

**Northumberland County and National Park
Joint Structure Plan**

**Schedule of Adopted Policies and Key
Diagram as amended by the First
Alteration, February 2005, the
Secretary of State's (first) Direction,
August 2007, and the Secretary of
State's (second) Direction, February
2008**

2nd February 2008

Northumberland County and National Park Joint Structure Plan

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Context to First Alteration

1. The Northumberland County Structure Plan was adopted by the County Council in May 1996. With the establishing of the National Park Authority as a planning authority in April 1997, the existing County Structure Plan became a Joint Structure Plan, and was referred to as the Northumberland County and National Park Joint Structure Plan. In 2001 the National Park Authority and Northumberland County Council agreed to carry out a review as the '[first alteration](#)' and the changes were adopted by both authorities and became operative in February 2005. There is a consolidated written statement with accompanying key diagram with the title Northumberland County and National Park Joint Structure Plan First Alteration. This is made up of unaltered 1996 adopted policies and policies altered by or new policies added by the adoption of the First Alteration.

Context to Direction under Paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 Policies Contained in the Northumberland County Structure Plan 1996

2. Planning Policy Statement 12: Local Development Frameworks (2004) sets out the Government's policy on the preparation of local development documents which will comprise the Local Development Framework (LDF). LDF's are to replace adopted Local Plans and new revisions to the Regional Spatial Strategy (RSS) published by the Secretary of State will replace existing Structure Plans in whole or part.
3. During the transitional process, adopted Structure Plans will retain development plan status and will automatically become 'saved' policies for a period of three years from the commencement of the Planning and Compulsory Purchase Act (2004) to September 2007. Therefore, for Northumberland County Council only the policies that were unaltered and carried forward from the 1996 Structure Plan will cease to have effect from September 2007 unless otherwise directed by the Secretary of State. In addition, where the Structure Plan was undergoing an alteration or replacement and had reached the statutory deposit stage by the commencement of the 2004 Act the proposals were allowed to continue to adoption. Once adopted, altered or replaced policies would be saved for three years. The implication for Northumberland County and National Park Joint Structure Plan is that policies altered or replaced by the First Alteration were saved automatically for a three year period until 2nd February 2008, unless otherwise directed by the Secretary of State; the development plan will cease to have effect after the date.
4. The further extension of Structure Plan policies is a matter for the Secretary of State. The regional planning body, held discussions with the County Council to consider whether any policies in the saved plan (to September 2007 or to February 2008 dependent on the policy) should be saved for a longer period to avoid a policy void. When this is the case, the regional planning body are required under the protocol to apply to the Secretary of State who will consider whether to direct that these policies should be saved for a longer period in accordance to the following criteria:
 - The saved polices are consistent with national planning policies appearing in White Papers and Planning Policy Statements that have been published since the policies were adopted and are in general conformity with the regional spatial strategy;
 - The saved policies address an existing strategic policy deficit and do not duplicate national or local policy;

- The operation of policies to be saved for longer than three years is not materially changed by virtue of other policies in the old plan not being saved; and
 - Even where policies are non-compliant with one or more of the above, the Secretary of State considers that it is appropriate for the policies to be saved for longer than three years. This would be on the basis that the regional planning body must provide reasons why these policies should be retained.
5. Following discussions with Northumberland County Council, three unaltered policies from the [Northumberland County and National Park Joint Structure Plan](#) (adopted 1996) were put forward by the North East Assembly to be saved from September 2007. The [Direction](#) from the Secretary of State was granted on 31st August 2007 and has been operative from 27th September 2007. Those policies contained within the original Northumberland Structure Plan (1996) which have not been altered by the First Alteration to the Northumberland Joint Structure Plan (February 2005), and are not listed within the Direction, and therefore expired on 27 September 2007.
 6. Sixteen amended original or new policies contained within the First Alteration to the Northumberland Joint Structure Plan (February 2005) were subject to a second Direction. The [North East Assembly submitted an application to the Secretary of State in August 2007](#) and [a Direction was issued on 11th December 2007](#). Policies not contained in the second Direction will expire on the 2nd February 2008, which is the date the Direction becomes operative.

Written Statement

7. In order to aid comprehension of the various documents and results of the first and second Directions the written statement has been amended to provide only a list of saved adopted policies together with their source.
8. The source of each individual policy is indicated by a reference letter as follows and should enable the reader to make a judgement as to which of the existing documents contains the relevant supporting information:
 - OS = Original unaltered Policy from the Northumberland County and National Park Joint Structure Plan (1996), saved by the first Direction.
 - OFA = Original Structure Plan Policy from the Northumberland National Park Joint Structure Plan (1996), amended by the First Alteration (2005) and saved by the second Direction.
 - NFA = New Structure Plan Policy added by the First Alteration (2005) and saved by the second Direction.

Appendix A of this document is the written statement

Appendix B of this document details the policies which have not been saved through the two Directions.

Written Justification

9. The written justification for the approved policies is at present contained in eight separate documents as follows:
 1. [The Northumberland County and National Park Joint Structure Plan \(adopted May 1996\)](#);
 2. [Deposit Draft Alteration to the Northumberland County and National Park Joint Structure Plan \(May 2003\)](#);

3. [Panel Report into the Northumberland County and National Park Joint Structure Plan First Alteration \(May 2004\);](#)
4. [Extract of Combined written statement and explanatory memorandum for Major Developments \(approved by the Executive, December 2005\);](#)
5. [The North East Assembly request to save policies beyond September 2007 submission to Government Office North East \(April 2007\);](#)
6. [Direction under Paragraph 1\(3\) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 Policies contained in Northumberland County Structure Plan 1996 \(31st August 2007\).](#)
7. [The North East Assembly request to save policies beyond February 2008 submission to Government Office North East \(August 2007\);](#) and
8. [Direction under Paragraph 1\(3\) of Schedule 8 to the Planning and Compulsory Purchase Act 2004 Policies contained in Northumberland County and National Park Joint Structure Plan First Alteration, February 2005 \(11th December 2007\).](#)

N.B. Copies of these documents can be found on the Northumberland County Council website at:

http://pscm.northumberland.gov.uk/portal/page?_pageid=102,54091&_dad=portal92&_schema=PORTAL92&pid=599

Appendix A - Northumberland County and National Park Joint Structure Plan Written Statement

Policy Number	Approved Policy	Source						
L3	The Local Planning Authority will not permit development which prejudices the eventual extension of the inland boundary to the Heritage Coast at Druridge Bay.	OFA						
L11	Planting schemes will be encouraged that offer a high level of public benefit in terms of the contribution they make to landscape, biodiversity, renewable energy production or the local economy and that do not have an adverse effect on landscape character, heritage and nature conservation interests. The process of restructuring coniferous forests to improve their landscape and ecological worth, whilst sustaining their economic value, will be encouraged.	OFA						
HC4	Where the impact of a development proposal on an archaeological site, or an area of archaeological potential, or the relative importance of such an area, is unclear, the Local Planning Authority will require the developer to provide information in the form of an archaeological assessment and in some cases an archaeological evaluation before any consent is granted. Once a judgement on the archaeological impact of a proposal has been made, and where preservation in-situ is not appropriate, permissions granted may be subject to a condition and/or an agreement requiring the developer to make provision for appropriate further archaeological fieldwork, to allow the recording of the remains and publication of the findings.	OFA						
S5	<p>An extension to the Green Belt will extend from the existing boundary northwards to lie:</p> <ul style="list-style-type: none"> • to the west of Netherwitton, Hartburn and Belsay; • north of Longhorsley and west of Widdrington Station, excluding the Stobswood Opencast site; • east of Pegswood; • west of Ashington, Guide Post, Bedlington and the A1068; and • east of Bothal, Hepscott, Nedderton and Hartford Bridge. <p>Precise boundaries, including those around settlements, should be defined in Local Plans having particular regard to the maintenance of the role of Morpeth as defined in Policy S7 and to the sequential approach in Policy S11.</p>	NFA						
S8	Development which maintains and enhances the settlements of Allendale, Belford, Bellingham, Hadston, Haydon Bridge, Rothbury, Seahouses, Widdrington Station, Wooler, and, within the constraints of the Green Belt, Corbridge and Seaton Delaval, as local service centres will be encouraged provided that it respects the scale, character and setting of the settlement. The level of development appropriate to each settlement will be determined in Local Plans, in accordance with Policy S11.	OS						
H1	<p>To cater for housing needs arising from demographic and household changes, provision should be made to achieve an annual average of 905 dwellings during the period 2002-2006, and 810 dwellings during the period from 2006 to 2016, divided between the Districts as follows:</p> <p>2002-2006 (annual average)</p> <table style="margin-left: 40px;"> <tr> <td>Alnwick</td> <td>120</td> </tr> <tr> <td>Berwick</td> <td>60</td> </tr> <tr> <td>Blyth Valley</td> <td>200</td> </tr> </table>	Alnwick	120	Berwick	60	Blyth Valley	200	OFA
Alnwick	120							
Berwick	60							
Blyth Valley	200							



























	<p>Castle Morpeth 155 Tynedale 170 Wansbeck 200</p> <p>2006- 2016 (indicative annual average)</p> <p>Alnwick 75 Berwick 60 Blyth Valley 290 Castle Morpeth 125 Tynedale 100 Wansbeck 160</p> <p>In making this provision, Local Planning Authorities should aim to maximise the amount of previously developed land used in accordance with the requirements of Policy S11. The target at the County level is to meet at least 40% of housing on previously developed land or buildings by 2008 and 50% by 2016.</p> <p>Replacement Housing: If new housing is to replace demolished dwellings which were occupied, then these new dwellings are in addition to the allocations set out in this Policy. If, however, they are to replace demolished dwellings which were vacant then the replacements are counted as part of the allocations in this Policy.</p> <p>Second and Holiday Homes: Subject to the agreement of a practical and reliable system of monitoring, an allowance for second homes and holiday homes will be permitted in Alnwick and Berwick-upon-Tweed in addition to the allocations in this Policy.</p>	
ED1	<p>To assist in the implementation of Policies ED3 and ED4 a minimum of 195 hectares of land to accommodate general, local employment and business park uses and to facilitate the creation of business clusters, between 2002 and 2016, shall be provided, distributed as follows:</p> <p>Alnwick at least 25 hectares; Berwick at least 20 hectares; Blyth Valley at least 60 hectares; Castle Morpeth at least 25 hectares; Tynedale at least 30 hectares; Wansbeck at least 35 hectares.</p> <p>Additional sites required towards meeting these allocations should be identified in Local Plans in accordance with Policy S11.</p>	OFA
M2	<p>The Local Planning Authority will only permit Major Developments where the benefits clearly outweigh any potential environmental damage. Developers will be required to demonstrate that their proposals include measures to minimise their impact on the environment and an Environmental Assessment should accompany applications, where appropriate. In addition all proposals will be assessed against the following:</p> <ol style="list-style-type: none"> a) the impact on the landscape character, visual amenity and areas of heritage and nature conservation interest, and potential conflict with other policies in this Plan; b) the impact of emissions, including noise, to air, land and water; c) the impact on the local community; d) the impact on the local economy; e) the impact on the transport network, including the accessibility to the road, rail, 	OFA

	<p>air and public transport network. Any assessment will include the transport requirements arising from the development and the transport and disposal of waste;</p> <p>f) the effect on agriculture in relation to land quality, farm structure and fixed assets;</p> <p>g) the cumulative impact of proposals on the local environment and community;</p> <p>h) further criteria for the assessment of major developments contained in Local Plans.</p>	
M4	<p>Local Planning Authorities will support and encourage major development for the generation of electricity from all renewable resources, except in the National Park, Areas of Outstanding Natural Beauty, Heritage Coast, the Hadrian's Wall World Heritage site and sites of national and international importance for nature conservation. In those areas exceptional reasons must be shown to justify such development and proposals will be subject to Policy M1.</p> <p>Elsewhere, such major proposals will be assessed taking account of their implications for the interests set out below, including the effect of any mitigation measures proposed:</p> <ul style="list-style-type: none"> a) landscape character and capacity; b) visual amenity; c) archaeological and built heritage; d) nature conservation interest; e) living conditions nearby, including from noise and other emissions; f) the local economy; g) accessibility by road and public transport; h) the disposal of waste; i) agriculture and other land based industries; j) any cumulative impact with other similar development; k) the economic, social and environmental benefits of the development beyond the local area; and l) any other material considerations identified in Local Plans and Supplementary Planning Guidance. <p>Because wind and water energy can only be harnessed where they are found, Policy S11 shall not apply to such proposals.</p>	NFA
M5	<p>To assist positively in contributing to national and any regional targets to reduce emissions of greenhouse gases and to increase renewable energy generation, Local Planning Authorities should take into account that the following have been identified as areas of least constraint for major wind energy developments:</p> <ul style="list-style-type: none"> a) Kielder Forest has potential to become a Strategic Renewables Resource Area, including for large scale wind energy development; b) The following Wind Resource Areas have potential for medium scale development: <ul style="list-style-type: none"> • South and west of Berwick-upon-Tweed • North / South Charlton • Knowesgate • Harwood Forest • Northern Coalfield south of Druridge Bay • Kiln Pit Hill <p>The extent and boundaries of these areas should be defined in Local Plans. Local</p>	NFA

	Planning Authorities should include criteria based policies in Local Plans having regard to Policy M4 and, where the feasibility of development is known, a site may be allocated in the Local Plan.	
M6	The Local Planning Authority will assess proposals for major non-renewable energy generating plant and associated infrastructure against Policies M1 and M2.	OFA
T1	<p>Traffic management, calming and car parking measures will be introduced throughout the County, which address the needs of all users and seek to achieve:</p> <ul style="list-style-type: none"> a) the pedestrianisation or pedestrian domination of main shopping streets; b) the reallocation of road space, on appropriate routes, from cars to the bus and non-motorised forms of transport; c) the practical restriction of vehicle speeds on primary, secondary and main distributor roads within built up areas and on mainly residential access roads and streets, to a level compatible with the road's function, pedestrian safety and good environmental quality; d) the reduction of problems associated with car parking, including congestion and road accidents; e) a reduction in the problems associated with through traffic using inappropriate routes; f) managed systems of car parking that promote short-term parking in town centres, longer term parking out of the centre and a modal shift to public transport, walking and cycling. <p>Local Planning Authorities should consider the need for such measures arising from new development. Priority will be given to ensuring that such measures are incorporated, where necessary, in new developments and in areas with a poor accident record or problems associated with car parking. All proposals should take account of the needs of pedestrians, cyclists, the operation of public transport and include suitable provision for people with disabilities. The design and materials used should take account of the character of the area.</p>	OFA
T12	The Local Planning Authority will permit proposals to carry goods by pipeline provided that their routeing and the design and location of above ground facilities does not adversely affect the environment, particularly archaeological interests, and does not conflict with other Structure Plan Policies.	OS
T13	<p>The Local Planning Authority will assess proposals for new roads and road improvements against the extent to which they:</p> <ul style="list-style-type: none"> • assist economic development and social inclusion; • lead to an improvement in road safety; • reduce environmental problems; • reduce congestion; • reduce conflict between vehicles and pedestrians, cyclists or other non motorised road users; • enable priority to be given to public transport; and • provide satisfactory access to essential services. <p>Particular emphasis will be given to the need to explore a full range of alternative solutions to the problems, including solutions other than road enhancement. Proposals will only be permitted where:</p>	OFA

	<ul style="list-style-type: none">• improving access from communities in the South East of the County to the A1;• improving links from Amble to Alnwick and the A1. <p>All proposals for improvements shall conform to Policy T13.</p>	
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KEY

	County Boundary		Kielder Water R1, R4
	District boundary		Main Towns S1, S7, S11, ED5, IE1
	Northumberland Coast L3, L4, L5		Secondary Settlements S1, S8, S11, ED4
	National Park L1, R1, M1, T14		Cambois and Blyth Estuary Regeneration Area ED5, ED6
	Areas of Outstanding Natural Beauty L2, R1, M1, T14		Trunk Roads T15, T16, T17
	Heritage Coast L3		Principal Roads T15, T18
	Hadrian's Wall Military Zone World Heritage Site HC1, R5		Major Ports I11, ED13
	Northumberland Green Belt S4, S5, S6, R3		Airport I5
	Green Belt Extension S4, S5, S6, R3		Railways I3, I4
	Northumberland Coalfield Environmental Enhancement Area L9		Ashington Blyth and Tyne Line I4
	Northern part of Northumberland Coalfield S10		Otterburn Training Area M14
	South East Northumberland Regeneration Area S1		Wind Resource Areas M4, M5
			Renewable Resource Area M4
			Settlement Size (number of persons at 2001)
			30,000 and over
			20,000 – 30,000
			10,000 – 20,000
			1,000 – 5,000
			5,000 – 10,000
			<1,000

POLICIES APPLICABLE TO THE WHOLE COUNTY

L6, L7, L8, L10, L11, L12

M1, M2, M3, M4

HE2, HE3, HC4, HE5, HE6, HE7

S1, S2, S3, S9, S11, S12, S13, S14

H1, H2, H3, H4, H5, H6

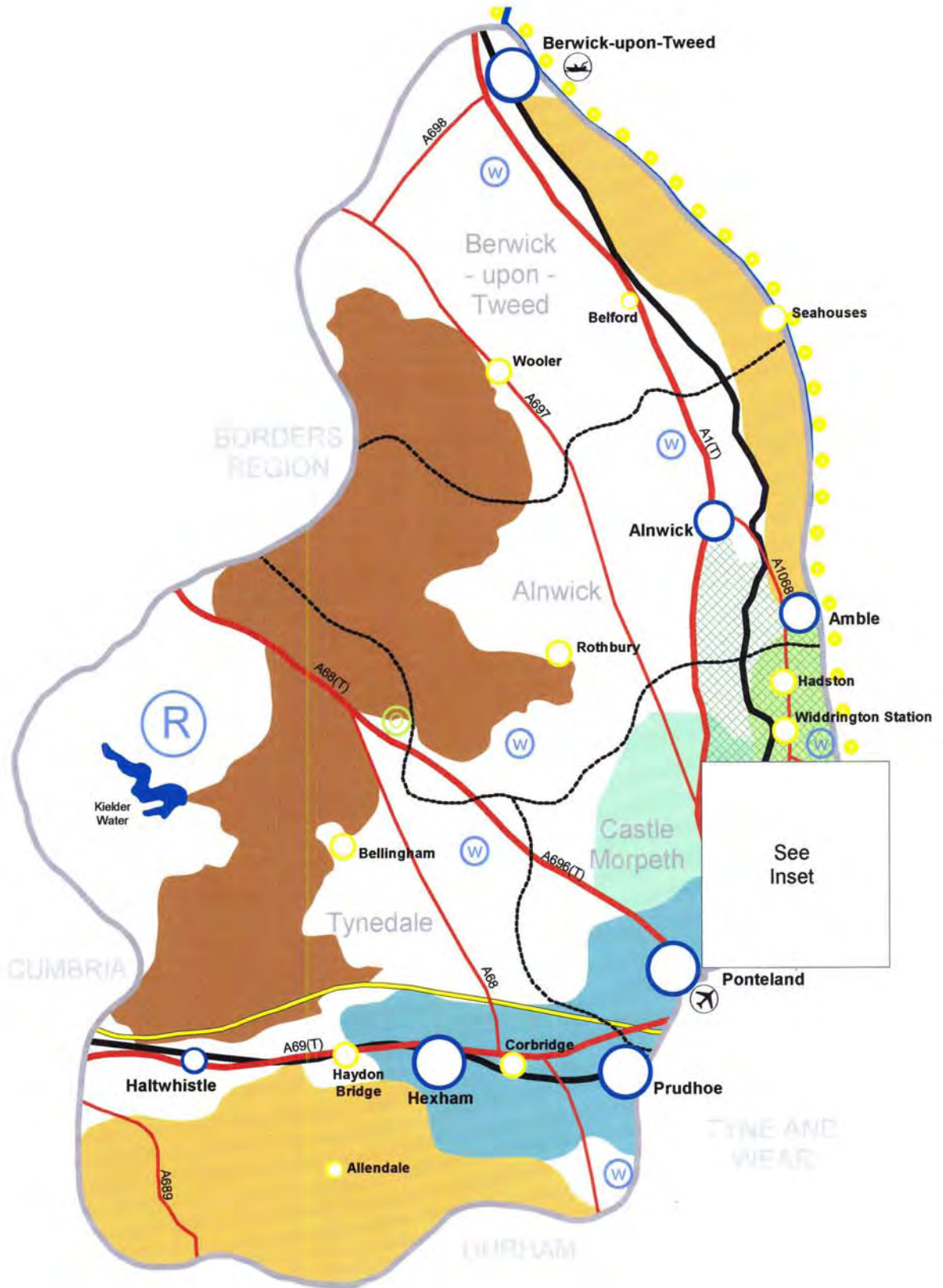
ED1, ED2, ED3, ED7, ED8, ED9, ED10, ED11, ED12

IE1, IE2

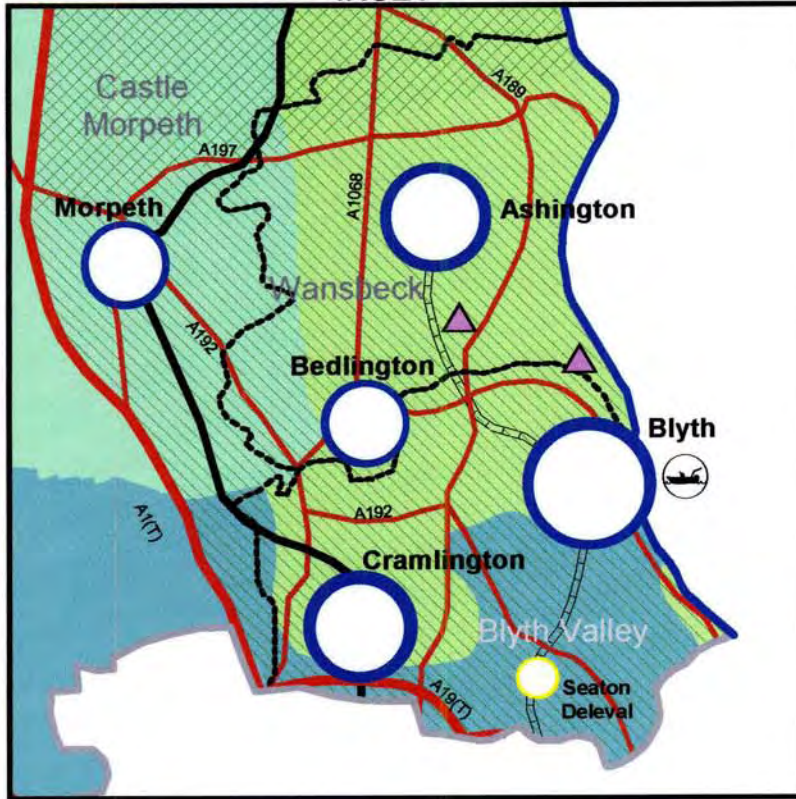
R1, R2, R3, R6, R7, R8, R9

M2, M3, M5, M6, M7, M8, M9, M10, M11, M12, M13

T1, T2, T3, T6, T7, T8, T9, T10, T12, T13, T19



INSET



Appendix B - Northumberland County and National Park Joint Structure Plan Policies not saved by Directions of the Secretary of State

L1	<p>The National Park Local Plan should contain detailed policies to:</p> <ul style="list-style-type: none"> • conserve and enhance the natural beauty, wildlife and cultural heritage of the Northumberland National Park; and • guide development associated with the promotion of opportunities for the public understanding and enjoyment of the area's special qualities. <p>The National Park Authority will not permit development which would adversely affect the character and distinctiveness of the landscape. In particular, major developments will only be permitted in exceptional circumstances where they conform to Policy M1.</p>
L2	<p>The natural beauty and heritage of the North Pennines Area of Outstanding Natural Beauty and Northumberland Coast Area of Outstanding Natural Beauty will be conserved and enhanced with detailed policies to achieve this being included in Local Plans. The Local Planning Authority will not permit development which would adversely affect the character and distinctiveness of the landscape. In particular, major developments will only be permitted in exceptional circumstances where they conform to Policy M1.</p>
L4	<p>Local Plans, where appropriate, should define a coastal zone and contain detailed policies to protect, conserve and enhance its existing landscape, leisure and conservation value. In doing so, plans should make no provision on the undeveloped coast for development which does not require a coastal location. The Local Planning Authority will not permit development which would adversely affect the integrity of sensitive coastal habitats, including estuaries, mud and sand flats, salt marshes, sand dune systems and inshore waters.</p>
L5	<p>Within the Coastal Zone, maximum regard will be given to protecting the integrity of natural coastal defence systems. Where artificial protection measures are required to be implemented these should be designed to have minimum impact on the surrounding natural environment and upon natural coastal processes.</p>
L6	<p>In order to address the impacts of climate change and the effects of flooding Local Planning Authorities, in preparing Local Plans, should have regard to:</p> <ul style="list-style-type: none"> • Flood Zone Maps and other relevant plans and strategies, • The sequential approach to flood risk and development and giving priority to locating development in areas of lower risk, whilst

	<p>discouraging inappropriate development in higher risk areas,</p> <ul style="list-style-type: none"> • The promotion of sustainable drainage systems (SUDS) in all new developments whenever possible, • The potential impact of surface water run-off from new development, including the cumulative impact of such developments, on river catchment areas, and • The impact of new development on the adequacy of the functional floodplain storage capacity.
L7	Local Plans should contain policies to resist development that increases the risk of pollution to controlled waters and to protect, conserve and enhance the existing landscape, leisure and nature conservation interests of river corridors.
L8	Local Plans should consider identifying Countryside Character Sub-Areas and those features which make up the distinctive character of the land and the built environment. Detailed policies, which seek to ensure that development respects the distinctive character of the Countryside Character Areas, should be included in Local Plans.
L9	The environment of the Northumberland Coalfield Environmental Enhancement Area will be improved and enhanced comprehensively through the implementation of management initiatives. These will involve the improvement of the visual environment, the creation and enhancement of areas of wildlife interest, the improvement of access from the urban areas to the countryside for passive, informal recreation and the resolution of conflict between agriculture and recreation.
L10	Areas of derelict and despoiled land justifying treatment will be reclaimed and restored comprehensively. The design of reclamation schemes will, as far as possible, respect adjoining uses and existing areas of conservation value, and make a positive contribution to the environment through an improvement in land or water quality and the creation of areas of attractive landscape and nature conservation interest, including managed woodland. Reclamation schemes also form an integral part of the strategy for regeneration of the County's economy and communities and can provide increased opportunities for sport and countryside recreation.
L12	The development of the best and most versatile agricultural land will only be permitted where it can be demonstrated that, in accordance with Policy S11, the proposal cannot be accommodated on previously developed land or within existing developed areas. Where development is considered to be appropriate, it should, as far as possible, use lower grades of land unless other sustainability considerations indicate otherwise.
N1	Sites designated for their importance for nature at an international, national, regional, or local level, will be

	<p>conserved and enhanced in accordance with their status.</p> <p>a) International Sites and Species</p> <p>Development which may adversely affect a European site, a proposed European Site or a Ramsar site and which is not connected with, or necessary to the management of the site, will not be permitted unless it can be demonstrated that there are imperative reasons of overriding public interest for the development and there is no alternative solution.</p> <p>Where the site concerned supports a Priority Natural Habitat Type and/or a Priority Species, development or land use change will not be permitted unless the developer can satisfy the Local Planning Authority that it is necessary for reasons of human health or public safety or for beneficial consequences of primary importance for nature conservation. Where such development does proceed it may be subject to Planning Conditions or Obligations to secure all compensatory measures necessary to ensure the overall coherence of Natura 2000 is protected.</p> <p>b) National Sites</p> <p>Development in or likely to affect SSSIs will be subject to special scrutiny. Where such development may have an adverse impact, directly or indirectly, on the special interest of the site it will not be permitted unless the reasons for development clearly outweigh the nature conservation value of the site itself and the national policy to safeguard such sites.</p> <p>c) Local Sites</p> <p>Development likely to have an adverse effect on a Local Nature Reserve, a Site of Importance for Nature Conservation or a Regionally Important Geological/Geomorphological Site will not be permitted unless it can be clearly demonstrated that there are reasons for the proposal which outweigh the need to safeguard the substantive nature conservation value of the site.</p> <p>Development which may harm designated sites, directly or indirectly, will only be permitted where it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance of the site.</p> <p>In all cases where development is permitted, which is likely to damage the nature conservation value of the site or feature, such damage should be kept to a minimum. Where appropriate, the Local Planning Authority will consider the use of conditions and/or planning obligations to provide mitigation and compensatory measures.</p>
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N2	The Local Planning Authority will not permit development which would adversely affect Protected Species or their habitats unless it can be demonstrated that the reasons for the proposed development outweigh any adverse effect on the species or their habitat.
N3	<p>Local Plans should identify landscape features that are of major importance for wild fauna and flora. Development which adversely affects the integrity or continuity of such sites, directly or indirectly, will not be permitted unless it can be demonstrated that the reasons for the development clearly outweigh the need to retain the feature and that mitigating measures can be provided for, that are within the control of the developer, which would reinstate the integrity or continuity of the feature.</p> <p>Local Planning Authorities should seek appropriate management of these features by the imposition of conditions, use of planning agreements, or by entering management agreements with the landowners and/or developers.</p> <p>Developers will be encouraged to provide areas of new wildlife conservation interest as part of the development or on adjacent land.</p>
N4	Habitats and species identified as priorities in the UK Biodiversity Action Plan or in "Working for Wildlife - the Northumberland Biodiversity Action Plan" will be protected, and their conservation encouraged through Local Plan policies. The appropriate use of planning conditions and obligations and management agreements, such as habitat restoration, enhancement work or creation of habitats which would contribute to Biodiversity Action Plan targets, will be encouraged.
HC1	There will be a presumption against development which would adversely affect Hadrian's Wall World Heritage Site and its agreed landscape and archaeological setting. Boundaries of the World Heritage Site and its setting and detailed policies with regard to their protection should be included in Local Plans.
HC2	There will be a presumption in favour of the preservation of Scheduled Ancient Monuments, other nationally important archaeological sites, and their settings. The Local Planning Authority will not permit development which would be detrimental to these sites or their settings.
HC3	The Local Planning Authority will not permit development which would be detrimental to any regionally or locally important archaeological site unless it can be demonstrated that the need for the development outweighs the importance of retaining the site unaltered and no alternative site is available.
HC5	Within Conservation Areas development must have regard to

	<p>the preservation or enhancement of the areas' special character and appearance. The Local Planning Authority will not permit development which would be detrimental to this character or appearance. District Councils and the National Park Authority should produce proposals for the enhancement of the character and appearance of these areas.</p>
HC6	<p>There will be a presumption in favour of the preservation of Listed Buildings. The Local Planning Authority will not permit development proposals which would result in damage to, or would detract from, Listed Buildings or their settings unless it can be demonstrated that the national, regional or local need for the development outweighs the importance of retaining the building or its setting in its unaltered form</p>
HC7	<p>The Local Planning Authority will not permit development proposals which would be likely to be detrimental to the character and setting of registered Historic Parks and Gardens and Battlefields unless the proposed development is of overriding national importance and no alternative site is available.</p>
S1	<p>To assist regeneration, create sustainable communities and promote a sustainable pattern of development, the priority will be to accommodate the majority of development within the South East Northumberland Regeneration Area with the focus on the four main towns.</p> <p>In the Rural Area the emphasis will be to focus development in the main towns to enhance their service roles.</p>
S2	<p>The Local Planning Authority will not permit the development of new housing, retailing and employment uses in the open countryside, either on isolated sites or as additions to existing sporadic development. Exceptions to this policy will only be permitted where they conform with Policies S6, H3, ED11, R1, R3, R5, R6, M1 – 14 and/or detailed policies set out in Local Plans.</p>
S3	<p>Open countryside and viable countryside uses shall be maintained between settlements in South East Northumberland. The Local Planning Authority will not permit development which would be detrimental to the landscape character, heritage and nature conservation interests of the undeveloped coast, the valleys of the Rivers Blyth, Wansbeck and the Seaton Burn. In addition, major developments will be assessed against Policies M1 - M14.</p>
S4	<p>The existing Northumberland Green Belt, the outer boundaries of which lie from the coast inland, south of Blyth and the A1061 road (South Newsham Road), east and south of Cramlington, around Newcastle International Airport, Ponteland and Darras Hall, south of the B6318, east of Haydon Bridge, south of Hexham to the boundary of the North Pennines AONB and along the Tyne Valley to the County Boundary will be maintained.</p> <p>Precise Boundaries, including those around settlements are</p>

	defined in Local Plans and should be altered only in exceptional circumstances.
S6	<p>The openness of the Green Belt should be preserved. Local Plans should include policies that:</p> <ul style="list-style-type: none"> a) identify that there will be a general presumption against inappropriate development which will not be approved except in very special circumstances; b) establish criteria for the change of use, conversion or extension of existing buildings in the Green Belt, ensuring that policies relating to conversions in the open countryside identify a preference for employment generating uses; c) where appropriate, identify major developed sites in the Green Belt where limited infill development, reuse, partial reuse, or redevelopment would be acceptable and criteria to guide their development. Development proposals at such sites should not undermine the Structure Plan development strategy, should be capable of being linked to the strategic road network and provide enhanced links to surrounding settlements by public transport, and within the development, priority is given to movement on foot, cycle and by public transport.
S7	<p>In South East Northumberland the towns of Ashington, Bedlington, Blyth, and Cramlington, will be the focus of the majority of future development and redevelopment, with Cramlington providing a sub-regional focus for housing and employment development.</p> <p>In the rural areas the majority of further development and re-development will be focussed in Alnwick, Amble, Berwick-upon-Tweed, and Haltwhistle; and, within the constraints of the Green Belt, Hexham, Morpeth, Ponteland and Prudhoe.</p> <p>The level of development appropriate to each settlement will be determined in Local Plans, in accordance with Policy S11.</p>
S9	<p>Development may be encouraged in smaller settlements with a range of core services in sustainable locations, taking into account whether the development:</p> <ul style="list-style-type: none"> a) would help to sustain the existing local community; b) is in sympathy with the character and scale of the settlement; and c) is capable of being served by public transport. <p>Provision for such development will be made in Local Plans in accordance with Policy S11, either through the identification of specific settlements, or the inclusion of criteria in policies to allow the release of appropriate sites.</p>
S10	Local Planning Authorities will encourage development which would revitalise the economy and improve the environment of

	<p>the small settlements in the northern part of the Northumberland Coalfield. Positive measures will be taken to enhance the visual and conservation interest of the landscape in the northern part of the Northumberland Coalfield, with priority given to the area east of the A1068.</p>
S11	<p>In meeting development needs the following sequential approach should be followed:</p> <ol style="list-style-type: none"> a) suitable previously developed land and buildings in main and secondary towns; b) other suitable locations within main and secondary towns which are not protected for other purposes; c) suitable extensions to main and secondary towns, particularly where this involves the use of previously developed land and buildings; d) suitable sites in appropriate smaller settlements, particularly where this involves the use of previously developed land and buildings; e) suitable previously developed sites beyond settlements. <p>The allocation and release of sites for development should be assessed against the sequential approach, having regard to the following criteria:</p> <ul style="list-style-type: none"> • the accessibility of the development to jobs, homes and services on foot, cycle and by public transport; • the contribution the development could make to building communities which would help to sustain services or support additional appropriate infrastructure; • its affect on landscape character, heritage and nature conservation interests; • the suitability of the site for mixed use developments; • the availability and location of previously developed sites; • physical and infrastructure constraints.
S12	<p>The Local Planning Authority will, where appropriate, seek to enter into Planning Obligations with developers to ensure that proposed developments have due regard to the environment and the interests of the local economy and community. Local Planning Authorities may seek infrastructure or other consequential educational, social, economic, public transport, sports and recreational, or community facilities, and nature or heritage conservation benefits which are fairly and reasonably related in scale and kind to the proposal and commensurate with its scale and likely impact, including cumulative impacts. This will be by means of developer contributions, commuted payments and/or direct provision of facilities. Detailed policies in respect of the above should be included in Local Plans.</p>
S13	<p>Proposals for the enhancement of the environment within and</p>

	<p>around settlements in the County, in particular in South East Northumberland, will be encouraged. The Local Planning Authority will require all development to respect the distinctive character of the locality, and to incorporate a high standard of design, materials, and landscaping.</p>
S14	<p>A high standard of design and materials will be encouraged as part of development proposals, as will the provision of works of art and facilities to aid in the interpretation and enjoyment of the County's cultural assets.</p>
H2	<p>Local Plans should identify land requirements to meet the provision set out in Policy H1, identify those sites which make up the supply to meet the provision for the initial five year period of the Local Plan, and include policies to allow for the release of other identified sites in order to provide a continuing supply throughout the period of the Local Plan.</p> <p>The identification and release of sites should take account of the development strategy, locational sequential test and sustainability criteria. To assist in this process Local Planning Authorities will prepare and update on a regular basis urban housing capacity studies.</p> <p>Local Planning Authorities should undertake a robust assessment of existing housing allocations through the preparation of Local Plans to ensure they reflect the development strategy and the sequential approach set out in Policy S11. During the period 2002 – 2006, when development rates exceed those set out in Policy H1 and there is significant overprovision of housing supply, Local Planning Authorities should consider the adoption of Interim Housing Policies to manage the release of allocated sites and additional provision.</p>
H3	<p>Local Planning Authorities should address the need to provide an element of affordable housing as part of their housing land provision. This may be provided as part of allocations for housing and associated uses in Local Plans, and through the release of sites within, or adjoining, villages, which would not normally be allocated for housing, provided that the Authority is satisfied that there is a clear need for affordable housing to meet local needs and where mechanisms are put in place to ensure that it remains available to meet local needs in the long term. In Alnwick, Berwick-upon-Tweed, Castle Morpeth and Tynedale policies should be designed to maximise the provision of affordable housing, by all means which are available, consistent with national policy. These policies should be backed by up to date Housing Needs Surveys.</p>
H4	<p>Local Planning Authorities should include policies in Local Plans which:</p> <ul style="list-style-type: none"> a) seek to provide a mix of housing in terms of size, tenure and cost; b) will contribute to achieving sustainable communities

	<p>by incorporating mixed uses where appropriate, including social, employment, educational, shopping and sport and recreational facilities;</p> <ul style="list-style-type: none"> c) encourage good quality design which contributes to local distinctiveness; d) require a minimum housing density of 30 dwellings per hectare and seek higher development densities in locations that are within or adjoining town centres or have a high level of accessibility to jobs and services on foot or by cycle and by public transport; and e) promote designs and layouts which are safe and take account of public health, crime prevention and community safety considerations.
H5	<p>Local Planning Authorities shall consider the action necessary to ensure that the quality of the housing stock and the environment of housing areas are of a good standard, and include proposals, in Local Plans, to achieve this through the provision and maintenance of open space, landscaping, parking and traffic management. Where appropriate, Local Plans should identify renewal areas where a comprehensive approach to housing improvement, demolition, environmental enhancement and the development of mixed uses will assist in the regeneration of communities and reduce the need for additional greenfield land.</p>
H6	<p>Local Planning Authorities will permit proposals for the provision of new sites for gypsies where they meet the following:</p> <ul style="list-style-type: none"> a) they would be accessible to existing services and community facilities; b) they would not adversely affect the landscape character, heritage and nature conservation interests; c) they would not result in additional traffic which could not be accommodated in the road network and are capable of being served by public transport; d) they would not adversely affect the amenity of adjacent land and uses; e) they conform to other policies included in Local Plans.
ED2	<p>As part of the process of identifying employment sites, Local Planning Authorities should undertake an assessment of their employment land provision and allocations to assess the potential for allocating existing employment sites no longer compatible for employment uses to alternative uses, or de-allocating such sites for employment uses.</p> <p>This assessment should include consideration of:</p> <ul style="list-style-type: none"> a) the extent to which the site contributes to choice and variety of employment land; b) the prospect of employment development taking place; c) whether acceptable alternative uses can be identified; d) whether there would be an unacceptable loss of

	<p>existing employment land or floorspace; and e) the effect on regeneration strategies.</p> <p>This assessment should also identify the need for the renewal and modernisation of existing employment areas and the contribution that this can make to meeting employment land requirements.</p> <p>Employment land allocations that have no prospect of being developed and which do not accord with Policy S11 should be de-allocated. Where other sites are in accordance with Policy S11, Local Plans should consider the possibility of alternative uses.</p>
ED3	<p>Sites capable of accommodating general employment and business park uses should be identified in Local Plans at the towns identified in Policy S7, in locations which are in accordance with Policy S11.</p>
ED4	<p>Sites for local employment uses should be identified in Local Plans at the settlements identified in Policy S7 and the settlements within the areas identified in Policy S9 in locations which are in accordance with Policy S11.</p>
ED5	<p>Sub-Regional Significant employment sites should be made available throughout the County to accommodate investment by firms requiring industrial sites in non-estate locations which are accessible to public transport and do not adversely affect landscape character, heritage and nature conservation interests. The Local Planning Authority will give consideration to the location of these sites at the towns listed in Policy S7 and within the proposed Cambois and Blyth Estuary Regeneration Area.</p> <p>In addition, at Cambois and Cramlington, Local Plans should make provision for the accommodation of individual firms requiring large sites.</p> <p>The provisions set out above will be made in Local Plans either through the allocation of suitable land or the inclusion of criteria in policies to allow the release of appropriate sites.</p>
ED6	<p>A strategic approach will be adopted in respect of the comprehensive regeneration of the Cambois and Blyth Estuary area. The boundaries and spatial aspects of development in the area will be identified in Local Plans, following assessments of:</p> <ul style="list-style-type: none"> • current employment land allocations, including the current Premier Division Strategic Site at Cambois West • the future use of the former Blyth Power Station site • the location and extent of operational land required by the Port of Blyth • alternative uses for former Port land and buildings

	<p>deemed surplus to requirements</p> <ul style="list-style-type: none"> the scale and extent of landscaping and environmental improvements, set within the context of proposals for a South East Northumberland Forest Park.
ED7	Local Planning Authorities should address the need to assist with the creation and expansion of regional and local business clusters, and, where appropriate, make provision in Local Plans for cluster development within existing employment areas and at other locations which accord with Policy S11.
ED8	Local Planning Authorities will encourage the development of information and communication technologies businesses and seek to facilitate the development of information and communication technologies infrastructure and related facilities, provided that they accord with Policy M7.
ED9	The development of advance employment premises, including incubator units, will be encouraged on general, local employment and business park sites throughout the County which are in accordance with Policy S11.
ED10	Within settlements the development of new premises for small-scale employment uses, including tourism, will be encouraged provided that it is in character and scale with the settlement and would not adversely affect landscape character, heritage and nature conservation interests.
ED11	<p>In the countryside, farm diversification proposals well related to existing farm buildings, and proposals for the reuse or adaptation of other rural buildings for small scale employment uses, including tourism, will be encouraged, provided that they would not adversely affect the landscape character, heritage and nature conservation interests, and are consistent with policies in Local Plans.</p> <p>Detailed criteria for such development should be in Local Plans.</p>
ED12	Local Plans should facilitate the development of the forestry industry, either through the allocation of suitable land or the inclusion of criteria in policies to allow the release of appropriate sites for infrastructure and facilities providing there are no adverse effects on landscape character, heritage and nature conservation interests.
ED13	The Local Planning Authority will encourage the development of port and harbour facilities related to the maintenance of a viable local fishing industry on the Northumberland Coast, and will normally permit the development of tourism and leisure facilities of an appropriate scale provided that they do not adversely affect the interests of the local fishing industry, landscape character, heritage and nature conservation

	interests.
TC1	<p>Proposals to maintain and enhance the vitality and viability of the centres of the County's towns and larger villages should be included in Local Plans. These may include measures which:</p> <ul style="list-style-type: none"> • create a safer and more attractive environment; • provide pedestrian priority in the main shopping areas; • improve access on foot, cycle and by public transport, and for the disabled. <p>In addition, development of a suitable scale will be encouraged where it:</p> <ul style="list-style-type: none"> • re-uses derelict or redundant sites; or • creates new facilities for shopping, business, social, cultural, leisure and tourism uses; or • provides for the development of residential uses in or near the town centre; or • brings under-used or vacant floorspace into use, particularly in the upper floors of retail premises, <p>provided that it does not adversely affect areas of heritage and nature conservation importance or conflict with Policy TC2.</p> <p>Local Planning Authorities should undertake health checks on town centres to assess their vitality and viability.</p>
TC2	<p>Where there is an identified need for major new retail, offices and service uses, cultural, sport, leisure and entertainment development, Local Plans should identify sites within the centres of the main towns identified in Policy S7, or, if no sites are available then on the edge of these centres followed by local shopping centres within the built up area of the main towns.</p> <p>Where such development cannot be accommodated in these locations, then other locations within a main town may be considered, provided that:</p> <ol style="list-style-type: none"> a) they will not either individually or cumulatively adversely affect the vitality and viability of existing centres; b) good customer access is or will be provided on foot, cycle and by public transport; c) additional traffic generated can be satisfactorily accommodated within the surrounding road network; and d) they will not adversely affect the character or setting of the settlement, surrounding land uses or heritage and nature conservation interests. <p>Proposals for development in the open countryside will not be</p>

	permitted.
R1	<p>The Local Planning Authority will permit proposals for outdoor recreation, sporting and visitor facilities where they meet the following criteria:</p> <ul style="list-style-type: none"> a) proposals within the Northumberland National Park and North Pennines and Northumberland Coast Areas of Outstanding Natural Beauty should relate to the quiet enjoyment of the natural and historic assets of these areas and not conflict with Policies L1 and L2; b) they would not adversely affect the landscape character, heritage and nature conservation interests; c) they would not adversely affect the local community; d) large scale facilities are readily accessible on foot, cycle and by public and private transport; e) they would not result in additional traffic which could not be accommodated on the existing road network; f) built development is well related to existing settlements or rural buildings in terms of scale and setting (except for developments at Kielder Water which must comply with Policy R4)
R2	<p>The Local Planning Authority will permit the development of new tourist accommodation in permanent buildings within existing settlements provided that they respect the character and scale of that settlement, would not adversely affect landscape character, heritage and nature conservation interests or the local transport network.</p>
R3	<p>The Local Planning Authority will not permit proposals for new and extensions to existing static and touring caravan and chalet sites in the Green Belt. Elsewhere proposals will only be permitted where they meet the following:</p> <ul style="list-style-type: none"> a) they would not adversely affect the landscape character and in particular do not conflict with Policies L1, L2, L4 and L8; b) they could be satisfactorily assimilated into the local landscape; c) they would not adversely affect areas of heritage or nature conservation interest; d) they would not adversely affect the local community; e) they would not result in additional traffic which could not be accommodated on the road network; and f) where they are associated with an existing settlement they are well related to its character in terms of scale and siting. <p>Proposals to convert existing caravan and chalet sites for permanent residential use will not be permitted</p>
R4	<p>The Local Planning Authority will permit the development of new attractions, tourist accommodation and the improvement of existing facilities for tourism, outdoor sport and recreation</p>

	<p>at Kielder Water provided that they meet the following criteria:</p> <ul style="list-style-type: none"> a) they can be assimilated in to the landscape and do not conflict with Policy L1; b) they do not adversely affect areas of heritage or nature conservation interest; c) they do not adversely affect the local community; and d) they would not result in additional traffic which could not be accommodated on the road network
R5	<p>The development of new visitor facilities adjacent to Hadrian's Wall will only be permitted where they are compatible with the quiet enjoyment of the Wall and its setting and will be assessed against Policies HC1 and N1. Improvements to existing visitor facilities will be permitted, provided there is no adverse impact on the World Heritage Site or its setting, and proposals do not conflict with other Structure Plan policies. Large scale visitor facilities shall only be permitted where they are located within or adjacent to existing settlements and do not conflict with other policies in this plan.</p>
R6	<p>The provision of facilities for outdoor recreation and tourist development related to the historic attractions of the County will be encouraged where they respect the landscape character, heritage and nature conservation interests and do not conflict with Policies HC1, HC2, HC3 and HC4.</p>
R7	<p>The Local Planning Authority will assess proposals for the provision of sport and recreation facilities which meet a wider than local demand, or a regional shortfall, as identified by National Governing Bodies for Sport or a Regional Facility Strategy, against Policy R1. Appropriate locations for local sports facilities shall be identified by the Local Planning Authority.</p>
R8	<p>The Local Planning Authority shall undertake an assessment of existing open space, sports and recreational facilities to enable the development of locally derived standards of provision. The locally derived standards shall ensure that there is a satisfactory level of provision of high-quality, publicly accessible, well-landscaped playing spaces. Areas of existing open space, sport and recreation facilities within settlements will be protected from development by appropriate policies in Local Plans. Where a development will result in the loss of such an area of open space, the developer will be required to provide a recreational resource of equivalent community benefit as compensation.</p>
R9	<p>During the Structure Plan period, the network of Public Rights of Way including footpaths, bridleways and byways will be defined and maintained. Using this network, a series of recreational routes will continue to be developed.</p> <p>In addition, the Pennine Way and the Hadrian's Wall Path National Trail will be maintained and the County Council will support an appropriate route for the extension of the Pennine</p>

	Bridleway into Northumberland.
M1	<p>The Local Planning Authority will assess proposals for major developments within the Northumberland National Park, The North Pennines and Northumberland Coast Areas of Outstanding Natural Beauty, the Heritage Coast and affecting sites of national and international nature conservation interest against policies L1, L2 and N1, and will only permit them in the most exceptional circumstances where the developer can demonstrate that:</p> <ul style="list-style-type: none"> a) the development contributes to meeting an overriding national need; b) the cost and scope for the development outside these designated areas has been examined and no alternative sites are available in less sensitive areas; <p>additionally, in the case of proposals within the National Park and the Areas of Outstanding Natural Beauty:</p> <ul style="list-style-type: none"> c) the cost and scope for meeting the demand in some other way has been examined and no suitable alternative is available; d) the development is in the public interest; <p>and in the case of proposals affecting sites of international nature conservation importance:</p> <ul style="list-style-type: none"> e) the proposal meets the tests set out in Policy N1. <p>Proposals, which are deemed to have demonstrated the above, will then be assessed against Policy M2.</p>
M3	<p>To help minimise energy use, Local Plans should include policies to guide the location, design and layout of development and emphasise the need for energy efficiency and energy conservation. Consideration should be given to the need for supplementary planning guidance on these matters.</p>
M7	<p>The Local Planning Authority will assess major information and communication technology developments against Policies M1 and M2. Applications for small-scale development will be assessed against Local Plan policies. In the interests of reducing the proliferation of new masts the sharing of existing ICT infrastructure will be encouraged.</p>
M8	<p>Land will be made available for mineral working to maintain an adequate supply of minerals to contribute to local, regional and national needs.</p> <p>Proposals for major mineral workings, including energy minerals, will be assessed against Policies M1 and M2. Proposals for other mineral workings will only be permitted where they have no significant adverse effects on the environment and local community. Such proposals will be assessed against criteria a-g in Policy M2, taking into account</p>

	<p>any benefits which might outweigh the environmental disadvantages.</p> <p>In addition, all proposals will be assessed against the policies in the Northumberland Minerals Local Plan or the Northumberland National Park Minerals Local Plan.</p>
M9	<p>In the case of aggregate minerals, land will be made available to meet the County's agreed share of the regional supply of aggregates. A landbank of permitted reserves of aggregates will be maintained in accordance with national policy guidance and the advice of the North East Regional Aggregates Working Party, unless exceptional circumstances prevail.</p>
M10	<p>The Local Planning Authority will encourage development that involves the manufacture of recycled or secondary aggregates where such proposals accord with policies in the Development Plan.</p>
M11	<p>In assessing proposals for land use change and development, account will be taken of the need to safeguard mineral resources which are, or may become of economic importance, against sterilisation.</p>
M12	<p>Local Planning Authorities will encourage waste management proposals, subject to Policy M13, and, in the following order of preference:</p> <ul style="list-style-type: none"> • measures to minimise waste at source; • options for the reuse of waste; • proposals which provide for the recovery of waste through recycling and composting; • proposals for energy generation from waste; • disposal of waste to landfill.
M13	<p>Land will be made available for the establishment of an adequate and integrated network of facilities to deal with the County's waste, having regard to the Best Practicable Environmental Option, regional self sufficiency, the proximity principle, the waste hierarchy and the Northumberland Joint Municipal Waste Strategy. This provision will be made in waste local plans either through the allocation of suitable land or the inclusion of criteria in policies to allow the release of appropriate sites.</p> <p>All major proposals for the management of waste will be assessed against Policies M1 and M2. Proposals for other waste management sites will only be permitted where they have no significant effects on the environment and local community and proposals will be assessed against criteria a-g in Policy M2, taking into account any benefits which might outweigh the environmental disadvantages.</p>
M14	<p>In responding to Circular 18/84 notifications, the Local Planning Authority will assess proposals for any significant</p>

	<p>extension of the boundary of the Otterburn Training Area and the development of major new facilities, including the construction or widening of substantial lengths of road in open countryside, against policies M1 and M2. In addition, account will be taken of the effect of development proposals on the intensity and distribution of military training activity. Where appropriate, proposals will be expected to contain mitigation and amelioration measures which will help maintain or enhance the environment of the County and, in particular, the natural beauty of the National Park and its enjoyment by the public.</p>
T2	<p>Maximum standards for car parking associated with new development will be set in Local Plans. These should be limited to that necessary to ensure the safe operation of the development, taking into account existing and potential future availability of and accessibility to walking and cycling routes and public transport. The opportunity for shared use of parking should be encouraged.</p>
T3	<p>Public transport provision will be made available to satisfy the needs of the community and to provide an attractive alternative to car use by:</p> <ul style="list-style-type: none"> a) defining and maintaining a system of essential bus routes; b) encouraging the retention and improvement of long distance and local rail services and, where appropriate, the reintroduction of passenger services on existing freight only lines; c) encouraging the integration of transport for school children into the general public transport network, where appropriate; d) encouraging the co-ordination of bus and rail services, and the provision and improvement of passenger facilities and facilities for parking and interchanging at bus and rail stations; e) ensuring that development is located where it can be efficiently served by public transport services and that its layout allows their efficient and effective provision; f) encouraging the development of less conventional forms of public transport provision where they complement the existing passenger transport network; g) identifying rail corridors to be safeguarded from development which would preclude their future use as rail links. <p>Local Plans should include policies and proposals which define specific measures required to facilitate the delivery of public transport improvements.</p>
T4	<p>Local Plans should safeguard the route of the Ashington, Blyth and Tyne line for rail passenger services and proposed station sites at Ashington, Bedlington and Blyth Newsham. Other potential station sites at Woodhorn, Ashington (North</p>

	<p>Seaton Road), Bebside and Seaton Delaval should also be safeguarded. Potential station sites should be at locations which:</p> <ul style="list-style-type: none"> a) are accessible on foot, cycle and by public transport; b) are accessible to jobs, homes and services; c) allow for the development of passenger interchange facilities; d) do not adversely affect landscape character, heritage and nature conservation interests; and e) include suitable facilities for people with disabilities and for public safety.
T5	<p>Proposals for the expansion of terminal facilities and associated passenger developments which are related to the growth and development of Newcastle International Airport will be encouraged. Local Plans should define an area for the operation of Newcastle International Airport in Northumberland, within which Airport Related Developments will be permitted, provided that they do not have an unacceptable adverse impact on the environment.</p>
T6	<p>Throughout the County, further provision of facilities for non-motorised transport and people with disabilities will be sought, by the following means:</p> <ul style="list-style-type: none"> a) ensuring that the needs of non-motorised transport users and people with disabilities are given priority as part of new development and highway schemes, and that facilities are provided to satisfy those needs; b) the identification of sign posted routes along roads with low traffic flow within and between settlements linking jobs, homes, services, public transport facilities, and other appropriate facilities; c) the promotion of a network of pedestrian priority routes, Greenways and designated Quiet Lanes; d) the provision of access and facilities for cyclists, pedestrians and people with disabilities at public facilities, rail stations, shopping centres, and other appropriate locations; and e) the implementation of cycling and walking strategies identified in the Local Transport Plan.
T7	<p>Measures will be taken to reduce the adverse impact of large, heavy vehicles on the environment and on the amenity, safety and convenience of residents, pedestrians and all other road users.</p>
T8	<p>The Local Planning Authority will seek to ensure that, where practicable, new development which generates the movement of bulky or dangerous materials is located on sites which are or can be connected to the rail network and the ports in the County. In such cases, conditions will be imposed to minimise the volume of goods transported by road. In cases where development is justified on a site that cannot reasonably be connected to the rail network, development will</p>

	only be permitted where developers provide a dedicated road connection to the primary road network or enter into agreements on improving the local road network to provide safe and efficient access to the primary road network, including, where necessary, the provision of by-passes to affected communities.
T9	Local Plans should identify rail freight facilities and potential rail freight corridors to be safeguarded from development which would preclude their future use. The development of new facilities for the transport of freight by rail will be encouraged through Local Plans, either through the allocation of suitable land or the inclusion of criteria in policies to allow the release of appropriate sites.
T10	The Local Planning Authority will only permit new developments which involve significant movements of non-bulky freight on sites which have or can be provided with access to the strategic road network. Where appropriate, Local Plans shall make provision for the development of warehousing and distribution depots in locations which can be accessed to the local and strategic road and rail network, either by the allocation of land or the inclusion of suitable criteria in policies to allow for the release of appropriate sites.
T11	The maintenance of viable ports at Blyth and Berwick-upon-Tweed and their further development for port and related purposes will be encouraged. Any development should have regard to the local community, fishing industry, landscape character, nature and heritage conservation interests. Proposals for expansion of these ports will be assessed under policies M1 and M2.
T19	<p>The Local Planning Authority will not permit proposals for new roadside service facilities in the National Park and Green Belt. Elsewhere proposals will only be permitted where they meet the following criteria:</p> <ul style="list-style-type: none"> a) they are well related to existing settlements and do not have an adverse impact on the vitality and viability of existing centres; b) they are spaced at reasonable distances and are complementary to existing roadside services; c) they do not adversely affect landscape character and can be assimilated into the local landscape; d) they do not adversely affect areas of nature or heritage conservation interest; and e) they do not prejudice road safety.