pilots, or could imitate airfield lighting; or</p> <p>v. v: induced turbulence from buildings, through heat emissions etc.</p> <p>c. 3: Development proposals involving wind turbines falling within the defined Aerodrome Safeguarding Areas outer zones as shown on the Policies Map will be subject to consultation with the relevant airport operator.</p> <p>d. <u>Development proposals falling within the Eshott Airfield Aerodrome Safeguarding Zone which include, or may include, the following; all buildings, structures, erections and works exceeding the height threshold specified on the Policies Map;</u></p> <p>2. 4: Development proposals requiring consultation with the relevant airport operator will be supported where it can be demonstrated that they will not have an unacceptable impact on the safe operation on the aerodrome.</p>
MM61	Page 184	Policy ICT 2	<p>Amend policy to read:</p> <p>Policy ICT 2 New developments and infrastructure alignment</p> <p>1. Support will be given to developments which include full fibre broadband connections. All new dwellings and business premises should be provided with the infrastructure necessary to allow the development to be served by high quality communications infrastructure. <u>Where possible, this should provide access to services from a range of suppliers. This should include full fibre broadband connections as these connections will, in almost all cases, provide the optimum solution. Alternative broadband solutions may be appropriate, where these can be justified. Where no broadband provision is included, developers will be required to demonstrate, including through consultation with broadband providers, that connections are not deliverable, and, or viable.</u></p>

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			<ol style="list-style-type: none"> 2. Priority will be given to full fibre broadband connections as these connections will, in almost all cases, provide the optimum solution. 3. Developers will be required to demonstrate that they have investigated means by which broadband and telecommunications infrastructure can be provided during the design of infrastructure projects.

Chapter 10: Environment

Ref.	Page	Policy / Paragraph / Figure	Main Modification								
MM62	Page 186	Paragraph 10.6	<p>Amend paragraph to read:</p> <p>The County contains large numbers of designated areas both in terms of the natural and historic environment. The main designations are summarised shown in Table 10.1, which in turn cross refers to Appendix (F) that lists those individual designations that cover an area but are not always easy to distinguish on the Policies Map. Designations vary in importance from having international recognition through to local designations. It is important to bear in mind that the position of an asset in the hierarchy does not always give the full picture on its importance. For example, ancient woodlands are often not covered by a statutory designation but are nevertheless irreplaceable; likewise many heritage assets of archaeological interest are not designated but are demonstrably of equivalent significance to scheduled monuments.</p>								
	Page 188	Table 10.1	<p>Amend Table 10.1 to read:</p> <p>Table 10.1 Natural and heritage designations in the Northumberland <u>Local Plan Area</u></p> <table><tr><th>International</th><th>National</th><th>Local</th></tr><tr><th colspan="3">Statutory</th></tr><tr><td><p>Scheduled Monuments that form part of the Frontiers of the Roman Empire – Hadrian's Wall, World Heritage Site</p><p>4-3 Ramsar Convention wetlands **</p><p>Seven-7 Special Protection Areas (SPAs) **</p><p>14-12 Special Areas of Conservation (SACs) **</p></td><td><p>More than 100 Sites of Special Scientific Interest (SSSIs) **</p><p>The Northumberland National Park _</p><p>North Pennines AONB _</p><p>Northumberland Coast AONB _</p><p>18-17 Registered Parks and Gardens **</p><p>Nearly 1,000 Scheduled Monument and</p></td><td><p>More than 200-160 Local Wildlife and Geological Sites (LWGSs) **</p><p>23 24 Local Nature Reserves **</p><p>69 70 Conservation Areas **</p><p>2 Nature Improvement Areas: (the Border Uplands NIA and the Northumberland Coalfield NIA) _</p></td></tr></table>	International	National	Local	Statutory			<p>Scheduled Monuments that form part of the Frontiers of the Roman Empire – Hadrian's Wall, World Heritage Site</p> <p>4-3 Ramsar Convention wetlands **</p> <p>Seven-7 Special Protection Areas (SPAs) **</p> <p>14-12 Special Areas of Conservation (SACs) **</p>	<p>More than 100 Sites of Special Scientific Interest (SSSIs) **</p> <p>The Northumberland National Park _</p> <p>North Pennines AONB _</p> <p>Northumberland Coast AONB _</p> <p>18-17 Registered Parks and Gardens **</p> <p>Nearly 1,000 Scheduled Monument and</p>
International	National	Local									
Statutory											
<p>Scheduled Monuments that form part of the Frontiers of the Roman Empire – Hadrian's Wall, World Heritage Site</p> <p>4-3 Ramsar Convention wetlands **</p> <p>Seven-7 Special Protection Areas (SPAs) **</p> <p>14-12 Special Areas of Conservation (SACs) **</p>	<p>More than 100 Sites of Special Scientific Interest (SSSIs) **</p> <p>The Northumberland National Park _</p> <p>North Pennines AONB _</p> <p>Northumberland Coast AONB _</p> <p>18-17 Registered Parks and Gardens **</p> <p>Nearly 1,000 Scheduled Monument and</p>	<p>More than 200-160 Local Wildlife and Geological Sites (LWGSs) **</p> <p>23 24 Local Nature Reserves **</p> <p>69 70 Conservation Areas **</p> <p>2 Nature Improvement Areas: (the Border Uplands NIA and the Northumberland Coalfield NIA) _</p>									

Ref.	Page	Policy / Paragraph / Figure	Main Modification		
				<div>more than 5,500 Grade I, II* and II Listed Buildings <u>and structures</u></div> <div>9 <u>7</u> National Nature Reserves <u>**</u></div> <div>3 Marine Conservation Zones extending landward of Mean Low Water <u>**</u></div> <div>—</div>	
			Significant non-statutory:		
			<div>The Frontiers of the Roman Empire - Hadrian's Wall, World Heritage Site and its buffer zone - all that does not have a statutory designation in its own right. <u>*</u></div> <div>The North Pennines UNESCO Global Geopark (geological heritage) <u>*</u></div> <div>Some key areas of Ancient and Semi-ancient Woodlands (continually wooded since at least 1600 AD) <u>*</u></div> <div>Northumberland International Dark Sky Park (Kielder area) <u>*</u></div>	<div>The Northumberland Heritage Coast</div> <div>Ancient Woodlands (continually wooded since at least 1600 AD) and ancient and veteran trees</div> <div>Registered Battlefields <u>**</u></div> <div>Certain non-designated archaeology</div>	<div>Locally Listed Heritage Assets and their settings</div> <div>Non-statutory nature reserves managed by Northumberland Wildlife Trust, Woodland Trust RSPB and other local groups</div> <div>Heritage assets recorded on the Historic Environment Record</div>
			<div><u>* Area designations marked with a single asterisk are also indicated on Figure 10.1.</u></div> <div><u>** Area designations marked with two asterisks are indicated on Figure 10.1 and listed in Appendix F;</u></div> <div><u>N.B. All designations on Figure 10.1 can be viewed in more detail on the interactive Policies Map.</u></div>		

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM63	Page 186	Paragraph 10.8a	<p>Add section heading and paragraph to read:</p> <p><u>An overarching approach for the Northumberland environment</u></p> <p><u>The Council wishes to ensure that its planning approach to environmental issues is truly integrated. Such an approach is central to a sustainably planned Northumberland, contributing to the County's economic success and the wellbeing of its communities. Policy ENV 1 sets out such an approach, covering everything about the Northumberland landscape, its natural and its built heritage. Subsequent policies set more specific criteria for biodiversity (Policy ENV 2); the landscape, tranquillity and designated areas (Policies ENV 3 to 6); and built heritage (Policies ENV 8 to 9).</u></p>
	Page 190	Policy ENV 1	<p>Amend policy to read:</p> <p>Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)</p> <ol style="list-style-type: none"> 1. The character and/or significance of Northumberland's distinctive and valued natural, historic and built environments, will be conserved, protected and enhanced, by: <ol style="list-style-type: none"> a. Giving appropriate weight to the statutory purposes and special qualities of the hierarchy of international, national and local designated and non-designated nature and historic conservation assets or sites and their settings, <u>and, in particular, giving great weight to as follows:</u> <ol style="list-style-type: none"> i. <u>Conserving and enhancing the Areas of Outstanding Natural Beauty, in accordance with Policies ENV 5 and ENV 6, and Northumberland National Park</u> Greatest weight will be given to international and national designations, in accordance with the obligations set out in relevant legislation and advice; ii. <u>The conservation of designated heritage assets, with the impact of proposed development on their significance being assessed in accordance with Policy ENV 7.</u> Following this, those of regional and local importance; b. Protecting Northumberland's most important landscapes and applying a character-based approach to, as

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>appropriate, manage, protect or plan landscape across the whole County.</p> <p>2. In applying part (a) above, recognising that:</p> <ul style="list-style-type: none"> a. Assets or sites with a lower designation or non-designated, can still be irreplaceable, may be nationally important and/or have qualitative attributes that warrant giving these the appropriate protection in-situ; b. Development and associated activity outwith designations can have indirect impacts on the designated assets or sites; <p>3. An ecosystem approach will be taken that demonstrates an understanding of the significance and sensitivity of the natural resource. Such an approach <u>This</u> should result in a neutral impact on, or net benefit for those ecosystems and the ecosystem services that they provide.</p>
MM64	Page 191	Paragraph 10.9, Footnote 77	<p>Delete the footnote:</p> <p>Defra is due to publish a revised metric for measuring biodiversity net gain shortly. The Council will consider this, once published, and determine the most appropriate way to take this forward locally.</p>
	Page 192	Paragraph 10.14	<p>Add footnote at the end of paragraph to read:</p> <p>Currently, contributions to the Coastal Mitigation Service for major developments vary for sites within 7 kilometres of the coast and sites 7 to 10 kilometres from the coast, while minor developments contribute within 7 kilometres of the coast and are exempt beyond that. These bands have been established to ensure that a proportionate approach is taken, as evidence shows that about 75% of dog-walking visits originate within 7 kilometres and a further 15% from 7 to 10 kilometres of the coast.</p> <p><u>[Footnote: Further detail on the Coastal Mitigation Service can be found in the Coastal Mitigation Service Strategy Document. Further information on the level of developer contributions required in relation to the Coastal Mitigation Service can be found in Appendix H4 on developer contributions.]</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
	Page 193	Paragraph 10.19	<p>Amend paragraph to read:</p> <p>In order to help tackle the fragmentation and isolation of important habitats within this area, the Council has also developed the South East Northumberland Wildlife Network. This takes the form of a map showing existing areas of semi-natural vegetation; areas where semi-natural vegetation forms an important component in a mosaic of other land uses; and areas where there is a commitment to develop ecologically valuable land uses, such as on restored surface mines. The purpose of recording such features on a map is to show:</p> <ul style="list-style-type: none"> • where networks of semi-natural vegetation are strong and so <u>where the functioning of the network</u> should <u>therefore</u> be protected; • where they are weaker and also need to <u>the functioning can</u> be made more robust through the creation of new habitats adjacent to them; and • where areas of important habitats exist in isolation, and so need appropriate habitats to be created to link them into <u>the functioning of the network</u>. <p>The planning process can play an important role in delivering all of these requirements, so that valuable ecological features are protected and enhanced, and so that people living in the most densely populated part of the county have better access to wildlife-rich areas. The network also identifies the key links into important wildlife corridors in Newcastle and North Tyneside, which must be safeguarded in order to prevent the further isolation of important wildlife areas within the Tyneside conurbation.</p>
	Page 193	Policy ENV 2	<p>Amend policy to read:</p> <p>Policy ENV 2 Biodiversity and geodiversity</p> <ol style="list-style-type: none"> 1. Development proposals affecting biodiversity and geodiversity, <u>including designated sites, protected species, and habitats and species of principal importance in England (also called priority habitats and species)</u>, will: minimise their impact and net gains for biodiversity will be secured by: <ol style="list-style-type: none"> a. <u>Minimise their impact</u>, Aavoiding significant harm through location and/ or design. Where significant harm cannot be avoided, applicants will be required to demonstrate that adverse impacts will be adequately mitigated or, as a last resort compensated for;

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			<p>b. Securing <u>Secure a net gain for biodiversity as calculated, to reflect latest Government policy and advice, through planning conditions or planning obligations</u> net gains and/or wider ecological enhancements through new development;</p> <p>2. Where sites are designated for their biodiversity or geodiversity, planning decisions will reflect the hierarchical approach set out in Policy ENV 1.</p> <p>3. In the case of Local Wildlife and Geological Sites and Local Nature Reserves:</p> <p>a. <u>If significant harm to biodiversity value cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission will be refused</u> Permission will be refused if the proposed development would adversely affect them, unless it can be demonstrated that the benefits of the development clearly outweigh the harm to the nature conservation value of the site.</p> <p>b. <u>Geological value and soils within these sites will be protected and enhanced in a manner commensurate with the identified quality.</u></p> <p>c. b. Where permission can be granted in accordance with (3)(a) <u>or (b)</u> above, planning conditions or obligations will be used to protect the site's remaining nature conservation <u>or geological</u> interest and to provide appropriate compensatory measures for the harm caused.</p> <p>4. The Council expects the ecosystem approach to be applied in development through <u>the following measures, individually or in combination</u>:</p> <p>a. The conservation, restoration, enhancement, creation and/or (where appropriate) the re-creation of priority habitats and the habitats of priority species;</p> <p>b. The protection and enhancement of the <u>ecological resilience and proper functioning of</u> all ecological networks and links to promote migration, dispersal and genetic exchange, including the South East Northumberland Wildlife Network, as shown on the Policies Map, including its linkages with Newcastle</p>

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			<p>and North Tyneside; <u>where disruption to these networks cannot be avoided, adequate mitigation or, as a last resort, compensatory measures that relate to the integrity of the network will be sought;</u></p> <ul style="list-style-type: none"> c. Measures that will buffer or extend existing sites of ecological value, support the development of the Border Uplands Nature Improvement Area and Northumberland Coalfield Nature Improvement Area or contribute to national or local biodiversity objectives; d. Minimising any adverse effects on habitats and species caused by the wider impacts of development and its associated activities including: <ul style="list-style-type: none"> i. Disturbance; or ii. The inadvertent introduction of non-native species; or iii. Reductions in water quality; or iv. Other forms of pollution that would adversely affect wildlife; <p>The above to be achieved through precautionary measures including appropriate buffer zones and developer contributions to the Coastal Mitigation Service within zones shown on the Policies Map;</p> e. Maximising opportunities to incorporate biodiversity <u>in and around development, and ecological enhancement for species of conservation concern,</u> through additional built-in or planted features; and f. Securing the continued management of those ecological features created, restored or enhanced as a result of development. <p>5. Harm to geological conservation interests will be prevented and, where appropriate, opportunities for public access to those features will be provided.</p>

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MM65	Page 196	Policy ENV 3	<p>Amend policy to read:</p> <p>Policy ENV 3 Landscape</p> <ol style="list-style-type: none"> 1. The contribution of the landscape to Northumberland's environment, economy and communities will be recognised in assessing development proposals, as follows: <ol style="list-style-type: none"> a. Proposals affecting the character of the landscape will be expected to conserve and enhance important elements of that character; in such cases, design and access statements should refer, as appropriate, to Northumberland Landscape Character Assessment and other relevant studies, guidance or management plans; b. Great weight will be given to the conservation and enhancement of the special qualities and the statutory purposes of the Northumberland National Park, the North Pennines Area of Outstanding Natural Beauty and the Northumberland Coast Area of Outstanding Natural Beauty; c. Within those parts of the North Northumberland Heritage Coast, which are not part of the Northumberland Coast AONB, consideration will be given to the special character of the area and the importance of its conservation; d. Where applicable, the contribution of the Northumberland landscape to the understanding and enjoyment of heritage assets will be taken into account; e. In assessing development proposals in relation to landscape character: <ol style="list-style-type: none"> i. <u>It will be considered whether sufficient regard has been had to the guiding principles and other relevant guidelines set out in the Northumberland Landscape Character Assessment will be applied;</u> ii. <u>A Landscape and Visual Impact Assessment (LVIA) will be required where the development is considered likely to have a significant impact on the surrounding landscape, townscape or seascape character of the site and/or visual amenity and/or the special qualities of an AONB The possibility of wider impacts on the landscape, townscape or seascape or of other</u>

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			<p>significant impacts on the environmental resource will be assessed through the proportionate use of landscape and visual impact assessment;</p> <ul style="list-style-type: none"> iii. The impact on the setting and surroundings of the County's historic towns and villages will be assessed, ensuring that new development on the edge of settlements does not harm the landscape character of the settlement edge and, where possible that it has a net positive impact; iv. The Regard will be had to the Historic Landscape Characterisation will be applied; v. The potential impact that small scale development can have on the landscape in sensitive rural settings will be assessed; and vi. Any net negative cumulative impacts of development on landscape character will be assessed. <p>f. Where it is considered that landscape character may be adversely affected, or aspects of this character that warrant protection would be degraded as a result of a proposed development, <u>the weight given to the harm caused will be in accordance with the importance of the designation, taking account of 1(b) and 1(c) above and/or the assessed key landscape qualities.</u> then the development will only be permitted if it can be clearly demonstrated:-</p> <ul style="list-style-type: none"> i. How the harmful effects will be satisfactorily mitigated or, as a last resort, satisfactorily compensated; and ii. There are significant national or, outside designated landscapes, regional or local planning reasons for allowing the development, and these considerations outweigh the landscape considerations.
MM66	Page 197	Paragraph 10.27	<p>Amend paragraph to read:</p> <p>Northumberland was ranked first out of 87 authorities in terms of tranquillity, according to a Campaign to Protect Rural England study undertaken in 2006. The Council recognises tranquillity as a distinctive characteristic of Northumberland's remote countryside. <u>While the County contains the Northumberland National Park, and the North Pennines and Northumberland Coast AONBs, much of the County, outside of these designated areas is also rural, and tranquil in nature, and is characterised by its open countryside, small villages and hamlets. The Council seeks</u> including areas around and</p>

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			<p>beyond the National Park, as well as the two AONBs, and will seek to ensure that the quiet enjoyment of the landscape is maintained by avoiding urbanising effects in these areas. This will largely be achieved through the landscape character approach outlined in Policy ENV 3, which seeks to retain key rural qualities found in many landscape character areas and avoid the gradual creep of urban paraphernalia into remote areas. Other policies such as Policy POL 2 on pollution and Policy QOP 2 on good design and amenity will also help with the aim. However, a dedicated policy is needed to safeguard Northumberland's very rural character from particular threats to tranquillity. Such effects also include light pollution. Seeking a reversal of the trend for increased night time brightness through decisions on development can help to maintain the quality of life in the County.</p>
	Page 197	Paragraph 10.27a	<p>Add paragraph to read:</p> <p><u>A key feature of tranquillity that can be experienced across much of the Northumberland, is that of dark skies. In the open countryside, away from the larger settlements and the more urban areas of the County close to the Tyneside conurbation, starry nights can often be experienced, and are increasingly a draw for tourists. Seeking a reversal of the trend for increased night time brightness through decisions on development can help to maintain the quality of life in the County and strengthen the economy.</u></p>
	Page 197	Paragraph 10.28	<p>Amend paragraph to read:</p> <p>In recognition of the significance of a particularly large expanse of dark skies, Northumberland National Park, along with Kielder Water and Forest Park has been designated as Northumberland International Dark Sky Park. At 1,481 square kilometres it is also Europe's largest area of protected night sky, and the fourth largest in the world. Due to its pristine skies it was awarded gold tier designation by the International Dark Sky Association, making it officially the best place in England for people to go to enjoy the heavens. <u>In order to safeguard the dark skies in the Park, as well as those experienced in Other areas, including the North Pennines AONB, which actively promotes dark sky tourism through initiatives such as 'dark sky discovery sites', and the Northumberland Coast AONB, development proposals which involve outside lighting which may impact upon the dark skies in these areas should have regard to the latest guidance. The use of this guidance will be encouraged elsewhere in the County where dark skies can be experienced.</u></p>

	Page 198	Policy ENV 4	<p>Amend policy to read:</p> <p>Policy ENV 4 Tranquillity, dark skies and a sense of rurality</p> <ol style="list-style-type: none"> 1. <u>Development proposals located within the Northumberland Coast AONB, the North Pennines AONB, the Northumberland Dark Sky Park, the Northumberland Heritage Coast, the Frontiers of the Roman Empire - Hadrian's Wall World Heritage Site or elsewhere in the open countryside, and those which may otherwise by virtue of their scale, nature or siting add to the urbanising effects, or reduce overall tranquillity of these areas, will be required, as appropriate, to reduce these impacts by</u> In order to limit the urbanising effects on open countryside landscapes, natural habitats and the settings of historic / cultural assets, and to conserve or enhance tranquillity, development proposals will be required to demonstrate that: <ol style="list-style-type: none"> a. The Minimising the level of noise, traffic and light generated as a result of the development during construction and thereafter are minimised and dark skies maintained ; b. <u>Minimising the introduction of</u> Intrusive external features, such as hard surfaces, car parking and urban-style boundary treatments are minimised; c. Where a sense of openness of the open countryside is a key quality of the local landscape character, that this will not be reduced; d. The quiet enjoyment of the landscape is maintained. 2. <u>During construction and thereafter, development that would bring additional light sources into the Northumberland Dark Sky Park, the Northumberland Coast AONB and the North Pennines AONB, and areas of the open countryside where dark skies can be experienced, should not result in a net adverse impact on the level of dark skies and, where appropriate, improvements should be sought.</u> During construction and thereafter, development should not result in a net adverse impact on the level of dark skies and where appropriate improvements should be sought, most especially in or affecting Northumberland Dark Sky Park but also in the North Pennines and Northumberland Coast AONBs and other areas where dark skies can be experienced, including some small settlements. Exterior lighting on developments, which has the potential to impact upon the dark skies should be designed in accordance with the latest guidance. 3. <u>Exterior lighting on developments, which has the potential to impact upon the Northumberland International Dark Sky Park, the North Pennines AONB, the Northumberland Coast AONB should be designed having regard to the Good Practice Guide for Outside Lighting in Northumberland</u>
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			<u>International Dark Sky Park and/or the latest relevant guidance. Appropriate elements of this guidance may also be applied in other locations referred to in part (2) above, where the integrity of dark skies may be compromised by new development.</u>
MM67	Page 96	Paragraph 5.72	<p>Amend paragraph to read:</p> <p><u>It is important to state that the Council fully understands that Northumberland's key rural, coastal and heritage attractors, including the AONBs, the National Park and the World Heritage Site are what bring people to the County in the first place and the Local Plan must be as accommodating as possible for these visitor aspirations within the constraints present in these places. ¶ Nevertheless, it is considered that the visitor sector has the potential to grow right across Northumberland and that the plan can help this happen.</u></p>
	Page 199	Paragraph 10.32	<p>Amend paragraph to read:</p> <p>Although there is a national definition of 'major development' ⁽⁸¹⁾, the Council has discretion, within AONBs, to vary this. Therefore, as set out in Planning Practice Guidance, whether a proposed development in an AONB should be treated as a major development will be a matter for the Planning Authority, taking into account the proposal in question and the local context. <u>In addition, for a wide range of development types, including quite small-scale new building proposals, it is important that the supporting information accompanying the application is sufficiently detailed to allow the likely impact on the special qualities of the AONB to be judged. In such cases, the Council will require the submission of detailed plans.</u></p>
	Page 199	Paragraph 10.33	<p>Amend paragraph to read:</p> <p>To assist in the conservation and enhancement of the AONBs, AONB partnerships have been formed comprising local authorities, statutory agencies, voluntary or community organisations and interest groups and local people. The partnerships prepare and keep under review a statutory AONB Management Plan for each area, and prepare guidance documents. The Management Plans inform the policy of Councils towards the AONBs within their</p>

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			boundaries, including defining and explaining the special qualities of each AONB.
	Page 200	Policy ENV 5	<p>Amend policy to read:</p> <p>Policy ENV 5 Northumberland Coast Area of Outstanding Natural Beauty</p> <ol style="list-style-type: none"> 1. The special qualities of the Northumberland Coast Area of Outstanding Natural Beauty will be conserved and enhanced, having regard to the current AONB Management Plan and locally specific design guidance. 2. When assessing development proposals affecting the AONB particular considerations will include: <ol style="list-style-type: none"> a. The sensitivity of local landscapes and their capacity to accommodate new development, including temporary structures such as caravans and chalets; b. Intervisibility between the AONB, the seascape and the landscape beyond, including the Kyloe and Cheviot Hills; c. Interdependency between the special qualities of the landscape and the marine and coastal environment, including the internationally and nationally important nature conservation sites and associated ecosystems, geology, species and habitats; and d. The need to sustain and, where appropriate, enhance: <ol style="list-style-type: none"> i. The significance of heritage assets, including any contribution made by their setting; ii. A sense of remoteness, wildness and open views and dark skies; iii. The natural functioning of the coastline; and iv. A clear distinction between settlements and open countryside. 3. As far as possible, it will be recognised that the AONB is a living, working area by allowing small scale development where it does not impact on the AONB's special qualities including those in criteria (2) a. to d. above. In particular, in

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			<p>assessing development proposals, consideration will be given to the extent to which the development:</p> <ol style="list-style-type: none"> Adds to the availability of permanently occupied and affordable housing to meet local needs; and Supports the growth and diversification of the rural economy through the expansion of existing businesses and the development of new businesses <u>businesses</u>; and <u>Supports the tourism aims set out in part 1 of Policy ECN 15, within the constraints set out in part 2 of that Policy.</u> <ol style="list-style-type: none"> The conversion of redundant farm buildings to appropriate uses will be supported, but the scale and form of the farm steading will be protected and new built development will not normally be supported. <u>In accordance with national planning policy, M</u>major development will not be supported except in exceptional circumstances and where it can be demonstrated to be in the public interest; and that there is no alternative location which could absorb the development without a significant adverse impact on the AONB. <u>Where new building or engineering works are proposed, the Council will require the submission of detailed plans and will not grant outline planning permission, unless they contain sufficient supporting information by which the impact of the proposed development on the special qualities of the AONB can be judged.</u> Where the nature or location of a development proposal necessitates detailed consideration of its impact on the special qualities of the AONB, a full planning application will be required.
	Page 202	Policy ENV 6	<p>Amend policy to read:</p> <p>Policy ENV 6 North Pennines Area of Outstanding Natural Beauty</p> <ol style="list-style-type: none"> The special qualities of the North Pennines Area of Outstanding Natural Beauty will be conserved and enhanced,

			<p>having regard to the current AONB Management Plan and locally specific guidance.</p> <p>2. In-When assessing development proposals <u>affecting in-and-around</u> the AONB particular considerations will include:</p> <ul style="list-style-type: none"> a. The openness of the landscape and its sensitivity to development; b. Inter-visibility between the AONB and areas to its north and east; c. Interdependency between the landscape quality and the natural functioning of the environment taking into account internationally and nationally important nature conservation sites and associated species and habitats, and the geodiversity; d. The need to sustain and enhance the significance of heritage assets, including any contribution made by their setting; and e. A sense of remoteness, wildness, tranquillity and dark skies. <p>3. Small scale development will be supported where it does not impact on the AONB's special qualities, including those in criteria 2 a₁ to e₁ above. In particular, in assessing development proposals, consideration will be given to the extent to which the development:</p> <ul style="list-style-type: none"> a. Adds to the availability of permanently occupied and affordable housing to meet local needs; b. Supports the growth and diversification of the rural economy through the expansion of existing businesses and the development of new businesses; c. <u>Supports the tourism aims set out in part 1 of Policy ECN 15, within the constraints set out in part 2 of that Policy;</u> d. Reuses Reuses redundant buildings that contribute to the character of the area; and e. Applies Applies the most up to date design guidance, recognising that a variety of materials, including timber, have their place in the local vernacular and could contribute to lower cost, more energy efficient buildings. <p>4. <u>In accordance with national planning policy, M</u>major development will not be supported except in exceptional circumstances and where it can be demonstrated to be in the public interest; and that there is no alternative location which could absorb the development without a significant adverse impact on the AONB.</p> <p>5. <u>Where new building or engineering works are proposed, the Council will require the submission of detailed plans and will not grant outline planning permission, unless they contain</u></p>
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			<p><u>sufficient supporting information by which the impact of the proposed development on the special qualities of the AONB can be judged.</u> Where the nature or location of a development proposal necessitates detailed consideration of its impact on the special qualities of the AONB, a full planning application will be required.</p> <p>6. Development proposals should avoid any urbanising effects on the qualities of remoteness and tranquillity that characterise the North Pennines AONB, by avoiding bright lighting or noise-generating uses, unless there are other strong planning reasons to do so and it can be demonstrated that all possible measures have been taken to minimise these effects.</p> <p>7. Stone tracks across moorland, for non-agricultural purposes, will not be approved on deep peat areas that are or have the potential to be blanket bog. New or upgraded tracks elsewhere involving moorland may be supported if:</p> <ul style="list-style-type: none"> a. it will result in net biodiversity or landscape gain; and b. there is no alternative existing track or potential route that is less harmful or visually intrusive; and c. the least environmentally damaging construction methods are used; and d. maximum potential recreational benefits are accrued.
MM68	Page 204	Paragraph 10.45	<p>Amend paragraph to read:</p> <p>Northumberland's physical and cultural heritage is manifest in well-preserved historic towns, buildings, archaeological sites, battlefields, designed and historic landscapes, many of international importance. Designated assets include the Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site, Registered Parks and Gardens, Registered Battlefields, Scheduled Monuments, Conservation Areas and Listed Buildings. All recorded heritage assets are included on the Historic Environment Record, which is supplemented by a range of local studies and resources, including those locally important non-designated heritage assets. Some locally important assets have been identified through local lists. The County is also rich in undesignated archaeological sites. It is not always possible to understand the significance of heritage assets, particularly archaeological sites, without further investigation. <u>Where potential heritage assets have not been included on a local list, they will be assessed according to the criteria set out for local</u></p>

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			listing in Historic England's Guidance Note 'Local Heritage Listing: Historic England Advice Note 7', or subsequent national guidance.
	Page 204	Paragraph 10.45a	<p>Add new paragraph to read:</p> <p><u>In order to assess the significance of a non-designated asset, in the vast majority of cases, information will be readily available via the Historic Environment Record (the HER). This will allow a judgement to be made of the effect of the development on that significance. Where further information is required to assess the extent or significance of an asset, or the impact of a proposal on it, this will be required through further assessment, as set out in parts 2 and 3 of Policy ENV 7. Occasionally, a new, undesignated asset - usually archaeological - will be found in the course of investigating a site or preparing it for development. In these cases, a new assessment of significance will be needed and, in some cases, may be assigned a significance equivalent to that of a scheduled monument. However, this would only occur on the relatively rare occasions where the discovery is entirely new or when a known site is evaluated and is then found to have that level of significance.</u></p>
	Page 205	Policy ENV 7	<p>Amend policy to read:</p> <p>Policy ENV 7 Historic environment and heritage assets</p> <ol style="list-style-type: none"> 1. Development proposals will be assessed and decisions made that ensure the conservation and enhancement of the significance, quality and integrity of Northumberland's heritage assets and their settings. 2. Decisions affecting a heritage asset will be based on a sound understanding of the significance of that asset and the impact of any proposal upon that significance, involving: <u>Applicants will be required to provide a heritage statement; describing the significance of the asset and any contribution made to this significance by its setting. The level of detail should be proportionate to the asset's importance, but should make use of the Historic Environment Record, the Historic Landscape Characterisation Study, any relevant character appraisals or design guides, and/or other relevant records.</u> <ol style="list-style-type: none"> a. Use of the Historic Environment Record, the Historic Landscape Characterisation Study, any relevant character appraisals or design guides, and/or other relevant records to help inform decision making;

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			<p>b. A requirement for applicants to provide a heritage statement; describing the significance of the asset and any contribution made to this significance by its setting, and assessing the impact of the proposal on this significance.</p> <p>3. Development proposals, which will affect a site of archaeological interest, or a site which has the potential to be of archaeological interest, will require an appropriate desk-based assessment and, where necessary, a field evaluation.</p> <p>4. Development proposals that would result in substantial harm to or total loss of the significance of designated heritage assets will not be supported <u>unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that would outweigh that harm or loss, A less than substantial public benefit could only justify such harm or loss if or</u> all of the following <u>apply:</u> are met</p> <p>a. The nature of the heritage asset would prevent all reasonable uses of the site; and</p> <p>b. No viable use of the asset itself could be found in the medium term through appropriate marketing that would enable its conservation; and</p> <p>c. Conservation by grant-funding or some form of <u>not for profit</u>, charitable or public ownership would demonstrably not be possible; and</p> <p>d. The harm or loss is outweighed by the benefit of bringing the site back into use.</p> <p>5. Where development proposals would cause less than substantial harm to the significance of <u>a</u> designated heritage asset, this will be weighed against the public benefits of the proposal, including securing the optimum use that is viable and justifiable.</p> <p>6. Development proposals that affect <u>the significance of</u> non-designated heritage assets shall require a balanced judgement, taking into account the scale of any harm or loss and the significance of the heritage asset. Where, in <u>In</u> the case of a non-designated heritage asset of archaeological interest, the significance <u>of which is demonstrably equivalent</u> to that of a scheduled monument, the policy approach for designated heritage assets will be applied <u>if it:</u></p>

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			<p>a. <u>Has not formally been assessed for designation; or</u></p> <p>b. <u>Has been assessed as capable of designation, but not designated by the relevant Government agency; or</u></p> <p>c. <u>Is not capable of designation under the Ancient Monuments and Archaeological Areas Act because of its physical nature.</u></p> <p>7. If, following the above assessment, a decision is made that will result in the loss of all or any part of a heritage asset, or a reduction in its significance, developers will be required to record and advance understanding of <u>the significance of the asset, (wholly or in part) in a manner proportionate to its importance and the impact,</u> through appropriate compensatory measures. The results of such measures should be made publicly accessible through appropriate archiving and publication. The ability to create full records in this way should not, in itself, be a factor in deciding whether such loss should be supported.</p> <p>8. Development proposals that affect heritage assets at risk (national or local) should demonstrate how they will be brought into repair, or appropriately conserved, and the decline halted (and preferably reversed) in a timely manner. Where the asset at risk is a vacant building of permanent and substantial construction (i.e. not a ruin that should remain so), the proposal should secure its reuse in a manner consistent with its conservation.</p> <p>9. Decisions affecting historic places and sites should take account of the individual and cumulative effect on <u>the wider historic environment including from small scale changes which may gradually erode the historic character and/or the settings of key assets,</u> the visitor economy, the vitality of the area and the quality of place.</p> <p>10. <u>In cases where development is proposed that will conflict with planning policies, but which would act as enabling development to secure the future conservation of a heritage asset, permission may be granted if these considerations will be given to whether the benefits outweigh the disbenefits of departing from the policies concerned.</u></p>

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MM69	Page 206	Paragraph 10.48	<p>Amend paragraph to read:</p> <p><u>The NPPF regards World Heritage Sites as being of the highest significance and that substantial harm or loss to that significance should be wholly exceptional.</u> The NPPF regards World Heritage Sites in the same way as all important designated heritage assets when proposals may cause substantial harm or loss to their significance.</p>
MM70	Page 207	Policy ENV 9	<p>Amend policy to read:</p> <p>Policy ENV 9 Conservation Areas</p> <ol style="list-style-type: none"> 1. Within a conservation area, or where its setting may be affected:

			<p>a. <u>It will be ensured that development enhances and reinforces the local distinctiveness of the conservation area, while, wherever possible, better revealing its significance</u> Opportunities will be sought to, and development will be encouraged that will, help preserve or enhance the character or appearance and/or reinforce its local distinctiveness and/or better reveal its significance;</p> <p>b. Development that would lead to substantial harm to (or total loss of significance of) any aspect of a Conservation Area that contributes to the reasons that it was so designated, will not be supported unless the circumstances set out in Policy ENV 7(4) apply; if the harm is less than substantial, this will be weighed against any public benefit and any compensatory contribution that the same development may make to part 1(a) above, <u>applying policy ENV 7(5);</u></p> <p>c. Development must respect existing architectural and historic character and cultural associations, by having regard to:</p> <ul style="list-style-type: none"> i. Historic plot boundaries, layouts, densities and patterns of development; and ii. The design, positioning, grouping, form, massing, scale, features, detailing and the use of materials in existing buildings and structures; and iii. The contribution made by the public realm, private spaces and other open areas, including hard and soft landscape features, trees, hedges, walls, fences, watercourses and surfacing. <p>2. Development on public and private open spaces that are integral to the special character of a conservation area or form part of its setting, <u>will be assessed in accordance with part 1b of this policy</u> not be supported if there would be substantial harm or total loss of significance, applying part 1(b) above and, where the harm would be less than substantial, the development should retain the openness and create a significant public benefit relating to the optimum viable use of the open space. Such spaces include those which:</p> <ul style="list-style-type: none"> a. Contribute to the area's special historic interest; b. Are important spatially and visually to the landscape or townscape qualities of the conservation area; c. Provide views or vistas into, out of or within the conservation area. <p>3. Development involving the demolition of buildings or structures in a conservation area will be granted consent if they do not make a positive contribution to the conservation area's special interest. Where they do make such a contribution:</p>
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			<ul style="list-style-type: none"> a. It must be demonstrated that the structural condition of the building or structure is beyond reasonable economic repair; and b. There should be approved detailed plans for the redevelopment of the site and a contract should have been entered into for the implementation of that redevelopment. <p>4. <u>In order to determine the effect of proposed building and engineering works in Conservation Areas, the Council will require the submission of detailed plans and will not grant outline planning permission, unless they contain sufficient supporting information by which the impact of the proposed development on the character and appearance of the Conservation Area can be judged.</u> Where the nature, scale or form of a development, or its position within the conservation area, necessitates detailed consideration of the significance of and impact on the special character or appearance of the conservation area, or on individual heritage assets within it, a full planning application will be required.</p>

Chapter 11: Water Environment

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MM71	Page 215	Policy WAT 1	<p>Amend policy to read:</p> <p>Policy WAT 1 Water quality</p> <ol style="list-style-type: none"> 1. In assessing development proposals, the Council will seek to ensure that all water bodies achieve 'good status' by 2021 in terms of their ecological balance and other relevant factors, preventing any deterioration in that status. This will be achieved in line with the Water Framework Directive and/or the Bathing Water Directive, having regard to local river basin management plans and the findings of the Northumberland Water Cycle Study, applying the ecosystem approach, through: <ol style="list-style-type: none"> a. Supporting development and/or landscape measures that maintain, or may result in enhanced water quality, including bathing water; b. Ensuring <u>where possible</u> that any development where impact on a water environment is a possibility, will bring about an improvement to <u>the water</u> that environment; c. Not supporting development if it would have an adverse impact on water quality in surface water bodies or it could disrupt the ground water movement or affect its chemical balance, including any wider impacts, taking full account, where appropriate, of the presence of minewater; d. Avoiding any reduction in the 'high status' of certain surface water bodies in the County, giving very close scrutiny to any development that may affect them; and e. Assessing the effects of development on designated Bathing Waters.

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM72	Page 219	Policy WAT 2	<p>Amend policy to read:</p> <p>Policy WAT 2 Water supply and sewerage</p> <ol style="list-style-type: none"> 1. The satisfactory provision of adequate water supply and sewerage infrastructure will be maintained or secured, having regard to the findings of the Northumberland Water Cycle Study, as follows: <ol style="list-style-type: none"> a. <u>Making the best use of existing infrastructure while ensuring that new or upgraded infrastructure is provided where and when needed, taking into account phasing plans if necessary.</u> Minimising the need for new infrastructure by directing development: <ol style="list-style-type: none"> i. In terms of the supply of water: <ul style="list-style-type: none"> • To areas where an adequate supply can be guaranteed; • Within the Berwick and Fowberry Water Resource Zones, ensuring the adequate protection of existing abstraction sources; and • Obtaining an assurance from the water provider that a supply is available to support the development before the proposal is agreed; ii. In terms of the sewerage network and treatment works, primarily to areas where the necessary capacity already exists <u>or is capable of being upgraded</u>, and only then to areas where the required capacity is planned, having regard to: <ul style="list-style-type: none"> • The infrastructure providers' Water Resource <u>Drainage and Wastewater</u> Management and Strategic Business Plans; and • The findings of the Northumberland Water Cycle Study. b. Ensuring that, where new water related infrastructure is needed to serve development: i. That the provision of the infrastructure and the development are aligned, including any appropriate phasing; ii. That the infrastructure provision does not have a harmful impact on existing ecosystems, sites of international, European, national or local importance for biodiversity, the natural or built environment, archaeology, or the amenity of local residents;

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<ul style="list-style-type: none"> c. Ensuring that new or improved water and sewage treatment facilities, including fluvial and coastal outfalls, contribute towards improvement in water quality and demonstrate no significant adverse impact upon the natural environment, including the coastal and marine environment; d. Where new or upgraded water related infrastructure is required to meet urgent or essential operational needs, granting permission except where any adverse impact outweighs the need; and e. Retaining an appropriate buffer between development and sewage treatment works, sufficient to allow for operational needs, including any planned expansion of the works, and in order to avoid any odour or noise issues for sensitive neighbouring uses. <p>2. Non-mains drainage systems, such as package treatment plants should only be employed where the development is sufficiently remote from sewered areas. In such locations, septic tanks should only be employed, in very exceptional circumstances, where on-site treatment is totally unfeasible. Where non-mains drainage systems meet these criteria and are the only solution, careful consideration of their precise siting and design will be required to ensure that there is no adverse impact upon groundwater, water quality or existing ecosystems.</p> <p>3. The construction of infrastructure must be to the British Standard <u>BS EN 12566</u> BS 6297:1983, or any future issues of that standard.</p>
	Page 221	Paragraph 11.26	<p>Amend paragraph to read:</p> <p>Fluvial and tidal flood risk maps have existed for many years, and <u>While these assist</u> allow accurate planning of where different types of buildings should or should not be sited according to their vulnerability, not all potential sources can be identified in this way.</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM73			<u>Therefore, it is important that possible flood risk from all sources are identified and taken into account in the design of development.</u>
	Page 223	Policy WAT 3	<p>Amend policy to read:</p> <p>Policy WAT 3 Flooding</p> <ol style="list-style-type: none"> 1. In assessing development proposals the potential for both on and off-site flood risk from all potential sources will be measured, taking into account the policy approach contained within: the relevant Catchment Flood Management Plan; the Northumberland Local Flood Risk Management Strategy; the Northumberland Outline Water Cycle Study; and the findings of Drainage Area Studies. 2. Development proposals will be required to demonstrate how they will minimise flood risk to people, property and infrastructure from all potential sources by: <ol style="list-style-type: none"> a. Avoiding inappropriate development in areas at risk of flooding and directing the development away from areas at highest risk. <u>Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere. applying the Sequential Test and if necessary the Exceptions Test, in accordance with national policy and the Northumberland Strategic Flood Risk Assessment. Site Specific Flood Risk Assessments will be required in accordance with national policy and guidance; The Sequential Test and, if necessary, the Exceptions Test, will be applied (subject to minor development and change of use exemptions) in accordance with national policy and the Northumberland Strategic Flood Risk</u>

			<p><u>Assessment. Site Specific Flood Risk Assessments will be required for:</u></p> <ol style="list-style-type: none"> i. <u>all development in Flood Zones 2 and 3; and</u> ii. <u>in Flood Zone 1, for all proposals involving:</u> <ul style="list-style-type: none"> • <u>sites of 1 hectare or more;</u> • <u>land which has been identified by the Environment Agency as having critical drainage problems;</u> • <u>land identified in a strategic flood risk assessment as being at increased flood risk in future; or</u> • <u>land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.</u> <p>b. Ensuring that the development will be safe over its lifetime, taking account of climate change, will not increase flood risk elsewhere and, where possible, reduce flood risk overall; For developments where (2a) above applies, it will be ensured that:</p> <ol style="list-style-type: none"> i. <u>The impact of the development proposal on existing sewerage infrastructure and flood risk management infrastructure is assessed, including whether there is a need to reinforce such infrastructure or provide new infrastructure in consultation with the relevant water authority;</u> ii. <u>The development takes into account climate change and the vulnerability of its users;</u> iii. <u>The site is configured so that the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;</u> iv. <u>The development is made resistant and resilient, in terms of its layout, mix and/or building design, in accordance with national policy and the findings and recommendations of the Northumberland Strategic Flood Risk Assessment;</u> v. <u>Sustainable drainage systems are incorporated as appropriate, in accordance with Policy WAT 4;</u> vi. <u>Any residual flood risk can be safely managed; and</u> vii. <u>Safe access and escape routes are incorporated, where appropriate, as part of an agreed emergency plan.</u> <p>c. Assessing the impact of the development proposal on existing sewerage infrastructure and flood risk management infrastructure, including whether there is a need to reinforce such infrastructure or provide new infrastructure in consultation with the relevant water authority;</p> <p>d. Ensuring that development proposals in areas at risk from flooding are made resistant and resilient, in terms of their layout, mix and/or building design, in accordance with national policy and the findings and recommendations of the Northumberland Strategic Flood Risk Assessment;</p>
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			<p>c. e. Pursuing the full separation of foul and surface water flows as follows:</p> <ol style="list-style-type: none"> i. A requirement that all development provides such separation within the development; and ii. Where combined sewers remain, the Council will work with statutory sewerage providers to progress the separation of surface water from foul; <p>d. f. Ensuring that built development proposals, including new roads, separate, minimise and control surface water run-off, with using <u>using</u> Sustainable Drainage Systems being the preferred approach, modified as necessary where minewater is present; in relation to this:</p> <ol style="list-style-type: none"> i. Surface water should be managed at source wherever possible, so that there is no net increase in surface water run-off for the lifetime of the development; ii. Surface water should be disposed of in accordance with the following hierarchy for surface water run-off: <ul style="list-style-type: none"> • To a soakaway system, unless it can be demonstrated that this is not feasible due to poor infiltration with the underlying ground conditions <u>and/or high groundwater levels</u>; • To a watercourse, unless there is no alternative or suitable receiving watercourse available; • To a surface water sewer; • As a last resort, once all other methods have been explored, disposal to combined sewers; iii. Where greenfield sites are to be developed, the surface water run-off rates should not exceed, and where possible should reduce, the existing run-off rates; iv. Where previously developed sites are to be developed the: <ul style="list-style-type: none"> • The peak surface run-off rate from the development to any drain, sewer or surface water body for any given rainfall event should be as close as reasonably practicable to the greenfield run-off rate for the same event, so long as this does not exceed the previous rate of discharge on the site for that same event; or • Where it is demonstrated that the greenfield run-off rate cannot be achieved, then surface run-off rate should be reduced <u>wherever possible</u> by a minimum of 50% of the existing site run-off rate; <p>e. g. Full consideration should be given to solutions within the wider catchment area, including blue-green infrastructure based solutions and those providing ecosystem services, with wider solutions especially applied if local solutions could be harmful to biodiversity, landscape or built heritage;</p> <p>3. In relation to flood alleviation schemes:</p>
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Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>a. The early implementation of approved schemes will be supported through development decisions;</p> <p>b. Any proposal for additional schemes should demonstrate that they represent the most sustainable solution and that their social, economic and environmental benefits outweigh any adverse environmental impacts caused by new structure(s), including increasing the risk of flooding elsewhere.</p> <p>4. Any works relating to the above, which impact on natural water systems, should consider the wider ecological implications, applying the ecosystem approach, and link into green infrastructure initiatives wherever practicable.</p>
MM74	Page 225	Paragraph 11.39	<p>Amend paragraph to read:</p> <p>National planning policy requires that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. Due to increased pressure on the sewerage system, including greater numbers of connected properties and increased level and intensity of winter precipitation, Sustainable Drainage Systems (SuDS) <u>should always be used</u> are generally the preferred approach to addressing surface water drainage within developments, <u>unless there is clear evidence that this would be inappropriate.</u></p>
	Page 225	Paragraphs 11.41 and 11.42	<p>Amend and amalgamate these paragraphs to read:</p> <p>The Government expects local planning policies and decisions on major developments (10 dwellings or more or equivalent non-residential or mixed development) to put sustainable drainage systems in place, unless demonstrated to be inappropriate. SuDS which would only be inappropriate in a minority of locations—e.g. where the soils or rocks are impervious or where minewater is present.</p> <p>11.42 With regard to housing, given that many housing development sites in Northumberland are for less than 10 dwellings, efforts will be made to secure appropriate SuDS on smaller sites as well. <u>developments of this size cumulatively contribute to flood risk across the local and wider vicinity. As such, it is imperative to ensure SuDS are included within these smaller sites, unless clearly demonstrated to be inappropriate.</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
	Page 225	Paragraph 11.43	<p>Amend paragraph to read:</p> <p>Different situations will call for different types of SuDS, according to their effectiveness and efficiency and taking into account what is reasonable and practicable. In terms of design, construction and maintenance costs, SuDS that provide surface features such as swales and ponds can be comparable in cost (including those associated with the additional land take) with the cost of conventional, piped sewerage systems, while delivering additional environmental and social 'multi-user' benefits. <u>Such benefits are over and above those typically associated with SuDS. There can, for example be net positive impacts on air quality, carbon reduction, recreation, education and other elements of community health and wellbeing. As mentioned in relation to general flood prevention measures, SuDS measures can combine with green infrastructure (as 'blue-green infrastructure') to make a meaningful contribution to climate change adaptation. The use of SuDS, which incorporate multi-user will be encouraged.</u></p>
	Page 226	Paragraph 11.44	<p>Amend paragraph to read:</p> <p>SuDS should be embedded as early as possible in the design process to benefit from cost efficiencies, to maximise and integrate social and environmental benefits and to ensure maintenance and operation requirements are economically proportionate. In addition to managing surface water run-off volumes, in designing SuDS, <u>it is important that surface water leaving the development does not detrimentally affect the water quality of any receiving water body or sewer. All schemes should ensure an appropriate level of treatment before leaving the development. Where possible,</u> consideration should be given to improving water quality for example by filtering out harmful pollutants from road surfaces.</p>
	Page 226	Paragraph 11.45	<p>Amend paragraph to read:</p> <p>Occasionally particular types of SuDS will not be appropriate (e.g. because they will bring more birds close to airport runways or otherwise cause a hazard, ground conditions are unstable, there is <u>(or could in the future be)</u> minewater present, or the development is on a steep slope). However, with regard to major development the onus is on the applicant to provide evidence if their view is that SuDS are inappropriate.</p>
	Page 228	Paragraph 11.52	<p>Amend paragraph to read:</p> <p>The policy below sets criteria on coastal erosion and Coastal Change Management Areas (CCMAs), setting out the type of development which would not be appropriate within them, the circumstances in which development may be permissible and the</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM75			<p>circumstances where a Vulnerability Assessment will be required. The <u>zone within which the CCMA's policy criteria will be applied, as shown on the Policies Map, is</u> are defined as the area between the shoreline and the <u>worst case erosion estimate for the 100 year horizon informed by the shoreline management plan,</u> predicted erosion line plus a 30 metre buffer.</p>
	Page 229	Policy WAT 5	<p>Amend policy to read:</p> <p>Policy WAT 5 Coastal erosion and coastal change management</p> <ol style="list-style-type: none"> 1. Areas vulnerable to coastal change will be managed in accordance with the principles and approach set out in the Shoreline Management Plan (SMP2), while giving full weight to the level of importance of the coast's ecological and heritage value. 2. Development proposals in these areas in particular will be required to: <ol style="list-style-type: none"> a. Demonstrate that the need for a coastal location overrides the risk of coastal change and provides wider benefits, such as substantial, sustainable environmental, economic and social benefits; b. Provide an Erosion Vulnerability Assessment which demonstrates that the development is safe over its planned lifetime and will not have an unacceptable impact on coastal change processes elsewhere. The assessment should be appropriate to the degree of risk and the location, scale and nature of the development; c. Demonstrate that there will not be any harm or loss to the significance of ecological and/or heritage assets and/or designations, including the Northumberland coastal footpath; and d. Provide an assessment of the impact of the development on existing coastal defence infrastructure, including whether new infrastructure would be required as a result of the development proposal.

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>3. Proposals for new or replacement coastal defence schemes will be supported where it can be demonstrated that:</p> <ul style="list-style-type: none"> a. The works are consistent with the relevant management approach for the area, set out in the Shoreline Management Plan (SMP2); and b. There will be no significant adverse impacts on the coastal environment including ecological landscape and heritage assets and designations; and c. Where required, a programme of mitigation can be agreed. <p>4. Within the Coastal Change Management Area (CCMA), as shown on the Policies Map, development will only be supported, where:</p> <ul style="list-style-type: none"> a. It can be demonstrated that it would not result in adverse changes to the coast taking account of any impacts on landform, land stability, the ecology or biodiversity; and b. It can be demonstrated that it would need to be located within the zone, as opposed to further inland, by virtue of being concerned with a coastal activity that has a direct environmental, community or economic benefit; and c. Except in exceptional circumstances, any structures are small scale, of a temporary form of construction, granted for a temporary period, and designed to minimise any risk of future erosion effects, and d. It will not increase coastal erosion as a result of changes in surface water run-off; and d. <u>In exceptional circumstances, where it is necessary to reduce a potentially unacceptable level of future risk to people and the development, structures may be required to be small scale , and/or of a temporary form of construction, and/or granted for a temporary period.</u> e. If, applying the above criteria, the Coast Protection Authority identifies that there could be a risk of adverse effects, including inland of the CCMA, then an erosion vulnerability assessment will be required as part of the application.

Chapter 12: Pollution and Land Quality

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
MM76	Page 231	Paragraph 12.6	<p>Amend paragraph to read:</p> <p>The Local Plan has an important role with respect to minimising the risks and effects of land instability and contamination issues by:</p> <ul style="list-style-type: none"> Ensuring that various types of development are not allowed in locations affected by land instability or contamination without the appropriate precautions, <u>which includes ensuring that the location and internal layout of development proposals avoid unacceptable risks from land instability and contamination</u>; and Providing opportunities to address and reduce land instability and contamination where remediation can form part of the overall development proposal.
	Page 232	Paragraph 12.7	<p>Amend paragraph to read:</p> <p>When dealing with land that may be affected by contamination, the planning system works alongside a number of other regulatory regimes, and judgements relating to contaminated land will normally be made by officers in the Council's Public Protection team. Responsibility lies with the developer to ensure that land contamination is appropriately addressed, that necessary remediation takes place and that the site is cleaned up to a level appropriate for the proposed end use. It is important that new development recognises any problems and takes a positive approach to addressing them in a manner that will allow the development to take place safely. <u>New development with a sensitive end use (such as new dwellings, allotments, schools, nurseries, playgrounds, hospitals and care homes) will require a preliminary land contamination risk assessment in support of a planning application. This will determine whether further site investigations are required. Where significant contamination is known or is likely to be present, it may be necessary to carry out some site investigations before the submission of an application, as the presence of this contamination may limit the allowable land uses and may also affect the viability of the development.</u></p>
	Page 232	Paragraph 12.8	<p>Amend paragraph to read:</p> <p><u>A land stability assessment should be provided in support of proposals where land stability issues are known or suspected and pose a risk to new development. Potential land stability issues can be associated with slopes, cliffs, quarries, artificial ground or some</u></p>

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<p><u>natural geological features. In Northumberland there are specific issues arising from historic underground coal mining. The Coal Authority have identified 'Coal Mining High Risk Areas' where past coal mining activities mean there is have lead to a higher likelihood of land instability issues. In these areas, for most types of development, applicants will be required to submit a Coal Mining Risk Assessment in support of their application. The Coal Mining Risk Assessment should identify the site specific coal mining risks, the risks these pose to new development, the mitigation measures required and how coal mining issues have influenced the proposed development scheme. In the 'Low Risk Areas' there is no requirement to provide a Coal Mining Risk Assessment but the relevant standing advice from The Coal Authority will be applicable.</u></p>
MM77	Page 232	Policy POL 1	<p>Amend policy to read:</p> <p>Policy POL 1 Unstable and contaminated land</p> <ol style="list-style-type: none"> 1. Development proposals will be supported where it can be demonstrated that unacceptable risks from land instability and contamination will be prevented by ensuring the development is appropriately located and that measures can be taken to effectively mitigate the impacts. 2. Planning applications for proposals on land that is potentially unstable or contaminated shall be accompanied by an assessment showing: <ol style="list-style-type: none"> a. The nature and extent of contamination or instability issues and the possible effects this may have on the development and its future users, biodiversity and the natural and built environment; and b. The remedial measures needed to allow the development to go ahead safely giving consideration to the potential end users, including, as appropriate: <ol style="list-style-type: none"> i. Removing the contamination; ii. Treating the contamination; iii. Protecting and/or separating the development from the effects of contamination; and iv. Addressing land instability; and c. That the benefits of any proposed remediation measures are not outweighed by any harm to the natural, built and historic environment caused by the remediation works themselves.

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<p>3. Where remedial measures are needed to allow the development to go ahead safely, these will be required as a condition of planning permission.</p> <p>4. Support will be given to development proposals that allow for the beneficial remediation of contamination or unstable land.</p>
MM78	Page 233	Paragraph 12.13a	<p>Add a new paragraph to read:</p> <p><u>Examples of the circumstances where air quality assessments may be required to support a planning application relate to proposals involving significant vehicle movements, industrial processes where there are direct emissions to the air, new minerals sites or extensions to existing sites, significant changes to highways infrastructure, development in excess of 100 dwellings and development involving more than 10,000 square metres of floor space. The air quality assessment should show the likely changes in air quality or exposure to air pollutants as a result of a proposed development. It should assess the existing air quality in the study area, predict the future air quality without the development in place, and predict the future air quality with the development in place.</u></p>
	Page 234	Paragraph 12.14a	<p>Add new paragraph to read:</p> <p><u>A noise assessment will be required to support proposals that raise issues of disturbance, or are considered to be noise sensitive developments. They should outline the potential sources of noise generation, how these may have a negative effect on local amenity and environmental receptors, and detail what mitigation is intended to overcome these issues. Examples of proposals where a noise impact assessment will may be required are new residential development adjacent to classified roads, adjacent to railway lines, the airport, or existing industrial uses; new residential development near to licensed premises and cultural venues; new industrial development close to existing residential development; minerals and waste development; development related to energy generation; and development involving changes of use to eating or drinking establishments, entertainment facilities, community facilities, and indoor and outdoor sports and leisure facilities.</u></p>
	Page 234	Paragraph 12.16a	<p>Add a new paragraph to read:</p>

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<p>The circumstances where a lighting assessment may be required as part of a development proposal will often depend upon the scale of the proposal and the sensitivity of the surrounding area, including whether the site is located within a Dark Skies area. Proposals involving external lighting located in the countryside, within or adjacent to conservation areas, or affecting a listed building will normally need to be accompanied by a lighting assessment. A lighting assessment may also be required when there may be an adverse effect on biodiversity or which are in close proximity to residential dwellings that could result in an adverse effect on amenity. All proposals involving major floodlighting schemes should <u>must</u> be accompanied by a lighting assessment.</p>
MM79	Page 235	Policy POL 3	<p>Amend policy to read:</p> <p>Policy POL 3 Agricultural land quality Best and most versatile agricultural land</p> <ol style="list-style-type: none"> 1. <u>Regard will be had to the wider economic and other benefits of the best and most versatile agricultural land when considering any irreversible loss in accordance with national policy. Where significant development of such land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of higher quality. Development of best and most versatile agricultural land will not be supported unless it can be demonstrated that:</u> <ol style="list-style-type: none"> a. There are no suitable alternative sites on previously developed or lower quality land; and b. The need for the development clearly outweighs the need to protect such land in the long term; or c. In the case of temporary/potentially reversible development (for example, minerals), that the land would be reinstated to its pre-working quality. 2. <u>Temporary or reversible development on best and most versatile agricultural land will be supported where the land would be reinstated to its pre-development quality.</u>

Chapter 13: Managing Natural Resources

Ref.	Page	Policy / Paragraph / Figure	Main Modification
M80	Page 238	Policy MIN 1	<p>Amend policy to read:</p> <p>Policy MIN 1 Environmental criteria for assessing minerals proposals (Strategic Policy)</p> <ol style="list-style-type: none"> 1. Proposals for mineral extraction will be supported where the applicant can demonstrate that any adverse effects on local communities and the environment are acceptable. 2. In considering applications, appropriate weight will be given to potential effects on: <ol style="list-style-type: none"> a. Local amenity – applicants will be required to demonstrate that there is appropriate separation between the site and dwellings and other sensitive uses, to prevent unacceptable levels of noise, dust, vibration, air pollution and harmful visual impact; b. Landscape character and sensitivity – applicants will be required to demonstrate that the proposal can be effectively and appropriately integrated with its surroundings and the character of the landscape, particularly as a result of changes to landform and topography both during and after extraction; c. The conservation and enhancement of nature conservation and geological sites, including internationally, nationally and locally designated sites, priority habitats and protected and priority species – applicants will be required to demonstrate that their proposal will deliver a net gain for biodiversity where possible through the creation of priority habitats and by contributing to the creation of a coherent and resilient ecological network and that there will be no unacceptable adverse effects on national or international nature conservation designations or irreplaceable habitats; d. The North Pennines Area of Outstanding Natural Beauty, the Northumberland Coast Area of Outstanding Natural Beauty, the adjoining Northumberland National Park and their settings – applicants will be required to demonstrate that the proposals do not have unacceptable adverse effects on the special qualities and the statutory purposes of these designations; e. Cultural heritage, including known and unknown archaeological features, designated and undesignated heritage assets and their settings – applicants should <u>will be required to demonstrate that the proposals will not result in unacceptable harm to heritage assets;</u>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<ul style="list-style-type: none"> f. Soils and agricultural land quality – applicants should <u>will be required to demonstrate</u> that the soil resource is managed in a sustainable way and where proposals affect best and most versatile agricultural land applicants should demonstrate there is no suitable alternative of lower quality agricultural land that provides the same benefits in terms of other environmental considerations, the land could be restored to its previous agricultural land quality or there is an overriding need for the development; g. The capacity and suitability of the transport network, including numbers of movements, site access arrangements, and impacts on non-motorised users – The transport of minerals using rail and water is encouraged and where road transport is proposed applicants should <u>will be required to demonstrate</u> that transport by rail or water is not practicable or feasible; h. The use of public rights of way – where disruption to a public right of way is unavoidable applicants will be required to demonstrate how the proposals make provision for the diversion of routes or for the creation of an alternative route during both minerals extraction and restoration that are convenient and safe and, wherever possible, take opportunities to enhance public rights of way; i. Flood risk – applicants should <u>will be required to demonstrate</u> that the proposals do not have an unacceptable adverse impact on flood flows or storage capacity and do not increase the risk of flooding at other locations; j. Ground and surface water quality, flow and water abstraction – applicants should <u>will be required to consider</u> the potential for the proposal to affect the flow, quality and quantity of ground and surface water supplies and include measures to prevent water pollution; k. Light pollution – applicants should <u>will be required to demonstrate</u> the proposals incorporate measures to control light pollution; l. Land stability – applicants should demonstrate that the operation and restoration of the site does not create land instability and the quarry slopes and storage mounds are designed so as not to create instability, and m. Aviation safety – where proposals are within aerodrome safeguarding zones, applicants should <u>will be required to demonstrate</u> that the proposals do not

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>give rise to new or increased hazards to aviation; and</p> <p>n. Climate change – applicants should <u>will be required to demonstrate how the proposal impacts on climate change and targets to reduce greenhouse gas emissions</u> and, where appropriate, proposed mitigation and adaptation measures.</p> <p>3. The criteria listed above should be considered both individually and cumulatively. In assessing cumulative impact, particular regard will be had to:</p> <p>a. The combination of effects from an individual site;</p> <p>b. The combination of effects from one or more sites in a locality; and</p> <p>c. The effects over an extended period of time either from an individual site or a number of sites in a locality, whilst recognising that mineral resources can only be extracted where they occur, the benefits from extending existing sites rather than opening up new areas to working and the desirability of comprehensively working resources in an area to avoid sterilisation.</p>
MM81	Page 240	Paragraph 13.8	<p>Amend paragraph to read:</p> <p>13.8 The NPPF highlights that minerals are essential to support sustainable economic growth and quality of life and goes on to state great weight should be given to these benefits when determining planning applications. Such benefits can be both national and local and include, amongst other things:</p> <ul style="list-style-type: none"> • Supplying materials to provide the infrastructure, buildings, energy and goods the country needs; • Economic benefits by contributing to high and stable levels of economic growth and by providing employment opportunities; • Environmental enhancements through high-quality <u>appropriate site restoration, including habitat creation, new green infrastructure and improved flood storage capacity</u>; • Opportunities to deal with areas of contaminated or derelict land and areas of unstable ground, particularly those resulting from the legacy of underground coal mining; and • Opportunities to recover a resource that would otherwise be sterilised by non-mineral development.
	Page 240	Paragraph 13.10	<p>Amend paragraph to read:</p> <p>13.10 The benefits need to be given great weight in the decision making process (<u>except in relation to proposals for coal extraction</u>) and balanced against the environmental effects (see Policy MIN 1) arising from the mineral extraction, transportation and processing. <u>When considering proposals for coal extraction, the weight to be attached to any potential benefits will be determined on a case-by-case basis in the context Policy MIN 9.</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
	Page 241	Policy MIN 2	<p>Amend policy to read:</p> <p>Policy MIN 2 Criteria for assessing the benefits of minerals proposals</p> <ol style="list-style-type: none"> 1. When determining proposals for minerals extraction, great weight will be given to the benefits of minerals extraction except where the proposal relates to the coal extraction. 2. In assessing the benefits of individual proposals for minerals extraction including coal extraction, the following matters will be considered: <ol style="list-style-type: none"> a. The economic benefits of the proposal both nationally and locally, including contribution to the wider economy and the maintenance of employment and the creation of new employment opportunities; b. The contribution the extraction of the mineral will make to a steady and adequate supply of that material both locally and nationally; c. Environmental enhancements, including those delivered through the restoration of the site following extraction and the after-use of the site and outside of the operational area; d. The avoidance of a mineral resource being sterilised by non-mineral development; e. In the case of prior extraction, the contribution this can make to enabling a non-mineral development taking place; f. The contribution towards the reclamation of areas of derelict or contaminated land and/or the remediation of underground coal mining legacy issues; and g. The use of rail transport, water transport, conveyors and pipelines where these methods are used instead of road transport; <u>and</u> h. <u>The benefits of assisting the UK in meeting its binding carbon budgets and targets to reduce greenhouse gas emissions.</u> 3. Other benefits that are material planning considerations and that are not listed in (2) above will be considered where applicants provide evidence of these in support of a planning application.
MM82	Page 242	Paragraph 13.12,	Amend Paragraph 13.12 and add new paragraphs to read:

Ref.	Page	Policy / Paragraph / Figure	Main Modification
		13.12A and 13.12B	<p>13.12 Good site restoration and aftercare has the potential to enhance the environment and contribute to the achievement of wider policy objectives. The policy for site restoration, aftercare and after-use seeks to deliver environmental and community benefits by providing environmental enhancements that maximise opportunities for nature conservation, landscape enhancements and informal outdoor recreation.</p> <p>13.12A <u>In considering whether the proposed restoration is appropriate, the characteristics of the site and the surrounding area and the opportunities and constraints will be important factors. Such opportunities include net gains for biodiversity and improvements to green infrastructure as identified in Policy MIN 3.</u></p> <p>13.12B <u>For some mineral site restorations, it may be appropriate for waste materials to be imported as part of the site restoration. Such circumstances may include site specific considerations where potential long-term health and safety issues could arise as a result of a deep void and areas of deep water being created following extraction. In line with wider objectives to increase waste reduction, re-use and recycling and minimise disposal by landfill, where site restoration involving the importation of inert wastes is proposed it should involve the lowest amount of inert waste deposition required to achieve an appropriate restoration. In circumstances where mineral extraction is proposed on best and most versatile agricultural land, proposals should also seek where practicable to minimise its loss and retain its longer term capability unless the benefits of an alternative restoration outweighs its loss.</u></p>
	Page 242	Policy MIN 3	<p>Amend policy to read:</p> <p>Policy MIN 3 Mineral and landfill site restoration, aftercare and after-use</p> <ol style="list-style-type: none"> 1. Proposals for minerals extraction will be supported where provision has been made for the high-quality <u>appropriate</u> restoration and aftercare of the proposed site at the earliest opportunity. 2. Proposals for the restoration, aftercare and after-use of mineral extraction and landfill sites should: <ol style="list-style-type: none"> a. Deliver net-gains for biodiversity following restoration by contributing to priority habitat creation and local ecological networks, having particular regard to the biodiversity action plan and the biodiversity strategy for England; b. Deliver improved public access and/or public open space, including links to the surrounding green infrastructure and expansion of the public rights of way network, whilst taking great care to minimise disturbance to wildlife <u>and ensuring opportunities for access for all user groups;</u>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<ul style="list-style-type: none"> c. Protect soil resources by ensuring that they are retained, conserved and handled in line with best practice during site extraction operations and during restoration and in the case of mineral development affecting best and most versatile agricultural land; the land is capable of being restored back to best and most versatile agricultural land; d. When creating wetland habitats, take account of the requirement to manage the risk of birds striking aircraft when within Aerodrome Safeguarding Zones and include elements to assist in flood alleviation; e. Include provision for the phased working and restoration of the site, unless it can be demonstrated that this is not practicable or feasible as a result of the site characteristics and constraints; f. Include sufficient detail to demonstrate that the proposed restoration and after-use scheme is practically achievable and includes details of the final proposed landform, the proposed after-use and how the soil resource and overburden will be managed; g. Make provision for the aftercare of the restored site, <u>or a relevant part of the site where a site is subject to progressive restoration</u>, for a period of up to five years to ensure the land is capable of sustaining the approved after-use or after-uses. The aftercare period may be extended by legal agreement beyond five years where it is required for the after-use to become established or a particularly innovative restoration and after-use is proposed; and h. Include sufficient safeguards to ensure the adequate restoration and aftercare of the site from the commencement of development until completion of restoration and aftercare. In exceptional circumstances, such as long-term schemes where no progressive restoration is proposed, proposals where innovative techniques are to be used, or where there is reliable evidence of financial failure, a financial bond or other financial guarantee shall be sought.
MM83	Page 244	Paragraph 13.16A	<p>Add new paragraph to read:</p> <p><u>13.16A</u> <u>New development located close to existing quarries could be sensitive to the effects arising from the operation of a mineral extraction site and its associated infrastructure, which could impact upon the amenity of the occupiers and users of the new development. In line with the 'agent of change' principle, Policy MIN 4 requires applicants for new development in the vicinity of an existing or permitted mineral extraction site to demonstrate that the new development will not prevent or prejudice the current or future use of the site. Where an existing or permitted mineral</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>extraction site would have an adverse effect on a proposed new development, the applicant will be required to provide suitable mitigation to ensure that there are no unacceptable adverse effects on any occupiers and users of the new development proposed.</p>
	Page 244	Paragraph 13.16B	<p>Add paragraph to read:</p> <p>13.16B <u>Proposals for non-mineral development located within a MSA will be assessed against the requirements of Policy MIN 4. There are some types of development within MSAs that will not pose a threat to mineral safeguarding due to the minor nature of these developments and as a result these development types (identified in Part 3 (f) of Policy MIN 4) are exempt from the safeguarding provisions under Policy MIN 4. Where a proposal is a non-exempt development, applicants will be required to provide sufficient information with their application to enable consideration of the potential effects of the proposal on mineral safeguarding and the potential for prior extraction. Such information should be in the form of a minerals resource assessment that should provide the following information^[Footnote]:</u></p> <ul style="list-style-type: none"> • <u>Type of mineral resources thought to be present;</u> • <u>The potential extent of sterilisation which could occur as a result of the development in terms of tonnage;</u> • <u>Economic value and viability of the mineral (i.e. the market interest);</u> • <u>Site specific considerations that may affect feasibility or acceptability of extraction from the site;</u> • <u>Potential options for prior extraction (including the amount of mineral that could be extracted, operators that could extract and process the mineral, or opportunities for use of the extracted mineral on-site).</u> <p><u>The criteria in Part 3 of Policy MIN 4 describe the circumstances where non-mineral and non-exempt development (as defined under Part 3 (f) of Policy MIN 4) would be supported.</u></p> <p><u>Footnote: Further advice is provided in 'Minerals Safeguarding Practice Guidance' prepared jointly by the Mineral Products Association and The Planning Officers' Society.</u></p>
	Page 244	Paragraph 13.16C	<p>Add new paragraph to read:</p> <p>13.16C <u>National planning policy encourages the prior extraction of mineral resources that would be sterilised by incompatible non-mineral development, where this is practicable and environmentally acceptable. Proposals for non-mineral development in a Mineral Safeguarding Area, apart from the development types excluded from the safeguarding provisions under Part 3 (f) of Policy MIN 4, are required to consider the feasibility of prior extraction in accordance with Policy MIN 4A.</u></p>
	Page 244	Policy MIN 4 (Safeguardi	<p>Amend policy to read:</p> <p>Policy MIN 4</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
		ng mineral resources)	<p>Safeguarding mineral resources</p> <ol style="list-style-type: none"> 1. Mineral Safeguarding Areas (MSAs) are identified on the Policies Map around the following mineral resources and these resources will be protected from unnecessary sterilisation by non-mineral development: <ol style="list-style-type: none"> a. Carboniferous limestone; b. Clay (including brick clay, brick shale and fireclay); c. Coal; d. Igneous rock; e. Sand and gravel; and f. Sandstone. 2. Applications for non-mineral related development in a Mineral Safeguarding Area are required to: include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the development. <ol style="list-style-type: none"> a. <u>Include an assessment of the effect of the proposed development on the mineral resource beneath or adjacent to the site of the development;</u> b. <u>Consider the possibility of prior extraction ahead of the proposed non-mineral development taking place in accordance with the requirements of Policy MIN 4A; and</u> c. <u>In accordance with Part 4 of this policy, consider the impact on mineral extraction operations and any impacts the mineral extraction operations could have on the proposed new development where it is located in the vicinity of an existing or proposed mineral extraction site.</u> 3. Proposals for non-mineral development which would lead to the unnecessary sterilisation of mineral resources within a Mineral Safeguarding Area will not be supported unless: <ol style="list-style-type: none"> a. The applicant can demonstrate that the mineral concerned is not of economic value; b. The mineral can be extracted prior to the non-mineral development proceeding without adversely affecting the viability of the development; c. The development is temporary in nature and will not impact on the potential for mineral extraction within

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>a timescale in which the mineral is likely to be needed;</p> <p>d. There are no reasonable alternative options for the proposed development which would avoid or minimise the sterilisation of minerals;</p> <p>e. The overall social, economic or environmental benefits of the proposed development outweigh the potential loss of the mineral resource; or</p> <p>f. It constitutes non-mineral development that is exempt from the safeguarding provisions. Exempt non-mineral development comprises:</p> <ul style="list-style-type: none"> i. Householder development, which includes extensions, alterations or improvements to existing dwellings, the erection of domestic garages, outbuildings and garden walls or fences; ii. An advertisement; iii. Reserved matters applications following the grant of outline planning permission; iv. Applications to change the use of an existing building, except where the change is to a residential dwelling (use class C3) and other sensitive uses such as schools (use class F.1 D1), residential care homes, hospitals, nursing homes, boarding schools, residential colleges and residential training centres (use class C2); v. Applications to remove or amend a condition attached to an existing planning permission; vi. Works to trees; vii. Prior notifications submitted in accordance with the provisions of Schedule 2, parts 6 and 7 of the Town and Country Planning General Permitted Development Order 2015; <p>g. An application for a Certificate of Lawfulness of Existing Use or Development (CLEUD);</p> <p>h. An application for a Certificate of Lawfulness of Proposed Use or Development (CLOPUD); and</p> <p>i. Non-material amendments.</p> <p>4. <u>Proposals in the vicinity of an active, mothballed, dormant or proposed mineral extraction site will be required to demonstrate that:</u></p> <ul style="list-style-type: none"> a. <u>They will not place unreasonable restrictions on the mineral extraction operations as a result of the proposal being permitted; and</u> b. <u>Where the operation of such a site could have an adverse effect on the proposed non-mineral development, the proposal provides suitable</u>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<u>mitigation to ensure that there are no unacceptable adverse effects on any occupiers and users of the new development proposed.</u>
	Page 244	Policy MIN 4A (Prior extraction of minerals)	<p>Add policy to read:</p> <p><u>Policy MIN 4A</u> <u>Prior extraction of minerals</u></p> <ol style="list-style-type: none"> <u>Where a proposed non-mineral development would lead to the sterilisation of an identified mineral resource, the prior extraction of this mineral resource is encouraged where this would be practicable and environmentally acceptable.</u> <u>Applications for non-mineral development in a MSA are required to consider the possibility of prior extraction ahead of the proposed non-mineral development being implemented. An assessment of the feasibility of prior extraction should take account of:</u> <ol style="list-style-type: none"> <u>Whether the environmental conditions are suitable to support extraction operations to ensure no unacceptable effects on local communities and the environment;</u> <u>Whether prior extraction is achievable within an acceptable timescale;</u> <u>Markets for the mineral; and</u> <u>The effect of extraction on the viability of the proposal overall.</u> <u>Provision should be made to ensure the site can be adequately restored in the event that the subsequent proposed non-mineral development is delayed or does not proceed.</u>
MM84	Page 246	Paragraph 13.19	<p>Amend paragraph to read:</p> <p>13.19 The introduction of some other types of development in close proximity to sites can also raise important safeguarding issues. For example, if housing and business uses that require a high quality local environment are located close to sites used for the transportation, handling and processing of minerals it can lead to conflict. This is as a result of the potential environmental effects arising from the operation of the site, such as noise, vibration and impacts from vehicle movements; that can impact on local amenity. <u>In line with the 'agent of change' principle, Policy MIN 5 therefore requires applicants of development proposals in the vicinity of the safeguarded sites to demonstrate that they will not prevent or prejudice the current or future use of the site. Where an existing operation would have an adverse effect on a proposed new development, the applicant will be required to provide suitable</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification												
			<u>mitigation to ensure that there are no unacceptable adverse effects on any occupiers and users of the new development proposed.</u>												
MM85	Page 246	Paragraph 13.19A	<p>Add new paragraph to read:</p> <p><u>13.19A</u> <u>Proposals within or in the vicinity of safeguarded mineral infrastructure sites should be supported by a Minerals Infrastructure Assessment^[Footnote]. This should provide sufficient evidence to enable the decision-maker to assess whether the proposed development is likely to have an adverse effect on the facility including its capacity. The assessments should identify the potential sensitivities of the proposed development and demonstrate that the proposed non-mineral development will not be sensitive to effects arising from the operation of the infrastructure. Mitigation measures may be incorporated into the design and layout of the development, reflecting the 'agent of change' principle. Where a facility is likely to be adversely affected, either through its partial or total loss or by constraining its capacity, the ability to provide equivalent replacement capacity elsewhere or the lack of need for the facility will need to be demonstrated.</u></p> <p><u>Footnote: Further advice on Mineral Infrastructure Assessments is provided in 'Minerals Safeguarding Practice Guidance' prepared jointly by the Mineral Products Association and The Planning Officers' Society.</u></p>												
MM86	Page 247	Table 13.1	<p>Amend table to read:</p> <table><tr><th>Infrastructure type</th><th>Site/Facility</th></tr><tr><td>Rail heads</td><td><ul style="list-style-type: none">• Butterwell, Linton• Steadsburn, Widdrington• Belford (Easington) Quarry• Potential rail depot for Cragmill Quarry, Belford</td></tr><tr><td>Rail links to mineral sites</td><td><ul style="list-style-type: none">• East Coast Main Line to Northumberland Line at Ashington via Butterwell railhead• East Coast Main Line to Steadsburn railhead• Rail links to Port of Blyth</td></tr><tr><td>Wharves</td><td><ul style="list-style-type: none">• Battleship Wharf, Cambois• Tweed Dock, Berwick-upon-Tweed</td></tr><tr><td>Concrete batching</td><td><ul style="list-style-type: none">• Old Gasworks, Alnwick• Barrington Road, Bedlington• Battleship Wharf, Cambois• Belford South Farm, Belford• Townfoot, Haltwhistle• Howford Quarry, Acomb• Lynefield Park, Lynemouth• Red Row, Bedlington• Brock Lane, West Sleekburn</td></tr><tr><td>Manufacture of concrete products</td><td><ul style="list-style-type: none">• Aggregate Industries, West Sleekburn</td></tr></table>	Infrastructure type	Site/Facility	Rail heads	<ul style="list-style-type: none">• Butterwell, Linton• Steadsburn, Widdrington• Belford (Easington) Quarry• Potential rail depot for Cragmill Quarry, Belford	Rail links to mineral sites	<ul style="list-style-type: none">• East Coast Main Line to Northumberland Line at Ashington via Butterwell railhead• East Coast Main Line to Steadsburn railhead• Rail links to Port of Blyth	Wharves	<ul style="list-style-type: none">• Battleship Wharf, Cambois• Tweed Dock, Berwick-upon-Tweed	Concrete batching	<ul style="list-style-type: none">• Old Gasworks, Alnwick• Barrington Road, Bedlington• Battleship Wharf, Cambois• Belford South Farm, Belford• Townfoot, Haltwhistle• Howford Quarry, Acomb• Lynefield Park, Lynemouth• Red Row, Bedlington• Brock Lane, West Sleekburn	Manufacture of concrete products	<ul style="list-style-type: none">• Aggregate Industries, West Sleekburn
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Manufacture of concrete products	<ul style="list-style-type: none">• Aggregate Industries, West Sleekburn														

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<ul style="list-style-type: none"> • <u>Battleship Wharf, Cambois</u> • <u>FP McCann, Littlehoughton</u> • Lynx Precast, Lynefield Park
			<p>Coating Plants</p> <ul style="list-style-type: none"> • Barrasford Quarry • Cragmill Quarry • Divethill Quarry • Howick Quarry • Keepersfield Quarry • Swinburne Quarry
			<p>Recycled and secondary aggregates</p> <ul style="list-style-type: none"> • <u>Coopies Haugh, Morpeth</u> • East Cramlington • <u>Hadston Recycling Centre</u> • Howford Quarry • Lynemouth Power Station • Linton Transfer Station • Longhoughton (Ratcleugh) Quarry • Thornborough Quarry • West Sleekburn
MM87	Page 250	Paragraph 13.23A	<p>Add new paragraph to read:</p> <p><u>13.23A</u> The Local Aggregates Assessment recommends that a three year sales average, which covers the period 2015 to 2017, is used to calculate demand for both crushed rock and sand and gravel from Northumberland. The LAA considers that the three year sales average is most representative of demand and would be more representative of demand in future years. This is because the ten year sales period includes a period of depressed sales over the period from 2009 to 2013 as a result of the economic downturn, which in turn saw a significantly reduced demand for aggregates from the construction sector. The three year period reflects a time period where the level of housing completions are comparable with those levels being planned for over the plan period. In addition, the future infrastructure projects that could result in a demand for aggregates from Northumberland are not likely to result in a level of demand that is not reflected in the three year sales average. This due to the comparable nature of the planned projects with those that were taking place in the three year period which were placing a demand on supplies from Northumberland.</p>
MM88	Page 250	Paragraph 13.24 and Paragraph 13.25.	<p>Amend paragraphs to read:</p> <p><u>13.24</u> In terms of sand and gravel, the LAA forecasts an annual demand of 420,000 tonnes <u>that should be supplied from Northumberland. Based on this forecast demand, the current reserves with planning permission for extraction would provide for 12.8 years of provision from the end of 2017. As summarised in Table 13.3, there would be a shortfall in permitted reserves to meet the forecast demand supply to the end of the plan period and to provide a landbank of at least seven years at the end of the plan period. In addition to this the productive capacity (i.e. the expected amount of mineral each site can produce each year under normal working conditions) of the current sites with planning permission would fall below the forecast annual demand of 420,000 tonnes in the early part of the plan period mainly because the number of</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification																		
			<p>sites that are currently active is expected to decrease as the permitted reserves contained within these sites are exhausted. There would, therefore, be a shortfall in supply to meet the annual demand from Northumberland during the plan period without the identification of further sites. The following preferred areas have been identified in this plan to meet this forecast demand and are shown on the Policies Map:-</p> <ul style="list-style-type: none">a. Anick Grange Haugh, (9 million tonnes)b. Wooperton Quarry east extension, (1 million tonnes)c. West Wharmley, (2 million tonnes) <p>13.25 These allocations for sand and gravel seek to ensure that an adequate landbank of at least 7 years is maintained, productive capacity can meet annual demand and ensure as a balance between supply areas in the south and west of Northumberland and the north and east of Northumberland. To meet this identified shortfall in supply to meet forecast demand, the following site allocations have been identified in this plan (and shown on the Policies Map) to ensure that an adequate landbank of at least 7 years is maintained and to ensure that productive capacity can meet annual demand:</p> <ul style="list-style-type: none">• Anick Grange Haugh, located to the east of Hexham (5.8 million tonnes)• Ebchester Quarry, located to the north of Newlands (2.2 million tonnes)• Wooperton Quarry east extension, located to the north east of Wooperton Sawmills (1 million tonnes)																		
MM89	Page 250	Table 13.3	<p>Amend table to read:</p> <p>Table 13.3 Demand for sand and gravel for aggregate uses from Northumberland and the future provision required</p> <table><tr><td>A</td><td>Annual demand calculated (Figure from Local Aggregates Assessment).</td><td>420,000 tonnes</td></tr><tr><td>B</td><td>Demand over the plan period (420,000 tonnes per annum from 2018 to the end of the plan period in 2036^[Note 1], A x 18 years)</td><td>7,560,000 tonnes</td></tr><tr><td>C</td><td>Reserves to provide a landbank of at least 7 years at the end of the plan period (7 years supply at 420,000 tonnes per annum, A x 7)</td><td>2,940,000 tonnes</td></tr><tr><td>D</td><td>Permitted reserves (as at 31 December 2017)</td><td>5,409,638 tonnes</td></tr><tr><td>E</td><td>Supply to be provided for in the plan (B + C)</td><td>10,500,000 tonnes</td></tr><tr><td>F</td><td>Shortfall in reserves to be provided for in the plan (Difference between current permitted reserves and supply to be provided for in plan, D - E)</td><td>5,090,362 tonnes</td></tr></table> <p>Note 1: Demand calculated from 2018 as the reserves as at 31 December 2017 has been used as the basis of the calculations.</p>	A	Annual demand calculated (Figure from Local Aggregates Assessment).	420,000 tonnes	B	Demand over the plan period (420,000 tonnes per annum from 2018 to the end of the plan period in 2036 ^[Note 1] , A x 18 years)	7,560,000 tonnes	C	Reserves to provide a landbank of at least 7 years at the end of the plan period (7 years supply at 420,000 tonnes per annum, A x 7)	2,940,000 tonnes	D	Permitted reserves (as at 31 December 2017)	5,409,638 tonnes	E	Supply to be provided for in the plan (B + C)	10,500,000 tonnes	F	Shortfall in reserves to be provided for in the plan (Difference between current permitted reserves and supply to be provided for in plan, D - E)	5,090,362 tonnes
A	Annual demand calculated (Figure from Local Aggregates Assessment).	420,000 tonnes																			
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Ref.	Page	Policy / Paragraph / Figure	Main Modification												
			<div>Table 13.3 Summary of balance between supply and demand of sand and gravel for aggregate uses in Northumberland<table><tr><td>Reserves with planning permission at 31 December 2017</td><td>5,409,638 tonnes</td></tr><tr><td>Annual demand forecast in LAA</td><td>420,000 tonnes</td></tr><tr><td>Demand from 2018 to 2036</td><td>7,980,000 tonnes</td></tr><tr><td>Landbank at 31 December 2017</td><td>12.8 years</td></tr><tr><td>Balance between supply and demand to 2036</td><td>-2,570,362 tonnes</td></tr><tr><td>Balance between supply and demand to maintain landbank of at least 7 years in 2036</td><td>-5,510,362 tonnes</td></tr></table></div>	Reserves with planning permission at 31 December 2017	5,409,638 tonnes	Annual demand forecast in LAA	420,000 tonnes	Demand from 2018 to 2036	7,980,000 tonnes	Landbank at 31 December 2017	12.8 years	Balance between supply and demand to 2036	-2,570,362 tonnes	Balance between supply and demand to maintain landbank of at least 7 years in 2036	-5,510,362 tonnes
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MM90	Page 250	Paragraph 13.26	<p>Amend paragraph to read:</p> <p>13.26 In terms of crushed rock, the LAA forecasts an annual demand of 1,650,000 tonnes <u>that should be supplied from Northumberland. Based on this forecast of demand, the current reserves with planning permission would provide for 49.1 years of provision from the end of 2017, and as As summarised in the calculations in Table 13.4, there would be no shortfall in the permitted reserves to meet the forecast against demand up to and beyond the end of the plan period and to also maintain a landbank of at least ten years at the end of the plan period. It has, however, been identified that the productive capacity (i.e. the expected amount of mineral each site can produce each year under normal working conditions) of the current active sites with planning permission would fall below the forecast annual demand of 1,650,000 tonnes during the plan period. This is because the number of sites that are currently active is expected to decrease as permitted reserves contained within some of these sites are exhausted and there is uncertainty regarding the availability of the capacity to contribute to supply at those sites that have not been operational for a significant period of time. However, the LAA indicates This issue is identified in the LAA, which recommends that some flexibility is required in terms of the policy approach to ensure additional land to supply provide of crushed rock for aggregates uses is available over the plan period. This is to maintain productive capacity, avoid large landbanks in a limited number of sites stifling competition and provide a balance in supply between quarries in the north and east of Northumberland and those in the south and west of Northumberland in light of the following:</u></p> <ul style="list-style-type: none">• The current planning permissions for five of the quarries producing crushed rock in Northumberland expire before the end of the plan period;• The reserves with planning permissions for extraction within a number of the quarries are projected to be exhausted by the end of the plan period;• A proportion of permitted reserves (estimated to be 17.5% at the end of December 2017) are contained in sites that are												

Ref.	Page	Policy / Paragraph / Figure	Main Modification																														
			<p><u>inactive and which have not been worked for a number of years; and</u></p> <ul style="list-style-type: none">• A large proportion of the permitted reserves are contained within a single site (<u>estimated to be 58.8% at the end of December 2017</u>).																														
MM91	Page 251	Table 13.4	<p>Amend table to read:</p> <p><u>Table 13.4 Demand for crushed rock for aggregate uses from Northumberland and the future provision required</u></p> <table><tr><td>A</td><td><u>Annual demand calculated (Figure from Local Aggregates Assessment).</u></td><td><u>1,650,000 tonnes</u></td></tr><tr><td>B</td><td><u>Demand over the plan period (1,650,000 tonnes per annum from 2018 to the end of the plan period in 2036^[Note 1], A x 18 years).</u></td><td><u>29,700,000 tonnes</u></td></tr><tr><td>C</td><td><u>Reserves to provide a landbank of at least 10 years at the end of the plan period (10 years supply at 1,650,000 tonnes per annum, A x 10)</u></td><td><u>16,500,000 tonnes</u></td></tr><tr><td>D</td><td><u>Permitted reserves (as at 31 December 2017)</u></td><td><u>81,015,832 tonnes</u> ^[Note 2]</td></tr><tr><td>E</td><td><u>Supply to be provided for in the plan (B + C)</u></td><td><u>46,200,000 tonnes</u></td></tr><tr><td>F</td><td><u>Shortfall in reserves to be provided for in the plan (Difference between current permitted reserves and supply to be provided for in plan, D - E)</u></td><td><u>0 tonnes</u></td></tr></table> <p><u>Note 1: Demand calculated from 2018 as the reserves as at 31 December 2017 has been used as the basis of the calculations.</u></p> <p><u>Note 2: Includes permitted reserves at a site within the Northumberland National Park.</u></p> <p><u>Table 13.4 Summary of balance between supply and demand of crushed rock for aggregate uses in Northumberland</u></p> <table><tr><td><u>Reserves with planning permission at 31 December 2017</u></td><td><u>81,015,832 tonnes</u>^[Tablenote 1]</td></tr><tr><td><u>Annual demand forecast in LAA</u></td><td><u>1,650,000 tonnes</u></td></tr><tr><td><u>Demand from 2018 to 2036</u></td><td><u>31,350,000 tonnes</u></td></tr><tr><td><u>Landbank of permitted reserves at 31 December 2017</u></td><td><u>49.1 years</u></td></tr><tr><td><u>Balance between supply and demand to 2036</u></td><td><u>+49,665,832 tonnes</u></td></tr><tr><td><u>Balance between supply and demand to maintain landbank of at least 10 years in 2036</u></td><td><u>+33,165,832 tonnes</u></td></tr></table> <p><u>Tablenote 1: Includes permitted reserves at a site within the Northumberland National Park.</u></p>	A	<u>Annual demand calculated (Figure from Local Aggregates Assessment).</u>	<u>1,650,000 tonnes</u>	B	<u>Demand over the plan period (1,650,000 tonnes per annum from 2018 to the end of the plan period in 2036^[Note 1], A x 18 years).</u>	<u>29,700,000 tonnes</u>	C	<u>Reserves to provide a landbank of at least 10 years at the end of the plan period (10 years supply at 1,650,000 tonnes per annum, A x 10)</u>	<u>16,500,000 tonnes</u>	D	<u>Permitted reserves (as at 31 December 2017)</u>	<u>81,015,832 tonnes</u> ^[Note 2]	E	<u>Supply to be provided for in the plan (B + C)</u>	<u>46,200,000 tonnes</u>	F	<u>Shortfall in reserves to be provided for in the plan (Difference between current permitted reserves and supply to be provided for in plan, D - E)</u>	<u>0 tonnes</u>	<u>Reserves with planning permission at 31 December 2017</u>	<u>81,015,832 tonnes</u> ^[Tablenote 1]	<u>Annual demand forecast in LAA</u>	<u>1,650,000 tonnes</u>	<u>Demand from 2018 to 2036</u>	<u>31,350,000 tonnes</u>	<u>Landbank of permitted reserves at 31 December 2017</u>	<u>49.1 years</u>	<u>Balance between supply and demand to 2036</u>	<u>+49,665,832 tonnes</u>	<u>Balance between supply and demand to maintain landbank of at least 10 years in 2036</u>	<u>+33,165,832 tonnes</u>
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MM92	Page 251	Paragraph 13.27	Amend paragraph to read:																														

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>13.27 The following <u>preferred areas site allocations</u> have, therefore, been identified in this plan (and shown on the Policies Map) in order to <u>maintain a steady and adequate supply over the plan period and to ensure that productive capacity can meet annual demand.</u></p> <ul style="list-style-type: none"> • Belford Quarry extension, <u>located east of Belford</u> (5 million tonnes) • Divethill Quarry north and east extensions, <u>located to the south west of Great Bavington</u> (6.6 million tonnes) • Longhoughton Quarry east extension, <u>located west of Longhoughton</u> (1.75 million tonnes) • Northside, <u>located south west of Kirkwhelpington</u> (4 million tonnes) • Shiel Dykes, <u>located to the north west of Newton on the Moor</u> (3 million tonnes)
MM93	Page 251	Paragraph 13.27A	<p>Add a new paragraph below Paragraph 13.27 to read:</p> <p>13.27A <u>Harden Quarry, which is located in the Northumberland National Park and therefore outside the area covered by the Northumberland Local Plan, contributes to the supply of crushed rock for aggregate uses from Northumberland as a whole. The Local Plan seeks to support the maintenance of the landbank of crushed rock for aggregate uses provision for Northumberland as a whole from outside of the Northumberland National Park. However, it is recognised that the resource at Harden Quarry is valued for its red colour and because the resource is not found elsewhere in Northumberland it cannot be supplied from alternative sites outside of the Northumberland National Park.</u></p>
MM94	Page 251	Paragraph 13.27B and 13.27C	<p>Add new paragraphs to read:</p> <p>13.27B <u>The NPPF encourages the use of recycled and secondary aggregates in order to contribute to the overall supply of aggregate minerals and nationally it is estimated that 28% of aggregates supply is from these materials. In Northumberland, recycled aggregates are produced from construction and demolition projects, whilst secondary aggregates are produced from industrial-by-products including ash derived from Lynemouth Power Station. Policy MIN 6 supports the contribution that recycled and secondary aggregates can make to overall supply, but other policies in the plan also have a role in supporting the contribution that recycled and secondary aggregates are capable of making to the overall supply of materials for aggregate uses and their sustainability. The Local Plan supports and encourages the use of secondary and recycled aggregates by the following means:</u></p> <ul style="list-style-type: none"> • <u>Providing positive policy criteria for proposals for new or enhanced aggregates recycling operations and recognising that aggregates quarries also provide opportunities for recycled aggregates and the inclusion of these materials in the supply chain (See Policy WAS 1);</u> • <u>Safeguarding sites used for the handling, processing and transport of recycled and secondary aggregates to protect</u>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p><u>their operating capacity from incompatible non-minerals development (see Policy MIN 5);</u></p> <ul style="list-style-type: none"> • <u>Supporting the use of recycled materials in construction and sustainable construction practices (see Policy QOP 5); and</u> • <u>Seeking to minimise the landfilling of materials that may be suitable for use as a recycled aggregate and supporting its positive use (see Policy WAS 3).</u> <p>13.27C <u>Due to the current limitations in relation to the data on the supply of recycled and secondary aggregates, it is not considered to be appropriate to provide a figure for these materials in the plan. Instead the approach seeks to support the provision of supply from these materials and maximise their usage in recognition of the sustainability benefits versus the equivalent supply being sourced from primary aggregates.</u></p>
MM95	Page 252	Policy MIN 6	<p>Amend policy to read:</p> <p>Policy MIN 6 Aggregate minerals</p> <ol style="list-style-type: none"> 1. Provision towards <u>for</u> a steady and adequate supply of aggregates to meet local and wider needs will be made by: <ol style="list-style-type: none"> a. Making land available to meet the needs for crushed rock and sand and gravel for aggregate uses identified in the Local Aggregates Assessment; b. Maintaining a landbank of permitted reserves of at least seven years for sand and gravel and at least ten years for crushed rock; and c. Encouraging the use of recycled and secondary aggregates by <u>Supporting proposals that would contribute to the supply</u> maximise the use of secondary and recycled aggregates; 2. Proposals for sand and gravel extraction and crushed rock extraction for aggregate uses will be supported where they are located within a preferred area identified in Policy MIN 7 and MIN 8 and defined on the Policies Map. 3. Planning permission for extensions to existing sites and new quarries outside of the preferred areas in Policy MIN 7 and Policy MIN 8 will be supported where: <ol style="list-style-type: none"> a. The proposal would help to maintain productive capacity to meet the required provision set out in criteria (1a and b) of this policy. b. The proposal would assist in maintaining the balance between supply areas in the south and west of Northumberland and the north and east of Northumberland.

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			<ul style="list-style-type: none"> c. The proposal would not result in unacceptable adverse environmental, social or economic effects; and d. Provision has been made for the timely restoration and subsequent aftercare of the site. <p>4. Borrow pits to supply aggregate minerals for major construction projects will be supported where:</p> <ul style="list-style-type: none"> a. The material cannot be practically supplied from existing quarries or from available waste materials; b. The location of the proposal is well related to that of the construction project; c. The material to be extracted is for use only in the specified project and the proposal is time limited to that of the construction project; d. The proposal would not result in unacceptable adverse environmental, social or economic effects; and e. Provision has been made for the adequate and timely restoration and subsequent aftercare of the borrow pit site.
MM96	Page 253	Paragraph 13.29	<p>Amend paragraph to read:</p> <p>13.29 <u>For the reasons set out above, Policy MIN 7 and Policy MIN 8 allocate sites for the extraction of sand and gravel and crushed rock for aggregate uses respectively and include a set of requirements for each site that a planning application should address. The list of requirements is not exhaustive. Proposals in these areas are supported in principle but the acceptability of the detailed proposals for the design, working, proposed mitigation measures and restoration of these allocated sites will be subject to detailed assessment at the planning application stage. It is expected that applications for minerals extraction would be preceded by a request for pre-application advice, which will provide more detailed advice on the , and potentially additional, requirements that should be addressed in a planning application. The acceptability of proposals will be assessed against the relevant policies in the Local Plan. The most relevant policies are Policy MIN 1 (Environmental criteria for assessing minerals proposals) and Policy MIN 3 (Site restoration, aftercare and after-use), which will be used to assess environmental acceptability of the proposals and whether provision has been made for the appropriate restoration and aftercare of the site.</u></p>
MM97	Page 253		Amend policy to read:

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			<p>Policy MIN 7 Aggregate mineral site allocations - Sand and gravel</p> <p>1. Proposals for the extraction of sand and gravel for aggregate uses will be supported within the areas set out below and as defined on the Policies Map.</p> <p>a. Anick Grange Haugh, subject to the following requirements:</p> <ul style="list-style-type: none"> i. Working Phased working and restoration with prior extraction in the area allocated in Policy ECN 6 (3a) for employment uses; ii. Residential amenity Appropriate separation between the proposed workings and the dwellings in the vicinity in line with the requirements of Policy MIN 1. An application should be accompanied by a noise assessment considering cumulative impacts with surrounding uses; iii. Utilities Appropriate stand-off to the electricity transmission lines that cross the site or provision for their relocation; iv. Green Belt The site compound and any plant shall be located so as to reduce any impact on the openness of the Green Belt; v. Transport Lorries should travel by Ferry Road and A6079 (Rotary Way) to the A69. Mitigation measures should address potential cumulative impacts with other surrounding land uses and potential conflict with cyclists using National Cycle Network Route 72. An application should be accompanied by a Transport Assessment; vi. Water environment Mitigation to address overland flow routes and flood risk issues. An application should be accompanied by a flood risk assessment and drainage strategy; vii. Nature conservation Mitigation to address presence of protected species on site. An application should be accompanied by an Ecological Impact Assessment; viii. Historic environment An application should be accompanied by an Archaeological Assessment and Heritage Statement, which should give consideration of the visual impact of the development on the setting of designated heritage assets; ix. Soils Mitigation to address presence of best and most versatile agricultural land and to protect the soil resource; x. Landscape An application should be accompanied by a Landscape and Visual Impact Assessment. A phased working plan should seek to concentrate working in as small an area as possible with the use of temporary bunding to screen site activities; xi. Restoration Deliver a net gain in ecological value through the creation of suitable habitats for wading birds and deliver an increase in floodplain storage. The restoration proposals should also consider the potential visual impact on the setting of designated heritage assets in the area.

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>b. <u>Ebchester Quarry extension</u></p> <p>c. b. Wooperton Quarry east extension, subject to the following requirements:</p> <ul style="list-style-type: none"> i. Working — Phased working and progressive restoration; ii. Residential amenity — Appropriate separation between the site and dwellings in the vicinity in line with the requirements of Policy MIN 1. An application should be accompanied by a noise assessment considering the cumulative effects with the adjacent land uses; iii. Transport — Suitable access arrangements from the B6346 to the A697, including consideration of movements between the proposed site and the existing quarry site. An application should be accompanied by a Transport Assessment, including consideration of any cumulative effects; iv. Water environment — An application should be accompanied by a Flood Risk Assessment and Drainage Strategy; v. Nature conservation — An application should be accompanied by an Ecological Impact Assessment; vi. Historic environment — Extensive archaeological investigation, which may result in the need for preservation in situ of important remains. Mitigation measures are likely to include comprehensive excavation, recording, analysis and publication of archaeological remains; vii. Soils — Mitigation to protect the soil resource; viii. Landscape — An application should be accompanied by a Landscape and Visual Impact Assessment. A phased working plan should seek to concentrate working within in one area of the site at a time. Existing trees and hedgerows should be retained and used alongside temporary bunding to screen site activities; ix. Restoration — Deliver a net gain in ecological value through the creation of shallow water and grassland habitats. <p>c. West Wharmley, subject to the following requirements:</p> <ul style="list-style-type: none"> i. Working — Phased working and restoration; ii. Residential amenity — Appropriate separation between the site and dwellings in the vicinity in line with the requirements of Policy MIN 1. An application should be accompanied by a noise assessment; iii. Green Belt — The site compound and any plant shall be located so as to reduce any impact on the openness of the Green Belt; iv. Transport — Suitable access arrangements to the site from A69. An application should be accompanied by a Transport Assessment;

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			<ul style="list-style-type: none"> v. Water Environment — An application should be accompanied by a Flood Risk Assessment and Drainage Strategy; vi. Nature conservation — An application should demonstrate that the development will not have an adverse effect on the integrity of the Wharmley Riverside SSSI and the Tyne and Allen River Gravels SAC. An application should be accompanied by an Ecological Impact Assessment; vii. Historic environment — An application should be accompanied by an Archaeological Assessment and a Heritage Statement, which should give consideration to the visual impact of the development on the settings of the Scheduled Monument of Red House Roman Fort, The Frontiers of the Roman Empire: Hadrian's Wall World Heritage Site, Newborough Conservation Area and relevant listed buildings; viii. Soils — Mitigation to protect the soil resource; ix. Landscape — An application should be accompanied by a Landscape and Visual Impact Assessment. A phased working plan should seek to concentrate working in as small an area as possible. Temporary bunding should be used to screen site activities and existing trees and hedgerows should be retained to mitigate the impact on the landscape; x. Restoration — Deliver a net gain in ecological value through the creation of suitable habitats for wading birds and deliver an increase in floodplain storage. The restoration proposals should also consider the potential visual impact on the setting of designated heritage assets in the area.
MM98	Page 255	Policy MIN 8	<p>Amend policy to read:</p> <p>Policy MIN 8 Aggregate mineral site allocations - Crushed rock</p> <p><u>1.</u> Proposals for the extraction of crushed rock for aggregate uses will be supported within the areas detailed in this policy and defined on the Policies Map.</p> <p>a. Belford Quarry extension, subject to the following requirements</p> <ul style="list-style-type: none"> i. Working — Phased working and restoration in conjunction with that of the existing site; ii. Residential amenity — Appropriate separation between the proposed workings and the dwellings in the vicinity in line with the requirements of Policy MIN 1. An application should be accompanied by a noise assessment; iii. Utilities — An application should demonstrate that there would not be harmful impacts on private water supplies and associated infrastructure; iv. Transport — An application should be accompanied by a Transport Assessment. Access to the site should be via the existing access to the quarry;

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			<ul style="list-style-type: none"> v. Public Rights of Way—An application should demonstrate that the safety of the Public Right of Way that crosses the site access; vi. Water environment—An application should be accompanied by a flood risk assessment and drainage strategy; vii. Nature conservation—An application should be accompanied by an Ecological Impact Assessment; viii. Historic environment—An application should be accompanied by an Archaeological Assessment and a Heritage Statement, which should give consideration of the visual impact of the development on the setting of Kippy Heugh Scheduled Monument; ix. Soils—Mitigation to protect the soil resource; x. Landscape—An application should be accompanied by a Landscape and Visual Impact Assessment. Consideration should be given to what mitigation measures could be used to provide screening of site activities; xi. Restoration—Deliver a net gain in ecological value through the creation of whin grassland. The restoration proposals should also consider the potential visual impact on the setting of Kippy Heugh Scheduled Monument. <p>b. Divethill Quarry north and east extensions, subject to the following requirements:</p> <ul style="list-style-type: none"> i. Working—Phased working and restoration, which should seek to ensure the concurrent working of either of the extension areas and existing site is avoided; ii. Residential amenity—Appropriate separation between the proposed workings and the dwellings in the vicinity in line with Policy MIN 1. An application should be accompanied by a noise assessment; iii. Transport—Access to the site shall be by the access to the existing quarry. An application should be accompanied by a Transport Assessment; iv. Public Rights of Way—Mitigation to address potentially adverse effects on users of the Public Footpath to the east, which is part of the St Oswald's Way long distance route; v. Water environment—Assessment of, and mitigation to address, overland flow routes and flood risk issues. An application should be accompanied by a flood risk assessment and drainage strategy; vi. Nature conservation—Mitigation to address the potentially adverse effects on the whin grassland communities within the Divethill and Claywalls Local Wildlife and Geological site. An application should demonstrate that the development will not have an adverse effect on the integrity of the Bavington Crags SSSI. An application should be accompanied by an Ecological Impact Assessment; vii. Historic environment—An application should be accompanied by an Archaeological Assessment and a

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			<p>Heritage Statement, which should give consideration to the visual impact of the development on the setting of Great Bavington Conservation Area and other designated heritage assets;</p> <p>viii. Soils—Mitigation to protect the soil resource;</p> <p>ix. Landscape—An application should be accompanied by a Landscape and Visual Impact Assessment. Consideration should be given to what mitigation measures could be used to provide screening of site activities;</p> <p>x. Restoration—Deliver a net gain in ecological value through the creation of whin grassland and improvements to flood risk if possible. Restore watercourses across the site to their original state, with improvements if possible. Consider the potential visual impact on the setting of designated heritage assets in the area;</p> <p>c. Longhoughton Quarry extension, subject to the following requirements:</p> <p>i. Working—Phased working and restoration, which should seek to ensure the concurrent working of the extension area and existing site is avoided;</p> <p>ii. Residential amenity—Appropriate separation between the proposed workings and the dwellings in the vicinity in line with the requirements of Policy MIN 1. An application should be accompanied by a noise assessment, which should include consideration of the adjacent permitted waste management operation;</p> <p>iii. Transport—An application should be accompanied by a Transport Assessment considering vehicle generation from the extended site. An increase in vehicular movements compared to the current permission is unlikely to be acceptable;</p> <p>iv. Public Rights of Way—The Public Footpath that crosses the site should be protected and if disruption is unavoidable it should be diverted or a safe and convenient alternative route created both during extraction and restoration;</p> <p>v. Water environment—Mitigation to address and, where necessary monitor, overland flow routes, discharge rates, storage of surface water and flood risk issues. An application should be accompanied by a flood risk assessment and drainage strategy;</p> <p>vi. Nature conservation—An application should be accompanied by an Ecological Impact Assessment and include mitigation, avoidance and compensation measures to address presence of protected species on site;</p> <p>vii. Historic environment—An application should be accompanied by an Archaeological Assessment;</p> <p>viii. Soils—Mitigation to protect the soil resource;</p> <p>ix. Landscape—An application should be accompanied by a Landscape and Visual Impact Assessment. A phased working plan should seek to ensure the</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>concurrent working of the extension area and existing site is avoided. Existing trees and hedgerows should be retained around the site boundaries and used alongside temporary bunding to screen site activities;</p> <p>x. Restoration—Deliver a net gain in ecological value through the creation of whin and limestone grassland and provide a lake to deliver flood protection. The restoration proposals should consider the potential visual impact on the setting of designated heritage assets in the area.</p> <p>d. Northside, subject to the following requirements:</p> <ul style="list-style-type: none"> i. Working—Phased working and restoration; ii. Residential amenity—Appropriate separation between the proposed workings and the dwellings in the vicinity in line with Policy MIN 1. An application should be accompanied by a noise assessment; iii. Transport—An application should be accompanied by a Transport Assessment considering how the site is to be accessed for two-way vehicle movements from the A696; iv. Public Rights of Way—The Public Footpath and Bridleway, which is part of the St Oswald's Way long distance route, that cross the site should be protected and if disruption is unavoidable they should be diverted or a safe and convenient alternative route created both during extraction and restoration. Mitigation to address potentially adverse effects on users of the Public Byway to the south, which is also part of the St Oswald's Way long distance route; v. Water environment—Mitigation to address water flow and flood risk issues. An application should be accompanied by a flood risk assessment and drainage strategy; vi. Nature conservation—An application should be accompanied by an Ecological Impact Assessment; vii. Historic environment—An application should be accompanied by an Archaeological Assessment; viii. Soils—Mitigation to protect the soil resource; ix. Landscape—An application should be accompanied by a Landscape and Visual Impact Assessment. Consideration should be given to what mitigation measures could be used to provide screening of site activities; x. Restoration—Deliver a net gain in ecological value through the creation of whin grassland and restore, and if possible improve, water courses to enhance flood alleviation for downstream areas. Consider the potential visual impact on the setting of designated heritage assets in the area. The new access road and junction from A696 shall be removed or scaled back. <p>e. <u>Shiel Dykes</u></p>

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MM99	Page 259	Paragraph 13.31 and 13.32	<p>Amend paragraph to read:</p> <p>13.31 The coal resource area is found across extensive areas of the County and is shown in Figure 13.1. The resource has been divided into 'principal resource areas' and 'subsidiary resource areas'. The principal resource areas represent the most important resource areas in Northumberland due to the closely-spaced nature of the coal seams and the quality of the coal found in these areas. <u>During the plan period, it is expected that proposals for coal extraction will come forward from within the principal resource areas identified.</u></p> <p>13.32 All proposals for coal extraction in Northumberland will be assessed against the overarching policy test for coal extraction, which is set out in Policy MIN 9. The criteria in Policy MIN 1 (Environmental criteria for assessing minerals proposals) will be used to assess environmental acceptability of the proposals. <u>If it is determined that the proposal is not environmentally acceptable, consideration will be given as to whether there are any national, local or community benefits that clearly outweigh the impacts of the proposal.</u> Policy MIN 2 identifies the benefits arising from the proposals that will be given consideration. <u>The weight to be attached to any potential benefits will be determined on a case-by-case basis in the context Policy MIN 9.</u></p>
MM100	Page 261	Policy MIN 9	<p>Amend policy to read:</p> <p>Policy MIN 9 Coal</p> <ol style="list-style-type: none"> 1. Planning permission for coal extraction shall not be granted unless: <ol style="list-style-type: none"> a. It can be demonstrated by the applicant that the proposal is environmentally acceptable, or can be made so by planning conditions or obligations; or b. If it is not environmentally acceptable, then it provides national, local or community benefits which clearly outweigh its likely impacts (taking all relevant matters into account, including any residual environmental impacts). 2. Within each of the following sub-areas, proposals will be required to address the following key matters:

			<p>a. North of Morpeth and Ashington and south of Amble:</p> <ul style="list-style-type: none"> i. The cumulative effects arising from the proposals in the context of an area that has experienced widespread, large-scale surface coal extraction over a number of decades; ii. The effects of the proposal on the enhancement or restoration of the character of the landscape in this area; iii. The effects on the conservation and enhancement of the nature conservation interest and landscape character along the Druridge Bay coastal strip; and iv. The impact on the openness of the Green Belt around Morpeth; <p>b. Ashington, Blyth, Cramlington and Seaton Delaval:</p> <ul style="list-style-type: none"> i. The extent to which the proposals contribute to the enhancement of the landscape in this area; ii. The effects on maintaining the openness of the countryside between the settlements, including the impact on the openness of the Green Belt to the south of Blyth, Cramlington and around Seaton Delaval; iii. The effects on the ability to attract inward investment to the area, including effects on the quality of the environment around key employment sites; and iv. The effects on the significance of the historic features and historic landscape to the east of Seaton Delaval around Seaton Delaval Hall. <p>c. Ponteland, Stannington and south of Morpeth:</p> <ul style="list-style-type: none"> i. The extent to which the proposals contribute to the enhancement of the landscape in this area; ii. The impact on the openness of the Green Belt to the south and east of Ponteland, around Stannington and around Morpeth; iii. The effects on the nature conservation interests at Stannington Vale and along the River Blyth and at Prestwick Carr; iv. The effects on the significance of the historic features and landscapes at Blagdon and St Mary's Hospital; and v. The cumulative effects from surface coal extraction in the adjoining Newcastle Metropolitan Borough area. <p>d. Tyne/Derwent Watershed:</p> <ul style="list-style-type: none"> i. The visibility of proposals from surrounding areas, particularly from the Tyne Valley, the North Pennines AONB and areas within and adjoining the Derwent Valley within County Durham; ii. The impact on the openness of the Green Belt between Whittonstall, Stocksfield, Prudhoe and around Hedley on the Hill; and iii. The effects on areas of ancient woodland and local wildlife sites in the north of the area and along the Derwent Valley.
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Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>e. Midgeholme outlier:</p> <ul style="list-style-type: none"> i. The effects on the setting of the adjacent North Pennines AONB; ii. The impact on the nature conservation areas that are found to the south and east of the resource area; and iii. The effects on the adjoining areas within Cumbria and any cumulative effects from surface coal extraction in the area of the Midgeholme coalfield within Cumbria. <p>f. Plenmeller outlier and Stublick outlier:</p> <ul style="list-style-type: none"> i. The effects on the special qualities and the statutory purposes of the North Pennines AONB, with development for coal extraction subject to the policy tests for major development in a nationally important landscape; and ii. The effects on the nationally and internationally important nature conservation sites within the North Pennines. <p>3. <u>Proposals for coal extraction should, where practicable, include provision for the extraction of brick clays (which includes flireclays and brick shales) and other ancillary minerals.</u></p>
MM10 1	Page 263	Paragraph 13.34	<p>Amend to paragraph to read:</p> <p>13.34 The clay resources that are found in Northumberland include fireclays, coal measures mudstone, brick shale and glacial clay. <u>When making reference to brick-making clays, this includes these aforementioned resources.</u> These resources have been extracted for use as a raw material in the manufacture of bricks, pipes and tiles.</p>
MM10 2	Page 263	Paragraph 13.37A	<p>Add new paragraph to read:</p> <p>13.37A <u>It is not considered appropriate to identify a landbank of permitted reserves of clay for Northumberland within the Local Plan. This is because in Northumberland brick clays (including fireclay and brick shale) are extracted as an ancillary mineral to coal and it is not economically viable to extract these resources on their own. Supply of these brick clays is, therefore, dependent on its extraction concurrently with coal. This dependency on extraction concurrently with coal makes it difficult to quantify and maintain a recognised landbank of permitted reserves, as demand does not necessarily match the rate of coal extraction and the timescales associated with these sites. Furthermore, there are no brick manufacturing plants in Northumberland or active dedicated clay extraction pits. The active brick manufacturing plants across the North East region, which includes Throckley Brickworks in</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<u>Newcastle, can demonstrate a sufficient landbank of permitted reserves.</u>
MM10 3	Page 263	Policy MIN 10 (Clays)	<p>Amend policy to read:</p> <p>Policy MIN 10 Clays</p> <ol style="list-style-type: none"> 1. Proposals for new clay extraction sites will be supported where: <ol style="list-style-type: none"> a. It would enable a stock of permitted reserves of at least 25 years to be maintained; <u>and</u> b. The need for the clay cannot be met from existing reserves with planning permission, or a site closer to a brickworks27 c. It can be demonstrated that the proposal would not result in unacceptable adverse environmental, social and economic effects; and d. Provision has been made for the adequate and timely restoration and subsequent aftercare of the site. 2. Proposals for the extraction of brick-making clays, particularly fireclays, concurrently with coal will be supported where: <ol style="list-style-type: none"> a. The proposals meet the policy tests for coal extraction; b. Site restoration can take place in a timely manner; c. It will enable the efficient use of the clay resource; and d. The proposals would ensure that the clay resource is not needlessly sterilised. 3. Proposals for the stockpiling of clay extracted as an ancillary mineral will be supported where: <ol style="list-style-type: none"> a. It can be demonstrated that the proposal would not result in unacceptable adverse environmental, social and economic effects; and b. Provision has been made for the timely and adequate restoration and subsequent aftercare of the site.
MM10 4	Page 264	Policy MIN 11 (Natural building and roofing stone)	<p>Amend policy to read:</p> <p>Policy MIN 11 Natural building and roofing stone</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>1. Proposals for the provision of building and roofing stone from new quarries, including historic quarries which do not have a current planning permission, and extensions to existing quarries will be supported where the applicant can demonstrate that:</p> <p>a. The proposal would assist in maintaining a steady, adequate and diverse supply of building and roofing stone or would provide material specifically for the repair of identified heritage assets, including:</p> <p>i. <u>circumstances where the extraction would provide material for development that is required to maintain the character of a particular settlement; or</u></p> <p>ii. <u>would provide material specifically for the repair of identified heritage assets; and</u></p> <p>b. <u>The extraction would be primarily for building and roofing stone uses rather than for aggregate uses.</u></p> <p>c. The proposal would not result in unacceptable environmental, social and economic effects; and</p> <p>d. Provision has been made for the timely and adequate restoration and subsequent aftercare of the site.</p>
MM10 5	Page 266	Paragraph 13.45	<p>Amend paragraph to read:</p> <p>13.45 The policy for oil and gas extraction provides policy criteria to assess proposals which may come forward during the plan period. This is considered appropriate given the uncertainties regarding the future prospects for oil and gas extraction in Northumberland. Many of the planning issues associated with oil and gas development, such as potential pollution of land, air and water, disturbance from noise, visual impact and transportation issues, are similar to the environmental issues that proposals for other types of minerals raise and these matters will be assessed against the requirements of Policy MIN 1. Nonetheless, there are some specific planning matters that are relevant to oil and gas development proposals, including the need for exploration, appraisal and production phases of hydrocarbon development, which are covered in Policy MIN 12. <u>This includes, for example, impacts on the underlying integrity of the geological structure and induced seismicity (which refers to the minor earthquakes caused by the hydraulic fracturing process). The issue of the flaring of any gas is not explicitly referenced in Policy MIN 12. Issues that could arise from the flaring of gas include noise, visual impact and illumination of the night sky and these issues will be assessed against the requirements of Policy MIN 1.</u></p>
MM10 6	Page 266	Policy MIN 12	<p>Amend policy to read:</p> <p>Policy MIN 12 Conventional and unconventional oil and gas</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<ol style="list-style-type: none"> 1. Proposals for exploration and/or appraisal will be supported where the applicant can demonstrate that: <ol style="list-style-type: none"> a. The site and the associated equipment and facilities are appropriately sited to ensure they do not have unacceptable adverse environmental, social and economic effects; b. There would be no unacceptable adverse impact on the underlying integrity of the geological structure <u>and measures are included to avoid induced seismicity</u>; c. Operations are for an agreed, temporary length of time; and d. Provision has been made for the timely restoration and subsequent aftercare of the site, whether or not oil or gas is found. 2. Proposals for production will be supported where the applicant can demonstrate that: <ol style="list-style-type: none"> a. The site and the associated equipment and facilities are appropriately sited to ensure they do not have unacceptable adverse environmental, social and economic effects; b. There would be no unacceptable adverse impact on the underlying integrity of the geological structure <u>and measures are included to avoid induced seismicity</u>; c. The proposal is supported by a full appraisal programme; d. The proposal would facilitate the full <u>and timely</u> development of the resource; and e. Provision has been made for the timely restoration and subsequent aftercare of the site.
MM10 7	269	Paragraph 13.50	<p>Amend paragraph to read:</p> <p>13.50 Waste is defined as material or an object which is no longer wanted and requires management. However, <u>these materials are recognised as being important and valuable resources rather than being treated as something that needs to be disposed of, the waste is recognised as an important and valuable resource. The Local Plan, has an important role in providing opportunities for a network of facilities that will assist in continuing to move waste management in Northumberland up the 'waste hierarchy' (see Figure 13.2). The waste policies in the Local Plan will help to support sustainable waste management and deliver the Local Plan objective to manage the prudent use of Northumberland's natural resources while producing less waste and minimising impacts on local communities and the environment by:</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<ul style="list-style-type: none"> • <u>Helping to drive waste management up the waste hierarchy (see Figure 13.2) by providing opportunities for new or enhanced waste management facilities that support the re-use, recycling and recovery of waste, whilst minimising the role of landfill;</u> • <u>Providing opportunities for waste to be managed locally and close to the source of arisings, in line with the proximity principle;</u> • <u>Providing opportunities for waste management facilities that would help Northumberland meet its own needs (whilst recognising there are cross boundary flows of waste) in line with the principle of net self-sufficiency;</u> • <u>Helping to ensure waste management facilities are designed and managed in a way that will not harm the environment, endanger human health or have unacceptable adverse effects on residential amenity; and</u> • <u>Ensuring proposals for non-waste related development do not have an unacceptable impact on existing waste management facilities and do not prejudice the implementation of the waste hierarchy and/or the efficient operation of such facilities.</u>
MM10 8	Page 269	Paragraph 13.52A	<p>Move and amend paragraphs relating to waste prevention and minimisation read:</p> <p><u>Waste prevention and minimisation</u></p> <p><u>13.52A</u> <u>Waste prevention and minimisation is at the top of the waste hierarchy and if achieved will reduce the amount of waste that requires processing and/or disposal. There are a number of ways the amount of waste produced can be reduced, however many of the tools to do this are outside of the planning system and cannot be influenced by Local Plan policy. One way the Local Plan can help is to ensure that waste associated with the construction and occupation of new development is reduced as much as possible. Policy QOP 5 Sustainable design and construction encourages waste generated during construction to be minimised and space to be provided within developments to allow waste to be separated for re-use and recycling.</u></p>
MM10 9	Page 269	Paragraph 13.53	<p>Amend paragraph to read:</p> <p><u>The amount of waste we need to plan for Waste arisings and capacity to manage this waste</u></p> <p><u>13.53</u> <u>Households, businesses and other institutions produce a range of wastes that require management and it is important to understand the amount of waste generated and requiring management as well as the capacity of waste management facilities to manage this waste. Tables 13.5-13.7 and 13.6-13.8 set out the tonnages of municipal waste (local authority collected waste) and commercial and industrial waste that are forecast to arise over the plan period and how these are likely to be managed.</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification																																																													
	Page 270	Table 13.5	<p>Amend table to read:</p> <p>Table 13.5: Summary of projected arisings and management of local authority collected waste from Northumberland for selected years</p> <table><tr><th><u>Year</u></th><th><u>Projected waste arisings (tonnes)</u></th><th><u>Estimated waste for organic recycling (tonnes)</u></th><th><u>Estimated waste for recycling (tonnes)</u></th><th><u>Estimated waste for energy recovery (tonnes)</u></th><th><u>Residual waste to landfill (tonnes)</u></th></tr><tr><td><u>2015/16</u></td><td><u>212,000</u></td><td><u>16,000</u></td><td><u>69,000</u></td><td><u>110,000</u></td><td><u>17,000</u></td></tr><tr><td><u>2020/21</u></td><td><u>222,000</u></td><td><u>17,000</u></td><td><u>76,000</u></td><td><u>111,000</u></td><td><u>18,000</u></td></tr><tr><td><u>2025/26</u></td><td><u>235,000</u></td><td><u>19,000</u></td><td><u>82,000</u></td><td><u>115,000</u></td><td><u>19,000</u></td></tr><tr><td><u>2030/31</u></td><td><u>248,000</u></td><td><u>21,000</u></td><td><u>90,000</u></td><td><u>116,000</u></td><td><u>20,000</u></td></tr><tr><td><u>2035/36</u></td><td><u>261,000</u></td><td><u>23,000</u></td><td><u>94,000</u></td><td><u>123,000</u></td><td><u>21,000</u></td></tr></table> <p>Notes: Figures taken from the North East Waste Forecasting Study. Figures rounded to the nearest thousand.</p> <table><tr><th><u>Year</u></th><th><u>Projected waste arisings (tonnes)</u></th><th><u>Waste recycled (tonnes)</u></th><th><u>Waste recovered (tonnes)</u></th><th><u>Residual waste to landfill (tonnes)</u></th></tr><tr><td><u>2014/15</u></td><td><u>208,760</u></td><td><u>83,504</u></td><td><u>192,059</u></td><td><u>16,701</u></td></tr><tr><td><u>2019/20</u></td><td><u>220,113</u></td><td><u>92,447</u></td><td><u>202,504</u></td><td><u>17,609</u></td></tr><tr><td><u>2024/25</u></td><td><u>232,071</u></td><td><u>99,795</u></td><td><u>213,515</u></td><td><u>18,556</u></td></tr><tr><td><u>2029/30</u></td><td><u>244,698</u></td><td><u>110,114</u></td><td><u>225,122</u></td><td><u>19,576</u></td></tr></table> <p>Notes: Figures taken from the North East Waste Forecasting Study.</p>	<u>Year</u>	<u>Projected waste arisings (tonnes)</u>	<u>Estimated waste for organic recycling (tonnes)</u>	<u>Estimated waste for recycling (tonnes)</u>	<u>Estimated waste for energy recovery (tonnes)</u>	<u>Residual waste to landfill (tonnes)</u>	<u>2015/16</u>	<u>212,000</u>	<u>16,000</u>	<u>69,000</u>	<u>110,000</u>	<u>17,000</u>	<u>2020/21</u>	<u>222,000</u>	<u>17,000</u>	<u>76,000</u>	<u>111,000</u>	<u>18,000</u>	<u>2025/26</u>	<u>235,000</u>	<u>19,000</u>	<u>82,000</u>	<u>115,000</u>	<u>19,000</u>	<u>2030/31</u>	<u>248,000</u>	<u>21,000</u>	<u>90,000</u>	<u>116,000</u>	<u>20,000</u>	<u>2035/36</u>	<u>261,000</u>	<u>23,000</u>	<u>94,000</u>	<u>123,000</u>	<u>21,000</u>	<u>Year</u>	<u>Projected waste arisings (tonnes)</u>	<u>Waste recycled (tonnes)</u>	<u>Waste recovered (tonnes)</u>	<u>Residual waste to landfill (tonnes)</u>	<u>2014/15</u>	<u>208,760</u>	<u>83,504</u>	<u>192,059</u>	<u>16,701</u>	<u>2019/20</u>	<u>220,113</u>	<u>92,447</u>	<u>202,504</u>	<u>17,609</u>	<u>2024/25</u>	<u>232,071</u>	<u>99,795</u>	<u>213,515</u>	<u>18,556</u>	<u>2029/30</u>	<u>244,698</u>	<u>110,114</u>	<u>225,122</u>	<u>19,576</u>
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	Page 271	Table 13.7	<p>Amend table to read:</p> <p>Table 13.7: Summary of projected arisings and management of hazardous waste for Northumberland for selected years</p> <table><tr><th>Year</th><th>Projected waste arisings (tonnes)</th><th>Estimated recycling and recovery (tonnes)</th><th>Estimated waste for disposal (tonnes)</th></tr><tr><td><u>2014/15</u></td><td><u>21,000</u></td><td><u>18,000</u></td><td><u>3,000</u></td></tr><tr><td><u>2015/16</u></td><td><u>21,000</u></td><td><u>18,000</u></td><td><u>3,000</u></td></tr><tr><td><u>2019/20</u></td><td><u>20,000</u></td><td><u>17,000</u></td><td><u>3,000</u></td></tr><tr><td><u>2020/21</u></td><td><u>20,000</u></td><td><u>17,000</u></td><td><u>3,000</u></td></tr><tr><td><u>2024/25</u></td><td><u>20,000</u></td><td><u>17,000</u></td><td><u>3,000</u></td></tr><tr><td><u>2025/26</u></td><td><u>20,000</u></td><td><u>17,000</u></td><td><u>3,000</u></td></tr><tr><td><u>2029/30</u></td><td><u>19,000</u></td><td><u>16,000</u></td><td><u>3,000</u></td></tr><tr><td><u>2030/31</u></td><td><u>19,000</u></td><td><u>16,000</u></td><td><u>3,000</u></td></tr><tr><td><u>2035/36</u></td><td><u>19,000</u></td><td><u>16,000</u></td><td><u>3,000</u></td></tr></table> <p>Notes: Figures taken from the North East Waste Forecasting Study. Figures rounded to the nearest thousand.</p>	Year	Projected waste arisings (tonnes)	Estimated recycling and recovery (tonnes)	Estimated waste for disposal (tonnes)	<u>2014/15</u>	<u>21,000</u>	<u>18,000</u>	<u>3,000</u>	<u>2015/16</u>	<u>21,000</u>	<u>18,000</u>	<u>3,000</u>	<u>2019/20</u>	<u>20,000</u>	<u>17,000</u>	<u>3,000</u>	<u>2020/21</u>	<u>20,000</u>	<u>17,000</u>	<u>3,000</u>	<u>2024/25</u>	<u>20,000</u>	<u>17,000</u>	<u>3,000</u>	<u>2025/26</u>	<u>20,000</u>	<u>17,000</u>	<u>3,000</u>	<u>2029/30</u>	<u>19,000</u>	<u>16,000</u>	<u>3,000</u>	<u>2030/31</u>	<u>19,000</u>	<u>16,000</u>	<u>3,000</u>	<u>2035/36</u>	<u>19,000</u>	<u>16,000</u>	<u>3,000</u>																
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	Page 270	Paragraphs 13.55A to 13.55C	<p>Add paragraphs and a table to read:</p> <p>13.55A To manage these forecast arisings of waste, Northumberland has significant waste management capacity available through an existing and well-established network of</p>																																																								

Ref.	Page	Policy / Paragraph / Figure	Main Modification												
			<p>facilities. Table 13.8 provides a summary of capacity by facility type in Northumberland and it is considered that these provide sufficient capacity to manage the forecast arisings of waste for re-use, recycling and recovery when compared with the projected arisings. The forecasts of local authority collected waste (shown in Table 13.5) and commercial and industrial waste arisings (shown in Table 13.6) indicate combined arisings of 449,000 tonnes by 2036. A combined 171,000 tonnes of waste for recycling would be produced in 2036, 42,000 tonnes of organic waste would be produced for recycling through composting, anaerobic digestion or other biological treatment and a further 170,000 tonnes of residual waste would be produced for other recovery and treatment. Table 13.8 shows there is a materials recycling, sorting, transfer and recovery facilities capacity of 739,000 tonnes per annum to deal with these waste streams and 184,700 tonnes of organic waste recycling capacity. For the management of the residual element of the local authority collected waste stream, Northumberland is reliant on dedicated capacity outside of the County at an energy from waste facility on Teesside. The dedicated capacity available for Northumberland at this facility is 136,000 tonnes per annum and it is forecast that up to 123,000 tonnes of local authority collected waste from Northumberland would be managed at this facility by 2036. In terms of the hazardous waste stream, Northumberland is forecast to have arisings of 19,000 tonnes per annum by 2036 (Table 13.7). Due to the relatively small quantities of these wastes produced in Northumberland and the specialist nature of facilities needed to manage these wastes, there is currently a reliance on specialist facilities outside of the County for recycling, recovery and treatment and this is likely to continue during the plan period. The capacity included in the recycling, sorting and transfer facilities category in Table 13.8 supports the sorting and processing of this waste stream before it is transported for further treatment outside of Northumberland although these wastes are often collected directly from the producer and transported straight to the recycler rather than passing through a transfer or materials recycling facility in Northumberland.</p> <p>Table 13.8: Summary of waste management capacity in Northumberland</p> <table><tr><th>Facility</th><th>Capacity (tonnes per annum)</th></tr><tr><td>Organic waste recycling (composting and anaerobic digestion)</td><td>184,700</td></tr><tr><td>Household Waste Recovery Centre</td><td>83,500</td></tr><tr><td>Metal recycling and end of life vehicle facility</td><td>12,000</td></tr><tr><td>Recycling, sorting, transfer and recovery facilities</td><td>739,000</td></tr><tr><td>Inert waste recycling, sorting and recycling</td><td>384,000</td></tr></table>	Facility	Capacity (tonnes per annum)	Organic waste recycling (composting and anaerobic digestion)	184,700	Household Waste Recovery Centre	83,500	Metal recycling and end of life vehicle facility	12,000	Recycling, sorting, transfer and recovery facilities	739,000	Inert waste recycling, sorting and recycling	384,000
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Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>13.55B <u>In terms of the capacity available to manage local authority collected waste, the facilities required as part of the municipal waste management contract for Northumberland have been constructed and are operational. These facilities have spare capacity to manage additional wastes volumes, which is in part, a consequence of arisings being lower than those forecast in the waste contract. This means that there are no issues with capacity in relation to the level of growth planned for in the Local Plan and therefore no need for additional facilities to be allocated in the Plan.</u></p> <p>13.55C <u>The Municipal Waste Management Strategy identifies a long-term aspiration to provide household waste recovery centres to serve the Coquet valley, North Tyne valley and Amble areas, where access to facilities is currently poor due to the distances to the nearest facility. The Municipal Waste Management Strategy also identifies a need to replace the Seghill facility (which has now closed) in the Cramlington area. Funding to deliver these facilities is unlikely to become available but it remains an aspiration to improve the provision of household waste recovery centres. This aspiration is about enhancing the network and improving access to these facilities rather than there being a deficit in available capacity to manage the waste generated.</u></p>
MM110	Page 270	Paragraphs 13.55D to 13.55F	<p>Add paragraphs to read:</p> <p><u>Cross boundary movements, proximity principle and net self-sufficiency</u></p> <p>13.55D <u>In line with the self-sufficiency and proximity principles, the Local Plan seeks to provide a policy framework to ensure Northumberland has capacity to manage the quantum of waste arising in Northumberland and manage it as close to where it is generated as possible. This is reflected in the policy criteria in Policies WAS 1 and WAS 3. Notwithstanding this, it is recognised that there are currently movements of waste both into and out of Northumberland and movements of this nature are likely to continue over the plan period due to these being outside of the direct control of the Local Plan. This is typically because of the nature of how waste management companies operate commercially and some facilities needing to operate over wider catchment areas in order to make them viable, particularly where some wastes are produced in small quantities in each waste planning authority area.</u></p> <p>13.55E <u>As part of the contract to manage local authority collected waste from Northumberland, the element of the waste that is not sent for re-use, composting or recycling is transported to an energy from waste facility on Teesside to be burned and used to generate electricity. This is a strategic facility that manages waste from a number of the local authorities in North East England with one line at this facility being an asset of the Northumberland Waste Management PFI. This line has capacity to manage 136,000 tonnes of waste each year and it is forecast that up to 123,000 tonnes of local authority collected waste from Northumberland would be managed at this facility by 2036. As a result there is the capacity at this facility to manage this element of waste from Northumberland during the plan period.</u></p>

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			<p>13.55F <u>In addition, there are a number of other cross boundary waste movements that occur as a result of commercial contracts to collect and manage waste generated beyond the waste planning authority area where the facilities are located. This includes some wastes that are exported from Northumberland for management because there are more specialist facilities that exist outside of the County that are able to manage these materials and which because of their specialist nature operate over large catchment areas that are sometimes at a national scale.</u></p> <p>13.56 Work has been undertaken in partnership with Durham County Council and four of the Tyne and Wear authorities to gather information on the generation of low level radioactive wastes in Northumberland. The study found that relatively low volumes of such wastes are generated in Northumberland, particularly compared with the volumes generated nationally. As the majority of such material can be managed alongside municipal, commercial and industrial waste the study recommended that local provision of specialist facilities for this waste stream is not required. The low level of local arisings is also unlikely to reach a critical mass upon which the development of specialist local facilities would be required.</p>
MM11 1	Page 271	Paragraphs 13.57 to 13.58	<p>Delete paragraphs:</p> <p>Waste prevention and minimisation</p> <p>13.57 Waste prevention and minimisation is at the top of the waste hierarchy and if achieved will reduce the amount of waste that requires processing and/or disposal.</p> <p>13.58 There are a number of ways the amount of waste produced can be reduced, however many of the tools to do this are outside of the planning system and cannot be influenced by Local Plan policy. One way the Local Plan can help is to ensure that waste associated with the construction and occupation of new development is reduced as much as possible. Policy QOP 5 Sustainable design and construction encourages waste generated during construction to be minimised and space to be provided within developments to allow waste to be separated for re-use and recycling.</p>
MM11 2	Page 272- 273	Paragraphs 13.59 to 13.63	<p>Amend paragraphs to read:</p> <p>Provision for waste re-use, recycling and recovery capacity</p> <p>13.59 It is recognised that Northumberland already has a well-established and appropriately distributed network of waste management facilities with significant capacity. <u>These provide sufficient capacity to manage the forecast arisings of waste for re-use, recycling and recovery over the plan period. Given there are no deficits in the amount of capacity available it is not considered to be appropriate to allocate specific sites for new or enhanced waste management facilities in the Local Plan. Notwithstanding this, Policy WAS 1 provides a degree of flexibility to allow new or enhanced waste management facilities to come forward over the plan period. This will support the aim of continuing to move waste management up the waste hierarchy by, for example, allowing</u></p>

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			<p>more materials to be separated and recovered and thereby improving recycling and recovery rates. There will, however, be opportunities over the plan period to improve recycling and recovery rates, particularly with respect to residual commercial and industrial waste. In respect of local authority collected waste, the Municipal Waste Management Strategy identifies a long term aspiration to provide household waste recovery centres to serve the Coquet valley, North Tyne valley and Amble areas, where access to facilities is currently poor. The Municipal Waste Management Strategy also identifies a need to replace the Seghill facility (which has now closed) in the Cramlington area. Funding to deliver these facilities is unlikely to become available but it remains an aspiration to improve the provision of household waste recovery centres, which should be acknowledged in the Local Plan. Policy WAS 1 provides policy criteria to guide the location of any future sites of this nature and it is not considered appropriate to allocate specific sites in the Local Plan due to significant uncertainty about whether proposals will come forward over the plan period.</p> <p>13.60 The policy for the provision of new or enhanced waste recycling and recovery facilities is to focus provision on Northumberland's Main Towns and Service Centres. These locations represent the principal sources of waste generation in the County, given the size of their populations, their critical mass of commercial and industrial activity and focus for new development. <u>This approach provides opportunities for waste to be managed locally and close to the source of arisings, in line with the proximity principle and the principle of self-sufficiency.</u> Because of a concentration of existing facilities and good transport links, including rail links, West Sleekburn area is recognised as a strategically important location for waste management.</p> <p>13.61 The development of waste recycling and recovery facilities outside these locations, in smaller settlements, will generally be smaller-scale facilities (in a Northumberland context a small-scale facility is considered to have an annual capacity of less than 10,000 tonnes), which will be supported where it can be demonstrated that they are located reasonably close to the source of the waste; and/or are to manage waste arising in a local catchment; and the transport network is adequate to accommodate the proposed import and export of material from the site.</p> <p>13.62 <u>Reflecting the proximity principle and the principle of self-sufficiency,</u> the policy also sets out a sequential approach to selecting sites with the on-site management of wastes and the co-location with existing uses preferred ahead of other locations and greenfield sites the least preferred location. The policy recognises that sites identified for employment uses in the plan will be suitable for new or enhanced waste management facilities where the design is compatible with its location, is enclosed within a building, the proposal addresses any potential transport impacts and there are no unacceptable adverse effects on amenity or the natural and historic environment. The policy does not designate industrial estates in recognition that the individual industrial estates in Northumberland are not homogenous, which means a proposal may be acceptable on one part of a particular industrial estate but not</p>

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			acceptable on another part of the same estate depending on the type and characteristics of the development proposals.
MM11 3	Page 272- 275	Paragraphs 13.64 to 13.66	<p>Amend paragraphs and add new paragraphs to read:</p> <p>13.64 In accordance with the waste hierarchy, waste disposal is viewed as the last option for managing waste. However, waste disposal will remain necessary over the plan period to manage waste which is not currently recyclable, including residues remaining after recycling and recovery has occurred. The projections of the tonnages of residual wastes requiring disposal over the plan period are presented in Table 13.5 and 13.6. <u>The quantities of materials that will be required to be managed by means of disposal is expected to continue to reduce over the plan period through ongoing legislative, policy and fiscal drivers as well as increasing opportunities for the management of materials higher up the waste hierarchy.</u></p> <p>13.65 Landfill sites are split into three distinct categories: non-hazardous landfill, hazardous landfill and inert landfill. In Northumberland there is one non-hazardous landfill site at Ellington Road near Ashington. This site is recognised as a strategically important site for the disposal of residual waste arising in Northumberland, Newcastle and North Tyneside. The strategic role of this site will continue during the plan period due to its remaining capacity.</p> <p>13.66 The preferred approach for waste disposal is to seek to minimise the volumes of waste disposed in this way, maximise the levels of recycling and recovery and plan for a reducing amount of disposal. <u>For non-hazardous landfill capacity, the The preferred approach recognises the strategic role of the Ellington Road landfill site and sets criteria to assess proposals which come forward over the plan period. For inert waste disposal, the preferred policy approach is to maximise construction and demolition waste recycling and where this is not feasible to encourage the positive use of material for the restoration of mineral extraction sites or for land reclamation and improvement schemes.</u></p> <p>13.66A <u>The Ellington Road Landfill Site currently has planning permission for the tipping of waste until 2039. The remaining capacity at this site is sufficient to manage residual waste from Northumberland over the plan period but it is anticipated that the remaining permitted capacity will be utilised in the early part of the plan period based on the levels of current inputs to this site. As a result, proposals for additional waste disposal capacity could come forward over the plan period. Policy WAS 3 therefore includes policy criteria to guide and assess proposals.</u></p> <p>13.66B <u>No new sites for waste disposal have been put forward for consideration during the preparation of the Local Plan. It is, therefore, considered that the approach under Policy WAS 3 is the most appropriate one in this context and will help to support the role of landfill being minimised. Policy WAS 3 additionally recognises that there are potential opportunities to provide</u></p>

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			<u>additional capacity at the existing Ellington Road Landfill Site taking into account settlement rates on parts of the site where tipping has previously taken place and through the reprofiling of the final landform.</u>
MM11 4	Page 278	Paragraph 13.76	<p>Amend paragraph to read:</p> <p>13.76 All proposals <u>applicants</u> need to consider the cumulative impacts arising from their proposal in combination with relevant existing developments, developments with planning permission, and development proposals going through the planning application process. Policy REN1 requires applicants to submit an assessment of cumulative impacts. Considerations should include the direct and indirect effects as well as temporary and permanent impacts.</p>
	Page 279	Policy REN 1	<p>Amend policy to read:</p> <p>Policy REN 1 Renewable and low carbon energy and associated energy storage</p> <ol style="list-style-type: none"> 1. Proposals for renewable energy and low carbon energy development will be supported including where decentralised, renewable or low carbon energy supply systems are to be used to supply energy to a development. 2. Proposals for energy storage units associated with a proposed or an existing renewable energy and low carbon energy development will be supported where: <ol style="list-style-type: none"> a. they will improve the efficiency of the development; and b. it can be demonstrated that the effects of the proposal, individually and cumulatively, are acceptable or can be made acceptable with regard to the criteria under Part 3 of this policy. 3. Applications will be supported where it has been demonstrated that the environmental, social and economic effects of the proposal, individually and cumulatively, are acceptable or can be made acceptable. In considering applications, appropriate weight will be given to the following: <ol style="list-style-type: none"> a. Landscape character and sensitivity of <u>landscape and visual receptors including landscapes and views demonstrated to be of value at the local community level</u>; b. The special qualities and the statutory purposes of the Northumberland National Park, the North Pennines Area of Outstanding Natural Beauty and the Northumberland Coast Area of Outstanding Natural Beauty;

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			<ul style="list-style-type: none"> c. Internationally, nationally and locally designated nature conservation and geological sites and features, and functionally linked land, and protected habitats and species; d. Hadrian's Wall World Heritage Site and other internationally, nationally and locally designated heritage assets and their settings and non-designated heritage assets; e. Air, and ground and surface water quality; f. Hydrology, water supply and any associated flood risk; g. Highways and traffic flow, transport networks, Public Rights of Way and non-motorised users, including the effects upon well-used recreational routes such as the National Trails, long distance routes and the national cycle network; h. Amenity due to noise, odour, dust, vibration or visual impact; i. The openness of the Green Belt and whether very special circumstances have been demonstrated to justify otherwise inappropriate development; j. The impact of any new grid connection lines and any ancillary infrastructure and buildings associated with the development; and k. The impact on the safety of aviation operations and navigational systems, with proposals within Aerodrome Safeguarding Areas giving consideration the requirements of Policy TRA 7. <p>4. Applications will not be supported unless an assessment of cumulative impacts has been undertaken, and taking account of any mitigation measures, the impacts are found to be acceptable.</p> <p>5. Where relevant, applications will not be supported unless appropriate provision is made for decommissioning and removal of temporary operations once they have ceased.</p> <p>6. Positive weight will be given to proposals where there is clear evidence of them being community-led.</p>
MM11 5	Page 280	Paragraph 13.80	<p>Amend paragraph to read:</p> <p>13.80 Onshore wind energy is now an established and common technology for generating renewable energy in the UK. The availability of this technology for deployment, the previous availability of financial incentives and the presence of a wind resource in Northumberland has resulted in considerable pressure</p>

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			for onshore wind turbine development in the County in recent years. <u>Pressure for renewable energy development is unlikely to decrease as the battle against climate change intensifies to meet the government's target for the UK to cut its carbon emissions to 'net zero' by 2050.</u>
MM11 6	Page 280	Paragraph 13.82	<p>Amend paragraph to read:</p> <p>13.82 In line with the NPPF, the Planning Practice Guidance sets out <u>that</u> suitable areas for wind energy development will need to have been clearly identified in a Local Plan or Neighbourhood Plan. To understand whether it is appropriate to identify suitable areas in Northumberland, an exercise was undertaken to map a number of identifiable environmental and planning constraints to wind turbine development^[Footnote 1]. This included mapping constraints relating to residential amenity, physical infrastructure, designations relating to nature conservation, geology and the historic environment, landscape sensitivity, natural features, Green Belt and wind speed. <u>Some other matters were not included in the mapping exercise due to technical or other limitations but all relevant considerations will be assessed and taken into account at the detailed planning application stage.</u></p> <p>Footnote 1: Further details of the mapping exercise can be found in the accompanying technical paper - Northumberland Local Plan Technical Document: Suitable areas for wind turbine development in Northumberland, December 2018.</p>
MM11 7	Page 281	Paragraph 13.83 and 13.84	<p>Amend paragraphs to read:</p> <p>13.83 <u>Landscape sensitivity is an important consideration in assessing the impacts of proposals for wind energy development. Landscape sensitivity may be regarded as a measure of the resilience, or robustness, of a landscape to withstand specified change arising from the development types or land management practices, without undue negative effects on the landscape and visual baseline and their value</u>^[Footnote 1]. It is based on a range of considerations including the physical nature of the landscape, visual, perceptual, qualitative, historic and cultural, and contextual considerations including the cumulative effects with other development. The mapping exercise referred to above was informed by a study^[Footnote 2] that assessed the relative <u>overall</u> sensitivity of each of the Landscape Character Areas in Northumberland to wind energy development using the following five different wind turbine typologies, which are based on their height of the turbine to the tip of the blade:</p> <ul style="list-style-type: none"> • Under 25 metres; • 26 to 40 metres; • 41 to 65 metres; • 66 to 100 metres; and • 101 to 135 metres. <p>13.84 <u>This study used as a baseline a Landscape Character Assessment undertaken in 2010 that was informed by public consultation. For each landscape character area the assessment in the sensitivity study noted above, categorises the overall sensitivity</u></p>

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			<p>to each of the five wind turbine typologies as either 'high', 'moderate-high', 'moderate', 'low-moderate' or 'low'. Where a character area was assessed as having a 'high' landscape sensitivity or a 'moderate-high' landscape sensitivity to a particular scale of wind turbine development, those areas are considered to be 'unsuitable' or 'unsuitable in principle', respectively, to wind energy development and therefore a strategic constraint to development in policy terms. Where a landscape character area was assessed as a potential strategic constraint, it has been identified as such in the wider mapping exercise. The mapping exercise also uses the wind turbine typologies above recognising that wind turbine height has a major influence on the scale and extent of effect, which, in turn, affects the potential suitability of areas for development. However, the use of turbine height is for the sake of simplification since landscape and visual impacts are not directly proportional to turbine height. All the factors that underlie the nature of an effect, including turbine numbers, design, layout, <u>ancillary infrastructure requirements such as grid connections and access tracks</u>, scale and cumulative impact, are important considerations in wind turbine siting and design <u>and will need to be assessed on a case-by-case basis</u>.</p> <p>Footnote 1: Natural England (2019). <u><i>An approach to landscape sensitivity assessment – to inform spatial planning and land management</i></u>.</p> <p><u>Footnote 2: Assessment of the sensitivity of the landscapes of Northumberland to Wind Energy Development</u>, The Planning & Environment Studio and Bayou Bluenvironment, January 2018.</p>
MM11 8	Page 281	Paragraph 13.85	<p>Amend paragraph to read:</p> <p>13.85 Some other matters were excluded from the mapping exercise due to technical or other limitations. The result of the mapping exercise was the identification of areas at a landscape character area scale where there are identified strategic constraints to wind energy development of the heights of turbine considered. Areas without identified constraints at this strategic scale are therefore considered to be potentially suitable for wind turbine development of the specified height and are shown on the Policies Map. Potentially suitable areas are identified across relatively large parts of Northumberland for smaller wind turbines with a height of less than 25 metres and 26 to 40 metres in height. <u>However, at the strategic scale at which it is undertaken the Council's approach cannot be prescriptive at the level of individual sites as these are matters for detailed assessment and mitigation at a site specific level. These will be assessed at the planning application stage. The potentially suitable areas shown on the Policies Map maps do not purport to provide guidance on the acceptability of any particular proposal in any given location, but they provide a starting point for the consideration of individual proposals for wind energy development.</u></p>
MM11 9	Page 282	Paragraph 13.86	Amend paragraph to read:

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			<p>13.86 The evidence shows that there are not any significant sized areas in the County without identifiable constraints to larger scale wind turbines (those over 40 metres in height in this context) and so it has not been possible to identify areas as potentially suitable in the Local Plan. <u>Applications for turbines over 40 metres in height will therefore not be supported unless they involve proposals for repowering.</u> Proposals for these larger scale wind turbines would <u>therefore only</u> potentially be permitted where it involves the repowering of existing wind turbines and where the impacts of such development, including cumulative effects, are considered acceptable. This provides a positive policy approach to smaller scale wind turbine development of the type that helps individual homes and businesses meet their energy needs through decentralised, renewable energy. It also supports smaller scale community-led proposals of this nature that may come forward in Northumberland over the plan period.</p>
MM120	Page 282	Paragraph 13.87, 13.87A and 13.87B	<p>Amend paragraph and add new paragraphs to read:</p> <p>13.87 It is important to recognise that the identification and mapping of areas potentially suitable for wind energy development is informed by evidence at a strategic landscape character area scale, across the whole of the local plan area. It is also recognised that landscape character, and thus landscape sensitivity, does not change abruptly as there is usually a gradual transition from one area to another. The acceptability of individual proposals within one of these areas will subject to the detailed assessment and consideration of effects at a local scale in accordance with the development plan and recognised guidance. The policy criteria in Policy REN 1 and Policy REN 2 will support this assessment and further information on the assessment of individual proposals is provided below.</p> <p>13.87A <u>The acceptability of individual proposals within an identified potentially suitable area will be subject to detailed assessment. This assessment will include consideration of those factors not included in the mapping exercise used to identify the potentially suitable areas and the effects at a local scale in accordance with the development plan, its evidence base and recognised guidance. The identification of potentially suitable areas does not infer that any individual proposal would be acceptable if located within one of these areas. The policy criteria in Policy REN 1 and Policy REN 2 will support this assessment and further information on the assessment of individual proposals is provided below.</u></p> <p>13.87B <u>Therefore, under Policy REN 2 if a proposal for a wind turbine is received outside of a Potentially Suitable Area, is over 40 metres in height and not for repowering or is not in an area identified in a neighbourhood plan then it will not be supported and planning permission would be refused by the Council. If a proposal is received within a Potentially Suitable Area, or for repowering, or within an area identified in a neighbourhood plan then the detailed considerations set out in Policies REN 1 and REN 2 will be used to assess its acceptability.</u></p>

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MM12 1	Page 285	Figure 13.2	Add flowchart to read: <u>Figure 13.2: Flowchart showing how proposals for wind energy development are to be assessed under Policy REN 2</u>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<pre> graph TD Q1{Does the proposal require planning permission?} -- No --> A1[No planning application required.] Q1 -- Yes --> Q2{Is the proposal for repowering?} Q2 -- No --> Q3{Does the proposal involve turbines over 40 metres in height?} Q2 -- Yes --> Q4{Are the planning impacts acceptable, or can they be made so, when assessed against the policy criteria in Part 2 of Policy REN 2 and Policy REN 1?} Q3 -- No --> Q5{Is the proposal located within a suitable area for the scale of wind turbine proposed?} Q3 -- Yes --> A2[Proposal not supported. Recommend planning permission refused.] Q5 -- No --> A2 Q5 -- Yes --> Q6{Does the proposal have the backing of the affected local community?} Q6 -- No --> A2 Q6 -- Yes --> Q4 Q4 -- No --> A2 Q4 -- Yes --> A3[Proposal supported. Recommend planning permission granted.] </pre>
MM12 2	Page 282	Paragraph 13.88	<p>Amend the paragraph to read:</p> <p>13.88 Policy REN 2 reflects the policy tests in the NPPF, including the requirement for new wind turbine development proposals, except in the case of proposals for repowering, to: be located within an area identified as being potentially suitable for wind energy development; and <u>to fully address the planning impacts identified by affected local communities that following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing.</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM12 3	Page 282	Paragraph 13.89 and 13.89A	<p>Amend the paragraph to read:</p> <p>13.89 As described above, areas are identified as potentially suitable for wind turbine development in Northumberland <u>as are shown on the Policies Map (and which may additionally be identified in Neighbourhood Plans) but whether they can successfully accommodate wind energy development will depend upon detailed assessment at the local scale.</u> Being within a potentially suitable area is the first consideration for a proposal involving one or more wind turbines but the criteria in Policy REN 1 and Policy REN 2 must also be addressed as well as any other material considerations.</p> <p>13.89A <u>Applications for on-shore wind energy development will therefore be expected to demonstrate clearly how all criteria within Policies REN 1 and REN 2 (as applicable to a particular proposal) have been addressed and satisfied before planning permission can be granted. Particular importance will be applied to the assessment of local landscape effects as set out in Policy REN 2 (Part 2g, 2h, 2i, 2j and 2k). In meeting this expectation, applicants are expected to demonstrate how the proposals would relate to the landscape and visual sensitivities of the landscape character areas affected (including the host landscape and the wider area where appropriate), as identified within the wind energy landscape sensitivity study for Northumberland^[Footnote 1] used to inform the approach to wind energy development in the Local Plan. In doing so, landscape assessments supporting the application would be expected to describe at the local level how the proposals would impact upon the specific physical, visual, perceptual, qualitative, historic and cultural and contextual sensitivities identified within the study in response to the specific proposals, and as appropriate, how impacts would be satisfactorily mitigated. This should take into consideration the supporting narrative for each landscape character area as well as the summary tables of sensitivity within the study's landscape character area profiles. Cumulative effects and effects on landscapes and views demonstrated to be of value at the local and community level must also be considered.</u></p> <p><u>Footnote 1: Assessment of the sensitivity of the landscapes of Northumberland to Wind Energy Development, The Planning & Environment Studio and Bayou Bluenvironment, January 2018.</u></p>
MM12 4	Page 282	Paragraph 13.90, 13.90A, 13.90B, 13.90C, 13.90D, 13.90E, 13.90F, and 13.90G	<p>Amend paragraph and add new paragraphs to read:</p> <p>13.90 <u>The approach to engagement with the affected local communities and understanding their backing for onshore wind turbine proposals will be in line with the relevant national planning policy and guidance in place at the time. For wind turbine proposals involving more than two turbines or where the hub height of a wind turbine exceeds over 15 metres in height to the tip of the blade there is a current requirement for the applicant to undertake consultation with the local community prior to submitting a planning application^[Footnote 1]. However, it is good practice for all prospective applicants to undertake some pre-application consultation and discuss the proposals with neighbours to help to establish the planning impacts identified by the affected local community and whether the proposal has their backing. The circumstances where pre-application consultation is required, and</u></p>

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			<p>the nature of the requirements, is set out in the Council's planning application validation checklist. The consultation exercise should be proportionate to the scale of the proposed development and should identify the planning impacts that may <u>affect</u> local communities. The planning impacts are generally those associated with the criteria in Policy REN1 and Policy REN 2, but may also extend to other policies in the plan. In liaison with the local community, applicants should address concerns and seek to mitigate impacts. If it is considered that they have been addressed to an extent that they are judged to be 'acceptable' then this will be the basis for determining community backing. Planning Practice Guidance is clear that whether a proposal has community backing is a planning judgement for the local planning authority. In coming to a view about whether a proposal is acceptable to a community consideration will be given to the extent of the planning impacts identified in pre-application consultation with the local community, the mitigation measures proposed to fully address those impacts and the proportion of those in the affected communities with outstanding objections to the proposals at the planning application stage.</p> <p>13.90A <u>The consultation exercise should demonstrate how the views of the local community have been determined and how their views have been taken into account. Prior to the consultation exercise being undertaken, the prospective applicant should prepare a consultation strategy that sets out the proposed approach to the consultation including methods and who will be consulted. The consultation strategy should evolve through meaningful engagement with the Local Planning Authority and the relevant Town and Parish Councils on its scope and methodology. When undertaking pre-application consultation the prospective applicant will be expected to:</u></p> <ul style="list-style-type: none"> • <u>Publicise the proposal in such a way that would bring it to the attention of a majority of residents and businesses in the vicinity of the site that are most likely to be directly affected as well as the relevant Town and Parish Councils (i.e. those whose constituents include the most directly affected residents and businesses). This could involve contacting them by post with details of the proposal, how they can find out more about the proposal, and how they can provide comments.</u> • <u>Provide the local community with suitable opportunities to view the proposals and contact the prospective applicant regarding the proposals. This could involve holding at least one consultation event to which the above parties are invited and making the relevant information available electronically.</u> • <u>Provide sufficient time and information so that people wishing to provide comments may do so in an informed manner and within good time. This should include information about the potential impacts and the benefits of the proposals.</u> • <u>Undertake further consultation if there are significant changes to the proposal.</u>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p><u>13.90B</u> If the applicant decides to proceed with an application for planning permission, the application should explain how the local community has been consulted prior to the application being submitted and how regard has been had to any responses received in finalising the application. The planning application documentation should include raw and synopsis results of the pre-application consultation, including details of those consulted with, and analysis of how any concerns expressed by the local community have been overcome in the proposals submitted. It is advised that applicants should only proceed with an application for planning permission where it can be clearly demonstrated that the proposal has the backing of the affected local community.</p> <p><u>13.90C</u> Planning Practice Guidance is clear that whether a proposal has community backing is a planning judgement for the local planning authority^[Footnote 2], so it will therefore be necessary for the local planning authority to assess whether the balance of opinion in the affected local community is in favour of the proposal. In exercising this judgement it is not appropriate for the local planning authority to substitute its views for those of the local community.</p> <p><u>13.90D</u> There will be a number of factors involved in ascertaining whether a residential dwelling or business is affected by a proposal for wind energy development with the scale (i.e. the height of turbine and number of turbines proposed) of the proposed development being important in understanding the geographical reach of any impacts.</p> <p><u>13.90E</u> Community backing will be judged based upon the balance of views from the affected local community that have been evidenced at the pre-application stage and have been provided to the local planning authority during the determination of the planning application. In assessing this, the emphasis will be on understanding the planning impacts on the affected local communities that would potentially be directly affected by the proposals in the vicinity of the proposal rather than the impacts on those who are more geographically distant. The views of the relevant Town and Parish Councils will be considered in judging the balance of views from the local community. In addition, the relevant policies in a neighbourhood plan and whether they provide policy support to the proposal will be taken into account.</p> <p><u>13.90F</u> When determining a planning application for wind energy development, the Council will clearly set out the concerns that have been expressed by the affected local community and how the application has overcome these or not. The Council will need to be able to conclude that the proposal has the backing of the relevant affected community. The Council will also be clear about how it has reached its conclusion on the judgement on whether the proposal has the backing of the affected local community to ensure this evaluation is transparent. The Council will need to be satisfied that there is clear majority support within the relevant community.</p> <p><u>13.90G</u> As explained in Paragraph 13.79, a supplementary planning document on renewable energy will be prepared to</p>

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			<p><u>provide guidance on how prospective applicants would be expected to address the requirements of Policy REN 1 and Policy REN 2 at the site specific level. This supplementary planning document will include guidance on best practice in relation to consultation with the local communities likely to be affected by proposals, including the scope and extent of the consultation exercise that will be appropriate for different types and scales of wind energy development. It will also include guidance on how the affected local community should be identified and what information should be included in a planning application with regard to the pre-application consultation undertaken. Some consultation has previously taken place on the scope of this supplementary planning document and work on the production of the document itself will commence in 2021.</u></p> <p><u>Footnote 1: See sections 61W and 61X of the Town and Country Planning Act 1990.</u></p> <p><u>Footnote 2: Planning Practice Guidance, Paragraph 033, Reference ID 5-033-150618 (Revision date 18 June 2015)</u></p>
MM12 5	Page 283	Paragraph 13.91	<p>Amend paragraph to read:</p> <p>13.91 <u>Part 1 of Policy REN 2 reflects that the NPPF takes a different policy approach to the repowering of existing wind turbines^[Footnote 1]. Proposals for the repowering of wind turbines do not need to be located within an area identified as suitable for wind turbine development, or to demonstrate that the planning impacts identified by the affected local community have been fully addressed and that the proposal has their backing as the principle of acceptability for the use has already been established.</u> Applications for the repowering of existing wind turbines will be assessed against the criteria in Policy REN 1 and Part 2 of Policy REN 2, and against other policies in the plan, recognising that there could be unacceptable effects of repowering.</p> <p>Footnote 1: Repowering involves replacing older wind turbines with newer ones.</p>
MM12 6	Page 283	Paragraph 13.94	<p>Amend paragraph to read:</p> <p>13.94 <u>In relation to the decommissioning of the turbines and associated infrastructure and the restoration of the site once operations have ceased, details should be provided with the application in order to comply with Part 2 (f) of Policy REN 2. These requirements would then be controlled through the use of relevant planning conditions.</u></p>
MM12 7	Page 284	Policy REN 2	<p>Amend policy to read:</p> <p>Policy REN 2 Onshore wind energy development</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<ol style="list-style-type: none"> 1. Proposals for the development of one or more wind turbines, except for proposals for the repowering of existing wind turbines, will not be permitted unless: <ol style="list-style-type: none"> a. The development site is in <u>an</u> area identified as potentially suitable for wind energy development of the same scale as that proposed, as identified on the Local Plan Policies Map or in a Neighbourhood Plan; and b. Following consultation it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and the proposal has their backing. 2. Where the criteria in Part 1 are met, <u>or where proposals are for the repowering of existing wind turbines</u>, proposals for the development of one or more wind turbines will be supported where the applicant can demonstrate that the planning impacts, both individually and cumulatively, are, or can be made, acceptable. The planning impacts will be assessed against the criteria in Policy REN 1 and the following criteria: <ol style="list-style-type: none"> a. There is sufficient separation from the proposed wind turbines to protect residential amenity as a result of noise, shadow flicker and visual intrusion. To protect visual amenity, there will be a presumption against development within a distance of six times the turbine blade tip height of residential properties unless it can be demonstrated that the presence of turbines would not have an unacceptable impact upon living conditions; b. The proposals have addressed any potential adverse effects on the safety of aviation operations and navigational systems; c. Potential interference to television and/or radio reception and information and telecommunications systems will be avoided and/or mitigated; d. The proposed site access arrangements and access routes will be suitable for the construction phase, including the delivery of turbine components and construction materials, the operational phase, and the decommissioning of the proposed wind farm; e. The proposed wind turbines are located appropriate distances from highways, and railway lines to provide a safe topple distance. A minimum topple distance of the turbine height plus 10% is recommended as a starting point; f. Provision has been made for the satisfactory decommissioning of the turbines and associated infrastructure once the operations have ceased and the

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			<p>site can be restored to a quality of at least its original condition;</p> <p>g. The proposal will not result in unacceptable harm to the character of the landscape and the landscape has capacity to accommodate the proposed development or to landscape and visual receptors;</p> <p>h. <u>The landscape has capacity to accommodate the proposed development without unacceptable negative effects on its character and qualities and how it is valued by communities likely to be affected;</u></p> <p>i. h. There are no unacceptable adverse effects on long and medium range views to and from sensitive landscapes, such as the Cheviot Hills, Northumberland Sandstone Hills, Northumberland Coast AONB, North Pennines AONB, the Northumberland National Park and the Hadrian's Wall World Heritage Site, and lines of sight between iconic landscape and heritage sites and features, particularly where one or more feature is within the Northumberland Coast AONB, the North Pennines AONB or the adjoining Northumberland National Park;</p> <p>j. i. There are no unacceptable adverse effects on sensitive or well used viewpoints; and</p> <p>k. j. There are no unacceptable adverse effects on important recognised outlooks and views from or to heritage assets where these are predominantly unaffected by harmful visual intrusion, taking into account the significance of the heritage asset and its setting.</p>

Chapter 14: Infrastructure and Delivery

Ref.	Page	Policy / Paragraph / Figure	Main Modification
MM128	Page 289	Policy INF 1	<p>Amend policy to read:</p> <p>Policy INF 1 Delivering development related infrastructure (Strategic Policy)</p> <ol style="list-style-type: none"> 1. To ensure that development is acceptable in planning terms, and unacceptable impacts are properly mitigated, proposals must demonstrate that there is sufficient appropriate physical, community, social and green infrastructure capacity, both on and off-site, to support the needs arising from the development. 2. Where infrastructure necessary to serve new development is not available, or where existing infrastructure requires improvement due to capacity or other constraints associated with the impact of that development, planning permission will only be granted where suitable enforceable measures are put in place to secure the provision and maintenance of that new or improved infrastructure in a timely manner, <u>when it is required, in order to</u> and prior to it first being needed to serve the development.
MM129	Page 293-295	Paragraphs 14.26 to 14.37	<p>Delete section:</p> <p>Open space and facilities for sport and recreation</p> <p>Provision and maintenance of recreational open space</p> <p>14.26 Good quality open space, sport and recreational facilities provide recreational benefits for communities and help to promote social inclusion, community cohesion, health and well-being. Many open spaces also make an important contribution to the character and appearance of the built and natural environment. Ensuring the right level of open space provision is, therefore, an important planning consideration. New areas of housing need new open space, sport and play provision unless there is a surplus of accessible existing facilities.</p> <p>14.27 Town and Parish Councils now provide, manage and maintain many outdoor assets including allotments and children's play areas; and in some cases they manage some larger outdoor facilities, such as playing fields, parks and cemeteries. Town and Parish Councils are therefore an important stakeholder in supporting infrastructure required for outdoor recreation, sports</p>

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			<p>and play.</p> <p>Identifying what recreational open space is there and what is needed</p> <p>14.28 The Council's open space, sport and recreation studies⁽¹⁰⁵⁾ provide assessments of the quantity, quality and accessibility of open space across the County.</p> <p>14.29 The quality, quantity and accessibility of recreational open space, including ancillary facilities, varies across areas. The existing quantity and access to open space, as well as consideration of quality issues, will form the basis for assessing any proposed development or change of use of open space.</p> <p>14.30 The Local Plan proposes a flexible approach in establishing the extent of demand and need for additional or improved recreational open space arising from development. This will involve taking into account up to date local evidence of demand and need for facilities.</p> <p>Strategy for recreational open space</p> <p>14.31 National policy and guidance advocates the creation of policies that guard against the unnecessary loss of recreational open space and associated facilities based on evidence of the continuing need for the infrastructure. The Council will continue to monitor use and provision and review the extent of evidence of need for improvements and provision of additional infrastructure periodically and as appropriate.</p> <p>14.32 New open space and related facilities, including for sport, play and less formal recreation, will be secured through the planning system where necessary to serve needs arising from new development. This may include qualitative improvements where that would allow for more intensive use of the infrastructure. Where new recreational open space and associated facilities are provided, either as a result of needs arising from new development or through investment from Town and Parish councils, the County Council, sports and recreation clubs or other organisations, consideration will be given to securing the shared use of space and facilities to seek maximum value from the investment.</p> <p>Protected open space</p> <p>14.33 The need to retain existing areas of open space is recognised in Policy INF 5, which creates a specific designation of Protected Open Space. These areas are defined on the Policies Map. Consideration of development proposals will be expected to follow requirements established in Policy INF 5.</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>14.34 The Council does not currently propose to define additional areas of Protected Open Space through the Local Plan. However, support will be given to Town and Parish Councils who may wish to pursue this through the preparation of neighbourhood plans, provided the designation is suitably evidenced.</p> <p>Local Green Space</p> <p>14.35 The concept of local communities being able to protect green areas of particular local significance was first introduced into the planning system through the National Planning Policy Framework in 2012 which created the specific designation of 'Local Green Space'. The intention of this designation is to provide locally important green areas a level of protection consistent with that given to the Green Belt thereby preventing development other than in very special circumstances.</p> <p>14.36 Local Green Space may only be designated through policy created in a neighbourhood plan or a local plan, and it must be capable of enduring beyond the end of the plan period. National policy describes the circumstance in which it may be appropriate to use this designation which is limited to where the green space is:</p> <ul style="list-style-type: none"> • in reasonably close proximity to the community it serves; • demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and • local in character and is not an extensive tract of land. <p>14.37 Many of the Town and Parish Councils across Northumberland involved in preparing neighbourhood plans have investigated the opportunities presented by this potential designation. All of the neighbourhood plans made to date have designated at least one area of Local Green Space. Whilst the opportunity to create Local Green Space through the Local Plan exists, the County Council considers that, given the need to show that any such designation is demonstrably special to a local community, the most appropriate mechanism for designating Local Green Space is through a neighbourhood plan. It is therefore not proposed to designate any Local Green Space in the Northumberland Local Plan. The County Council will continue to advise and support Town and Parish Councils across Northumberland who are preparing neighbourhood plans and will support the designation of Local Green Space through those plans where it meets the tests established in national policy.</p> <p>Footnote 105 These include an updated Northumberland PPG17 Open Space, Sport and Recreation Assessment and a Playing Pitch Strategy. The Council is developing these as 'live' databases.</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
	Page 293-295	Paragraphs 14.26 to 14.37d	<p>Replacement section to read:</p> <p><u>Protection, provision and maintenance of open space, sport and recreation provision</u></p> <p><u>14.26</u> Good quality open spaces, sport and recreation (including amenity green space, natural and semi natural green space, parks and gardens, provision for children and young people including play facilities, and outdoor sports facilities) provide important benefits for communities. Among the many valuable roles of open spaces and sport and recreation provision are helping to promote social inclusion, engendering community cohesion, and improving health and well-being. Many open spaces also make an important contribution to the character and appearance of the built and natural environment and are important for biodiversity, including in the context of green networks. As such they are often an integral part of our towns and villages throughout Northumberland. Ensuring the protection, provision improvement and maintenance of open space, and provision for sport and recreation is, therefore, an important planning consideration. It is appropriate to guard against the loss of existing valued open space, sport and recreation buildings and land and secure new provision and improvements to meet the needs of existing and future communities.</p> <p><u>14.27</u> Town and Parish Councils provide, manage and maintain many outdoor assets including children's play areas; and in some cases they manage some larger outdoor facilities, such as playing fields, parks and cemeteries. For this reason Town and Parish Councils are an important stakeholder and the Council will ensure structured engagement and their close involvement, where appropriate, in decisions concerning the provision, maintenance and improvement of open space and facilities that affect their areas, including that provided to serve new development.</p> <p><u>Identifying current provision and future needs</u></p> <p><u>14.28</u> The Council's open space, sport and recreation studies (footnote 105) provide assessments of the quantity, quality, accessibility and functionality of open space, sport and recreation buildings and land, across the County. These studies provide the basis for the designation of areas to be protected through the Local Plan. They have also underpinned standards of provision for new development, and will, (alongside the Infrastructure Delivery Plan and other investment strategies) inform how developer contributions are prioritised and spent.</p> <p>Footnote 105: These include an Open Space, Sport and Recreation</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p><u>Assessment and a Playing Pitch Strategy.</u></p> <p><u>Protecting open space, sports and recreation provision</u></p> <p><u>14.29</u> <u>National policy requires that we should guard against the loss of valued community facilities; and that existing open space, sports and recreational buildings and land, including playing fields, should not be built on. National policy provides for only three exceptions to this clear instruction. These are that:</u></p> <ul style="list-style-type: none"> a. <u>an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</u> b. <u>the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</u> c. <u>the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</u> <p><u>14.30</u> <u>The principle that open space should not be built upon underpins the Council's approach to the protection of open space, including land used for sport and recreation, through Policy INF 5. All of the open space designated for protection in the Local Plan sits within a recognised open space typology and serves at least one of the recognised functions of open space.</u></p> <p><u>14.31</u> <u>These spaces are defined on the Policies Map. In addition to the designated open spaces there are remaining open spaces, sports and recreational land and buildings which fall outwith the defined typologies (for example, indoor sports facilities, historic sites, larger designated sites such as the County's national nature reserves, Kielder Water or Kielder Forest, and some small incidental spaces amongst housing). In accordance with national policy, there is a presumption that all existing open spaces, sports and recreational buildings and land should not be lost.</u></p> <p><u>14.32</u> <u>The Council recognises, however, that there may be limited exceptional circumstances where the loss of open space, sports and recreational buildings and land is appropriate. Where the loss of open space, sport and recreational buildings or land is to result in the replacement of provision to an equivalent or better standard, or the development is for alternative sports and recreation provision (with benefits outweighing loss) a case must be put forward to demonstrate the benefits. In any other instance an independent assessment must be submitted alongside any planning application which appraises, with equal weight, the quantity, quality, accessibility and functionality of open space, sports and recreation in the immediate locality. This must focus on the particular type of open space, building or land proposed to be</u></p>

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			<p>lost. It must also focus on the alternative provision within the settlement in which development is proposed, and then neighbouring settlements and then the wider Parish / Ward. It must also involve demonstrably meaningful engagement with the local community, to understand how the open space, building or land is used and valued by the community, and the implications of its loss.</p> <p>14.33 Playing fields are recognised as a crucially important resource for sport. Any application for development affecting a playing field will be subject to consultation with Sport England. Sport England has a Playing Fields Policy in place to help it assess such applications. The Council's Playing Pitches Strategy and its Sport Facilities Strategy will also be used to help the assessment of planning applications which affect these facilities.</p> <p>14.34 The Council also recognises that the development of facilities on open space, such as changing facilities or sports pavilions, may enhance their use. Where facilities are proposed on open space which are ancillary to the main use, these will be supported, subject to the criteria in Policy INF 5.</p> <p>Local Green Space</p> <p>14.35 The concept of local communities being able to protect green areas of particular local significance was first introduced into the planning system through the National Planning Policy Framework in 2012 which created the specific designation of 'Local Green Space'. The intention of this designation is to provide locally important green areas a level of protection consistent with that given to the Green Belt, thereby preventing development other than in very special circumstances.</p> <p>14.36 Local Green Space may only be designated through policy created in a neighbourhood plan or a local plan, and it must be capable of enduring beyond the end of the plan period. National policy describes the circumstance in which it may be appropriate to use this designation which is limited to where the green space is: in reasonably close proximity to the community it serves; demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and local in character and is not an extensive tract of land.</p> <p>14.37 Many of the Town and Parish Councils across Northumberland involved in preparing neighbourhood plans have investigated the opportunities presented by this potential designation. Most of the neighbourhood plans made to date have designated at least one area of Local Green Space. Whilst the</p>

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			<p><u>opportunity to create Local Green Space through the Local Plan exists, the County Council considers that, given the need to show that any such designation is demonstrably special to a local community, the most appropriate mechanism for designating Local Green Space is at the parish or neighbourhood level through a neighbourhood plan. It is therefore not proposed to designate any Local Green Space in the Northumberland Local Plan. The County Council will continue to advise and support Town and Parish Councils across Northumberland who are preparing neighbourhood plans and will support the designation of Local Green Space through those plans where it meets the tests established in national policy.</u></p> <p><u>New and improved open space and provision for children and young people</u></p> <p><u>14.37a</u> <u>The Council recognises that new development creates new demands for additional open space and provision for children and young people and/or improvements to the quality, accessibility and functionality of existing open space and provision for children and young people. The Local Plan therefore requires new development to be adequately served by open space and provision for children and young people. This can involve direct provision both on and off site; or financial contributions to support provision off site; or financial contributions for improvement of existing open space and facilities; or a combination of each of these approaches. The need for maintenance and the repair and replacement, as necessary, of facilities and associated infrastructure over a reasonable period of time must also be recognised and secured. This will normally be achieved through planning obligations.</u></p> <p><u>14.37b</u> <u>The requirements for open space and provision for children and young people to serve new housing development will be determined in accordance with standards for provision established at Appendix H1 which supports the implementation of Policy INF 5. These standards have been set in such a way to meet the needs of communities whilst also being realistic and deliverable.</u></p> <p><u>Commitment to new assessment</u></p> <p><u>14.37c</u> <u>In order to provide a consistent approach to open space across the County, the areas allocated as Protected Open Space in the Local Plan, are those identified as falling within various typologies within the Northumberland PPG17 Open Space, Sport, and Recreation Assessment (2011). While the Council undertook a partial update in 2018, it is recognised that the 2011 assessment is somewhat dated.</u></p>

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			<p>14.37d Therefore, the Council commits to carry out a new assessment of open space, sport, and recreation facilities, and to subsequently undertake an early and partial update of the Plan in so far as it relates to open space, sport and recreation and sites allocated as Protected Open Space. Work on the new assessment will start immediately, with the update to the plan in relation to open space, sport and recreation facilities submitted within 18 months of the adoption date of this Local Plan, in accordance with the LDS.</p>
	Page 295	Policy INF 5	<p>Amend policy to read:</p> <p>Policy INF 5 Open space and facilities for sport and recreation</p> <p>1.—Development proposals that would result in the loss of land or buildings used for recreational use or the loss of Protected Open Space (as shown on the Policies Map) will not be supported unless:</p> <p>a.—They would be replaced by an area of equivalent or better quantity and quality, in a suitable location; or</p> <p>b.—An excess of provision in quantitative and qualitative terms is clearly demonstrated; or</p> <p>c.—The development proposed is for alternative sports and recreation provision, the need for which clearly outweighs the loss of the existing open space.</p> <p>2.—Development which would result in the loss of open space not shown on the Policies Map that contributes to the character and visual amenity of an area will not be supported unless it can be demonstrated that the benefits of development clearly outweigh the loss.</p> <p>3.—Development of ancillary facilities on open space will be supported where:</p> <p>a.—It would be appropriate in scale and would not detract from the character of the site or surroundings;</p> <p>b.—It would not have an unacceptable negative impact upon residential amenity;</p> <p>c.—It would not be detrimental to any other function that the open space performs; and</p> <p>d.—It would contribute positively to the setting and quality</p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p style="text-align: center;">of the open spaceIt is necessary to, or would facilitate the functioning of the open space;</p> <p>4. In assessing residential development proposals, the provision of sports facilities, recreational open space for outdoor sport, children's play, and less formal recreational activity will be sought, as necessary for the development. The need and demand for the provision will be assessed in accordance with the relevant available evidence, applying locally defined standards including local assessments of need.</p> <p>5. The following will be required:-</p> <p style="padding-left: 40px;">a. Where it is determined that on-site provision is not appropriate, the Council will require off-site provision or financial contributions towards the provision of new open space, or the improvement of existing open space elsewhere in the locality; and</p> <p style="padding-left: 40px;">b. The future use and maintenance arrangements have been secured, taking full account of the views of Town and Parish Council or others who may be responsible for the facilities, once in place. Where the development is large enough, that provision is on-site unless this is demonstrated to be impracticable;</p> <p>1. <u>The loss of open spaces defined on the Policies Map, or other existing open space, sports and recreational buildings and land, including playing fields, will not be supported unless:</u></p> <p style="padding-left: 40px;">a. <u>an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or</u></p> <p style="padding-left: 40px;">b. <u>the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or</u></p> <p style="padding-left: 40px;">c. <u>the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.</u></p> <p>2. <u>Open space, sports and recreational land and buildings created as part of a development will be required, where appropriate, to:</u></p> <p style="padding-left: 40px;">a. <u>be of an appropriate standard and fit for purpose in accordance with relevant recognised standards;</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<ul style="list-style-type: none"> b. <u>be accessible by sustainable travel;</u> c. <u>maximise multifunctional use, and allow wide community use;</u> d. <u>be designed to include appropriate landscaping and to be safe and secure in accordance with relevant recognised standards;</u> e. <u>take opportunities to improve the Strategic Green Infrastructure Network, including the accessibility and connectivity of the network; and</u> f. <u>include a suitable long-term management and maintenance arrangement.</u> <p>3. <u>Development of ancillary facilities on open space will be supported where:</u></p> <ul style="list-style-type: none"> a. <u>It would be appropriate in scale and would not detract from the character of the site or surroundings;</u> b. <u>It would not have an unacceptable negative impact upon residential amenity;</u> c. <u>It would not be detrimental to any other function that the open space performs;</u> d. <u>It would contribute positively to the setting and quality of the open space; and</u> e. <u>It is necessary to, or would facilitate the functioning of the open space.</u> <p>4. <u>In assessing all residential development proposals, the provision, improvement and means of maintenance of open space and provision for children and young people will be sought in accordance with the standards set out in Appendix H1 to meet the needs arising from the development.</u></p> <p>5. <u>Thresholds that distinguish between requirements for on-site and off-site provision for the various typologies of open space and provision for children and young people are defined in Appendix H1. Off-site provision, financial contributions towards off-site provision, or financial contributions towards the improvement of existing open space and provision for children and young people will be</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p><u>sought, where appropriate, in accordance with standards set out in Appendix H1.</u></p> <p>6. <u>Where appropriate, agreement on community use of new and existing open spaces, sports and recreational land and buildings, where this is associated with the need to provide or improve facilities arising from proposed residential development, will be secured by means of a planning obligation.</u></p> <p>7. <u>The Council commits to undertake an early and partial update of the Plan in so far as it relates to open space, sport and recreation and sites allocated as Protected Open Space, with the update submitted within 18 months of the adoption date of this Local Plan.</u></p>
MM130	Page Page 297	Paragraph 14.41	<p>Amend paragraph to read:</p> <p><u>Appendices H-H4 provide further information on planning obligations and detailed guidance in respect of planning obligations for open space and provision for children and young people; education; healthcare and the Coastal Mitigation Service. Appendix D provides detailed guidance on how the Council will calculate planning obligations for off-site affordable housing provision. The Council will provide further detailed guidance</u> more detailed guidance in relation to planning obligations <u>affordable housing, and open space and provision for children and young people through a Supplementary Planning Document or Documents, to support policies in the Local Plan. This will ensure the range and level of contributions necessary to support growth are kept up to date in accordance with requirements, demand and need. It may also account for any national reforms to developer contributions for infrastructure and affordable housing.</u></p>
	Page 297	Paragraph 14.42 and Footnote 106	<p>Amend footnote to read:</p> <p><u>106 Local Plan and Community Infrastructure Viability Assessment, November 2018, CP Viability Ltd, Local Plan and Community Infrastructure Viability Assessment Addendum Report May 2019 CP Viability Ltd; and Local Plan and Community Infrastructure Viability Assessment Addendum Report June 2020 CP Viability Ltd and Local Plan and Community Infrastructure Viability Assessment Addendum Report November 2020 CP Viability Ltd</u></p>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
	Page 297	Paragraph 14.43	Amend paragraph to read: Development proposals which are <u>fully</u> compliant with the Local Plan are assumed to be viable on the basis of the Assessment and its associated evidence. Where exceptional <u>It is up to an applicant to demonstrate whether particular circumstances exist which impact on the ability of a development scheme to meet all planning policy requirements, including those secured through planning obligations, it will be up to the applicant to demonstrate such circumstances justify the need for a viability assessment at the planning application stage. The Council considers it likely that applications for development of 300 dwellings or more will also be subject to viability assessment, at the planning application stage, unless they are fully policy compliant. This is in recognition of the different dynamics of sites of 300 dwellings or more, which could involve multiple housebuilders and, or different requirements in terms of infrastructure needs.</u>
	Page 297	Paragraph 14.44	Amend paragraph to read: Where the Council agrees to consider a viability assessment at the planning application stage <u>Where a viability assessment is submitted to accompany a planning application applicants will be required to provide the assessment which should follow the approach as set out in National Planning Practice Guidance including standardised inputs, and should be made publicly available.</u> The assessment should also be based upon, and refer back to the Local Plan Whole Plan and CIL Viability Assessment and Addendum Reports , accounting for any site specific issues and, or changes in circumstances since that Assessment. The viability assessment of any such application will be independently verified by the Council, at the expense of the applicant. <u>The weight to be given to any such viability assessment is a matter for the Council as the decision maker, having regard to all the circumstances in the case.</u> Following the review of an independently verified viability assessment, if the Council is satisfied that there are overriding viability issues which prevent full compliance with policy requirements, the Council may grant planning permission subject to revised requirements, which should still ensure the mitigation of adverse effects of development.
	Page 297	Paragraph 14.45	Amend paragraph to read: <u>Where development is permitted which does not fully comply with policy requirements on the grounds of viability, Planning obligations may be sought, which include a periodic review mechanisms will be used, via legal agreement ensuring that, where viability improves over the course of development or after planning</u>

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			permission is granted, the fullest possible compliance with the Local Plan is secured.
	Page 298	Policy INF 6	<p>Amend policy to read:</p> <p>Policy INF 6 Planning obligations</p> <ol style="list-style-type: none"> Where it is not possible to address any unacceptable impacts of development through the use of planning conditions, planning obligations will be secured to ensure that otherwise unacceptable development can be made acceptable. Planning obligations will be used, as necessary, to ensure that development meets relevant planning policy requirements set out in the Local Plan and any made neighbourhood plans. <u>Planning obligations will only be sought where they meet all of the following tests which require that they are:</u> <ol style="list-style-type: none"> <u>necessary to make the development acceptable in planning terms;</u> <u>directly related to the development; and</u> <u>fairly and reasonably related in scale and kind to the development.</u> 3. Planning obligations may be used to secure the timely provision, and/or improvement and maintenance of any physical, social, community and green infrastructure and/or any mitigation and/or compensatory measures reasonably necessary to make a development acceptable in planning terms. This may include all or any of the following and any other reasonable measures that meet statutory requirements: <ol style="list-style-type: none"> Affordable housing (<u>See Appendix D</u>); <u>Accessibility and Adaptability Standards;</u> b. Measures to address highways, traffic and transportation impacts; c. Provision and maintenance of SuDS schemes;

Ref.	Page	Policy / Paragraph / Figure	Main Modification
			<p>e. d. Sport, play and recreation provision;</p> <p>f. e. Open space and provision for children and young people and <u>associated</u> maintenance <u>(See Appendix H1)</u>;</p> <p>g. f. Provision for schools and pre-school <u>other</u> education facilities <u>(See Appendix H2)</u>;</p> <p>h. g. Provision for primary healthcare <u>(See Appendix H3)</u>;</p> <p>i. h. Training and skills and local employment improvement programmes;</p> <p>j. i. Provision of community facilities and services;</p> <p>k. j. Measures to facilitate improvement in health and well-being;</p> <p>l. k. Environmental improvement and mitigation schemes;</p> <p>m. l. Landscape improvement schemes;</p> <p>n. m. Mineral and landfill site restoration and aftercare; and</p> <p>o. n. Measures to mitigate development impact on designated habitats and species <u>(see Appendix H4)</u>.</p>
MM131	Page 299	Paragraph 14.50	<p>Amend paragraph to read:</p> <p>The CIL is currently subject to potential reform. A provisional appraisal on the possibility of introducing CIL has been included in the Whole Plan Viability Assessment that supports the Local Plan. The Council will continue to investigate the viability and benefit of introducing CIL and would anticipate progressing with this matter following adoption of the Local Plan. Should a CIL charge be introduced in Northumberland, it will not replace planning obligation agreements. In broad terms developer contributions secured via planning obligation agreements will continue to be used for site specific infrastructure and mitigation measures, while CIL would be implemented to address the broader impacts of development. In any instance the Council will ensure that the funding requirements of developer contribution agreements are distinct from and would not duplicate any CIL.</p>

Glossary

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
MM132 (a)	Page 301	Glossary	<p>Insert a definition to read:</p> <p>Active Ageing, principles of - Refers to the idea of a longer active life, including in work and recreational activities, as well as the opportunity to remain in the same dwelling for longer.</p>
MM132 (b)	Page 301	Glossary	<p>Insert a definition to read:</p> <p>Active Frontage - Refers to street frontages where there is an active visual engagement between those in the street and internal areas of buildings facing the street, particularly at ground floor level where there are more public or lively activities, such as shop window displays or sales counters.</p>
MM132 (c)	Page 302	Glossary	<p>Delete definition, as follows:</p> <p>B-Class Uses: The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. Part B of this Order covers those employment uses that normally require dedicated land or buildings. They are split into: "Class B1 Business", consisting of offices, research and development and light industry; "Class B2 General industrial", covering most industries not within Class B1; and "Class B8 Storage or distribution" covering warehouse type uses as well as open air storage of products and equipment.</p>
MM132 (d)	Page 307	Glossary	<p>Amend definition to read:</p> <p>Key Shopping Frontages: Street frontages within the Primary Shopping Area, where it is sought to keep the majority of the frontage in retail or similar active frontage uses.</p>

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
MM132 (e)	Page 309	Glossary	<p>Insert a definition to read:</p> <p>Main employment uses: <u>Those uses normally found in industrial estates or business parks, requiring dedicated land or buildings. They include Use Classes B2 (General industrial) and B8 (Storage or distribution) from the Town and Country Planning (Use Classes) Order 1987 (as amended) as well as aspects of Use Class E, such as purpose built offices, (where not subject to a sequential test or having met the test), light industrial and research establishments. They do not include buildings designed or converted to allow, as their primary purpose, the selling of convenience or comparison retail goods to the general public or for other uses that would normally serve the general public in a town centre or other accessible, central location.</u></p>
MM132 (f)	Page 309	Glossary	<p>Amend definition to read:</p> <p>Main Town Centre Uses: <u>The uses that should normally be found within defined town centres, i.e. retail development, leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices and employment uses appropriate to a town centre location; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</u></p>
MM132 (g)	Page 309	Glossary	<p>Insert a definition to read:</p> <p>Major development - <u>For housing, development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.</u></p>
MM132 (h)	Page 309	Glossary	<p>Amend reference to 'mineral reserves' to read:</p> <p>Mineral reserves: <u>In land use planning terms, reserves are those minerals that have planning permission for extraction. Mineral deposits which have been tested to establish the quality and quantity of the material present and which could be economically and technically exploited.</u></p>

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
MM132 (i)	Page 309	Glossary	<p>Amend reference of 'mineral resources' to read:</p> <p>Mineral resources: <u>Natural concentrations of minerals or, in the case of aggregates, bodies of rock that are, or may become, of potential economic interest due to their inherent properties (for example the high crushing strength of a rock or its suitability for use as an aggregate). The mineral will also be present in sufficient quantity to make it of intrinsic economic interest. A potential mineral deposit where the quality and quantity of material present has not necessarily been tested—see also "Resource Area"</u></p>
MM132 (j)	Page 311	Glossary	<p>Amend definition as per paragraph 4.42 to read:</p> <p>Open Countryside: <u>Land beyond settlement boundaries or Green Belt inset boundaries, where they are defined on the policies map or neighbourhood plan policies maps; or land not within, or immediately adjacent to the built up form of Main Towns, Service Centres, Service Villages or Small Villages and land that is not within the built form of other settlements where boundaries limits are not defined.</u></p>
MM132 (k)	Page 311	Glossary	<p>Amend definition to read:</p> <p>Parade of shops and services: <u>A cluster of three or more shop front units, not within a defined town centre, that serves a residential area.</u></p>
MM132 (l)	Page 312	Glossary	<p>Amend definition to read:</p> <p>Primary Shopping Area: <u>Defined area where retail development is concentrated and within which it will be sought to locate any new large scale retail development. The Primary Shopping Area can will also include other uses appropriate to town centres but may include key shopping frontages, where it the highest concentration of active frontages is sought to keep the majority of the frontage in retail use.</u></p>
MM132 (m)	Page 312	Glossary	<p>Insert a definition to read:</p> <p>Principal residence - <u>A dwelling that is occupied as the sole or main home of the occupants and where the occupants spend the majority of their time when not working away from home.</u></p>

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
MM132 (n)	Page 314	Glossary	<p>Insert a definition to read:</p> <p><u>Settlement boundaries:</u> These define a line of demarcation between the built elements and other features of a settlement, and the countryside.</p>
MM132 (o)	Page 314	Glossary	<p>Amend definition to read:</p> <p><u>Small Village</u> Smaller settlement: A cluster of dwellings and associated buildings which has a recognised name and identity, a definable village centre, and a church or other community building.</p>
MM132 (p)	Page 316	Glossary	<p>Insert a definition to read:</p> <p><u>Tranquillity</u> - The quality of calm experienced in places with mainly natural features, free from disturbance from manmade ones.</p>
MM132 (q)	Page 316	Glossary	<p>Insert a definition to read</p> <p><u>Water body:</u> Any mass of water having definite hydrological, physical, chemical and biological characteristics. They may be surface water bodies, such as rivers, estuary waters, coastal waters, lakes or ponds. They may also be underground water bodies. Water bodies can be natural, entirely artificial and/or modified by human activity. They will normally be permanent or frequent occurrences and would exclude very temporarily occurring puddles etc.</p>
MM132 (r)	Page 316	Glossary	<p>Replace definition, as follows:</p> <p><u>Wider employment-generating uses:</u> Land uses generating permanent on-site employment, which may include:</p> <ul style="list-style-type: none"> • 'Non-residential institution' uses, where the scale or nature of the operation, or lack of the need for regular public access would make a location in a town centre or central to where people live less necessary — e.g. training facilities of various sorts, creches that serve people working in the employment areas themselves or types of health clinics that provide for specialised needs and are only occasionally visited; • They may include other uses which typically operate from employment sites such as car garages, taxi firms, home recycling centres and trade counter retail operations, as well as some leisure businesses which may not be suited to town centres;

Ref.	Page	Policy / Paragraph / Figure	Proposed main modification
			<ul style="list-style-type: none"> • They would only include any of main town centre uses where the proposal is small scale and the employment area is centrally located in a main town or service centre; • They would not include any residential type uses. <p><u>Wider employment-generating uses:</u> Land uses generating permanent on-site employment:</p> <ul style="list-style-type: none"> • <u>May include certain 'non-residential institution' uses, where the scale or nature of the operation, or lack of the need for regular public access would make a location in a town centre or central to where people live less necessary. Examples might include training facilities of various sorts (Class F.1), or some Class E uses that are not in the main employment uses category, such as some trade counter retail operations or leisure businesses that are not suited to town centres, creches that serve people working in the employment areas themselves or types of health clinics that provide for specialised needs and are only occasionally visited;</u> • <u>May include sui generis uses which typically operate from employment sites such car garages, taxi firms, or home recycling centres</u> • <u>Unless in a town centre location, they will exclude retail or leisure uses that fall within the category of main town centre uses; retail use can sometimes form an ancillary part of an employment proposal - e.g. a factory shop - which may be acceptable subject to other considerations such as access and parking - see Policy ECN 9);</u> • <u>They would not include any of the C-Class residential-type uses.</u>

Appendices

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
MM133	Page 318	Appendix A	<p>Add appendix to read:</p> <p><u>Small Villages referred to in Policy STP 1 Spatial Strategy (Strategic Policy)</u></p> <div> <p><u>South East Delivery Area</u></p> <p><u>Bothal, Cambois, Cresswell, East Hartford, East Sleekburn, Linton, Low Hauxley / High Hauxley, North Blyth, Stobswood, Ulgham, Widdrington, Woodhorn</u></p> </div> <div> <p><u>Central Delivery Area</u></p> <p><u>Anick / Oakwood, Belsay, Blanchland, Bywell, Cambo, Capheaton, Hartburn, Hebron, Hedley-on-the-Hill, Hepscott, Horsley, Kirkheaton, Leadgate, Longhirst, Matfen, Mickley Square, Middleton, Milbourne, Mitford, Netherwitton, New Ridley, Newton, Ovington, Ryal, Scots Gap, Slaley, Stannington Station, West Mickley, Whalton, Whitley Chapel, Whittonstall</u></p> </div>

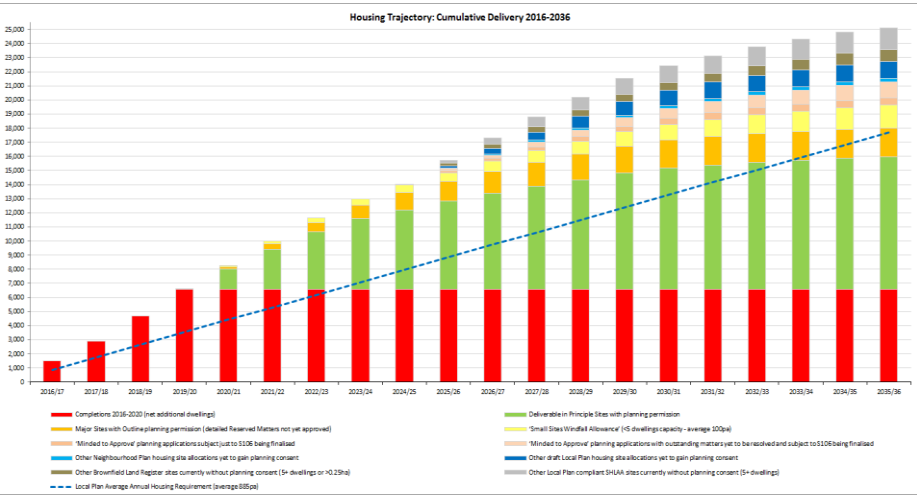
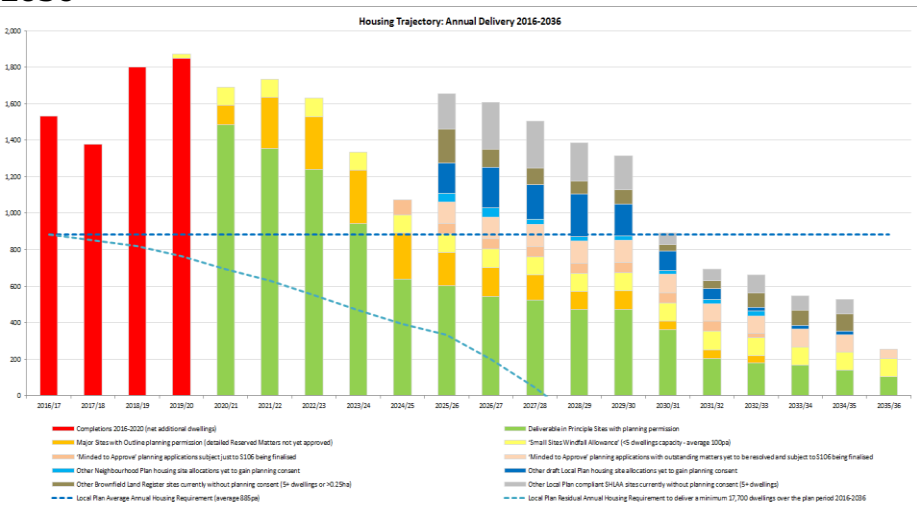
Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<div>North Delivery Area</div> <p><u>Acklington, Alnham, Ancroft, Bamburgh, Beadnell, Bolton, Boulmer, Bowsden, Branton, Branxton, Carham, Chatton, Chillingham, Christon Bank, Cornhill on Tweed, Craster, Crookham, Denwick, Doddington, Donaldsons Lodge, Dunstan, Edlingham, Eglingham, Ellingham, Etal, Fenwick, Ford, Glanton, Hepple, High Newton-by-the-Sea/Low Newton-by-the-Sea, Holy Island, Horncliffe, Howick, Ilderton, Lucker, Milfield, Netherton, Newton on the Moor, Powburn, Rennington, Rock, Scremerston, Shoresdean, South Charlton, Thropton, Warenford, West Mains, Whittingham, Wingates</u></p> <div>West Delivery Area</div> <p><u>Allenheads, Birtley, Byrness, Catton, Chollerton, East Woodburn, Falstone, Great Whittington, Greenhead, Gunnerton, Kielder / BATTERYhaugh, Kirkharle, Kirkwhelpington, Knarsdale, Lambley, Langley-on-Tyne, Ninebanks, Ridsdale, Rowfoot, Simonburn, Wall, Warden</u></p>

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification																														
MM134	Page 319	Appendix B	<p>Amend appendix to read:</p> <p>Appendix BA: Neighbourhood Plan Housing Site Allocations Neighbourhood Plan Housing Site Allocations</p> <table border="1"> <thead> <tr> <th>Neighbourhood plan area</th><th>Site name</th><th>Indicative net additional dwelling capacity</th><th>Status (as at December 2018<u>31 March 2020</u>)</th></tr> </thead> <tbody> <tr> <td colspan="4">South East Northumberland Delivery Area</td></tr> <tr> <td rowspan="2">Cramlington (<u>'Made' - March 2020</u>) (Allocations for 33 dwellings)</td><td><u>Nelson Recreation Ground</u></td><td><u>around 25</u></td><td></td></tr> <tr> <td><u>East Cramlington Farmhouse</u></td><td><u>around 8</u></td><td></td></tr> <tr> <td colspan="4">Central Northumberland Delivery Area</td></tr> <tr> <td rowspan="2">Longhorsley (<u>'Made' - October 2018</u>) (Allocations for 67 dwellings)</td><td>Shoulder of Mutton site, East Road, Longhorsley</td><td>55</td><td>Permitted</td></tr> <tr> <td>Normandy Terrace, Longhorsley</td><td>12</td><td>Permitted</td></tr> <tr> <td>Morpeth (<u>'Made' - May 2016</u>)</td><td>North Morpeth, former St. George's Hospital, Morpeth</td><td>Not indicated in NP</td><td>Permitted</td></tr> </tbody> </table>	Neighbourhood plan area	Site name	Indicative net additional dwelling capacity	Status (as at December 2018 <u>31 March 2020</u>)	South East Northumberland Delivery Area				Cramlington (<u>'Made' - March 2020</u>) (Allocations for 33 dwellings)	<u>Nelson Recreation Ground</u>	<u>around 25</u>		<u>East Cramlington Farmhouse</u>	<u>around 8</u>		Central Northumberland Delivery Area				Longhorsley (<u>'Made' - October 2018</u>) (Allocations for 67 dwellings)	Shoulder of Mutton site, East Road, Longhorsley	55	Permitted	Normandy Terrace, Longhorsley	12	Permitted	Morpeth (<u>'Made' - May 2016</u>)	North Morpeth, former St. George's Hospital, Morpeth	Not indicated in NP	Permitted
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Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification			
			(Allocations number not indicated) ⁽¹⁾	North of Longhirst Road, Pegswood	Not indicated in NP	Permitted
				North of Hebron Avenue, Pegswood	Not indicated in NP	Permitted
				'Heart of the Village' Development Area, Pegswood (mixed-use)	Not indicated in NP	Minded to Approve
			North Northumberland Delivery Area			
			Alnwick and Denwick (<i>'Made'</i> - July 2017) (Allocations for 482 dwellings) ⁽²⁾	Land east of Allerburn Lea, Alnwick	270	<u>Permitted</u>
				Land south west of Ravensmount and Alnmouth Road, Alnwick	70	
				Duchess's High School, Howling Lane, Alnwick	60	
				Allerburn House, Denwick Lane, Alnwick	20	Permitted (under construction)
				Land at former Thomas Percy School, Blakelaw Road, Alnwick	15	Completed
				Former Fire Station, South Road, Alnwick	15	<u>Permitted (for community uses instead)</u>
				Former bus garage, Lisburn Terrace, Alnwick	10	Permitted (under construction -for an 88-bed care home)

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification			
				Land adjoining Old Vicarage, Ratten Row, Alnwick	6	<u>Permitted</u>
				Roxburgh Place, Alnwick	10	
				Bank Top, Rugley Road, Alnwick	6	
				<u>Former Dukes Middle School, Hope House Lane, Alnwick (mixed-use)</u>	<u>Not indicated in NP</u>	
				<u>Former Lindisfarne Middle School, Lindisfarne Road, Alnwick (mixed-use)</u>	<u>Not indicated in NP</u>	<u>(now proposed for community education and recreational uses only)</u>
			West Northumberland Delivery Area			
			Whittington ('Made' — November 2018) (Allocations for 19 dwellings)	Rose Hill, Great Whittington	9	Permitted
				Land west of the village hall, Rose Hill, Great Whittington	10	Permitted
			<ol style="list-style-type: none"> <u>Morpeth site allocations figures not indicated in the Neighbourhood Plan, other than noting that the overall St. George's Hospital development is expected to deliver around 1,000 dwellings, while the sites allocated in Pegswood (together with existing commitments) will deliver about 200 dwellings. Indicative site figures are, however, indicated in its supporting Housing Site Allocation and Assessment technical paper.</u> <u>Alnwick - the Neighbourhood Plan additionally allocates the former Dukes Middle School (except the southern half of its playing fields which are protected as Local Green Space) and former Lindisfarne Middle School sites in Alnwick for a mix of residential, community education, open space and recreational uses once the schools have vacated the sites, but not for exclusive residential use.</u> 			
MM135	Page	Appendix C				

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
	322		<p>Amend appendix trajectories and supporting notes to replace the Publication Draft Plan trajectories with the updated versions as shown by the enlarged images and corresponding amended notes below:</p> <p>Appendix <u>CB</u>: Housing Trajectory</p> <p>Publication Draft Plan - Housing Trajectory: Cumulative Delivery 2016 to 2036</p> <p>Publication Draft Plan - Housing Trajectory: Annual Delivery 2016 to 2036</p> <p>Modification - Housing Trajectory: Cumulative Delivery 2016 to 2036</p>

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			 <p>Modification - Housing Trajectory: Annual Delivery 2016 to 2036</p>  <p>Housing Trajectory Notes:</p> <p>The Local Plan Housing Trajectories set out housebuilding since the start of the plan period (1 April 2016) and forecasts future delivery over the plan period (up to 31 March 2036) based upon the latest evidence⁽¹⁰⁸⁾.</p> <p>The delivery outlined in the trajectories includes that from the following categories of site:</p> <ul style="list-style-type: none"> • Past Delivery – completions in the first two<u>four</u> years of the plan period 2016/17 and 2017/18 to 2019/20; • Permitted Sites at 31 March 2018<u>2020</u> (of 5 units or more) – delivery is directly informed by that set out in the latest <u>Strategic Housing Land Availability Assessment (SHLAA)</u> and <u>Five-Year Housing Land Supply of Deliverable Housing Sites</u> report;

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<ul style="list-style-type: none"> • Large 'Minded to approve' sites (of 5 units or more) without planning permission at 31 March 20182020 (of 5 units and above) – Includes sites permitted from 1 April 2018 to 30 September 2018 and sites 'minded to approve'. Some of these sites were included in the latest Five Year Supply of Deliverable Sites report.; • Housing Allocations - sites allocated for housing in Policy HOU 4 of this Local Plan or allocated in 'made' Neighbourhood Plans; • Small Sites Windfall Allowance – delivery based on analysis of past trends using the methodology outlined in the latest <u>SHLAA and Five-Year Housing Land Supply of Deliverable Sites report</u>; • <u>Brownfield Land Register and SHLAA - other potentially developable Local Plan-compliant sites.</u> <p>The figures include all current delivery as set out in the above categories. Over the course of the plan period it is anticipated that sites not identified in any of the above categories will continue to come forward as 'windfall' sites. There are a significant number of other potentially developable sites within the SHLAA. Should sites within the above categories not deliver as anticipated, there is considered to be sufficient capacity in the identified supply of land to enable delivery of the Plan's housing requirements on alternative sites if required.</p> <p>Footnote: 108 Including the Council's planning applications database, the latest Net Additional Homes report, Strategic Housing Land Availability Assessment (SHLAA) and Five-Year <u>Housing Land Supply of Deliverable</u> Housing Sites.</p>
MM136	Page 325	Appendix D: off-site affordable housing	<p>Add appendix to read:</p> <p><u>APPENDIX D: AFFORDABLE HOUSING</u></p> <p><u>Background</u></p> <p>1. <u>The Local Plan seeks to extend housing choice across Northumberland and provide well designed homes to meet the diverse needs of Northumberland's population, including affordable homes. Indeed supporting the delivery of affordable homes is a priority for the Council.</u></p> <p>2. <u>In providing affordable housing, the presumption and preference is that it is delivered on the application site itself, in order to help meet local needs and promote social inclusion as part of a mixed and balanced community. It is recognised that there may be exceptional circumstances where off-site provision is justified. Off-site provision may be in the form of a developer providing affordable homes on an alternative site to the</u></p>

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<p>development (or in some circumstances providing land for the development of affordable homes). <u>More typically off-site provision will be delivered through developer financial contributions.</u></p> <p>3. <u>This appendix supplements Policy HOU 6, which addresses affordable housing. Specifically it details how a financial contribution in lieu of on-site affordable housing provision will be calculated.</u></p> <p>4. <u>The appendix also supplements Policy INF 6, which relates to planning obligations and their use. Planning Obligation Agreements are the mechanism by which both on and off-site affordable housing will be secured.</u></p> <p><u>Rationale</u></p> <p>5. <u>Where it can be robustly justified that the provision of affordable housing on-site is not appropriate, it is appropriate, proportionate and reasonable that the cost to the developer of providing the affordable housing off-site, or more typically providing a financial contribution, is broadly the equivalent value to providing the affordable housing on-site. Thus a developer would be neither advantaged nor disadvantaged in respect of the costs, than if they were able to provide on-site affordable housing.</u></p> <p><u>Methodology</u></p> <p>6. <u>The following sets out how the Council will calculate any off-site affordable housing contribution.</u></p> <p><u>Thresholds and Exemptions</u></p> <p>7. <u>As set out in Policy HOU 6 only 'major' residential development proposals comprising 10-or-more units or 0.5 hectares or more (reflecting the legal planning definition of such development) will be required to provide on-site and/or off-site affordable housing.</u></p> <p>8. <u>An exemption to this requirement will be applied to housing developments of up to 30 dwellings in low and medium value areas (as defined on the Local Plan Policies Map). The Council will not seek any contribution for affordable housing from such schemes.</u></p> <p><u>Affordable Housing Products / Tenures</u></p>

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<p>9. <u>Policy HOU 6 sets out the tenures and dwelling types of required affordable homes as part of housing developments. It explains that the policy will, within reason, be flexibly applied on a site-by-site basis to ensure genuine affordability and to reflect local housing needs, and taking into account local market conditions, the structure of the local housing market and interest from potential Registered Providers. The expected general tenure split varies according to value areas, the detail of which is set out in Policy HOU 6.</u></p> <p>10. <u>The tenure of affordable homes influences their respective values, therefore the policy expectations regarding tenure will be accounted for in calculating any off-site contributions.</u></p> <p><u>Calculating contributions</u></p> <p>11. <u>Where all or part of the required affordable housing quota is to be provided off-site, the following formula will be applied:</u></p> $\frac{(\text{Market Value} - \text{Transfer Value}) \times (\text{Affordable Housing Requirement (as set out in Policy HOU 6)})}{\text{Gross Internal Area (GIA)}}$ <p>12. <u>The result when applying this formula will provide the expected financial contribution for affordable homes (or equivalent value of contribution, where for example land is being provided).</u></p> <p>13. <u>The Market Value is the Average Market Value expressed as a rate per sq m. This must be provided by the applicant with supporting independent evidence to justify their market values using credible evidence which should include information from local estate agents and RICS approved formal valuation reports. If the Council is not satisfied with the evidence the Council will seek a second opinion from a suitably qualified independent person. The full cost of this second opinion must be met by the applicant.</u></p> <p>14. <u>The Transfer Value is the Average Transfer Value of the affordable dwellings for that particular scheme, taking into account an appropriate affordable housing mix (as per Policy HOU 6) and expressed as a rate per square metre. In arriving at the transfer values, unless more specific tangible information is available, a 'percentage' of market value approach will be adopted as follows:</u></p>

Ref.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<ul style="list-style-type: none"> • <u>Affordable Housing for Rent - 50% of Market Value</u> • <u>Starter Homes / Discounted Market Sale - 80% of Market Value</u> • <u>Other affordable routes to home ownership including shared ownership, and rent to buy - 67.5% of Market Value</u> <p>15. <u>The gross internal area (GIA) of the development is expressed in square metres.</u></p> <p>16. <u>By way of example, for a development (of 10 or more dwellings) in a high value area, Policy HOU 6 requires 25% of the dwellings to be affordable. Therefore the off-site affordable housing contribution would be based on 25% of the GIA of the development. Then, assuming the general required tenure split in Policy HOU 6 was appropriate, 60% of that affordable housing GIA would be assumed to equate to homes to rent with a transfer value equivalent to 50% of the market value. The remaining 40% of the affordable housing GIA would be for affordable home ownership, with a transfer value equivalent to 80% of the market value.</u></p> <p>17. <u>Policy HOU 6 alongside all other policy requirements within the Local Plan has been subject to viability testing, which has adopted a cautious approach. Planning applications that comply with the policy requirements are assumed to be viable. Planning applications that do not comply with the policy requirements established in the Local Plan will normally be refused.</u></p> <p>18. <u>The Council recognises, however, that there may be exceptional site specific circumstances which impact on development viability, and mean a developer may not be able to meet all policy requirements. In those exceptional circumstances the Council may be willing to consider a reduced requirement or contribution, if development is found to be otherwise acceptable; and it can be clearly demonstrated, having regard to requirements set out in the NPPF and Planning Practice Guidance, that all or a proportion of the policy costs prejudice development viability.</u></p>

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MM137	Page 325	Appendix E: Parking Standards	<p>Amend Appendix to read:</p> <p>Appendix D <u>E</u>: Parking Standards,</p> <p>Amend D.14 <u>E.14</u> to read:</p> <table><tr><th colspan="3">Indicative parking requirements (except Class C3)</th></tr><tr><th>Use Class-</th><th>Parking Requirement</th><th>Notes-</th></tr><tr><td>A1 Shops</td><td>Shops up to 1000square metres: 1 space per 50square metres, Shops over 1000square metres: 1 per 15 square metres Non food retail over 1000sqm: 1 per 20 sqm</td><td>Additional staff and delivery vehicle parking to be agreed.</td></tr><tr><td>A2 Financial and Professional services-</td><td>1 per 30 square metres-</td><td></td></tr><tr><td>A3 Food and Drink-</td><td>1 per 10 square metres</td><td></td></tr><tr><td>A4 Drinking Establishments-</td><td>1 per 10 square metres</td><td></td></tr><tr><td>A5 Hot Food Takeaways-</td><td>1 per 25 square metres-</td><td></td></tr><tr><td>B1 Office-</td><td>1 per 30 square metres-</td><td></td></tr><tr><td>B2 General Industry-</td><td>1 per 50 square metres-</td><td></td></tr><tr><td>B8 Storage and Distribution-</td><td>1 per 200 square metres-</td><td></td></tr><tr><td>C1 Hotels-</td><td>1 per bedroom 1 per 3 staff</td><td></td></tr><tr><td>C2 Residential Institutions</td><td>Residential Care home/ Sheltered housing:-<ul style="list-style-type: none">1 space per unit wardens accommodation or resident staff1 space per non resident staff.1 space per 3 rooms for visitors1 space per 4 residents for residents. Retirement Homes-<ul style="list-style-type: none">1 space per dwelling1 per full time member of staff/ residential staff</td><td></td></tr><tr><td>C4 Houses in Multiple Occupation-</td><td>1 space per bedroom-</td><td></td></tr><tr><td>D1 Non Residential Institutions-</td><td>Clinics/ Surgeries:-<ul style="list-style-type: none">1 space per doctor1 space per 3 staff</td><td>Visitor, bus and maintenance vehicle</td></tr></table>	Indicative parking requirements (except Class C3)			Use Class-	Parking Requirement	Notes-	A1 Shops	Shops up to 1000square metres: 1 space per 50square metres, Shops over 1000square metres: 1 per 15 square metres Non food retail over 1000sqm: 1 per 20 sqm	Additional staff and delivery vehicle parking to be agreed.	A2 Financial and Professional services-	1 per 30 square metres-		A3 Food and Drink-	1 per 10 square metres		A4 Drinking Establishments-	1 per 10 square metres		A5 Hot Food Takeaways-	1 per 25 square metres-		B1 Office-	1 per 30 square metres-		B2 General Industry-	1 per 50 square metres-		B8 Storage and Distribution-	1 per 200 square metres-		C1 Hotels-	1 per bedroom 1 per 3 staff		C2 Residential Institutions	Residential Care home/ Sheltered housing:- <ul style="list-style-type: none">1 space per unit wardens accommodation or resident staff1 space per non resident staff.1 space per 3 rooms for visitors1 space per 4 residents for residents. Retirement Homes- <ul style="list-style-type: none">1 space per dwelling1 per full time member of staff/ residential staff		C4 Houses in Multiple Occupation-	1 space per bedroom-		D1 Non Residential Institutions-	Clinics/ Surgeries:- <ul style="list-style-type: none">1 space per doctor1 space per 3 staff	Visitor, bus and maintenance vehicle
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Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification		
				<ul style="list-style-type: none"> Patients: 4 spaces per consulting room <p>Day care Services:-</p> <ul style="list-style-type: none"> 1 space per 1 Staff- 1 space per 10 clients- <p>Education:-</p> <ul style="list-style-type: none"> 1 space per 1 staff Students who may drive 1 space per 5 students.- 	parking and pickup/ drop off arrangements to be agreed.
			D2 Assembly and Leisure-	<p>Places of worship: 1 space per 10 seats-</p> <p>Sports Halls and Pitches: 30 spaces per hall or pitch</p>	
			Sui Generis-	<p>Car Showrooms:-</p> <ul style="list-style-type: none"> 1 space per 5 sales vehicles 4 spaces per MOT bay 1 space per member of staff. 	Valet and breakdown truck arrangements to be agreed.
Indicative parking requirements (except Class C3)					
		Use Class	Use	Parking Requirement	
		B2	General Industry	1 per 50sqm	
		B8	Storage and Distribution	1 per 200sqm	
		C1	Hotels	1 per bedroom 1 per 3 staff	
		C2	Residential Care home/ Sheltered housing	1 space per unit wardens accommodation or resident staff, 1 space per 2 non-resident staff, 1 space per 3 rooms for visitors, 1 space per 4 residents for residents.	
			Retirement Homes	1 per dwelling, 1 per full time member of staff/ residential staff	
		C4	Houses in Multiple Occupation	1 space per bedroom	
		E	Shops up to 1000sqm	1 space per 50sqm,	
			Shops over 1000sqm	1 per 15sqm	
			Food and Drink	1 per 10sqm	
			Office	1 per 30sqm	

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MM138	Page 328	Appendix F	<p>Add appendix to read:</p> <p><u>Appendix F Area-Based Natural and heritage designations in Northumberland referred to (and marked with two asterisks) in Table 10.1</u></p> <p><u>INTERNATIONAL STATUTORY</u></p> <table><tr><td colspan="2"><u>Ramsar Convention wetlands</u></td></tr><tr><td><u>Lindisfarne</u></td><td><u>Northumbria Coast</u></td></tr><tr><td><u>Holburn Lake and Moss</u></td><td></td></tr></table>	<u>Ramsar Convention wetlands</u>		<u>Lindisfarne</u>	<u>Northumbria Coast</u>	<u>Holburn Lake and Moss</u>																									
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Special Protection Areas (SPAs)

The locations and further information on individual SPAs can be found on the Natural England website at: <https://naturalengland-defra.opendata.arcgis.com/datasets/special-protection-areas-england>

UK9020325 – Northumberland Marine	UK9006041 – Holburn Lake & Moss
UK9006011 – Lindisfarne	UK9006021 – Farne Islands
UK9006131 – Northumbria Coast	UK9006031 – Coquet Island
UK9006272 – North Pennine Moors	

Special Areas of Conservation (SACs)

The locations and further information on individual SACs can be found on the Natural England website at: <https://naturalengland-defra.opendata.arcgis.com/datasets/special-areas-of-conservation-england>

UK0017072 – Berwickshire & North Northumberland Coast	UK0030033 – North Pennine Moors
UK0030336 – Simonside Hills	UK0014775 – North Pennine Dales Meadows
UK0012923 – Border Mires, Kielder-Butterburn	UK0017097 – North Northumberland Dunes
UK0012643 – River Eden	UK0012816 – Tyne & Allen River Gravels
UK0012691 – River Tweed	UK0030151 – Ford Moss
UK0030292 – Tweed Estuary	UK0012890 – Newham Fen

NATIONAL STATUTORY**Sites of Special Scientific Interest (SSSIs)**

The locations and further information on individual SSSIs can be found on the Natural England website at: <https://naturalengland-defra.opendata.arcgis.com/datasets/sites-of-special-scientific-interest-units-england>

Arcot Hall Grassland & Ponds	Beltingham River Shingle
Cresswell & Newbiggin Shores	Hareshaw Dene
Hawthorn Cottage Pasture	Ninebanks River Shingle
Close House Riverside	Hartley Cleugh
Derwent Gorge & Horsleyhope Ravine	Wharmley Riverside
Tynemouth to Seaton Sluice	Warks Burn Woodland
River Tyne at Ovingham	Haggburn Gate
Holywell Pond	The Farne Islands
Longhorsley Moor	Howick to Seaton Point
Willow Burn Pasture	Aules Hill Meadows
Prestwick Carr	Redesdale Ironstone Quarries
Northumberland Shore	Catton Lea Meadow
	Heatheryburn Bank

		<p> <u>Cresswell Ponds</u> <u>New Hartley Ponds</u> <u>Darras Hall Grassland</u> <u>River Eden & Tributaries</u> <u>Irthing Gorge</u> <u>Geltsdale & Glendue Fells</u> <u>River West Allen at Blckett Bridge</u> <u>Simonside Hills</u> <u>Muckle Moss</u> <u>High Knock Shield Meadow</u> <u>Muggleswick, Stanhope & Edmundbyers Commons & Blanchland Moors</u> <u>Hexhamshire Moors</u> <u>Whitfield Moor, Plenmeller & Ashholme Commons</u> <u>Tipalt Burn</u> <u>Settlingstones Mine</u> <u>Gunnerton Nick</u> <u>Stonecroft Mine</u> <u>New Scroggs</u> <u>Peckriding Meadows</u> <u>Greenleighton Quarry</u> <u>Corbridge Limestone Quarry</u> <u>Knarsdale Meadows</u> <u>Briarwood Banks</u> <u>Allendale Moors</u> <u>Tyne Watersmeet</u> <u>Stawardpeel Woods</u> <u>Brunton Bank Quarry</u> <u>Burnfoot River Shingle & Wydon Nabb</u> <u>Fallowfield Mine</u> <u>Bavington Craggs</u> <u>Monk Wood</u> <u>Peckriding Top Lot</u> <u>Allen Confluence Gravels</u> <u>Williamston River Shingle</u> <u>Lambley River Shingles</u> <u>Lampert Mosses</u> </p>	<p> <u>Roman Wall Escarpments</u> <u>White Ridge Meadow</u> <u>Kielder Mires</u> <u>The Bog</u> <u>Low Hauxley Shore</u> <u>Spindlestone Heughs</u> <u>Newham Fen</u> <u>Alnmouth Saltmarsh & Dunes</u> <u>Coquet Island</u> <u>River Coquet & Coquet Valley Woodlands</u> <u>Colour Heugh & Bowden Doors</u> <u>Longhoughton Quarry</u> <u>Lindisfarne</u> <u>Brada Hill</u> <u>Bradford Kames</u> <u>Bamburgh Dunes</u> <u>Bewick and Beanley Moors</u> <u>Warkworth Dunes & Saltmarsh</u> <u>Holburn Lake & Moss</u> <u>Roddam Dene</u> <u>Castle Point to Cullernose Point</u> <u>Newton Links</u> <u>Hadston Links</u> <u>Glebe Quarry</u> <u>Bamburgh Coast & Hills</u> <u>Till Riverbanks</u> <u>Ford Moss</u> <u>Barelees Pond</u> <u>Tweed Catchment Rivers - England: Lower Tweed and Whiteadder</u> <u>The Allers and Lilburn Valley Junipers</u> <u>Campfield Kettle Hole</u> <u>Tweed Catchment Rivers - England: Till Catchment</u> <u>Kielderhead & Emblehope Moor</u> <u>Fallowlees Flush</u> <u>New Hartley Ponds</u> </p>
		<p><u>18 Registered Parks and Gardens</u></p> <p>Full information on all Historic England Listings can be found on the Historic England website at https://historicengland.org.uk/listing/the-list/</p>	
		<p><u>Grade: I</u></p> <p> <u>1001041 – Alnwick Castle</u> <u>1001042 – Belsay Hall</u> <u>1001046 – Cragside</u> </p> <p><u>Grade: II*</u></p>	<p><u>Grade: II</u></p> <p> <u>1001043 – Blagdon</u> <u>1001044 – Capheaton</u> <u>1001045 – Chillingham</u> <u>1001048 – Howick Hall</u> <u>1001049 – Kirkharle Hall</u> </p>

[1001052 – Seaton Delaval](#)
[1001053 – Tillmouth Park](#)
[1001054 – Wallington](#)

[1001050 – Lindisfarne Castle](#)
[1001051 – Nunwick](#)
[1001478 – St Mary's Hospital, Stannington](#)
[1001574 – Belford Hall](#)
[1001627 – The Hexham Parks](#)
[1001714 – St Andrew's Cemetery](#)

National Nature Reserves

[Lindisfarne](#)

[Newham Bog](#)

[Farne Islands](#)

[Derwent Gorge and Muggleswick Woods](#)

[Whitelee Moor](#)

[Muckle Moss](#)

[Kielderhead](#)

Marine Conservation Zones

[Aln Estuary](#)

[Coquet to St Mary's](#)

[Berwick to St Mary's](#)

LOCAL STATUTORY

Local Wildlife and Geological Sites (LWGSs)

FORMER ALNWICK DISTRICT

[AL016 Caistron Ponds](#)
[AL018 Thrum Mill Gorge](#)
[AL019 Swallow Knowe](#)
[AL020 Callaly and Thrunton Craggs](#)
[AL021 Glanton Pike Quarry](#)
[AL022 Crawley and Lincombe Denes](#)
[AL024 Edlingham Railway Cutting](#)
[AL025 Low Broomepark Cutting](#)
[AL027 East Bolton](#)
[AL028 Hulne Park](#)
[AL029 Rugley Wood](#)
[AL030 Reigham Quarry](#)
[AL031 Cawledge Burn](#)
[AL033 Coquet River - Acklington Park](#)
[AL034 Hound Dene - Mill Wood](#)
[AL035 Amble to Alnmouth Coast](#)
[AL037 Ratcheugh Crag - Pepper Moor](#)
[AL038 Littlemill Quarries](#)
[AL039 Embleton Quarry](#)
[AL040 Embleton and Beadnell Coast](#)

FORMER BERWICK DISTRICT

[BT001 Tommy the Millers Field](#)
[BT003 Wark Castle](#)
[BT004 Campfield Fen- Kippiehill Woods](#)
[BT005 Campfield Railway Line](#)
[BT006 Kaim Bog- Pallinsburn](#)
[BT011 Earlehill Quarry](#)
[BT012 Horsdon Channel](#)
[BT013 Cannonmill Bog](#)
[BT014 Flodden Quarry](#)
[BT015 Woodbridge](#)
[BT016 Roughting Linn](#)
[BT017 Barmoorhill Quarry](#)
[BT019 Tapee Lake](#)
[BT020 Marshall Meadows Bay to Berwick](#)
[BT021 Reaveley Greens/ Roddam Quarry](#)
[BT023 Coldmartin Loughs](#)
[BT024 Lilburn Tower Pond](#)
[BT025 Chillingham Park](#)
[BT026 Linkey Law Quarry](#)
[BT027 Bewick Moor and Dove Craggs](#)

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			<div> <u>AL041 Ottercops Burn and Mosses</u> <u>AL044 Rothley Lakes</u> <u>AL045 Fontburn Reservoir</u> <u>AL047 Font River - Colt Park to Netherwitton</u> <u>AL048 Maglin Burn</u> <u>AL049 Wingate and Rayburn Woods</u> <u>AL050 Coquet River - Felton Park</u> </div> <div> <u>BT028 West Horton</u> <u>BT029 Kyloe Hills</u> <u>BT031 Kyloe Old Wood</u> <u>BT032 Bowden Doors</u> <u>BT033 Swinhoe Lakes</u> <u>BT034 Oxford Ponds</u> <u>BT035 Cocklaw Dene</u> <u>BT036 Bradford Kaim- Chathill</u> <u>BT038 Chapel Craggs- Chesters- Sonnyside Hills</u> <u>BT039 Cragmill Hill</u> <u>BT041 Brada Hill Quarry</u> <u>BT042 Burton Quarry</u> <u>BT046 North Sunderland Gut</u> </div>
			<div> <u>FORMER BLYTH VALLEY DISTRICT</u> <u>BV002 Plessey Woods</u> <u>BV003 East Cramlington Pond</u> <u>BV005 Seaton Sluice Dunes</u> <u>BV007 Seaton Burn Estuary</u> </div> <div> <u>FORMER CASTLE MORPETH DISTRICT</u> <u>CM001 Coquet River - Moldshaugh</u> <u>CM002 Whittle Dene Reservoirs</u> <u>CM003 Harlow Hill Quarry</u> <u>CM003a Pegwhistle Fen (grassland slope)</u> <u>CM004 Capheaton Lake</u> <u>CM005 Belsay Woods</u> <u>CM006 Wallington and Little Harle</u> <u>CM007 Shaftoe Craggs</u> <u>CM008 Bolam Lake</u> <u>CM011 Ryton Island</u> <u>CM013 Benridge Bog</u> <u>CM014 Dissington Old Brick Pond</u> <u>CM016 Wansbeck and Hartburn Woods</u> <u>CM017 Font River Woods</u> <u>CM018 Tranwell Woods</u> <u>CM019 Cotting Woods</u> <u>CM020 Rayburn Lake</u> <u>CM021 Longhorsley Moor</u> <u>CM023 Blyth and Pont Rivers</u> <u>CM024 Blagdon Pond</u> <u>CM026 Wansbeck River - Chapel Woods</u> <u>CM028 Warkworth Lane Pond</u> <u>CM029 Hadston Links</u> <u>CM030 Lyne Dene and Chugdon Woods</u> <u>CM032 Smallburn Meadow</u> <u>CM033 Pegwhistle Fen</u> <u>CN006a Prestwick Carr (Northumberland)</u> </div>

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification	
			<p><u>FORMER TYNEDALE DISTRICT</u></p> <p><u>TD003 Catcleugh Reservoir</u></p> <p><u>TD004 Chattlehope Crag</u></p> <p><u>TD006 Byrness</u></p> <p><u>TD008 Whittle Dene Aquaduct</u></p> <p><u>TD009 Lambley Shingles and Tows Bank</u></p> <p><u>TD010 Eals Shingles</u></p> <p><u>TD012 Coanwood Fen</u></p> <p><u>TD013 Kirkhaugh Shingle</u></p> <p><u>TD014 Shawfield</u></p> <p><u>TD015 Gap</u></p> <p><u>TD016 Baron House Bog</u></p> <p><u>TD023 Muckle Samuel's Crag</u></p> <p><u>TD025 Lewis Burn</u></p> <p><u>TD026 Akenshaw Burn</u></p> <p><u>TD027 Catcleugh Burn</u></p> <p><u>TD028 Kielder Burn</u></p> <p><u>TD030 Cowberry Hill</u></p> <p><u>TD031 Whitfield Moor</u></p> <p><u>TD032 Riding Dene</u></p> <p><u>TD037 Beltingham Shingles</u></p> <p><u>TD041 Swinhope Burn</u></p> <p><u>TD042 West End</u></p> <p><u>TD043 Hindleyhill Woods</u></p> <p><u>TD046 Hexhamshire Common</u></p> <p><u>TD047 Honeybrook Burn - Tony's Patch</u></p> <p><u>TD048 Langley Woods</u></p> <p><u>TD049 Fourstones and Park Shield Quarry</u></p> <p><u>TD051 Burn Wood (Houxty)</u></p> <p><u>TD052 Conshield Backwood (Gofton Burn Wood)</u></p> <p><u>TD054 Tyne River North - Wark to Chollerford</u></p> <p><u>TD059 Lea Hall Woods</u></p> <p><u>TD061 Beldon Burn</u></p> <p><u>TD063a Mire House</u></p> <p><u>TD063b Dye House</u></p> <p><u>TD064 Devil's Water Woods</u></p>	<p><u>FORMER TYNEDALE DISTRICT continued....</u></p> <p><u>TD065 Baybridge</u></p> <p><u>TD066 Prudhoe Hall croquet lawn</u></p> <p><u>TD067 Cushat Hill</u></p> <p><u>TD068 Kellas Plantation</u></p> <p><u>TD069 Bridge End</u></p> <p><u>TD070 West Dipton Burn</u></p> <p><u>TD071 Howford Bank</u></p> <p><u>TD072 Fallowfield Mine</u></p> <p><u>TD073 Anick Pond</u></p> <p><u>TD074 Dipton Woods</u></p> <p><u>TD075 Farnley Grange</u></p> <p><u>TD076 Barrasford Quarry</u></p> <p><u>TD077 Colt Crag Reservoir</u></p> <p><u>TD078 Hallington Reservoirs</u></p> <p><u>TD079 Divethill and Claywalls</u></p> <p><u>TD080 Ridsdale Quarries</u></p> <p><u>TD081 The Wanneys and Aid Moss</u></p> <p><u>TD083 Linnheads Lake and Lisles Burn</u></p> <p><u>TD084 Sweethope Loughs</u></p> <p><u>TD087 Acron Hill</u></p> <p><u>TD088 Mere Burn Woods</u></p> <p><u>TD089 Broomfield gravel pit and Whinney Banks</u></p> <p><u>TD090 Newton Quarries</u></p> <p><u>TD091 Tyne River, Corbridge - Stocksfield</u></p> <p><u>TD093 Whittle Dene</u></p> <p><u>TD096 Priestsclose Wood</u></p> <p><u>TD098 Bells Grooves</u></p> <p><u>TD099 Green Rigg Moss</u></p> <p><u>TD101 Whinnetley Moss</u></p> <p><u>TD104 Hyons Wood</u></p> <p><u>TD105 The Spetchells</u></p> <p><u>TD106 Haltwhistle Burn</u></p> <p><u>TD112 Juliet's Wood (Dr Jean's Wood)</u></p> <p><u>TD113 Derwent Reservoir</u></p> <p><u>TD114 Bakethin</u></p>
			<p><u>FORMER WANSBECK DISTRICT</u></p> <p><u>WB001 Ulgham LNR</u></p> <p><u>WB002 Bothal Burn and River Wansbeck</u></p> <p><u>WB003 Coney Garth Pond</u></p> <p><u>WB004 Willowburn Pasture</u></p> <p><u>WB005 Portland Terrace Copse</u></p>	<p><u>NATIONAL PARK, OVERLAPPING INTO PLAN AREA</u></p> <p><u>NNP037 Chirdon Burn</u></p> <p><u>NNP018 Forest Burn</u></p> <p><u>NNP019 Longknowe Hill and Pawston Lake</u></p>

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			<u>WB006 Sleekburn Fen</u> <u>WB007 Blyth Estuary</u> <u>WB008 Wansbeck Estuary</u> <u>WB011 Lyne Sands</u>	<u>NNP020a Harelaw, Roddam, Threestone, Lilburn Burns</u> <u>NNP020b Harelaw, Threestone, Lilburn Burns</u> <u>NNP021 Fredden Hill, Preston Hill and Yeavinger Bell</u> <u>NNP032 Milestone House Quarry</u> <u>NNP038 Tarsset Burn</u> <u>NNP039 Warks Burn</u> <u>NNP041 Hesleyside Mill</u>
			<u>NORTH TYNESIDE, OVERLAPPING INTO PLAN AREA</u> <u>NT007 Currys Point And Wetlands</u> <u>NT017 Holywell Dene</u>	<u>OTHERS</u> <u>LWS001 River Tyne - tidal extent</u>
			<u>Local Nature Reserves</u>	
			<u>Amble Dunes</u> <u>Bedlington Country Park</u> <u>Barrow Burn Wood</u> <u>Blyth to Seaton Sluice Dunes</u> <u>Borough Woods</u> <u>Bracken Bank</u> <u>Carlisle Park</u> <u>Castle Island</u> <u>Castlefields Wood</u> <u>Choppington Community Woods</u> <u>Cresswell Dunes</u> <u>Davies Wood</u>	<u>East Cramlington</u> <u>Heddon Common</u> <u>Ha'penny Woods</u> <u>Holywell Dene</u> <u>Lanercost</u> <u>Priestclose Wood</u> <u>Paddock Wood</u> <u>Queen Elizabeth II Country Park</u> <u>Ulgham Meadow</u> <u>Scotch Gill Wood</u> <u>Wansbeck Riverside Park</u> <u>Wylam Haughs</u>
			<u>Conservation Areas</u> The locations and further information on individual conservation areas can be found on the Northumberland County Council website at: https://www.northumberland.gov.uk/Planning/Conservation/Conservation.aspx	

			<u>Acomb</u> <u>Allendale</u> <u>Alnmouth</u> <u>Alnwick</u> <u>Amble</u> <u>Bamburgh</u> <u>Beadnell</u> <u>Bedlington</u> <u>Belford</u> <u>Belsay</u> <u>Berwick-upon-Tweed</u> <u>Blanchland</u> <u>Blyth Bondicar Terrace</u> <u>Blyth Heritage (Harbour Area)</u> <u>Blyth Central</u> <u>Bothal</u> <u>Broomley</u> <u>Cambo</u> <u>Capheaton</u> <u>Chatton</u> <u>Corbridge</u> <u>Cramlington Village</u> <u>Eglington</u> <u>Embleton</u> <u>Felton</u> <u>Glanton</u> <u>Great Bavington</u> <u>Great Whittington</u> <u>Guyzance</u> <u>Haltwhistle</u> <u>Haydon Bridge</u> <u>Hexham</u> <u>High Callerton</u> <u>Holy Island</u> <u>Holywell</u>	<u>Horsley</u> <u>Humshaugh</u> <u>Kirknewton</u> <u>Kirkwhelpington</u> <u>Lesbury</u> <u>Longhirst</u> <u>Longhorsley</u> <u>Matfen</u> <u>Middleton</u> <u>Morpeth</u> <u>Netherwitton</u> <u>Newbiggin-by-the-Sea</u> <u>Newbrough</u> <u>Newton</u> <u>Newton-on-the-Moor</u> <u>Norham</u> <u>North Sunderland</u> <u>Ovingham</u> <u>Ovington</u> <u>Ponteland</u> <u>Rock</u> <u>Rothbury</u> <u>Seahouses</u> <u>Seaton Delaval</u> <u>Shotley</u> <u>Spittal</u> <u>Stamfordham</u> <u>Tweedmouth</u> <u>Wall</u> <u>Warkworth</u> <u>West Thirston</u> <u>Whalton</u> <u>Whittingham</u> <u>Whitton</u> <u>Wooler</u>					
<u>NATIONAL NON-STATUTORY</u>									
<table><tr><td colspan="2"><u>Registered Battlefields</u> Full information on all Historic England Listings can be found on the Historic England website at <u>https://historicengland.org.uk/listing/the-list/</u></td></tr><tr><td><u>1000014 – Battle of Homildon Hill 1402</u> <u>At Homildon Hill, Wooler, Northumberland</u></td><td><u>1000012 – The Site of The Battle of Halidon Hill 1333</u> <u>At Berwick-upon-Tweed, Northumberland</u></td></tr><tr><td><u>1000029 – Battle of Otterburn 1388</u> <u>At Otterburn, Northumberland</u></td><td><u>1000011 – Battle of Flodden 1513</u> <u>At Ford, Branxton Moor, Northumberland</u></td></tr></table>				<u>Registered Battlefields</u> Full information on all Historic England Listings can be found on the Historic England website at <u>https://historicengland.org.uk/listing/the-list/</u>		<u>1000014 – Battle of Homildon Hill 1402</u> <u>At Homildon Hill, Wooler, Northumberland</u>	<u>1000012 – The Site of The Battle of Halidon Hill 1333</u> <u>At Berwick-upon-Tweed, Northumberland</u>	<u>1000029 – Battle of Otterburn 1388</u> <u>At Otterburn, Northumberland</u>	<u>1000011 – Battle of Flodden 1513</u> <u>At Ford, Branxton Moor, Northumberland</u>
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MM139		Appendix EG: Existing Waste Management Facilities table	<p>Amend table to read:</p> <p>Appendix EG: Existing Waste Management Facilities</p> <table><tr><td>Berwick Recycling Centre</td><td>Transfer station</td><td>399200</td><td>654900</td><td>TD15 1UN</td></tr><tr><td>Unit 9 - West Sleekburn Ind Est</td><td>Transfer station and materials recycling facility -inert wastes</td><td>427772</td><td>584747</td><td>NE45 5LX <u>NE22 7LQ</u></td></tr><tr><td>Prestwick Pit Waste Facility</td><td>Transfer Station and materials recycling facility –inert wastes</td><td>417600</td><td>571100</td><td>NE20 9TS</td></tr></table>	Berwick Recycling Centre	Transfer station	399200	654900	TD15 1UN	Unit 9 - West Sleekburn Ind Est	Transfer station and materials recycling facility -inert wastes	427772	584747	NE45 5LX <u>NE22 7LQ</u>	Prestwick Pit Waste Facility	Transfer Station and materials recycling facility –inert wastes	417600	571100	NE20 9TS
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MM140	Page 328	Appendix H: Planning Conditions and Obligations	<p>Add appendix to read:</p> <p><u>Appendix H: Planning Conditions and Obligations</u></p> <p><u>Introduction</u></p> <p>1. <u>The following appendices set out Northumberland County Council’s approach to assessing the impacts of new development on open space, education, healthcare and areas of the coast of national and international importance (footnote 1); and determining any appropriate conditions to be attached to a planning permission, and, or developer contributions sought, towards meeting the infrastructure and, or mitigation needs arising from development. The appendices support a number of policies and objectives in the Local Plan, including Policy INF 6 Planning Obligations.</u></p> <p>2. <u>The types of infrastructure and mitigation, and the means of securing them through planning conditions or planning obligations, addressed in the following appendices are not an exhaustive list of all infrastructure or measures that may be sought to ensure development meets the relevant statutory tests. The Council may wish to negotiate other forms of planning obligations depending on the individual circumstances of a site and proposal, where obligations are necessary, directly related to the development and fairly and reasonably related in scale and kind to the development in question. A series of examples are cited in Policy INF 6 reflecting the types of obligations most typically expected.</u></p> <p>3. <u>Planning obligations will be secured via a planning obligation agreement, often referred to as a Section 106. Contributions may be financial or ‘in kind’ (where a developer builds or directly provides the infrastructure or mitigation necessary to fulfil the obligation) negotiated as part of planning applications. The latter is most commonly applicable to open space, which may be provided wholly or partly on site, as an integral feature of development.</u></p> <p>4. <u>A Community Infrastructure Levy (CIL) charge has not yet been introduced in Northumberland. However, the Levy is viewed by the Council as a positive tool, which could help to fund required</u></p>															

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			<p><u>infrastructure to support sustainable development. It is possible that should a CIL charge be introduced in Northumberland, it is used in part towards the types of infrastructure identified in the appendices. In any instance, the Council will ensure that the funding requirements of developer contribution agreements are distinct from any CIL.</u></p> <p>5. <u>Notwithstanding the advice provided in this appendix, Northumberland County Council encourages early pre-application discussions to help identify the impacts of development and potential mitigation measures, which may be necessary, including in respect of planning obligations and planning conditions. Prospective applicants are encouraged to liaise with Planning Services before applications are submitted, to ensure that the Council can coordinate consultation with relevant services and organisations responsible for open space, education, health and coastal mitigation respectively. This can prevent delays in the granting of planning permissions, which are subject to the completion of planning obligation agreements, and conditions.</u></p> <p>6. <u>All of the policy requirements within the Local Plan have been subject to viability testing, which has adopted a cautious approach. Planning applications that comply with the policy requirements are assumed to be viable. Planning applications that do not comply with the policy requirements established in the Local Plan will normally be refused. The Council recognises, however, that there may be exceptional site specific circumstances which impact on development viability, and mean a developer may not be able to meet all policy requirements. In those exceptional circumstances the Council may be willing to consider a reduced requirement or contribution (footnote 2), if a development is found to be otherwise acceptable in planning terms; and it can be suitably demonstrated, in accordance with the NPPF and Planning Practice Guidance, that the policy costs prejudice development viability.</u></p> <p><u>Timing of Payments and Indexation</u></p> <p>7. <u>The Council will usually seek all financial contributions to be paid prior to the occupation of the first dwelling or according to an agreed payment schedule. Such schedules seek to ensure the delivery of the required measures at the time they are needed during the course of development. Where a developer can demonstrate that a proposed payment schedule cannot be fulfilled on account of changes in development viability and/ or cash flow, the Council may negotiate an alternative phasing of payments. Payment profiles will vary according to the specific circumstances of an application.</u></p> <p>8. <u>The costs presented in the appendices reflect the cost at the time of writing. These costs will be routinely reviewed and will be linked to an appropriate index and reviewed at least annually. The particular index that is used may vary according to the type of contribution.</u></p>

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			<p>9. <u>In addition, in order to maintain the value of contributions from the date of a planning obligation agreement to the date that development is commenced, or an agreed alternative financial payment trigger is reached, all contributions will be amended in line with an appropriate cost index. This review mechanism will not allow for downward adjustments.</u></p> <p><u>Legal and Monitoring Fees</u></p> <p>10. <u>Developers will be expected to meet all reasonable legal costs incurred by the County Council associated with drafting planning obligation agreements. Developers who enter into a planning obligation agreement will also be required to pay a Section 106 monitoring fee, in order to mitigate additional costs incurred by the Council in the administration and monitoring of planning obligations. Details of the Council's legal fees and monitoring fees for Planning Obligation Agreements can be found on the Council's website or by contacting the Council's Planning Services.</u></p> <p>11. <u>The Council can also assist applicants by signposting them to relevant guidance, advising on relevant consultation, and providing template / model agreements.</u></p> <p>Footnotes to read:</p> <p><u>Footnote 1: Areas of the coast of national importance for their bird populations or plant communities are protected through designation as Sites of Special Scientific Interest (SSSIs), and areas of international importance are also designated as Special Protection Areas (SPAs) and Wetlands of International Importance under the Ramsar Convention (Ramsar Sites). Dune grasslands of international importance are designated as Special Areas of Conservation (SACs).</u></p> <p><u>Footnote 2: Contributions to the Coastal Mitigation Service cannot be reduced because these are required to ensure development impacts on internationally important designated sites and species are properly mitigated in accordance with the appropriate assessment of the Local Plan which has been completed to meet the requirements of the Conservation of Habitats and Species Regulations 2017 as amended.</u></p>
	Page 328	Appendix H1: Open Space	<p>Add appendix to read:</p> <p><u>APPENDIX H1: OPEN SPACE</u></p> <p><u>Background</u></p> <p>1. <u>The Local Plan sets out the many benefits of good quality open spaces, including promoting social inclusion, community cohesion, opportunities for sport and play, general health and well-being and quality of life.</u></p>

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			<p>2. <u>Open spaces and facilities can also make an important contribution to the character and appearance of the built and natural environment and can have wider ecological and environmental benefits. Ensuring the right level and quality of provision is, therefore, an important planning consideration and a vital component of sustainable development. This is echoed in the National Planning Policy Framework which supports the creation of a well-designed and safe built environment having accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being. Planning Practice Guidance identifies open space as including all open space of public value and recognises that it can take many different forms.</u></p> <p>3. <u>Whilst the need to retain existing open space is captured in Policy INF 5, this appendix supplements parts 4 and 5 of the policy. It is about addressing the new demands placed on open space provision, as a result of new development. Planning conditions and planning obligation agreements will be used to secure such provision. This appendix therefore also supplements Policy INF 6, which relates to planning obligations and their use. The appendix additionally supplements the following Local Plan policies:</u></p> <ul style="list-style-type: none"> • <u>Policy QOP 1 establishes design principles that ensure development supports health and wellbeing and enhances quality of life.</u> • <u>Policy QOP 2 addresses good design and amenity which includes landscaping of amenity value.</u> • <u>Policy QOP 4 requires new development to incorporate well-designed landscaping including ensuring it is functional and well-integrated into the design of the development.</u> • <u>Policy STP 3 elaborates on the principles of sustainable development in Northumberland to which development is expected to adhere. This includes supporting and providing opportunities to improve health and wellbeing and providing the infrastructure which underpins quality of life. It also includes making best use of existing facilities and infrastructure, whilst making appropriate provision for new or additional infrastructure as required.</u> • <u>Policy STP 5 explicitly sets out the criteria development must satisfy to address health and wellbeing, which includes providing access to a range of facilities including for sport and play and green and blue infrastructure.</u> • <u>Policy STP 6 requires development to protect, improve and extend Northumberland's green infrastructure.</u> • <u>Policy INF 1 relates to delivering development related infrastructure. It seeks to ensure that the needs arising from</u>

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			<p><u>development are supported by sufficient appropriate infrastructure both on and off-site.</u></p> <p><u>Rationale</u></p> <p>4. <u>Northumberland County Council works alongside Town and Parish Councils and other organisations to provide and maintain the County's vitally important open spaces.</u></p> <p>5. <u>Open space and provision for children and young people (including play) varies greatly in Northumberland in terms of quantity, quality and accessibility. However, there are deficiencies of some form across the County. Whilst some areas may have relatively good levels of provision of certain types of open space, those spaces may be of poor quality or suffer from access constraints. In other areas, there is a quantitative lack of provision.</u></p> <p>6. <u>Improvements are continuously being sought to improve the quantity, quality, accessibility and functionality of open space, including directly through investment by the Council, and through the planning system.</u></p> <p>7. <u>In respect of residential development, the basic principle applies that new housing places new demands on open space provision. Therefore, for the majority of development resulting in a net increase in the number of dwellings (including changes of use of existing buildings to residential), the Local Planning Authority will seek quantitative improvements through new provision of open space and/or improvements to the quality and/or accessibility of existing provision. This may be provided on-site, as part of new development, and/or off-site. Where these requirements cannot be met, proposals for new housing may be determined not to represent sustainable development and the application may be refused.</u></p> <p><u>Methodology</u></p> <p>8. <u>The following sets out which developments will be required to provide and/or contribute to the provision or improvement of open space, the local standards of provision, and how any contributions will be calculated.</u></p> <p><u>Thresholds and Exemptions</u></p> <p>9. <u>Only 'major' residential development proposals reflecting the legal planning definition of such development i.e. those with 10 or more dwellings or a site of 0.5 hectares or more will be required to provide open space, either on-site or off site or make a contribution to improve existing provision. Exceptions to this are as follows:</u></p> <ul style="list-style-type: none"> • <u>Housing for older people will not be required to provide for the children and young people provision component of open space, on account of not generating demand for such facilities.</u>

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			<p><u>Levels and standards of provision</u></p> <p>10. <u>The requirements for open space will be assessed on the type and size of development. Table 1 below provides thresholds for the types of open space expected to be provided on-site and will be used in the decision making process.</u></p> <p>11. <u>Table 2 provides the local standards of open space provision in respect of quantity. Table 3 provides the associated accessibility and quality standards. These will be used to ensure the value to the communities served by any new or improved open space is maximised.</u></p> <p>12. <u>The standards have been informed by the Northumberland PPG17 Open Space, Sport and Recreation Assessment (May 2011) and review and update in December 2018, previous policy approaches in Northumberland, benchmarking, good practice and national guidance. They are also underpinned by a recognition that standards need to be realistic and deliverable.</u></p> <p>13. <u>It should be noted that the Council proposes to prepare a Supplementary Planning Document, which will include further detailed guidance on the design and maintenance of open space. Any provision of new open space should be provided by the developer to a design and specification first approved in writing by the Council. In addition the Council will need to approve a maintenance and management plan. This will usually be monitored through the Planning Obligation Agreement process.</u></p> <p>Table 1: On- and off-site requirements</p> <table><tr><th><u>Type of open space</u></th><th><u>10-50 dwellings</u></th><th><u>51 or more dwellings</u></th></tr><tr><td><u>Amenity green space and natural and semi-natural green space</u></td><td><u>On-site</u></td><td><u>On-site</u></td></tr><tr><td><u>Parks and gardens</u></td><td><u>Off-site</u></td><td><u>Off-site</u></td></tr><tr><td><u>Provision for children and young people</u></td><td><u>Off-site</u></td><td><u>On-site</u></td></tr></table> <p>Table 2: Local standards for provision</p> <table><tr><th><u>Type of open space</u></th><th><u>Per 1,000 population</u></th><th><u>Per person</u></th></tr><tr><td><u>Amenity green space and natural and semi-natural greenspace</u></td><td><u>1 hectare</u></td><td><u>10 square metres</u></td></tr><tr><td><u>Parks and gardens</u></td><td><u>0.3 hectares</u></td><td><u>3 square metres</u></td></tr><tr><td><u>Provision for children and</u></td><td><u>0.3 hectares</u></td><td><u>3 square</u></td></tr></table>	<u>Type of open space</u>	<u>10-50 dwellings</u>	<u>51 or more dwellings</u>	<u>Amenity green space and natural and semi-natural green space</u>	<u>On-site</u>	<u>On-site</u>	<u>Parks and gardens</u>	<u>Off-site</u>	<u>Off-site</u>	<u>Provision for children and young people</u>	<u>Off-site</u>	<u>On-site</u>	<u>Type of open space</u>	<u>Per 1,000 population</u>	<u>Per person</u>	<u>Amenity green space and natural and semi-natural greenspace</u>	<u>1 hectare</u>	<u>10 square metres</u>	<u>Parks and gardens</u>	<u>0.3 hectares</u>	<u>3 square metres</u>	<u>Provision for children and</u>	<u>0.3 hectares</u>	<u>3 square</u>
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			<u>young people (including designated play areas, equipped play areas, neighbourhood equipped play areas and MUGAs and other play provision)</u>		<u>metres</u>
			<u>Table 3: Accessibility and quality standards</u>		
			<u>Type of open space</u>	<u>Accessibility (metres from dwelling)</u>	<u>Quality guideline</u>
			<u>Amenity green space and natural and semi-natural green space</u>	<u>600 metres</u>	<u>Amenity Green space to be minimum of 0.15 hectares and capable of supporting informal recreation. Parks to be of Green Flag status. Appropriately landscaped with high quality planting to create landscape structure and biodiversity value. Positive management. Designed for easy maintenance. Provision of footpaths following desire lines. Designed so as to be free of the fear of harm or crime, with lit paths where appropriate. Designed to be multi-functional such as</u>
			<u>Parks and gardens</u>	<u>1,000 metres</u>	

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification		
					<u>contributing to biodiversity, wildlife corridors and green infrastructure networks.</u>
			<u>Provision for children and young people</u>	<u>Variable according to type of provision including:</u> <u>Local Area for Play 100m</u> <u>Local Equipped Area for Play 400m</u> <u>Neighbourhood Equipped Area for Play 1,000m</u> <u>Other outdoor provision including Multi Use Games Area 700m</u>	<u>Quality appropriate to the intended level of performance, designed to appropriate technical standards.</u> <u>Located where they are of most value to the community to be served.</u> <u>Sufficiently diverse recreational use for the whole community.</u> <u>Appropriately landscaped.</u> <u>Maintained safely and to the highest possible condition with available finance.</u> <u>Positively managed taking account of the need for repair and replacement over time as necessary.</u> <u>Provision of footpaths.</u> <u>Designed so as to be free of the fear of harm or crime.</u>

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			<p>14. <u>The thresholds in Table 1 provide a guide to which most development should adhere. However, whether new open space is provided on-site will depend upon a number of considerations, including: site size and layout; accessibility of any existing open space and play provision; site constraints such as topography, urban design or townscape constraints associated with existing built character and current building densities; and built heritage constraints.</u></p> <p>15. <u>Where provision on-site is not appropriate, or where standards can only partly be met on site, or where alternative provision or improvements are considered to better meet the needs of the new development, off-site provision will be sought.</u></p> <p>16. <u>Where off-site provision is required, a developer will either be required to deliver off-site provision, subject to agreement with the Council or more typically will be required to make a financial contribution to deliver new open space, or improve existing provision. Investment using financial contributions achieved in this way will be made in line with the latest Infrastructure Delivery Plan, and/or the priorities of the Council and Town and Parish Council's and other organisations responsible for open space.</u></p> <p>17. <u>It is important to note that, irrespective of the requirement for open space, developments will still be required to provide appropriate landscaping for other purposes, including, in the interests of good design, for visual amenity, flood alleviation and biodiversity.</u></p> <p><u>Calculating requirements</u></p> <p>18. <u>To calculate the precise amount of provision required from a residential development, the estimated population of the development (see Table 4) will be multiplied by each of the relevant categories of open space in Table 2. The formula can be summarised as follows:</u></p> $ \begin{array}{r} \text{Square Metres of provision in each category (third column of Table 2)} \\ \times \\ \text{the estimated population of the new housing development (see Table 4)} \\ \hline \text{required provision of each open space type.} \end{array} $ <p>19. <u>Where financial contributions are deemed to be appropriate instead of on site provision, or in addition to on site provision, costs will be calculated by multiplying the required space provision by the typical cost of providing and/or improving each respective category of open space. For off-site contributions, the same charges apply to both provision of new and the upgrading/improvement of existing facilities. This is because the costs have been consistently found by the Council to be the same.</u></p> <p>Table 4: Population by dwelling type</p>

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification																										
			<table><tr><th>Dwelling type</th><th>Average occupancy (number of people)*</th></tr><tr><td>1 bedroom</td><td>1.26</td></tr><tr><td>2 bedrooms</td><td>1.80</td></tr><tr><td>3 bedrooms</td><td>2.42</td></tr><tr><td>4 or more bedrooms</td><td>2.90</td></tr></table> <p>*occupancy is an estimated average derived from 2011 Census data</p> <p>20. Table 5 provides a schedule of current costs (at the time of preparing the Local Plan). It also includes maintenance costs. Maintenance may be delivered by the Council, by a developer or by third party (including a Town or Parish Council or other organisation responsible for open space and/or provision for children and young people). Maintenance regimes will be monitored through the Planning Obligation Agreement.</p> <p>21. Costs will be reviewed periodically and adjusted in line with a relevant appropriate cost index or indices to ensure they remain up to date.</p> <p>22. When an application is received in 'outline', and the number and type of dwellings are unknown, the open space and provision for children and young people requirement will be estimated by applying a minimum density of 30 dwellings per hectare gross housing development and an assumed mix of 40% 2 beds, 40% 3 beds, 20% 4 beds. This will provide an initial guide to the likely requirements. The initial figure will be updated by a detailed calculation based on the number of dwellings, once a reserved matters application is submitted. A review mechanism will be included in the planning obligation to ensure that the appropriate modified calculation, based on the number and size of dwellings permitted, can be undertaken to achieve the appropriate contribution.</p> <p>Table 5: Costs</p> <table><tr><th></th><th>Cost per square metre</th><th>Maintenance costs per square metre per annum</th><th>Maintenance costs per square metre for 5 years</th></tr><tr><td>Amenity green space and natural and semi-natural green space</td><td>£20.00</td><td>£0.75</td><td>£3.75</td></tr><tr><td>Parks and gardens</td><td>£80.00</td><td>£4.60</td><td>£23.00</td></tr><tr><td>Provision for children</td><td>£75.00</td><td>£5.00</td><td>£25.00</td></tr></table>	Dwelling type	Average occupancy (number of people)*	1 bedroom	1.26	2 bedrooms	1.80	3 bedrooms	2.42	4 or more bedrooms	2.90		Cost per square metre	Maintenance costs per square metre per annum	Maintenance costs per square metre for 5 years	Amenity green space and natural and semi-natural green space	£20.00	£0.75	£3.75	Parks and gardens	£80.00	£4.60	£23.00	Provision for children	£75.00	£5.00	£25.00
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			<table border="1"> <tr> <td>and young people</td><td></td><td></td><td></td></tr> </table> <p><u>How contributions will be spent</u></p> <p>23. <u>The expectation will generally be that off-site contributions for open space will be spent within the accessible distances for the respective provision of open space identified in Table 3 (accessibility standards).</u></p> <p>24. <u>Where a contribution can be more appropriately spent outwith these parameters, a sequential approach will be applied to best meet community needs as follows:</u></p> <ul style="list-style-type: none"> <u>In the settlement of the development;</u> <u>Within the parish of the development;</u> <u>In an adjoining settlement, Parish or Ward of that in which the development occurs.</u> <p>25. <u>By way of example, off site provision or improvement of amenity green space and natural and semi natural green space will first be sought within 600m of the proposed development. Where this is not appropriate or desirable, alternative options will be considered starting within the settlement of the proposed development, then the parish of the development, or in an adjoining settlement, parish or ward.</u></p> <p><u>Commitment to new assessment</u></p> <p>26. <u>As set out in paragraphs 14.37 and 14.38 of the Plan, the Council is committed to carrying out a new assessment of open space, sport, and recreation facilities and a review of the sites allocated for Protected Open Space, and to subsequently undertake an early and partial update of the Plan in this regard. Appendix H1 will be concurrently reviewed to consider whether the standards set out need to be updated in light of the new assessment and/or in view of emerging national policy and guidance.</u></p>	and young people			
and young people							
	Page 328	Appendix H2 Education	<p>Add appendix to read:</p> <p><u>APPENDIX H2 EDUCATION</u></p> <p><u>Background</u></p> <p>1. <u>The provision of quality education is at the heart of sustainable communities and central to Northumberland County Council's vision to ensure that children and young people achieve and realise their potential. It is also fundamental to the Local Plan's vision, and as such is a key theme throughout the Plan. Objectives include ensuring the provision of essential infrastructure, such as high quality education, and continually improving education and skills.</u></p> <p>2. <u>The National Planning Policy Framework (NPPF) places an</u></p>				

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			<p><u>emphasis on the importance of ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning Authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. Northumberland County Council's Planning Service works closely with Education Services to fulfil this objective.</u></p> <p>3. <u>This appendix relates to assessing the impacts of new housing development on education provision. Planning conditions and more typically planning obligation agreements will be used to secure such provision. This appendix therefore supplements Policy INF 6, which relates to planning obligations and their use, including in the provision and/or improvement and maintenance of infrastructure, such as education. The appendix also supplements the following policies:</u></p> <ul style="list-style-type: none"> • <u>Policy STP 5 addresses health and wellbeing and recognises the value of ensuring development has access to a range of facilities, including education.</u> • <u>Policy ECN 13 sets out support for meeting rural employment needs. Subject to meeting relevant criteria, particular support is given to the further diversification and development of educational facilities, particularly those in relation to the County's further and higher education offer.</u> • <u>Chapter 14 emphasises the need for sustainable growth to be supported by necessary infrastructure, defining infrastructure as including schools and other educational facilities. Specifically, education is highlighted as representing essential community services. Policy INF 1 is about delivering development related infrastructure. It seeks to ensure that the needs arising from development are supported by sufficient appropriate infrastructure both on and off-site</u> • <u>Policy INF 2 relates to community services and facilities and has a dual role. It is about protecting community services and facilities (including education facilities) and supporting improvement in terms of quantity, quality and accessibility, where these will meet an identified need.</u> <p><u>Rationale</u></p> <p>4. <u>Local authorities have a statutory duty under the Education and Inspections Act 1996 to ensure there are a sufficient number of school places within its area and that within such provision, parental choice, diversity and fair access are promoted.</u></p> <p>5. <u>The Council's objective is to work towards ensuring that there are sufficient 'good' places (as defined by Ofsted) available for all children and young people resident in the county within or as close as possible to their own communities. The School Organisation Plan for Northumberland demonstrates how the</u></p>

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			<p><u>Council will fulfil this statutory duty.</u></p> <p>6. <u>New housing resulting in population growth in an area will increase the number of pupils, which will place additional demands on local schools and education facilities. Where these pupils cannot be accommodated within existing schools, it is necessary to ensure that additional capacity is created through direct provision, or to collect capital funding through developer contributions to expand the capacity of schools and education facilities.</u></p> <p>7. <u>Where the impacts of development on schools and education cannot be mitigated, new housing proposals may be determined not to represent sustainable development and any application may be refused.</u></p> <p>Methodology</p> <p>8. <u>Developer contributions for education will only be sought for new housing development which creates additional demand for education infrastructure, in excess of what is available and accessible.</u></p> <p>9. <u>The following sets out which developments will be assessed for their impacts on education provision, how those impacts will be appraised and how contributions will be calculated.</u></p> <p><u>Thresholds and exemptions</u></p> <p>10. <u>Only 'major' residential development proposals reflecting the legal planning definition of such development will be assessed for their impact on education provision, i.e. those with 10 or more dwellings or a site of 0.5 hectares or more.</u></p> <p>11. <u>Northumberland County Council will monitor this de-minimis threshold to ensure it is effective and equitable across development. Small scale developments may not in themselves have an impact on education infrastructure, however collectively they do create additional demands.</u></p> <p>12. <u>Non-residential developments would not be expected to have an impact on education provision, therefore are exempt from conditions and developer contributions for education. Furthermore, the following residential developments would not be expected to yield any children and are therefore similarly exempt:</u></p> <ul style="list-style-type: none"> • <u>Student accommodation</u> • <u>Housing for Older People</u> • <u>Holiday Homes</u> • <u>Dwellings with one bedroom</u> <p><u>Identifying relevant schools / education provision</u></p> <p>13. <u>In order to determine whether there is sufficient projected capacity in education infrastructure to accommodate the demands of new development, it is first necessary to identify which schools</u></p>

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			<p><u>and education facilities are related to the development; and the number of vacant places available, or likely to be available, subject to a range of considerations.</u></p> <p>14. <u>Schools which are considered to be directly related to a development will most often be schools within the relevant school catchment area. Catchment areas can be found on the Council's digital maps facility on the Council website.</u></p> <p>15. <u>The Council uses catchment areas to ensure that local schools have viable intakes and to manage the Home to School Transport Policy fairly and equitably across the County. When a school is oversubscribed priority of admission is given to children meeting certain criteria [Footnote 1]. Thereafter remaining applications are determined on the basis of an additional set of criteria, including whether or not a child is resident in the catchment area at the admissions date.</u></p> <p>16. <u>However, it should be recognised that different schools operate varying admissions policies, therefore the same criteria in terms of catchment areas may not apply. Furthermore, in some instances a particular school or schools may choose not to expand or there may be physical constraints to expansion. In such instances the creation of additional capacity at other schools may need to be considered.</u></p> <p>17. <u>The schools identified as relevant to a development could also include those outwith the catchment area on account of them being more directly linked to a proposed development e.g. where a site is close to a catchment area boundary.</u></p> <p>18. <u>In parts of Northumberland, particularly close to the boundary with Newcastle City Council, there are also known patterns of pupils attending Northumberland schools who reside in the adjoining authority areas. The Council will take into account these factors when determining the relevant provision, directly related to a proposed development [Footnote 2].</u></p> <p><u>Determining capacity</u></p> <p>19. <u>Planning conditions and developer contributions for education will only be sought where there is currently insufficient capacity to accommodate the additional pupils generated by the development, or where it is projected that there will be insufficient capacity within the foreseeable pupil place planning timeframe.</u></p> <p>20. <u>Schools are not expected to operate at 100% of their capacity, and a small surplus in places does not necessarily equate to there being sufficient capacity to accommodate additional pupils. The Audit Commission recommends that local authorities should plan for a 95% occupancy rate in schools. The 5% contingency is to allow for factors such as changing parental preferences and changing birth rates.</u></p>

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			<p>21. <u>In practice, in Northumberland, the levels of occupancy vary considerably. In the most part, schools do not operate at 95% capacity and have surplus capacity. This is largely on account of the rural nature of much of the County and the need to protect rural schools from closure. However, there are schools with very limited capacity currently, or projected limited capacity. There are also areas in which capacity is significantly influenced by migration of pupils between catchment areas.</u></p> <p>22. <u>The Council reviews and updates the net capacity of schools on an annual basis which underpins the Planned Admission Number. Statistics gathered by the DfE indicate that Northumberland County Council continues to have a high degree of accuracy with regard to pupil predictions.</u></p> <p>23. <u>Given the long term nature of pupils generated by housing developments, as well as looking at capacity in terms of Planned Admission Numbers / current school places and actual pupil numbers, it is important to consider potential longer term trends. Key influences in relation to this are:</u></p> <ul style="list-style-type: none"> • <u>Birth data: If there are significant variations in birth data particularly for the catchment area this may impact on pupil numbers.</u> • <u>Other housing developments: within a school catchment area or adjoining it there may be other schemes already under construction, or approved but not yet being built that will affect pupil numbers in future years. When assessing future demand for school places these elements will be considered.</u> • <u>Pupil data: Northumberland County Council receives a range of data in relation to education. Key to this is the school census data collected once a term.</u> <p>24. <u>Northumberland's Special Schools are at capacity, with pupil numbers showing significant growth in recent years. Children are having to be placed in out of County schools, due to a lack of places. The Council is keen to educate as many children and young people with SEN requirements who reside in Northumberland, within the County. SEN provision does not conform with catchment areas in the way schools do. While a child or young person who presents with SEN may live in one part of the County, the particular primary need with which they present may only be able to be addressed at a school in another part of the County.</u></p> <p>25. <u>The Department for Education has scaled up state-funded early years places. The take-up has been high, increasing demand for early years provision. Many early years settings fall within the private, voluntary and independent (PVI) sector, and are not always related to catchment areas. However, as the Council has a duty to ensure early years childcare provision, the capacity will similarly be appraised. This will typically be based on available capacity in school settings.</u></p>

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			<p>26. <u>Similarly there are a number of settings for post 16 education. However, the Council is also responsible for ensuring post 16 education. As for early years, this will typically be appraised based on available capacity in school settings.</u></p> <p>27. <u>Where it is determined there is insufficient capacity and schools and other education facilities cannot accommodate the anticipated number of new pupils, the Council will, in collaboration with the respective schools/facilities, consider whether the schools can be physically extended, or in rare instances if a new school is required. Provision to accommodate additional necessary capacity to support needs arising from new housing development will be secured through planning conditions or planning obligations, either by direct provision of buildings or facilities or through appropriate developer contributions.</u></p> <p>28. <u>In view of SEN capacity issues, for development which will yield a single SEN pupil place (rounded to nearest whole figure) or more, developer contributions will be required for SEN provision.</u></p> <p>29. <u>In exceptional circumstances planning conditions or other planning obligation agreements may be appropriate to secure other requirements, such as the provision of sufficient land, to allow for the delivery of additional school or education capacity necessary to serve the development.</u></p> <p><u>Calculating Developer Contributions</u></p> <p>30. <u>To calculate the financial contribution required from a residential development, the following formula will be applied:</u></p> <p style="text-align: center;"><u>(Estimated pupil yield of the development (see Table 1) (less 3% SEN)</u> <u>X</u> <u>the average construction cost (per pupil))</u> <u>+</u> <u>(Estimated SEN pupil yield x average construction cost (per pupil))</u> <u>=</u> <u>financial contribution</u></p> <p><u>Table 1: Pupil yield</u></p> <table><tr><th></th><th><u>Pupil yield per dwelling</u></th></tr><tr><td><u>Primary</u></td><td><u>0.18*</u></td></tr><tr><td><u>Secondary</u></td><td><u>0.11**</u></td></tr><tr><td><u>Special Education Needs (SEN)</u></td><td><u>3% of pupils</u></td></tr></table> <p><u>*0.02516 pupils per year group multiplied by 7no. Years of provision</u> <u>** 0.02384 pupils per year group multiplied by 5no. Years of provision</u></p>		<u>Pupil yield per dwelling</u>	<u>Primary</u>	<u>0.18*</u>	<u>Secondary</u>	<u>0.11**</u>	<u>Special Education Needs (SEN)</u>	<u>3% of pupils</u>
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<u>Special Education Needs (SEN)</u>	<u>3% of pupils</u>										

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			<p>31. <u>The number of children or pupils likely to arise as a result of new housing development is often referred to as the pupil yield factor. In accordance with national guidance, Northumberland's pupil yield factors for pupils of statutory school age (primary and secondary pupils) are presented in Table 1 and are based on up-to-date evidence from recent local housing developments [Footnote 3]. The evidence will be routinely reviewed to ensure it is up to date and accurate.</u></p> <p>32. <u>On average it is anticipated that 3% of the pupil yield figure will be assumed to have complex SEN requirements, as indicated by the requirement for an Education Health and Care (EHC) Plan.</u></p> <p>33. <u>The Council does not anticipate any need for pre-school or post 16 education provision in the short term, however this will be monitored. Any requirement will be underpinned by pupil yield data.</u></p> <p>34. <u>The respective cost per pupil place (rounded to nearest whole figure) will be calculated by reference to the Department for Education Scorecards (which provide costs for primary and secondary school places) and any more up to date evidence of local delivery costs. Where national averages are used this will be adjusted, usually using BCIS location factors or any more relevant or up to date evidence.</u></p> <p>35. <u>Special schools or alternative SEN provision can vary but require more space per pupil than mainstream schools. Developer contributions for special or alternative school pupil places will also be calculated using the scorecards but are typically based on four times the cost of mainstream places.</u></p> <p>36. <u>In accordance with national guidance the per pupil cost of early years provision is assumed to be the same as for a primary school. Similarly, further education places provided within secondary school sixth forms are assumed to be the same as a secondary school place.</u></p> <p>37. <u>It should be noted that where developer contributions are to go to a particular project where the authority can evidence higher costs, such as on the basis of a bespoke feasibility study or known site abnormalities, these may be used in preference to the averages from the national scorecards or other evidence of average costs.</u></p> <p>Add appendix footnotes to read:</p> <p>Footnote 1: <u>Children with a Statement of Special Education needs or Education Health and Care (EHC) plan who have the specific school named in the plan; or Children who are "looked after" or have previously been "looked after".</u></p> <p>Footnote 2: <u>Where appropriate the Council may seek planning contributions via an adjoining authority.</u></p>

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			Footnote 3: <u>The evidence assessed the number of pupils to be generated by new housing developments at: Mark Bridge, Amble (265 dwellings) between 2016 and 2019; Crofton Grange, Blyth (545 dwellings) between 2015 - 2019; and Broadoaks, Bedlington (96 dwellings) between 2018 - 2019. This was benchmarked against previous evidence of pupil yields in Northumberland.</u>
	Page 328	Appendix H3 Healthcare	<p>Add appendix to read:</p> <p><u>APPENDIX H3 HEALTH</u></p> <p><u>Background</u></p> <p>1. <u>Health is integral to the Local Plan's vision, and as such is a key theme running throughout the Plan. As reflected in the National Planning Policy Framework, planning and health are inherently interlinked in terms of creating environments that support and encourage health and well-being and identifying and securing the facilities needed for healthcare.</u></p> <p>2. <u>A wide range of the Local Plan's objectives and policies directly and indirectly seek to ensure Northumberland is a healthy place, supporting healthy communities, promoting social interaction and reducing health inequalities. This appendix relates to positively identifying and securing services and facilities for health. Specifically, there is a commitment to seek contributions towards new or enhanced facilities from developers, where development results in a shortfall or worsening of provision.</u></p> <p>3. <u>Planning conditions and more typically planning obligation agreements will be used to secure such provision. This appendix supplements Policy INF 6, which relates to planning obligations and their use, including in the provision and or improvement and maintenance of infrastructure, such as primary healthcare. The appendix also supplements the following policies:</u></p> <ul style="list-style-type: none"> • <u>Policy STP 3</u> <u>The policy elaborates on the principles of sustainable development in Northumberland to which development is expected to adhere. This includes supporting and providing opportunities to improve health and wellbeing and providing the infrastructure which underpins quality of life.</u> • <u>Policy STP 5</u> <u>The Policy explicitly sets out the criteria development must satisfy to address health and wellbeing, which includes providing access to health services.</u> • <u>Policy INF 1</u> <u>The Policy relates to delivering development related infrastructure. It seeks to ensure that the needs arising from development are supported by sufficient appropriate infrastructure both on and off-site</u> <p><u>Rationale</u></p>

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<p>4. <u>Public health is a key responsibility of Northumberland County Council. The Council also works closely with the other organisations involved in ensuring the healthcare needs of Northumberland's communities are met. This includes working with the NHS Northumberland Clinical Commissioning Group. The role of the group is to plan and buy the majority of NHS hospital based and community health care services for people in Northumberland. The organisation works closely with all 41 family GP practices in Northumberland and with NHS England.</u></p> <p>5. <u>In recent years pressures on healthcare in Northumberland have been increasing. It has been identified that in several areas of Northumberland, GP practices are operating at their maximum capacity.</u></p> <p>6. <u>New housing resulting in population growth in an area will increase the number of patients seeking to register with a GP. Where these patients cannot be accommodated by existing healthcare provision, it is necessary to collect capital funding to expand the capacity and resilience of healthcare services.</u></p> <p>7. <u>Where the impacts of development on healthcare services cannot be mitigated, development may be determined not to represent sustainable development and any application may be refused.</u></p> <p><u>Methodology</u></p> <p>8. <u>Developer contributions for healthcare will only be sought for new housing development where there is insufficient capacity in provision to absorb the projected number of new residents.</u></p> <p>9. <u>The following sets out which developments will be assessed for their impacts on healthcare provision, how those impacts will be appraised and how developer contributions will be calculated.</u></p> <p><u>Threshold and exemptions</u></p> <p>10. <u>Only 'major' residential development proposals reflecting the legal planning definition of such development will be assessed for their impact on healthcare provision, i.e. those with 10 or more dwellings or a site of 0.5 hectares or more.</u></p> <p>11. <u>There is a 'de minimis' financial level below which a developer contribution would be of little real benefit in increasing the infrastructure capacity. However, there may also be specific circumstances where it is considered that smaller schemes result in an impact that requires appropriate mitigation, potentially including a developer contribution.</u></p> <p>12. <u>Northumberland County Council and the NHS Northumberland Clinical Commissioning Group will monitor this threshold to ensure it is effective and equitable across development. Small scale developments may not in themselves have a significant impact on healthcare infrastructure, however collectively they do create additional demands.</u></p>

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification										
			<p>13. <u>Non-residential developments would not be expected to have an impact on healthcare provision, therefore are exempt from conditions and developer contributions for healthcare.</u></p> <p><u>Identifying capacity</u></p> <p>14. <u>In order to determine whether there is sufficient projected capacity in healthcare services, the NHS Northumberland Clinical Commissioning Group will liaise with the GP practices which serve the area of a development. Those practices will be asked what (if any) capacity they have to absorb residents of new developments.</u></p> <p>15. <u>Where it is determined there is insufficient capacity and services cannot accommodate the anticipated number of new residents (this may be in relation to the impact of the development alone or taken in conjunction with other planned developments), the NHS Northumberland Clinical Commissioning Group will, in collaboration with the respective practices, consider whether the facilities can be physically extended, or if there are other measures which could increase the capacity of the practices. Where this is deemed possible a developer contribution(s) will be sought.</u></p> <p>16. <u>In exceptional circumstances planning conditions or other planning obligation agreements may be appropriate to secure the required healthcare provision. This could, for example, include providing land for healthcare services or healthcare services being constructed by a developer on behalf of the NHS Northumberland Clinical Commissioning Group.</u></p> <p><u>Calculating developer contributions</u></p> <p>17. <u>To calculate the financial contribution required from a residential development, the following formula will be usually be applied:</u></p> <p style="text-align: center;"><u>(Estimated population of the development (see Table 1) x the proportion of GPs per person)</u> <u>x</u> <u>(the required floorspace per GP(sq m) x average construction cost (per sq m))</u> <u>=</u> <u>financial contribution.</u></p> <p><u>Table 1: Population by dwelling type</u></p> <table><tr><th><u>Dwelling type</u></th><th><u>Average occupancy (number of people)*</u></th></tr><tr><td><u>1 bedroom</u></td><td><u>1.26</u></td></tr><tr><td><u>2 bedrooms</u></td><td><u>1.80</u></td></tr><tr><td><u>3 bedrooms</u></td><td><u>2.42</u></td></tr><tr><td><u>4 or more bedrooms</u></td><td><u>2.90</u></td></tr></table>	<u>Dwelling type</u>	<u>Average occupancy (number of people)*</u>	<u>1 bedroom</u>	<u>1.26</u>	<u>2 bedrooms</u>	<u>1.80</u>	<u>3 bedrooms</u>	<u>2.42</u>	<u>4 or more bedrooms</u>	<u>2.90</u>
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			<p><u>*occupancy is an estimated average derived from 2011 Census data</u></p> <p>18. <u>Based on a range of evidence it has been determined that a list size in Northumberland equates to around 1500 patients per GP [Footnote 1]. Accordingly, for every person 0.0006666 of a GP is required. A single GP requires approximately 150sq m of floorspace [Footnote 2].</u></p> <p>19. <u>GP practice floorspace costs have been derived from average construction costs in Northumberland and at the time of writing equate to around £3,000 per sqm [Footnote 3]. Costs will be periodically reviewed and modified in accordance with a relevant recognised build-cost index [Footnote 4].</u></p> <p>20. <u>Where developer contributions are to go to a particular project and where the authority can evidence higher costs for that project on the basis of a feasibility study or known service specific issues (e.g. two storey premises with access constraints), and where it can be demonstrated to be viable to do so, these costs may be used to determine appropriate developer contributions in preference to the calculated general averages.</u></p> <p>21. <u>When an application is received in 'outline' and the number and type of dwellings are unknown, the requirement for any healthcare contribution will be estimated by applying a minimum density of 30 dwellings per hectare gross housing development and an assumed mix of 40% 2 beds, 40% 3 beds, 20% 4 beds. This will provide an initial guide to the likely financial contribution. The initial figure will be updated by a detailed calculation based on the number of dwellings, once a reserved matters application is submitted. A review mechanism will be included in the planning obligation to ensure that the appropriate modified calculation, based on the number and size of dwellings permitted, can be undertaken to achieve the appropriate contribution.</u></p> <p><u>How contributions will be spent</u></p> <p>22. <u>Contributions for healthcare will usually be spent on physically expanding a GP practice or practices which serve a development. In some circumstances a contribution can be more appropriately spent in alternative ways, in order to expand capacity. By way of example, this could include alteration of non-clinical rooms to clinical use, medical equipment solutions which would speed up consultations, telemedicine technology and other ICT solutions to improve capacity.</u></p> <p>Add appendix footnotes to read:</p> <p>Footnote 1: <u>The average list size per GP in Northumberland has been assessed as between 1167 – 1435 patients (GP workforce census, Health and Social Care information centre). The figure of 1500 is thus a fairly conservative assumption for Northumberland. It is a higher number of patients than the actual measured range.</u></p> <p>Footnote 2: <u>This assumption is underpinned by the NHS England Primary</u></p>

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<p>Care - Business case Prioritisation and Approval Process. This includes a schedule of Size and Space Standards for Primary Medical Care Contractor premises which provides principles of best practice when assessing size requirements to accommodate overall facility space common to all primary medical care premises.</p> <p>Footnote 3: <u>Costs have been derived from a variety of sources including The Health Care Premises Cost Guide, benchmarking other local authority approaches, Independent North East based Quantity Surveyor advice and actual tendered costs in the North East.</u></p> <p>Footnote 4: <u>This will typically be the BCIS PUBSEC indices.</u></p>
	Page 328	Appendix H4 Coastal Mitigation	<p>Add appendix to read:</p> <p><u>APPENDIX H4 COASTAL MITIGATION</u></p> <p><u>Background</u></p> <p>1. <u>The statutory purpose and sensitivity of designated areas is addressed in the Local Plan. Reflecting the NPPF, internationally protected sites (SPAs, SACs, and Ramsar Sites) and nationally protected sites (SSSIs), all of which can be found in Northumberland's coastal area, are protected. Where these designated sites could be adversely affected by development, the impacts must be carefully assessed. Development may be refused, or where appropriate, require mitigation measures.</u></p> <p>2. <u>This appendix relates to mitigating the impacts of new housing and tourist accommodation development on specially protected areas along Northumberland's coast, and the wildlife and habitats those areas support. More specifically, this appendix addresses mitigation measures for the disturbance to the bird species and the spread of a non-native invasive species, arising from increased recreational activity on the coast. It should be noted that a development may be subject to requirements for additional or alternative mitigation measures to address any other potential adverse effects of development on these protected areas.</u></p> <p>3. <u>Planning conditions and more typically planning obligation agreements will be used to secure such provision. This appendix therefore supplements Policy INF 6, which relates to Planning obligations and their use, including for environmental improvement and mitigation schemes. The appendix also supplements the following policies:</u></p> <ul style="list-style-type: none"> • <u>Policy ENV 1 sets out the strategic approaches to assessing the impact of development on the natural, historic, and built environment. It emphasises the weight to be afforded to the statutory purposes and special qualities of designated and non-designated nature assets and sites including international and national designations.</u>

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<ul style="list-style-type: none"> • Policy ENV 2 relates to the effects of development on biodiversity and geodiversity. <u>It addresses minimising adverse impacts, and maximising opportunities for biodiversity net gain. The policy specifically deals with addressing adverse effects on habitats and species, including through using developer contributions to the Coastal Mitigation Service (within zones shown on the Policies Map).</u> • Policy INF 1 relates to delivering development related infrastructure. <u>It seeks to ensure that the needs arising from development are supported by sufficient appropriate infrastructure both on and off-site.</u> <p><u>Rationale</u></p> <p>4. <u>Adverse impacts can be indirect as well as direct. In respect of Coastal sites, designated for their important bird communities, adverse impacts arise as a result of increased levels of recreational disturbance from the additional population from new development.</u></p> <p>5. <u>The whole of the Northumberland coast, except for a few hundred metres at Lynemouth, is designated as SSSI because of its nationally important bird populations; and much of it is also designated as SPA and Ramsar Site because of the international importance of some of these populations.</u></p> <p>6. <u>In order to ensure that effective migration can be provided for this area, to address recreational related disturbance, the Council has introduced the Northumberland Coastal Mitigation Service. This is a developer-funded wardening service that provides a presence within the designated sites to educate and advise recreational users such as dog walkers, joggers, horse riders and sea anglers as to how they can enjoy the coast without causing excessive disturbance to important bird populations. Where appropriate the service will also have a control programme for pirri-pirri bur (a non-native invasive species) within the SSSI and SAC dune grasslands.</u></p> <p><u>Methodology</u></p> <p>7. <u>Developer contributions for the Northumberland Coastal Mitigation Service will only be sought for developments that will result in a net increase in dwellings or tourist accommodation, within 10 kilometres of the Coast. This zone of influence was identified by gathering evidence concerning the point of origin of dog-walkers on the coast and is explained in more detail in the Coastal Mitigation Service Strategy Document. It is shown on the Local Plan Policies Map.</u></p> <p>8. <u>The following sets out how developer contributions within this zone will be calculated.</u></p> <p><u>Thresholds and Exemptions</u></p>

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<p>9. <u>Developments other than residential and tourism developments, would typically not be expected to give rise to additional recreational use of the coast and therefore are usually exempt from developer contributions for the Coastal Mitigation Service. There may however be specific circumstances which warrant a contribution. As stated above, separate mitigation may also be required for other impacts, of any form of development.</u></p> <p>10. <u>In order to ensure that a proportionate approach is taken, it is recognised that people living towards the inland edge of the 10km zone visit the coast less frequently than those living closer to the coast. Therefore, the 10km zone of influence is divided into two zones as follows:</u></p> <ul style="list-style-type: none"> • <u>0 to 7 kilometres: Mitigation is required for all developments resulting in a net increase in dwellings, including holiday units.</u> • <u>7 to 10 kilometres: Mitigation is required for all developments resulting in a net increase of 10 or more dwellings, including holiday units, with a 50% reduction in the unit cost.</u> <p><u>Calculating Developer Contributions</u></p> <p>11. <u>The level of payment into the Coastal Mitigation Service is derived from two figures; the cost of providing a viable and effective service, divided by the anticipated annual delivery of new houses within the coastal zone.</u></p> <p>12. <u>Based on current costs, the resulting contribution is as follows:</u></p> <ul style="list-style-type: none"> • <u>£615 per unit within the 0-7km zone; and</u> • <u>£307 per unit within the 7-10km zone (i.e. discounted by 50%)</u> <p>13. <u>The contribution for tourism developments such as caravan parks will be adjusted to reflect closed seasons and evidence concerning occupancy rates. For example, a 2-month closure during the winter would reduce the contribution by one sixth, from £615 to £513 per unit. Furthermore, this figure may be proportionately reduced, where an applicant can provide robust evidence (such as from Northumberland Tourism) in respect of average occupancy rates in the months a site is open (assuming less than 100% occupancy).</u></p> <p><u>How contributions will be spent</u></p> <p>14. <u>The Coastal Mitigation Service employs coastal rangers who undertake a range of activities, with the aim of ensuring that further development within the coastal zone of influence does not increase recreational disturbance to SSSI or SPA birds or increase the spread of pirri-pirri bur. In addition to a physical presence on the coast, the rangers use a website and social media presence to</u></p>

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification
			<u>keep promoting and reinforcing seasonally specific information such as the arrival of autumn migrants or the importance of winter high tide roosts. Contributions will also ensure robust monitoring protocols and governance arrangements. Further details can be found in the Coastal Mitigation Service Strategy Document.</u>
MM141	Page 328	Appendix I, MIF	<p>Insert the Monitoring & Implementation Framework into the Plan as new Appendix I.</p> <p>(See Annex 1 at the end of the document for Appendix 1)</p>
			<p>1. Introduction</p> <p>1.1 The Planning & Compulsory Purchase Act 2004 (as amended)¹ and The Town & Country Planning (Local Planning) (England) Regulations 2012 (as amended)², together with the National Planning Policy Framework (NPPF)³ and Planning Practice Guidance (PPG)⁴, require local authorities to monitor local plans and their policies on a regular (at least annual) basis. Furthermore, local authorities are legally required to formally review their local plans at least once every five years from the point of adoption to assess whether or not policies need updating, taking account of changing circumstances affecting the area (particularly any significant changes in Local Housing Need that may affect relevant strategic policies) or any relevant changes in national policy. The PPG confirms that a local plan and its policies do not, however, automatically become out-of-date after five years.</p> <p>1.2 This Monitoring and Implementation Framework (MIF) sets out the principal measures and indicators that will be used to monitor the delivery and effectiveness of the sustainability objectives and planning policies of the Local Plan.</p> <p>1.3 The effects of some policies are more suitably measured through contextual information and indicators (e.g. people in work), while others can be more precisely measured through developments undertaken (e.g. housebuilding completions and employment and retail floorspace created). The performance of other policies will be monitored through the granting or refusal of planning permissions.</p> <p>1.4 Some measures and indicators are suitable for frequent monitoring and reporting (e.g. where data is published annually), while others are less frequent due to the nature of the data and the methods of collection (e.g. the national census every 10 years which details a wide range of contextual socio-economic information about the County's population).</p>

¹ Section [35](#).

² Regulations [10A](#) and [34](#).

³ NPPF (2019) paragraphs 31-33.

⁴ PPG re. [Plan-making](#) (2019) paragraphs 061-073.

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification						
			<p>1.5 In line with PPG, the resources required for monitoring the Local Plan nevertheless necessitate a proportionate approach. Hence, the overall assessment of how well the Plan’s vision and strategic objectives are being met and achieved will generally be undertaken on a five-yearly cycle to coincide with the review of the Plan itself, including a full range of contextual and specific development indicators.</p> <p>1.6 The Authority’s Monitoring Reports (AMR) and associated evidence base studies and reports provide a flexible means for monitoring over the plan period 2016-2036, including progress with local plan preparation, policy implementation and delivery, activity relating to the Duty to Co-operate and information relating to indicators in the Plan. They can also cover measuring of the Housing Delivery Test and five-year supply of housing sites, as well as developer contributions gained and used (through Section 106 planning obligations and Community Infrastructure Levy (CIL)). The AMR process can therefore help to inform whether there is a likely need to undertake a partial or full update of the local plan through the at least five-yearly review.</p> <p>2. Sustainability Appraisal Objectives</p> <p>2.1 The table below sets out the primary Local Plan policies relating to each of the Plan’s 17 baseline Sustainability Appraisal objectives, with the necessary focus on those identified in the Sustainability Appraisal policy assessment matrices as having potential significant effects. The framework for monitoring the Local Plan policies is then set out in Section 3.</p> <table><tr><th>Sustainability Appraisal Objective</th><th>Local Plan Policies with Potential Significant Effects</th></tr><tr><td>1) To improve health and well-being and reduce health inequalities.</td><td>STP 2, 3, 5, 6 TCS 6 HOU 5, 7, 12 QOP 1, 2 TRA 1, 2 POL 2 INF 2, 5</td></tr><tr><td></td><td></td></tr></table>	Sustainability Appraisal Objective	Local Plan Policies with Potential Significant Effects	1) To improve health and well-being and reduce health inequalities.	STP 2, 3, 5, 6 TCS 6 HOU 5, 7, 12 QOP 1, 2 TRA 1, 2 POL 2 INF 2, 5		
Sustainability Appraisal Objective	Local Plan Policies with Potential Significant Effects								
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Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification	
			2) To improve the quality, range and accessibility of community services and facilities.	STP 5 TCS 1, 2, 3 HOU 9 TRA 1 INF 2, 4, 5
			3) To deliver safer communities.	STP 5 HOU 11 QOP 1
			4) To ensure everyone has the opportunity to live in a decent and affordable home.	STP 1, 2, 3, 5 HOU 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 QOP 1, 2
			5) To strengthen and sustain a resilient local economy which offers local employment opportunities.	STP 1, 2, 3 ECN 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 TCS 1, 2, 3, 5 TRA 1, 2, 3, 5 MIN 2, 6, 10, 11
			6) To deliver accessible education and training opportunities.	ECN 13, 16
			7) To reduce the need for travel, promote more sustainable modes of transport and align investment in infrastructure with growth.	STP 2, 3, 4 TCS 1, 2, 3 QOP 1 TRA 1, 2, 5

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification	
			8) To conserve and enhance Northumberland's biodiversity and geodiversity.	STP 2, 3, 6 QOP 1, 2, 4 ENV 1, 2, 5, 6 WAT 1, 2
			9) To ensure the prudent use and supply of natural resources.	STP 2, 3 HOU 2, 3, 4 QOP 1, 5 POL 2, 3
			10) To encourage the efficient use of land.	STP 2, 3, 7, 8 TCS 1, 2, 3 HOU 2, 3, 4 POL 1, 2, 3
			11) To protect and enhance the quality of Northumberland's river, transitional and coastal and ground and surface water bodies.	ENV 1, 2 WAT 1, 2, 3, 4, 5 POL 2
			12) To improve air quality.	STP 2, 3, 4 TCS 1, 2, 3, 5 HOU 2, 3, 4 QOP 1 TRA 1, 2, 3 POL 2
			13) To reduce and or avoid flood risk to people and property.	STP 2, 3, 4, 6 QOP 1, 5 WAT 3, 4, 5
			14) To minimise greenhouse gases and ensure resilience to the effects of climate change through effective mitigation and adaptation.	STP 2, 3, 4, 6 TCS 1, 2, 3, 5 HOU 2, 3, 4 QOP 1, 5 TRA 1, 2, 3, 6, 8 WAT 3, 4, 5 WAS 1, 3 POL 2 REN 1, 2

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification				
			15) To reduce the amount of waste that is produced and increase the proportion that is reused, recycled and composted.		STP 2, 3 TCS 1, 2, 3 HOU 2, 3, 4 QOP 1, 5 WAS 2, 3		
			16) To conserve and enhance Northumberland's cultural heritage and diversity.		STP 2, 3, 7, 8 HOU 9 QOP 1, 2, 3, 4 ENV 1, 6, 7, 8, 9 POL 2		
			17) To conserve and enhance the quality, distinctiveness and diversity of Northumberland's rural and urban landscapes.		STP 2, 3, 4, 7, 8 HOU 2, 3, 4, 9 QOP 1, 2, 3, 4 ENV 3, 4, 5, 6, 8 POL 2		
			3. Monitoring and Implementation Framework				
			3.1 The framework below sets out the primary monitoring indicators that will be used to monitor the effectiveness of the Local Plan's policies, together with corresponding thresholds that will be used to help identify whether any contingency actions may be required, or relevant policies reviewed.				
			Policies	SA objectives with potential significant effects	Primary monitoring indicators ⁵	Trigger thresholds for actions	Actions or contingency
			Delivering the Vision for Northumberland				
			STP 1 – 9: Spatial Strategy, Sustainable Development,	1, 2, 3, 4, 5, 7, 8, 9, 10, 12, 13, 14, 15, 16,	[See also the monitoring of other policies.] • National Census data (ONS) for Northumberl and.		

⁵ Monitoring indicator data sources are Northumberland County Council and the Authority's Monitoring Report (AMR) process, unless otherwise stated.

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification				
			Climate Change, Health and Wellbeing, Green Infrastructure, Green Belt	17	<ul style="list-style-type: none"> • Sub-national population projections for Northumberland and, overall and by age (ONS). • Projected numbers and % of children, working age residents and elderly residents (ONS). • Overall County ranking in the English Indices of Multiple Deprivation (MHCLG). • Ranking of the County's Lower Super Output Areas (LSOAs) in the English Indices of Multiple Deprivation (MHCLG). • Life expectancy at birth (Public Health England). • Levels of obesity in Northumberland and (Public Health England). • The percentage of working age people with qualifications at, or equivalent to, NVQ Level 2 and above (Nomis). • Number of applications for residential development, and the number of 		
						<ul style="list-style-type: none"> • >5 major developments including a housing 	<ul style="list-style-type: none"> • Review application decisions to understand why settlement boundaries

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification				
					<p>dwelling permitted outside settlement boundaries.</p> <ul style="list-style-type: none"> • Number of planning applications granted where adverse impacts identified in the Health Impact Assessment are not mitigated. • Net increase/decrease in strategic and local green infrastructure • Total area of Green Belt in Northumberland (ha). • Number and area (ha) of planning permissions granted for inappropriate development within the Green Belt. • Number of planning applications refused on Green Belt grounds. 	<p>element permitted outside settlement boundaries.</p> <ul style="list-style-type: none"> • >5 applications and/or appeals granted where significant adverse impacts are identified in the Health Impact Assessment but are not mitigated. • >5 'major' applications and/or appeals granted for inappropriate development within the Green Belt. 	<p>have been breached.</p> <ul style="list-style-type: none"> • Consider whether the defined settlement boundaries, or Policy STP1 needs to be reviewed. • Review the applications and their HIAs to better understand why decisions were made. • Review the Health Impact Assessment process and triggers for different types of HIA • Consider whether Policy STP5 needs to be reviewed. • Review application decisions to understand grounds for very special circumstances • Consider whether supply of land for development needs and/or policies STP7-9 need

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification				
							to be reviewed.
			Economic Development				
			ECN 1 – 17: Economy, Employment Land, Rural Economy and Tourism	5, 6	<ul style="list-style-type: none"> • Economically active/inactive resident population (Nomis). • Employment rate and unemployment rate (Nomis). • Jobs density (jobs/sqm) (Nomis). • Gross Added Value (GVA). • Number and sectoral composition of businesses in Northumberland and (Nomis). • Employment by Standard Industrial Classification (SIC) occupation (Nomis). • Mean full-time equivalent workers gross weekly pay (Nomis). • Median gross workplace-based earnings (ONS). • Average household income • Travel to work patterns, commuting flows and average distance travelled to work (ONS). 		<ul style="list-style-type: none"> • Reassess

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification				
					<ul style="list-style-type: none"> • Total employment land available by location and type (B1, B2, B8 <u>Main Employment Uses / Wider Employment Generating Uses / Other</u> ha). • Net additional employment floorspace completed by location and type (<u>Main Employment Uses / Wider Employment Generating Uses / Other</u> B1, B2, B8 sqm) - trajectory. • Net additional employment floorspace completed on allocated employment sites (Local Plan and Neighbourhood Plans) by location and type (<u>Main Employment Uses / Wider Employment Generating Uses / Other</u> B1, B2, B8 sqm). • Net additional employment floorspace <u>Main Employment Uses / Wider Employment Generating Uses</u> and % completed on brownfield and greenfield sites. 	<ul style="list-style-type: none"> • Insufficient employment land supply to meet current and projected needs for B Class <u>Main Employment</u> Uses. • Any available 'brownfield' employment land allocations unimplemented for >5 years. • Any available 'greenfield' employment land allocations unimplemented for >5 years. • >10% of new employment uses on unallocated greenfield sites. • A downward 	<p>potential employment sites and undertake a call for sites to identify additional supply.</p> <ul style="list-style-type: none"> • Consider need to allocate additional economic development sites through the Plan review. • Review unimplemented employment site allocations to ascertain why sites have not come forward. • Engage with landowners, economic development team and Advance to help bring forward the sites • Consider any need to delete and allocate additional or alternative economic development sites through a policy review. • Consider how policy may

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification				
					<ul style="list-style-type: none"> Net additional tourist accommodation bedspaces created by location and type (hotel, B&B, caravans and camping sites). 	trend in the five year moving average of additional bedspaces sustained over a three year period.	need to be relaxed to encourage the creation of more tourism bedspaces through a policy review.
			Town Centres and Central Services				
			TCS 1 – 6: Retailing and Services, Hot Food Takeaways	1, 2, 5, 7, 10, 12, 14, 15	<ul style="list-style-type: none"> Total occupied retail floorspace <u>selling convenience or comparison retail goods</u> (gross and net sales area) in the 12 main town centres or primary shopping areas (7 larger centres). Vacancy rates of retail shop front units within Main Towns and Service Centres (no. of units, sqm and %). Number and floorspace of non A1 retail <u>-active frontage</u> uses on ground floors within primary frontages by location and type (A1, A2, A3, A4, A5 units, sqm and %). Floorspace of applications permitted 	<ul style="list-style-type: none"> A negative direction on all three of these (i.e. lower occupied retail floorspace and higher vacancy rates and a higher proportion of occupied units in non-retail use <u>with no active frontage</u> sustained over three years, when looked at across the 12 main town centres. A year-on-year increase sustained over three 	<ul style="list-style-type: none"> Consider whether the degree to which this could be caused by national trends or if local policy could play a role. If so, consider whether a policy review could improve the situation - e.g. a stronger stance against out of centre development and/or a more relaxed approach to changes of use on the high street and/or the need for the plan to include land allocations/define regeneration area As above

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					<p>for 'major' retail development in edge-of-centre, out-of-centre and out-of-town locations.</p> <ul style="list-style-type: none"> • Number of A5-hot food takeaways permitted contrary to policy. • <u>Number of existing or approved hot food takeaway establishments per 1000 resident population in each major town or (otherwise) electoral division, to be updated and published annually.</u> • <u>Any changes in the pattern of functioning schools, updating and publishing the map of 400m walking distance zones, annually.</u> • <u>The percentage of Year 6 pupils</u> 	<p>years, when looked at across the 12 main towns.</p> <ul style="list-style-type: none"> • At least five applications granted contrary to this policy sustained over three years, when looked at across the County as a whole. • <u>The number of existing or approved hot food takeaway establishments per 1000 resident population equals or exceeds 0.69 per 1000 resident population in more than two-thirds of towns or (otherwise) electoral divisions thus preventing further approvals in these areas.</u> • <u>These zones, when aggregated incorporate an increasing proportion of the total area covered by defined Town Centres (under Policy TCS2).</u> • <u>The percentage of Year 6 pupils classified as</u> 	<ul style="list-style-type: none"> • Consider whether the policy is effective as part of the Plan review. • <u>Consider whether the policy may be too restrictive</u> • <u>Consider whether the policy may be too restrictive</u> • <u>Consider whether the policy may no longer be needed.</u>

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					classified as <u>overweight or obese in each main town or elsewhere, electoral division.</u>	<u>overweight or obese ceases to exceed 35.3 percent in any main town or electoral division.</u>	
			Housing				
			HOU 1 – 12: Housing Provision, Mix and Affordability, Gypsies and Travellers	1, 2, 3, 4, 9, 10, 12, 14, 15, 16, 17	<ul style="list-style-type: none"> Sub-national household population and non-household population projections (ONS). Sub-national household projections and average household size (ONS). Housing affordability ratio of median house price to median gross workplace-based earnings (ONS). Local Housing Need (minimum net additional dwellings per annum). 	<ul style="list-style-type: none"> Local Housing Need calculation increases above the Plan's 885pa OAN requirement . Cumulative housing delivery for the plan 	<ul style="list-style-type: none"> Consider how significant any increased LHN is above the Plan's OAN requirement, and in the context of recent housing delivery rates and outstanding commitments. Review the Plan if the increased LHN exceeds recent delivery and outstanding commitments. Consider how significant delivery rates are

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					<ul style="list-style-type: none"> • Housing Delivery Test (% of net additional dwellings completed against the need over the previous 3 years). • <u>Net additional dwellings completed by Delivery</u> 	<p>period falls below the latest Local Housing Need calculation, or below the Plan's OAN requirement .</p> <ul style="list-style-type: none"> • Housing Delivery Test result <95%, <85% or <75%. • Insufficient <u>net additional homes, and deliverable</u> 	<p>below the LHN or OAN, and in the context of cumulative delivery for the plan period and outstanding commitments.</p> <ul style="list-style-type: none"> • Review the Plan if cumulative delivery rates for the plan period fall significantly below the latest minimum LHN. • Where HDT <95%, prepare a PPG compliant Action Plan to assess the causes of under-delivery and identify actions to increase future delivery. • Where HDT <85%, apply a 20% buffer to the 5-year housing land supply requirement. • Where HDT <75% or less than 5 years housing land supply, apply the presumption in favour of sustainable development to planning applications for housing. • Undertake a comprehensive SHLAA review including a

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					<p>Area from <u>the start of plan period</u></p> <ul style="list-style-type: none"> • Total potential 'deliverable' and 'developable' housing land supply by Delivery Area (SHLAA). • <u>Net additional dwellings completed by parish-based areas in Table 7.1 from the start of plan period</u> • <u>'Deliverable' and 'developable' housing land supply by parish-based areas in Table 7.1.</u> • 5-year housing land supply of 'deliverable' sites. 	<p>and developable housing land supply to meet identified minimum needs <u>indicative Delivery Area housing requirement s.</u></p> <ul style="list-style-type: none"> • <u>Insufficient net additional homes, and deliverable and developable housing land supply to meet indicative housing requirement s for individual parish-based areas in Table 7.1.</u> • <5 years housing land supply. 	<p>call for sites to identify developable sites which are compliant with Local Plan policies <u>in the relevant Delivery Area.</u></p> <ul style="list-style-type: none"> • <u>If insufficient supply is persistent or significant, consider the need for changes to settlement boundaries or undertake a Green Belt review to identify additional potentially suitable housing land through a plan review in the Delivery Area through a partial plan review.</u> • <u>Consider if localised needs can adequately and appropriately be met in nearby parish-based areas.</u> • <u>Undertake a localised SHLAA review to identify developable sites which are compliant with Local Plan policies in the relevant area (s).</u> • <u>If insufficient supply is persistent or significant, consider the need for localised settlement</u>

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					<ul style="list-style-type: none"> • Number, area and capacity of sites on the Brownfield Land Register. • Net additional dwellings completed by location, tenure, size (bedrooms) and type - trajectories. • Net additional dwellings completed on allocated housing sites by location (Local Plan and Neighbourhood Plans). • Number of long-term empty homes brought back into residential use. 	<ul style="list-style-type: none"> • Housing allocations not delivering on-site. 	<p><u>boundary changes.</u></p> <ul style="list-style-type: none"> • <u>If insufficient supply remains persistent or significant, consider whether exceptional circumstances exist to justify a localised review of the Green Belt through a partial plan review.</u> • Investigate why allocations are not delivering • Work with internal and external partners to overcome constraints to delivery. • Consider the need to allocate additional or alternative sites if necessary to meet the latest local needs.

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification				
					<ul style="list-style-type: none"> • Net additional dwellings and % completed on brownfield and greenfield sites. • Net additional affordable housing completions by location, affordable tenure, size (bedrooms) and type. • Number of affordable homes for first-time buyers permitted and built on Entry-level Exception Sites. • Number of affordable and market homes permitted and built on Rural Exception Sites. • Average density and 	<ul style="list-style-type: none"> • Any available 'brownfield' housing land allocations unimplemented for >5 years. • Insufficient affordable homes being built to meet identified (SHMA) needs. 	<ul style="list-style-type: none"> • Consider introducing Permission in Principle (PiP) for any unimplemented 'brownfield' site allocations. • Consider the need to delete and/or allocate additional sites if necessary to meet the latest local needs. • Seek to increase and accelerate delivery through the Council's own Council House Delivery Programme and in partnership with registered providers. • Consider need to revise affordable housing policy requirements through the Plan review.

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification				
					<p>average house size of 'major' new housing sites completed (by Delivery Area).</p> <ul style="list-style-type: none"> • Total number of individuals/families and groups registered on the Self-build and Custom Housebuilding Register. • Number of specifically-stated self-build <u>and custom build</u> plots <u>opportunities</u> permitted as part of planning applications. • Number and % of second and holiday homes by location. • Specialist residential accommodation completed by location and type (including C2 institutional/communal accommodation). • <u>Number and percentage</u> 	<ul style="list-style-type: none"> • Insufficient (serviced) plots permitted to meet the 3-yearly demands indicated by the Self-Build and Custom Housebuilding Register. • <u>Insufficient M4(2) or higher accessibility/adaptability standard homes being permitted and built to meet identified needs.</u> • <u>Significant number of housing</u> 	<ul style="list-style-type: none"> • Investigate further the use of Council assets for the provision of plots. • Seek to increase provision of plots on applications at the pre-app and outline application stage. • Consider the need to allocate specific sites for self-build plots opportunities through the Plan review. • <u>Seek to increase and accelerate delivery of accessible/adaptable homes through the Council's own Council House Delivery Programme and in partnership</u>

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					<p>of new <u>market and affordable dwellings permitted and built to meet the higher M4(2) standards of accessibility and adaptability.</u></p> <ul style="list-style-type: none"> • Total supply of gypsy and traveller pitches and travelling showpeople plots by location. • Net additional gypsy and traveller caravan pitches permitted and created by location. • Net additional travelling showpeople plots permitted and created by location. 	<p><u>permissions requiring M4(2) standard homes not delivering on site.</u></p> <ul style="list-style-type: none"> • Insufficient supply of gypsy and traveller permanent and/or transit pitches to meet identified needs. • Insufficient supply of travelling showpeople plots to meet identified needs. 	<p>with <u>Registered Providers and other private developers;</u></p> <ul style="list-style-type: none"> • <u>Investigate reasons why permissions are not delivering, and whether the M4(2) policy requirement is a reason.</u> • <u>Consider need to revise accessible/adaptable housing standard policy requirements through the Plan review.</u> • Consider need to allocate specific gypsy and traveller sites through the Local Plan review. • Consider need to allocate specific travelling showpeople sites through the Local Plan review.
			Quality of Place				
			QOP 1 – 6: Sustainable Design and Landscaping	1, 3, 4, 7, 8, 9, 12, 13, 14, 15, 16, 17	<ul style="list-style-type: none"> • Rates of Crime in Northumberland and (Northumbria Police). • Number of planning applications refused on 		

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					<div>design-related grounds.</div> <ul style="list-style-type: none">• Number of planning applications refused by LPA on design grounds but which are subsequently granted at appeal.• Number of housing applications permitted which do not perform positively against <u>Building for a Healthy Life 12</u>.• Number of planning applications using accreditation schemes or design review to demonstrate quality of development.• Number of Design and Access Statements which do not refer to Quality of Place policies or the Northumberland and Design Guide.	<ul style="list-style-type: none">• >5 applications refused by LPA on design grounds but which are subsequently granted at appeal.• >5% 'major' applications and/or appeals approved for residential development which were assessed as performing negatively against <u>Building for a Healthy Life 12</u> principles.	<div><ul style="list-style-type: none">• Review application decisions to understand why applications were granted on appeal.• Consider whether Policies QOP1-6 need to be reviewed.</div> <div><ul style="list-style-type: none">• Review application decisions to understand why applications were granted despite performing negatively against <u>Building for a Healthy Life 12</u> principles.• Review <u>Building for a Healthy Life 12</u> as a policy mechanism and/or implementation through development management</div>

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			Connectivity and Movement				
			TRA 1 – 8: Transport Connectivity	1, 2, 5, 7, 12, 14	<ul style="list-style-type: none"> Car ownership (% of households owning one or more car/van) (ONS). Travel to work by different modes (bus, train, car, bike, foot) (ONS). 	<ul style="list-style-type: none"> Strategic road network sections and junctions (projected to be) operating above capacity. Any proposed strategic transport infrastructure projects unimplemented for >5 years. Any proposed strategic telecommunications infrastructure projects unimplemented for >5 	<ul style="list-style-type: none"> Design and implement road improvement scheme (with Highways England). Continue to work collaboratively with infrastructure providers and consider need to delete or amend project in the IDP and/or as part of the Plan review. Continue to work collaboratively
			ICT 1 – 2: Digital Connectivity	-	<ul style="list-style-type: none"> Traffic volumes on strategic roads and junctions (Highways England). Number and % of planning applications permitted complying with car-parking standards. Number of travel plans implemented. New strategic transport infrastructure completed. % of the County's households with broadband connectivity. New strategic telecommunications infrastructure completed. 		

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						years.	y with infrastructure providers and consider need to delete or amend project in the IDP and/or as part of the Plan review.
			Environment				
			ENV 1 – 9: Natural Environment, Biodiversity and Landscape, Historic and Built Environment	8, 11, 16, 17	<ul style="list-style-type: none"> • Net change in area of designated biodiversity and geodiversity sites (+/- ha). • Net additional area of new priority habitat delivered (ha) (Natural England). • Number and % of 'major' developments generating overall net gains in biodiversity enhancement (Natural England). • Number of 'major' planning applications permitted with significant 	<ul style="list-style-type: none"> • No net gain (3 year period.) • No upward trend in the proportion of major developments showing net gains. • >5 applications permitted following HRA Appropriate Assessment. 	<ul style="list-style-type: none"> • Investigate why no net gain has been achieved • Consider whether a review of Policy ENV2 or other policies in the Local Plan will achieve a net gain. • Investigate why there is no upward trend in the proportion of major developments showing net gains. • Consider whether a review of Policy ENV2 or other policies in the Local Plan will achieve a net gain.

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					<p>adverse impacts on designated sites of biodiversity importance (Natural England).</p> <ul style="list-style-type: none"> Number of 'major' planning applications permitted with significant adverse impacts on designated landscapes. Number of TPO trees or woodland removed as a result of development permitted. Harm to non-protected landscape features. Total numbers of Grade I, II* and II listed buildings (Historic England). Numbers of Grade I, II* and II listed buildings demolished. Number of 'major' developments permitted with significant adverse impacts on designated heritage 	<ul style="list-style-type: none"> >5% reduction in TPO trees. >5% loss of listed structures. 	<ul style="list-style-type: none"> Investigate why applications were permitted Consider whether a strengthening of Policies ENV1 and ENV2 would be beneficial and appropriate. Investigate why there has been such a reduction in TPO trees. Consider whether a review of Policies ENV1, ENV2 and QOP4 would help stem this reduction. Investigate why there has been such a loss

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					assets. <ul style="list-style-type: none"> • Number of 'major' developments permitted with significant adverse impacts on non-designated heritage assets. • Number of 'major' developments permitted with significant adverse impacts on archaeological sites. • Numbers of designated heritage assets identified as being 'at risk' on the At Risk Register (Historic England). 	<ul style="list-style-type: none"> • An increase in the number of assets on the Register 	of listed structures.. <ul style="list-style-type: none"> • Consider whether a review of Policies ENV1 and ENV7 would help stem this reduction. • Investigate why there has been an increase in the number of assets on the register. • Consider whether a review of Policy ENV7 or other policies in the Local Plan could help bring assets into use and promote their

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							restoration, rather than increase them being at risk.
			Water Environment				
			WAT 1 – 5: Water Quality, Flooding and Coastal Change	8, 11, 13, 14	<ul style="list-style-type: none"> • % of river stretches with good/very good biological water quality (Environment Agency). • % of river stretches with good/very good chemical water quality (Environment Agency). • Number of 'major' planning permissions granted contrary to the advice of the Environment Agency on water quality grounds. • Number of 'major' planning permissions granted contrary to the advice of the Environment Agency on flood defence grounds. 	<ul style="list-style-type: none"> • Any reduction in % of good/very good quality sustained over 3 years. • Any reduction in % of good/very good quality sustained over 3 years. • Any increase sustained over 3 years. • Any increase sustained over 3 years. 	<ul style="list-style-type: none"> • Attempt to ascertain why water quality has reduced. • Consider whether a strengthening of Policy WAT1 would result in increased water quality. • Investigate why there has been an increase in the number of permissions granted against the advice of EA on water quality. • Consider whether a strengthening of Policy WAT1 or other Local Policies would assist in reversing this trend. • Investigate why there has been an increase in the number of permissions granted against the advice of EA on flooding grounds. • Consider

Ref. No.	Page	Policy / Paragraph / Figure reference	Proposed main modification				
					<ul style="list-style-type: none"> • Number of 'major' planning permissions granted for higher vulnerability development within flood zones 2 and 3. • Number of 'major' developments approved contrary to the Shoreline Management Plan (SMP) and Coastal Change Management Area (CCMA). • Number and % of new 'major' developments that do not incorporate Sustainable Drainage Systems (SuDS) and reduce surface water run-off. • Water efficiency rate of new dwellings. 	<ul style="list-style-type: none"> • Any increase sustained over 3 years. • Any positive number sustained over 3 years. 	<p>whether a strengthening of Policy WAT3 would assist in reversing this trend.</p> <ul style="list-style-type: none"> • Investigate why there has been an increase in the number of permissions granted in flood zones 2 and 3. • Consider whether a strengthening of Policy WAT3, or changes to other policies in the Local Plan would assist in reversing this trend. • Investigate why development proposals have been approved. • Consider whether a review of Policy WAT5 is required.. • Investigate why development proposals have been approved without including SuDS • Consider whether a review of Policy WAT4 is required.

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						<ul style="list-style-type: none"> Any positive number sustained over 3 years. 	
			Pollution and Land Quality				
			POL 1 – 3: Pollution and land quality	1, 9, 10, 11, 12, 14, 16, 17	<ul style="list-style-type: none"> Number of Air Quality Management Areas (AQMA's). Area of contaminated land restored for alternative viable use (ha). Area of the best and most versatile agricultural land lost to development (Grade 1, 2, 3a) (ha). Planning applications and appeals approved as departures from policy. 	<ul style="list-style-type: none"> Increase in number of Air Quality Management Areas (AQMA's). 	<ul style="list-style-type: none"> Investigate why the number of AQMA's has increased. Consider whether Policy POL 2 needs to be strengthened or other Local Plan policies affecting air quality need to be reviewed. Investigate the reasons for the approval. Consider whether policy needs to be reviewed.

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						<ul style="list-style-type: none"> Planning applications or appeals approved as departures will trigger an 	
			Managing Natural Resources				
			MIN 1 – 13: Minerals	5	<ul style="list-style-type: none"> Landbanks of permitted reserves of crushed rock and sand and gravel for aggregate uses (years). <u>Capacity of quarries for the production of crushed rock and sand and gravel for aggregate uses.</u> <u>Production of recycled and secondary aggregates</u> <u>Capacity of facilities for the production of secondary and recycled aggregates</u> Number of incompatible non-mineral developments consented within a Mineral Safeguarding Area. Restoration proposals 	<ul style="list-style-type: none"> Landbank falls below 10 years for crushed rock or below 7 years for sand and gravel. <u>Productive capacity falls below calculated annual demand figure for Northumberland and.</u> <u>Significant drop in production of secondary and recycled aggregates that does not reflect changes in demand for aggregates as a whole.</u> <u>Planning applications or appeals approved as departures.</u> 	<ul style="list-style-type: none"> <u>Investigate reasons for fall in capacity, production and/or productive capacity</u> Reassess other known minerals sites and undertake a call for sites. Consider if additional site allocations are required through a policy review. <u>Investigate the reasons for the approvals.</u> <u>Consider whether a review of Local Plan policies is required.</u> Review decisions to

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					<ul style="list-style-type: none"> provide a net gain for biodiversity. Planning applications and appeals approved as departures from policy. 	<ul style="list-style-type: none"> No net gain for biodiversity. Planning applications or appeals approved as departures. 	<ul style="list-style-type: none"> ascertain why restoration proposals have not provided a net gain. Consider whether a review of Local Plan policies will help to secure a net gain. Investigate the reasons for the approvals. Consider whether a review of Local Plan policies is required.
			WAS 1 – 4: Waste	14, 15	<ul style="list-style-type: none"> Volumes of household waste generated (tonnes). Percentage of household waste recycled and composted. Percentage of local authority collected waste landfilled (tonnes). Volumes of commercial and industrial and construction and demolition waste landfilled. 	<ul style="list-style-type: none"> Year-on-year decreases in percentage of household waste recycled. Year-on-year increases in proportion of waste landfilled. 	<ul style="list-style-type: none"> Investigate why the percentage of household waste recycled has decreased Consider whether a review of Local Plan policies will reverse this trend. Investigate why the proportion of waste going to landfill has increased Consider whether a review of Local Plan policies will reverse this trend.

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					<ul style="list-style-type: none"> • <u>Remaining landfill capacity</u> 	<ul style="list-style-type: none"> • <u>Remaining capacity below the level needed to manage residual waste from Northumberland and over the plan period.</u> 	<ul style="list-style-type: none"> • <u>Consider whether a review of Local Plan policies is required</u>
			REN 1 – 2: Renewable Energy	14	<ul style="list-style-type: none"> • Renewable energy capacity installed by type. • Number of applications permitted for renewable and low carbon technologies . • Planning applications and appeals approved as departures from policy. 	<ul style="list-style-type: none"> • Proposals for wind energy development permitted outside a suitable area. 	<ul style="list-style-type: none"> • Investigate why proposals were permitted outside of a suitable area • Consider whether Policy REN 2 needs to be reviewed.
			Infrastructure and Delivery				
			INF 1 – 6: Infrastructure and Delivery, Community Facilities, Sport and Recreation	1, 2	<ul style="list-style-type: none"> • Implementation of schemes identified in the Infrastructure Delivery Plan (IDP). • Number of community services and facilities lost as a result of the grant of planning permission • Number of community services and facilities 	<ul style="list-style-type: none"> • Any proposed infrastructure projects identified in the IDP unimplemented for >5 years. 	<ul style="list-style-type: none"> • Continue working collaboratively with infrastructure providers to understand priorities and consider need to remove or amend projects or add new projects.

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					<p>retained as a result of refusal of planning permission</p> <ul style="list-style-type: none"> • Number of local village convenience shops and public houses in villages lost as a result of the grant of planning permission • Number of local village convenience shops and public houses in villages retained as a result of refusal of planning permission • Number of registered Assets of Community Value lost as a result of the grant of planning permission • Number of registered Assets of Community Value retained as a result of refusal of planning permission • Net loss or gain of open space as a result of the grant of planning permission for major housing development schemes • Net loss or gain of facilities for sport and recreation as a result of the grant of planning permission for major 		

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					housing development schemes <ul style="list-style-type: none"> • Number of s106 planning obligations secured) • Proportion of planning permissions granted for major housing developments that are subject to a s106 planning obligation • Amount of financial contributions, excluding contributions for affordable housing, secured for infrastructure through Section 106 planning obligations. 		