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8. COMMUNITY DEVELOPMENT

8.1. **INTRODUCTION**

8.1.1.

In addition to the range of topics already covered by the Local Plan, there are many other land uses in the District which influence development patterns. This section on community development identifies those fields which are considered to make an important contribution to the overall development of the District and its economic well being.

8.2. **AIMS**

8.2.1.

The District is well served by a multiplicity of facilities and services which make a contribution to the immediate community and to the general quality of life experienced within the Local Plan area. The quality and extent of these facilities varies and in most instances are capable of improvement to meet the needs and expectations of residents and visitors to the District throughout the Local Plan period.

AIM CD1

Secure and improve the range of facilities and services necessary for the well being and betterment of the community.

AIM CD2

Retain the vitality of the traditional primary shopping areas in Alnwick and Amble.

AIM CD3

Retain the vitality of the existing shopping provision in High Street, Townfoot and Bridge Street in Rothbury.

8.3.

PAST POLICIES

8.3.1.

The Structure Plan 1988, the Amble Local Plan and the Alnwick Town Centre District Plan have in the main provided guidance in the form of policies specific to community development.

8.4.

RETAILING

8.4.1.

The distribution and retailing of consumer goods is constantly adapting to changing economic and social conditions. These, along with altering shopping habits, are bringing changes to shops and the function of established and new shopping areas.

8.4.2.

Alnwick and Amble, and to a lesser extent Rothbury, serve as the service centres meeting the day to day retailing needs of the majority of the District's population. Some parts of the District, particularly in the south and west, look towards service centres outside the District.

8.4.3.

Within these service centres it is possible to distinguish between primary and secondary shopping areas. In Alnwick, the streets of Bondgate Within, Market Street, Narrowgate, the Market Place, Fenkle Street and Paikes Lane represent the primary shopping area. In Amble, the primary shopping area is restricted to Queen Street. Rothbury is a local service centre and has no discernible primary shopping location.

8.4.4.

In common with other areas, the District has seen a change in the type of shop located in established retail areas. Shops are in general becoming larger, permitting a greater range of goods to be stocked, more efficient handling and economies of scale. These larger units are more reliant upon ready access for trade and customer vehicles. In addition, shopping habits and customer mobility have altered over recent years resulting in changed shopping patterns. The shopping base of all three shopping areas has changed. People are travelling further afield for 'consumer' and 'comparison' goods. Established retail centres have as a result seen a drop in the number of units selling these goods but have retained a modest provision to meet the

day to day requirements of the 'basket' shopper. There has, however, been a marked increase in the range of specialist shops, offices and catering establishments in the traditional shopping areas.

(NOT SAVED) POLICY CD1

(NOT SAVED) POLICY CD2

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8.4.5.

The layout of established shopping areas has not lent itself to modern expectations and demands of trade and customer vehicles. As a result there has been, albeit on a modest scale, a movement towards the use of industrial premises for retailing of bulky goods and goods associated with manufacturing processes or food preparation. To date, this movement has been accommodated without difficulty. This transfer of retailing from the traditional shopping areas to more vehicle friendly industrial and commercial environments is likely to continue. Not all shoppers are car borne, and those sectors of the community reliant upon public transport or foot, require that the traditional shopping areas remain and that their vitality is retained. It is, therefore, essential to achieve a balance between improving retailing provision, in line with current trends, and retaining the vitality of the traditional shopping areas. The Local Plan can only influence local shopping patterns and cannot realistically change regional shopping patterns dominated by Newcastle, the Metro Centre and concentrations of 'retail warehouses'.

8.4.6.

The character of the retail area is paramount in establishing a vibrant shopping environment. Pedestrian shoppers are never going to be comfortable in an environment dominated by vehicles, either cars or service lorries. Modern shopping habits require a pedestrian priority retailing environment. Provision is made in the traffic and transport policies to secure pedestrian priority and environmental enhancement, where practical, in the shopping areas of Alnwick and Amble.

8.4.7.

The vitality of the shopping areas requires more than a healthy shopping environment. The older shopping areas were designed to provide residential

accommodation on the upper floors. Over time many of these upper floor residential properties have been used for storage, office use or have fallen vacant. As a result the shopping areas can be relatively devoid of life outside normal retailing hours. It is important to secure the proper use of residential properties above shop premises to maintain the life and security of these areas. The built environment policies make reference to promoting residential uses on upper floors in shopping areas.

POLICY CD3

Planning permission will not normally be granted for developments in the primary shopping area of Alnwick and Amble which would result in a loss of ground floor retail floorspace, other than uses which fall within Classes A1 (shops), A2 (financial and professional service) and A3 (food and drink) in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or within any provision equivalent to those classes in any statutory instrument revoking and re-enacting that Order.

8.4.8.

Although sporadic shopping development in the countryside would be likely to be damaging to the rural environment, it is recognised that farm shops can bring farmers closer to their customers, provide an additional source of income for the farmer and a source of fresh produce for local people and visitors, and enrich visits to the countryside. Farm shops should not cause unacceptable road safety or environmental problems.

8.4.9.

Garden centres can also add variety and interest to a visit to the countryside. However, it is essential that access arrangements, local roads and car parking facilities are satisfactory, and that the development lead neither to material harm to the landscape nor unacceptable disturbance to neighbouring occupiers.

POLICY CD4

Planning permission will be granted for farm shops and market gardens providing:

- 1. The proposal does not detract from the character or quality of the environment of the locality,**
- 2. Access, highways and parking facilities are acceptable,**
- 3. The proposal does not have an adverse effect on the viability of a nearby village shop.**

Consideration will be given to the use of planning conditions limiting the type of produce sold so as to mitigate the adverse impact on a nearby village shop.

POLICY CD5 

Planning permission will be granted for the development of garden centres where the development would not be to the detriment of the rural environment, amenities of the residents of the area or would result in unacceptable road safety problems. Planning permission will be granted subject inter alia to a condition restricting the use to the garden centre only.

8.4.10.

(NOT SAVED) POLICY CD6 

[Redacted]

8.5.

8.5.1.

8.5.2.

8.5.3.

(NOT SAVED) POLICY CD7 

[Redacted]

1.

2.

8.6.

8.6.1.

TABLE CD/1 EDUCATIONAL PROVISION WITHIN THE PLAN AREA

TOWN	PROVISION	ESTABLISHMENT	CAPACITY	ROLL 1994
ACKLINGTON	First	Acklington C of E	50	25
ALNWICK	High	Duchess	943	984
	High	St Oswalds (Private)	180	80
	Middle	Dukes	283	157
	Middle	Lindisfarne	493	356
	Middle	Thomas Percy R.C.	112	92
	First	C of E	250	230
	First	Alnwick South	208	171
	First	St John's R.C.	115	88
	First/Middle	Convent (Private)	120	82
	Special	Barndale	40	38
AMBLE	High	Coquet	650	613
	Middle	Amble Middle	417	349
	First	Edwin Street	137	141
	First	Amble Links	216	176
	First	St Cuthberts R.C.	120	70
EGLINGHAM	First	Eglingham C of E	47	48
EMBLETON	First	Embleton C of E	82	40
FELTON	First	Felton C of E	115	86

TOWN	PROVISION	ESTABLISHMENT	CAPACITY	ROLL 1994
HARBOTTLE*	First	Harbottle	32	20
HIPSBURN	First	Hipsburn	135	65
LONGHOUGHTON	First	Longhoughton C of E	162	106
NETHERTON	First	Netherton	16	18
ROCK	First	Rock (Private)	100	55
ROTHBURY	Middle	Thomlinson C of E	206	196
	First	Rothbury	212	118
SHILBOTTLE	First	Shilbottle	125	75
SWARLAND	First	Swarland	106	89
THROPTON	First	Thropton	52	38
WARKWORTH	First	Warkworth C of E	110	92
WHITTINGHAM	First	Whittingham C of E	52	42

*National Park

Source: Northumberland County Council

8.6.2.

(NOT SAVED) POLICY CD8 

8.6.3.

8.6.4.

(NOT SAVED) POLICY CD9 

8.6.5.

8.6.6.

8.6.7.

(NOT SAVED) POLICY CD10 

8.7.

SPORT AND RECREATION

8.7.1.

The District is primarily rural in character with the main population centres at Alnwick, Amble and Rothbury. The majority of sports and recreational facilities, like most other services, are associated with these centres. These settlements in themselves are only of limited size and in consequence the sports and recreational provision is not always of the scale and standard that can be expected in larger urban areas. The town populations are generally well catered for in terms of certain types of sports and recreational provision. There also remain a number of areas which are noticeably deficient, for example, there is no public playing field in Alnwick and there is a recognised demand for a swimming pool in Amble.

8.7.2.

Alnwick District Council approved recommendations that consultants be commissioned to assess the present state and potential of existing Council owned/managed and associated sports and recreation facilities and to research and develop a Sport and Recreation Facilities Strategy for the District. The results of the strategy may recommend development and/or extension of existing sport and recreation facilities or the development of new facilities/provision on new sites. These may be considered at the next local plan review.

8.7.3.

The provision of public open space varies greatly within the three principal settlements within the District. Public Open Space has been assessed on these areas of land of sufficient size to be used for leisure and recreational purposes rather than small areas of amenity land. Table CD/2 below sets out the levels of open space provision in the main settlements of Alnwick, Amble and Rothbury:

TABLE CD/2 OPEN SPACE PROVISION

TOWN	OPEN SPACE PROVISION (Ha)	POPULATION (1991)	OPEN SPACE PROVISION (Ha)/1000 pop ⁿ	RECOMMENDED OPEN SPACE PROVISION (Ha)/1000 pop ⁿ
ALNWICK	8.63	7,419	1.16	2.43*
AMBLE	28.74	5,639	5.10	2.43*
ROTHBURY	2.37	1,805	1.31	2.43*

*National Playing Field Association Standards

8.7.4.

As the above table indicates both Alnwick and Rothbury experience an under provision of open space per 1000 of the population. The topography and historical development of both settlements has contributed to the lack of open space available.

(NOT SAVED) POLICY CD11 

[Redacted content]

(NOT SAVED) POLICY CD12 

[Redacted content]

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- 2.
- 3.

[Redacted content]

(NOT SAVED) POLICY CD13 

[Redacted content]

(NOT SAVED) POLICY CD14 

[Redacted content]

8.7.5.

(NOT SAVED) POLICY CD15 

(NOT SAVED) POLICY CD16 

PROPOSAL CD1

The Council will in smaller settlements seek to provide sporting and recreational facilities which have the support of the local community.

(NOT SAVED) POLICY CD17 

8.7.6.

Although the Local Plan envisages a slow and limited growth in its resident population, it is likely that as a result of increases in leisure time, wealth and personal mobility both the resident population, and increasingly visitors, will put more pressure on the District in terms of its sport and recreational role over the Plan period. It is unlikely that large financial investment will be available to provide major facilities for the dispersed resident population. The funds that are available should be concentrated to maximise and improve upon the existing provision for the benefit of the major concentrations of population at the centres of Alnwick, Amble and Rothbury. Any other opportunities for sport and recreation provision are likely to be visitor orientated. Such developments should be located to best serve the visitor and resident alike. Increasingly more resources will have to be devoted to management to protect the scarce resource that the countryside represents.

POLICY CD18 

New developments in excess of 15 dwellings will normally be required to include provision for outdoor playing space for children's use in accordance with the National Playing Fields Association Standards set out in Appendix F.

PROPOSAL CD2

The Council will prepare in consultation with parish councils, representatives of developers and amenity groups, and other interested

parties an open space strategy for the Local Plan area. The strategy will investigate the open space requirements of existing settlements and the likely requirements of new housing development. It is intended as part of the strategy to establish a fund whereby, in new housing developments of less than 15 dwellings, where it is impracticable to make provision for related open space the developer will be required to contribute to a fund towards the provision of open space in the locality, normally the Parish. The contribution will be based on the number of rooms within the dwelling capable of being used as a bedroom. Contributions to the fund will be set annually by the District Council.

(NOT SAVED) POLICY CD19 

[Redacted]

(NOT SAVED) POLICY CD20 

[Redacted]

(NOT SAVED) POLICY CD21 

[Redacted]

8.7.7.

8.7.8.

8.7.9.

(NOT SAVED) POLICY CD22 

[Redacted]

(NOT SAVED) POLICY CD23 

[Redacted]

8.7.10.

(NOT SAVED) POLICY CD24 

PROPOSAL CD3

Planning permission will not be granted for development which would adversely affect an existing public right of way without provision being made for an acceptable alternative.

8.7.11.

(NOT SAVED) POLICY CD25 

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- 2.
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(NOT SAVED) POLICY CD26 

8.8.

8.8.1.

(NOT SAVED) POLICY CD27 

8.9.

8.9.1.

8.9.2.

(NOT SAVED) POLICY CD28 

8.10.

8.10.1.

8.10.2.

(NOT SAVED) POLICY CD29 

[Redacted content]

(NOT SAVED) POLICY CD30 

[Redacted content]

8.11.

8.11.1.

8.11.2.

The use of good quality individually designed works in traditional and crafted materials will normally make a significant contribution to the quality of the environment. Developers and agencies should be encouraged to become increasingly aware of the contribution that good quality individually designed and crafted developments and associated furniture and works of art make to a specific development and to the environment in general. The areas that can be considered in this light are countless ranging from the structure of buildings, the floorscape, landscaping, street furniture and works of art.

(NOT SAVED) POLICY CD31 

[Redacted content]

PROPOSAL CD4

The Council will seek to improve the appearance of areas where poorly designed or maintained street furniture detracts from the quality of the environment.

PROPOSAL CD5

The Council will identify areas which would benefit from environmental improvements and prepare enhancement schemes.

8.12.

'BAD NEIGHBOUR' USES AND THE ENVIRONMENT

8.12.1.

The planning system exists to facilitate development and to protect the amenities of existing land uses from development. The District is generally rural in character and has very limited representations of 'bad neighbour' industries. The Local Plan recognises the need to preserve the quality of the environment for the enjoyment of residents and visitors. Development which would either affect the amenities of existing land uses should normally be resisted.

POLICY CD32

Planning permission will not be granted for development which would cause demonstrable harm to the amenity of residential areas or to the environment generally as a result of releases to water, land or air, or of noise, dust, vibration, light or heat.

8.13.

ENERGY CONSERVATION AND GLOBAL WARMING

8.13.1.

Planning and land use have implications on energy conservation and global warming. The location of new developments and associated travel patterns can have an effect on carbon dioxide emissions. It is worth considering developments which reduce the need for car journeys or can better use more fuel efficient public transport. It is difficult to consider these matters in relation to such a large rural area. However, the principal sections dealing with the allocation of housing land, industrial land and service centres, all continue to concentrate developments on the established centres of Alnwick, Amble and Rothbury and their satellite settlements served by the principal traffic corridors.

8.13.2.

There are concerns over climatic change and global warming which could have implications on coastal defences, the siting of development in low lying areas and freshwater and drainage systems. The Environment Agency anticipate sea levels rising at up to 0.004 metres per annum till 2030. In the main the coast and the river corridors are likely to be the most affected. Again land use allocations have taken this into account.

8.13.3.

The area of low lying land at Low Hauxley has already proved to be vulnerable to coastal erosion. There are several other areas where the action of the sea is leading to coastal erosion but does not threaten residential properties.

(NOT SAVED) POLICY CD33

(NOT SAVED) POLICY CD34

8.13.4.

Technological advances are constantly being made in the field of alternative energy as the world's fossil fuel resources are diminishing. It is likely that there will be an increased demand for alternative energy sources during the Local Plan period.

PROPOSAL CD6

Proposals which utilise renewable energy sources will generally be supported.

POLICY CD35

Planning permission will be granted for development proposals utilising renewable energy sources for renewable energy projects including individual wind turbines, subject to the proposed development satisfying the following criteria:

- 1. The provision of access for construction traffic without danger to highway safety and permanent and significant damage to the environment,**
- 2. There being no significantly detrimental effect on any Scheduled Ancient Monument, National Nature Reserve, Site of Special Scientific Interest or any other area formally recognised at an international, national, regional or local level as of nature conservation, scientific or archaeological interest,**
- 3. There being no unacceptable intrusion into the landscape of the surrounding area,**
- 4. There being no unacceptably harmful effect on the amenities of neighbouring occupiers by reason of noise emission, visual dominance, shadow flicker or reflected light,**
- 5. There being no adverse cumulative effect when combined with other proposals,**
- 6. There being no adverse environmental effect of any transmission line between the installation and the point of connection (if any) to the grid,**

7. A realistic means of securing the removal of the installation when redundant, and of restoring the area to its former or an approved alternative use, being provided for.

8.13.5.

(NOT SAVED) POLICY CD36

8.14.

WATER AND SEWERAGE TREATMENT WORKS

8.14.1.

Providing clean water and dealing with sewage are important requirements in the District. The statutory obligations and compliance with the relevant standards and EU legislation may require the water and sewerage undertakers to extend existing, and develop new sites for such treatments.

POLICY CD37

Planning permission will be granted for development which enables water and sewerage undertakers to meet their statutory obligations, subject to the satisfaction of the following criteria:

- 1. That the development would not have a detrimental effect on any area of wildlife, nature conservation interests or landscape quality,**
- 2. That the development would not unacceptably affect the amenities of the local community in terms of safety, noise or smell emissions,**
- 3. The carrying out of approved proposals for landscape and boundary treatment to mitigate the visual impact of the development.**

Related Map Links

Some sections of this text contain a 'globe with link' icon. Clicking on this icon will take you to the map that is relevant to this text.

Sometimes, there is no spatial component or map feature that is specific to the text. In this case the link will take you to the overview map of the relevant map.

If there is a specific area relevant to the text it will be shown as a red highlighted overlay on the map at a suitable viewing scale.