Local Development Framework
Core Strategy & Development Policies
Northumberland National Park Authority guide and control new development within the National Park, this includes new buildings, extensions to buildings, minerals and waste development, and the use of land and buildings. If planning permission is needed then an application should be submitted to the Authority. We then decide whether or not to grant planning permission based on our planning policies and other information. This document sets out the policy approach that the National Park Authority considers is appropriate for one of the key documents within the LDF, the Core Strategy and Development Policies Document¹.

The Core Strategy will help to deliver the overarching strategy for the National Park, which is set out in our Management Plan. When complete, the Core Strategy will:

- Set out the overall spatial planning strategy for Northumberland National Park to 2024;
- Provide the principles and policies that will guide the development and use of land;
- Determine the broad location of new housing, employment development and environmental protection measures;
- Set out national and regional policy objectives in the local context.

The Authority has undertaken considerable consultation on the Core Strategy, all of which has helped to inform this document.

The Core Strategy was adopted by Northumberland National Park Authority on 25th March 2009

¹ For simplicity, the Core Strategy and Development Policies document is referred to throughout this document as “the Core Strategy.”
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I. Northumberland National Park Local Development Framework

What is the Local Development Framework?

1.1 In 2004 the Government made changes to the development plan system. Development plans set out the local planning authority’s policies and proposals for the development and use of land and buildings in the Authority’s area. Currently, planning policies that guide new development within the Northumberland National Park are set out within the Northumberland National Park Local Plan and the Northumberland County and National Park Joint Structure Plan. The introduction of a new development plan system will see these plans replaced by the Northumberland National Park Local Development Framework (LDF). The policies within the Local Plan and Structure Plan were “saved” until they were replaced by those within the LDF.

1.2 The LDF will consist of a set of documents which will guide new development in the National Park. It needs to take account of national planning policy and guidance and be in general conformity with regional planning policy, set out within the Regional Spatial Strategy.

Linkages between the National Park Management Plan, other Strategies, and the LDF

1.3 The Government requires us to prepare a Management Plan for the National Park. The National Park Management Plan is our over-arching strategic document, as such it: coordinates and integrates other plans, strategies and actions in the National Park, where they affect the Park purposes; sets the vision and objectives for the National Park, which will guide the future of the Park over 20-30 years; indicates how the National Park purposes will be delivered through sustainable development; and sets the framework for all policy and activity pursued by the Authority.

1.4 The preparation of the LDF provides an opportunity to strengthen and clarify links between the various documents that inform and support our work such as the Biodiversity and Geodiversity Action Plans, Corporate Plan, and the emerging Landscape Strategy. These should not be seen as standalone documents but part of a toolkit to help us deliver the overarching strategy set out in the National Park Management Plan.

1.5 The LDF is a vital component of the effective management of the National Park. It has a central role in maintaining the character of the Park and fostering the social and economic well-being of the Park’s communities. The LDF should bring a spatial perspective to the National Park management in terms of seeking to understand how it functions spatially, both within the Park itself and as part of the wider region and sub-region, and in the case of the Northumberland National Park, across regional and national boundaries. The LDF aims to place the right development in the right place to meet the needs of our communities and support change that brings positive benefits to the Park in line with the National Park objectives. The National Park purposes and duty (see 2.1) set a clear statutory framework for the LDF.

1.6 The LDF also needs to take account of other key strategies such as the Regional Economic Strategy; Integrated Regional Framework; Regional Housing Strategy, sub regional strategies, and the emerging LDFs and Community Strategies of the 3 Districts within the Park and the Northumberland County Community Strategy. LDFs are a key delivery mechanism for Community Strategies.

The District Councils will cease to exist as of 1st April 2009 and will be replaced by Northumberland Council.

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2 “Saved policies” are policies that will continue to be used in the determination of planning applications
3 Appendix 1 sets out a list of Strategies which have influenced the preparation of the Core Strategy
What does the Northumberland National Park LDF contain?

1.7 Detailed information on the documents that make up the Northumberland National Park LDF and the timetable for their production is set out within our Local Development Scheme. Further information on all of the LDF documents can be found on our website at www.northumberlandnationalpark.org.uk/planning.

In brief the documents comprise:

1.7.1 Procedural Documents:
- Local Development Scheme - sets out the timetable for the production of the LDF; and
- Statement of Community Involvement - sets out how we will involve stakeholders in the production of the various elements of the LDF.

1.7.2 Development Plan Documents:
These are the central policy documents for the LDF, all policies, and proposals flow from these documents. Therefore, they are subject to testing by an Independent Inspector:
- Core Strategy and Development Policies Document - sets out the overall strategy for future development in the National Park and include detailed policies which will be used to assess planning applications; and
- Area Action Plan for the Otterburn Training Area - will provide a framework for the implementation of the Core Strategy and Development Policies for the Military Training Area.

1.7.3 Supplementary Planning Documents:
Provide an expansion of the policy set out within Development Plan Documents:
- Building Design Guide - aims to improve the quality of the built environment, demonstrate how renewable energy can be embedded into development and contribute to safeguarding the special qualities of the area;
- Otterburn Camp - provides guidance for new development on the Camp on the military training area;
- Historic Village Atlas - facilitates the management of the cultural heritage within the villages of the National Park;
- Local List - aims to recognise the local importance of buildings and structures which are not on the National Statutory List;
- Landscape - aims to identify the special qualities and significance of the landscape of the area and help guide future management and change.

1.8 All Development Plan Documents and Supplementary Planning Documents are subject to a Sustainability Appraisal which tests the environmental, social, and economic effects of policies in order to ensure sustainability.

How long will it take to Prepare?

1.9 Unlike the old system of Local and Structure Plans, the LDF process is one of continuous updating and monitoring. Once LDF documents have been prepared their performance will be monitored annually through an Annual Monitoring Report. This will assess the extent to which policies are being successfully implemented, monitors the timetable for the preparation of the LDF, and identifies areas where new or revised policies may be required.
What is the Core Strategy?

1.10 The Core Strategy should:
- Set out the overall spatial planning strategy for Northumberland National Park to 2024; therefore all other policies and proposals within every LDF document will flow from the key principles set out within the Core Strategy;
- Provide the principles and policies that will guide the development and use of land;
- Determine the broad location of new housing, employment development and environmental protection measures; and
- Set out national and regional policy objectives in the local context;

1.11 The Core Strategy should not include specific land allocations, but it should set out the broad locations for land use, which will then be outlined in detail in site allocations contained in other development plan documents if required. The Core Strategy will help to deliver the overarching strategy for the National Park, which is set out in the Management Plan, and will be guided by sustainable development principles.

How was the Document Prepared?

1.12 During the summer of 2005 the Authority consulted on initial issues for the Local Development Framework by holding community consultation workshops throughout the Park. The outcome of these workshops contributed to the preparation of an Issues and Options document, setting out a range of issues along with possible options for the policy approach to be taken. Extensive public consultation took place between June and August 2006. During the consultation period many useful comments were received, these comments helped to shape a Preferred Options document with draft policies which we consulted on between December 2006 and February 2007. As a result of the comments received during this consultation, and the decision to combine the Core Strategy with the Development Control Policies document, it was decided to undertake a further round of consultation between October and December 2007 prior to submission to the Government. The responses to the second Preferred Options document informed the submission document. The Core Strategy was examined by an independent Inspector in December 2008. All responses received to previous consultations are available on our website at www.northumberlandnationalpark.org.uk/planning.
1.13 All stages of the preparation of the Core Strategy were subject to an independent sustainability appraisal. The sustainability appraisal tested the implications of the policy options being considered and made recommendations as to the most sustainable option, informing the preparation of this document. A sustainability appraisal of this document has also been undertaken. The Sustainability Appraisal Report has been published alongside this document and is available on the Authority’s website or on request.

1.14 In addition to the sustainability appraisal the Authority is required to undertake an ‘Appropriate Assessment’ of the Core Strategy. The Appropriate Assessment is a mechanism for providing protection of nature conservation sites of European importance; it therefore assesses the impact of the policies within the Core Strategy on European Sites. These are sites which are of exceptional importance in respect of rare, endangered, or vulnerable natural habitats and species. The Appropriate Assessment has also been published alongside this document and is also available on the Authority’s website.
2. Northumberland National Park Authority

Statutory Purposes

2.1 The Northumberland National Park was designated in 1956 and the Northumberland National Park Authority was established in 1998. The National Park Authority is a special purpose local authority, with two statutory purposes:

"Conserving and enhancing the natural beauty, wildlife and cultural heritage of the National Park; and promoting opportunities for the understanding and enjoyment of the special qualities of (the) areas by the public."

2.2 In pursuing the purposes the National Park Authority also has a duty:

"to seek to foster the social and economic well-being of the local communities."

2.3 All public bodies and public utilities are required to have regard to the purposes of designation in carrying out their work.

External Drivers

2.4 All of our strategies, policies, and initiatives are developed, and operate, within the context of other national, regional, sub-regional and local drivers. Key national external drivers for our work are the four priorities set out within the UK Sustainable Development Strategy:

- Sustainable Consumption and Production;
- Climate change;
- Natural Resource Protection; and
- Sustainable communities;

Northumberland National Park Authority Vision

2.5 The National Park Authority vision is set out in the National Park Management Plan:

“Northumberland National Park Authority will be proactive, innovative and forward-looking, working towards a National Park with thriving communities and a sustainable local economy grounded in its special qualities, including a richness of cultural heritage and biodiversity, a true sense of tranquillity and a distinct character associated with a living, working landscape, in which everyone has an opportunity to understand, enjoy and contribute to those special qualities.”

2.6 As our Vision Statement emphasises, we believe that the future of the National Park lies in maintaining and enhancing its special qualities. That includes keeping it as a living, working landscape, so we are working towards:

- Sustainable land use - so that the people who live in the National Park make a good living from the land, while maintaining it in good environmental condition for future generations;
- A landscape rich in biodiversity and geodiversity - by protecting and enhancing the whole range of distinctive habitats, and the species they support, across the National Park;
- A rich cultural heritage - conserving, enhancing, and celebrating the historical legacy of the National Park, and developing it as a part of contemporary culture;
- A true sense of tranquillity - the peace and quiet which are increasingly rare and precious in large parts of the country;
- Opportunities for all to understand and enjoy and contribute to the special qualities - for the benefit of visitors and residents, and because well informed, passionate people will help to support all our other aims;
- A thriving community and economy grounded in the special qualities - for the benefit of residents and visitors, and to underpin all our other aims.

4 Section 61 of The Environment Act (1995) updated the purposes of designation of National Park

5 The cultural heritage includes both the physical remains and the living inheritance of the National Park
Northumberland National Park Management Plan

2.7 The National Park Management Plan is our over-arching strategic document. It sets out the vision for the National Park and provides the strategic framework with which other plans and initiatives must be compatible. It is a plan for the Park as a whole and not just the National Park Authority. The National Park Management Plan also sets out the special qualities of the National Park and the land use planning system plays a crucial role in safeguarding and enhancing the special qualities.

The Corporate Plan

2.8 Each year we produce a combined work programme and financial plan. This sets out the key objectives, priorities, and actions necessary to deliver our vision over the next year. In order to translate the Government’s priorities and the National Park Management Plan into a clear focus for the work of the Authority, the Corporate Plan sets out the strategic objectives, outcomes, and goals for the work of the Authority.
3. The Northumberland National Park

3.1 This section provides a spatial portrait of Northumberland National Park by describing the special qualities of the Park, and by presenting key statistical information which provides a picture of the state of the National Park. The key statistical information has been obtained from the State of the National Park Report, which is updated annually to ensure planning and other policies for the National Park are founded on a sound evidence base.

Background to the National Park

3.2 Northumberland National Park is wholly within the North East region, but also borders Scotland and the North West region. It comprises parts of three districts; Alnwick, Berwick upon Tweed and Tynedale, all of which are Local Planning Authorities for the parts of the districts outside the National Park. The three District Councils and the County Council deliver various local authority services in the National Park.

3.3 The Northumberland National Park Authority is the Local Planning Authority for the Park, which extends to over 100,000 hectares and represents 20% of Northumberland County. Historically, the rate of development in the National Park has been low. The National Park boundary excludes the larger settlements of the area, and settlements within the boundary are typified by small villages, hamlets, and isolated farm dwellings. Significant land use change has resulted largely from the development of military training facilities and forestry.
Special Qualities

3.4 National Park Authorities are required to identify the nature of the special qualities of their National Park. In Northumberland National Park these were identified as part of the preparation of the Management Plan. Throughout the Core Strategy, including within policies, reference is made to ‘the special qualities of the National Park’; this section defines the special qualities in a spatial planning context.

A landscape rich in biodiversity and Geodiversity

3.5 Northumberland National Park boasts a wide range of species and habitats for example curlew, red squirrel, upland rivers and burns, ancient woodland, upland hay meadows, blanket bog and heather moorland. Extensive areas of the Park have been designated for their international importance for nature conservation as Special Areas of Conservation and Ramsar sites.6 Within the Park 5 of the Sites of Special Scientific Interest were designated for their geological importance, from the Cheviot volcanic and glacial features in the north to the Whin Sill intrusion and escarpments in the south.

A rich cultural heritage

3.6 One of Northumberland National Park’s special qualities is without doubt its historical legacy. By cultural heritage we include both the physical remains, left to us by past societies, and the living inheritance of the local people – their dialect, traditions, folklore, skills, and knowledge. From Hadrian’s Wall World Heritage Site in the south, to the prehistoric landscapes of the Cheviot Hills in the north, there are evocative reminders of our colourful past. They survive largely undamaged by more recent agricultural or industrial activity.

True sense of tranquillity

3.7 Tranquility, freedom from noise and visual disturbance, is a key component of experiencing the National Park. It is an emotional, spiritual quality, difficult to assess and monitor by standard methods. A methodology has been developed to assess tranquillity, this can be viewed at: www.cpreleics.org/nationalcampaigns/tranquillity/pdf/methodology.pdf

Nevertheless it is, overwhelmingly, what people have said they value in Northumberland National Park, 1 in 3 respondents to the National Park Visitor Survey (2007) stated that tranquillity was the ‘thing they liked best’ about Northumberland National Park.

3.8 A pilot study undertaken by Northumbria University in 2004 investigated the mapping of tranquillity in the National Park and the West Durham Coalfield, two contrasting areas. The study revealed that the National Park offers a vast potential to experience tranquillity, and identified particular areas of the Park with the highest levels of tranquillity.

Distinctive landscape character

3.9 Spread over the hills and valleys at the very top of England, but right in the centre of Britain, the landscape of Northumberland National Park has key distinct characteristics. To the north there are the breathtaking rolling moors and grasslands of the Cheviot Hills, with their ancient hillforts and pure rivers. In the east is the Upper Coquet Valley with the landmark Simonside Hills with beautiful villages, such as Harbottle and Holystone. To the west are the valleys of the North Tyne and Redesdale, wild, inspiring and once home of the Border Reivers. The landscape supports habitats suitable for rare species such as red squirrels. In the south is the iconic ridge of the Whin Sill with Hadrian’s Wall striding along its crest.

3.10 The many people who visit and live in the National Park appreciate the stunning and varied landscape. A key characteristic of the landscape is its openness, with landscapes and horizons free from significant human intrusions. This landscape and vegetation is the result of human activity over thousands of years but it depends more crucially on the millions of years of geological history below. The dramatic crest of the Whin Sill (along which Hadrian built his Wall) is found in the south of the Park and the rounded Cheviot Hills in the north are iconic examples of the varied geology. Two significant land uses within the National Park are the Otterburn Military Training Area, which covers 23% of the Park area, and commercial conifer forest, occupying 20%.

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6 A Special Area of Conservation is a site of international importance for nature conservation, classified under the EU Habitats Directive. A Ramsar Site is a site designated under the European Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.
Understanding and Enjoyment

3.11 As a result of the special qualities of the area an important part of the economy of the Park is tourism. Northumberland National Park had an estimated 1.4 million visitors in 1994, around 80% of which visited Hadrian’s Wall. The National Park Authority undertook a visitor survey during July and December 2007. Although this does not give updated figures on the total number of visitors to the Park it does emphasise the 1994 survey in terms of where visitors actually go in the National Park: 43% Hadrian’s Wall Area; 41% Coquetdale (Simonside, Harbottle, Alwinton, Border Ridge); 25% Cheviot (Ingram, Linhope Spout, Wooler Common, College Valley, Harthope Valley, Yeavering Bell); and 9% North Tyne and Redesdale (Stonehaugh, Greenhaugh, Falstone, Rochester, Elsdon).

3.12 The Authority operates three Visitor Centres which hold national recognition for their high standards of service. There are many ways which visitors experience the special qualities of the National Park for example sampling local produce from one of the Farmers’ Markets, walking in the footsteps of the Romans on a National Trail, climbing the crags, cycling the byways, and joining in with the music and dancing at a local show.

3.13 The 2006 Business Needs Survey illustrated that tourism businesses are the second most common business type both within and on the fringe of the Park. Of those businesses that had diversified the services they offer; tourism was the most popular means of diversifying.

Local Communities

Housing

3.15 Within the Park there has not been significant pressure for housing development. This low demand arises from a combination of the National Park’s small population and its remote location. There are only 799 houses within the boundary. A high percentage of houses within the Park are used as second residences/holiday homes (13.89%), compared to 0.04% in the North East and 0.69% in England. There is also a high proportion of detached houses (74.84%, 15.17% in the North East and 23.69% in England), (all figures from the 2001 Census). Between 2000 and 2007 house prices in Northumberland National Park have increased by 263%, compared to 159% in England.

Local Communities

Social Wellbeing

3.14 The 2001 Census revealed that the National Park had a resident population of 1,936 people, making it the most sparsely populated local authority area in England. Northumberland National Park also has a relatively old population (67% over the age of 45) compared with the North East (60%) and England (61%).

7 The full Visitor Survey will be available on the NNPA website by summer 2008 www.northumberlandnationalpark.org.uk
Access to Services
3.16 A Local Facilities Survey was undertaken during February 2008 which assessed the services available within identified settlements within the Park. Although physical buildings providing shops and other local services are limited in numbers the Survey indicated that particularly within the Parks main settlements, residents have access to a number of services that will meet their basic daily needs without having to travel. This is particularly as a result in the growth of online and mobile shopping and health services. In addition, the gateway settlements of Rothbury, Haltwhistle, Bellingham, and Wooler provide access to a wider range of services for National Park residents.

Transport
3.17 The 2001 Census indicated that rates of car ownership within the Park are very high, with 95% of households owning at least one car, compared with regional and national averages of 64% and 73% respectively. There is also a high number of cars per household (1.59, 0.90 in the North East and 1.11 in England), due to the dispersed nature of residential dwellings and the limited availability of public transport. The Census also illustrates that a large proportion of residents of the Park either travel to work by car or van (48.31%, compared to 35.22% of Northumberland residents) or work mainly from home (37.62%, compared to 6.54% of Northumberland residents).

3.18 In March 2008 there were 12 bus routes which serviced the settlements within Northumberland National Park; these routes lead to market towns and cities, their frequency varying with the type of route and between seasons. For example National Express runs a daily service between Newcastle and Edinburgh through a small section of the National Park compared with the 714 Tyneside to Kielder bus running only on Sundays in the summer season.

Economic Wellbeing
3.19 The 2001 Census revealed that there were 1,061 people in employment; the largest employment sector (28.37%) was agriculture, hunting and forestry. There is a high level of economically active residents within the National Park, 70% of economically active residents of the National Park are in employment (full time, part time or self employed), compared with 59% for Northumberland and 61% for England. There is also a low unemployment rate of 2% compared with 4% for Northumberland and 3% for England.

3.20 The 2007 Housing Needs Survey established that there is a wide range of net household income within the National Park, with around half of households receiving less than £1,300 and over a quarter receiving more than £2,167 per month. The average income in autumn 2005 was £1,798 and £2,028 per month for the North East and England respectively.

3.21 The 2006 Business Needs Survey asked businesses within the Park to describe their business type. The majority described their businesses as farming (48%), followed by tourism (37%), and accommodation (12%). Of businesses on the fringe of the Park, the highest business type was tourism (33%), followed by farming (32%), and recreation (15%). Given the high percentages of farming and tourism sectors, any change in these areas could potentially have a significant impact on the economy of the Park. 88% of respondents (95% inside the Park, and 84% on the fringe of the Park) employ less than 10 people, illustrating that small businesses are most common within and surrounding the Park.

3.22 Protected landscapes in the North East have been found to have a high economic value. A report published in 2004 highlighted the important role tourism plays in the North East region with over £42 million being generated by tourists visiting the National Park alone. It also highlighted that Northumberland National Park attracts the most tourists staying within or on the fringes of the North East’s protected landscapes and a high percentage of day visitors from other areas of the UK.

8 Full details are set out within the State of the Park Report.
Climate Change

3.23 Climate change will present challenges that will be relevant to the National Park as much as any other part of the UK. It will have implications for agriculture and landscape, biodiversity, land use, the supply of and demand for water and energy, buildings and infrastructure and the economy, including tourism. Although it is still not fully understood what these implications will be, but it is clear that preventative action is needed to reduce greenhouse gas emissions and to adapt to the likely impacts of climate change, particularly any impacts on the special qualities of the National Park.

3.24 The production and use of energy is a key issue in terms of sustainable development and climate change. Minimising energy consumption, increasing energy efficiency and the development of renewable energy sources are basic aims of European, national and regional policy on energy. Since 2001 the Park Authority has received 24 planning applications for small scale renewable energy projects, either stand alone or as part of other development proposals, granting planning permission for 21 (1 subsequently allowed on appeal).

3.25 Possible climate change impacts on the National Park could include: increased risk of extreme weather events such as flooding and drought; changes in the growing season; variations in winter and summer temperatures and the patterns of rainfall, affecting agriculture, forestry, tourism and leisure; and alterations in the habitats that are suitable for plants and animals, with some areas becoming less suitable for existing species, and the possibility that new species will move in as conditions change.

3.26 Climate change therefore has the potential to have a significant impact on the special qualities of the National Park. The National Park Authority has recently signed the Nottingham Declaration9 and is currently developing a Climate Change Action Plan to set out how, through its work, it will respond to it. The Government recognises that National Park Authorities have a significant role to play in taking on climate change, for example working with farmers and land owners to maintain healthy peat landscapes and soils – peat locks up huge reserves of carbon. Preventing their drying out and subsequent degradation avoids this carbon being released to the atmosphere and adding to climate change. In addition, forestry makes a significant contribution to carbon storage and a contribution towards meeting renewable energy targets through the production of biomass.

3.27 The LDF will be a vital part of this response, by seeking to: change attitudes and behaviours to energy use; reduce energy and water consumption and waste production; generate energy from renewable resources; and adopt sustainable construction techniques. The LDF also needs to establish the basis for the adaptation to climate change impacts; this may include maintaining and establishing habitat networks, avoiding fragmentation and isolation of biodiversity features, changes in development layout, and building design.

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9 When Local Authorities sign the Nottingham Declaration on climate change they pledge to actively tackle climate change in their area and to work with others to reduce emissions country-wide.

Northumberland National Park in 2024

This section sets out the spatial planning vision for the Northumberland National Park in 2024; this complements the overarching vision for the Park which is set out in the National Park Management Plan.

The special qualities of Northumberland National Park will be protected in their own right. All development will make a contribution to protecting, sustaining, and enhancing the special qualities of the Park for the benefit of present and future generations, whilst meeting the social and economic needs of the people who live in the Park by:

- being sensitively located and designed so as to make best use of, and support existing services and facilities and reduce the impact of development on the open countryside;
- incorporating mitigation and compensation measures to minimise environmental harm and reduce the effects on climate change by:
  - minimising the consumption of energy and natural resources to contribute to emissions reductions and improved energy efficiency;
  - maximising the use of renewable energy;
  - maintaining habitat networks and avoiding fragmentation and isolation of biodiversity features;
  - reducing the need to travel by developing innovative and viable alternatives to the private car; and
  - minimising the production of waste.

The economy of the Park will be prosperous and diverse, and whilst founded on the special qualities of the Park will also help to protect and enhance them:

- The agricultural sector will be used as a base from which diversified land use and other enterprise can develop;
- Pressure for tourism and recreation development particularly in the southern parts of the Park whilst founded on, will protect, and enhance the special qualities of the Park. Visitors will be able to experience the special qualities of the Park using public transport; and
- Aiming to achieve a balance between the need for major development, military training activities, the harnessing of natural resources and the conservation and enhancement of the special qualities of the National Park.

The Park will have thriving, sustainable communities, who feel empowered and are actively involved in decision making. Groups of communities will feel empowered to appraise their own surroundings and decide what they value and how it should be protected and enhanced.

It is recognised within the policies and plans of the County and District Councils that the Gateway Settlements of Wooler, Rothbury, Haltwhistle, and Bellingham continue to provide key community services and facilities to the residents of the National Park.

There will be opportunities for greater understanding and enjoyment of the special qualities of the National Park by the public through rights of way and open access, and there will be facilities available for sustainable outdoor sport and recreation and other informal recreational activities.
5. Core Strategy Spatial Objectives

Spatial Objectives

5.1 The spatial objectives take into account those objectives within the National Park Management Plan; Corporate Plan; Community Strategies covering the Park;10 Regional Spatial Strategy; and wider regional Sustainable Development Objectives set out in the Integrated Regional Framework.17 Appendix 3 illustrates how the spatial objectives will be implemented via Core Strategy Policies.

- **Sustainable land use** – encouraging people who live and work in the National Park to make a good living from the land: whilst protecting and enhancing the distinctive landscape character; mitigating against, and adapting to the impacts of climate change; and protecting and enhancing sustainable transport and accessibility;
- **A landscape rich in biodiversity and geodiversity** – protecting and enhancing the whole range of distinctive habitats and the species they support, across the National Park;
- **A rich cultural heritage** – conserving, enhancing and celebrating the historical legacy of the National Park and developing it as a part of contemporary culture;
- **A true sense of tranquillity** – the peace and quiet which are increasingly rare and precious in the rest of the country;
- **Opportunities for all to understand, enjoy and contribute to the special qualities** – for the benefit of visitors, residents and businesses; well-informed, enthusiastic people will help support all our other aims;
- **A thriving community and economy** – for the benefit of residents and visitors, and to underpin all our other aims.

Appendix 2 illustrates the linkages between the Community Strategy Objectives and the Core Strategy Spatial Objectives.
6. Overall Spatial Development Strategy

6.1 This section sets out the policy approach to the strategic, overarching policies that will guide development and the wider spatial planning of the National Park.

Key Diagram
Compiled by Northumberland National Park Authority 13 May 2008

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Delivering Sustainable Development

6.2 A fundamental aim of the Core Strategy is to ensure that development within the National Park is sustainable. Sustainable development is a core principle underpinning all spatial planning. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, now and in the future. A widely-used and accepted definition of sustainable development is: “development which meets the needs of the present without compromising the ability of future generations to meet their own needs.” This broad principle should form the basis for individual decisions which people take regularly about where to live and work, where to travel, how to dispose of waste, and how to use energy and other natural resources efficiently.

6.3 The Government defines five principles to achieve sustainable development:
- Living within environmental limits;
- Achieving a sustainable economy;
- Promoting good governance;
- Using sound science responsibly; and
- Ensuring a strong, healthy, and just society.

6.4 In addition to these five principles, four priority areas were identified for immediate action:
- Sustainable consumption and production - achieving more with less;
- Climate change and energy - changing the generation and use of energy;
- Natural resource protection and environmental enhancement - developing understanding of environmental limits, environmental enhancement, and recovery; and
- Sustainable communities - embedding the principles of sustainable development at the local level through engagement, empowerment, and partnership.

Within the framework of the above definition, sustainable development in Northumberland National Park is defined as: “Development which conserves and enhances the special qualities of the Park; promotes opportunities for the understanding and enjoyment of the special qualities by the public; and fosters the social and economic well-being of local communities.”

6.5 Sustainable development will not only underpin the policies and proposals in the LDF but will also form the basis of individual decisions on planning applications. The sustainability appraisal highlighted that the requirement for a Sustainability Statement to accompany planning applications will ensure that the main principles of sustainable development are fully considered in all proposals. Additional guidance on preparing Sustainability Statements will be provided as part of the planning application process. The guidance will specify the extent of the detailed information required, which will be proportionate to the scale of the proposal involved.

Policy 1 Delivering Sustainable Development

In order to deliver sustainable development all development proposals will be required to be accompanied by a Sustainability Statement which will demonstrate the extent to which the development:

a. Conserves and enhances the special qualities of the National Park;
b. Makes efficient use of land, materials, and infrastructure;
c. Provides opportunities for all to understand and enjoy the special qualities of the National Park;
d. Promotes the local communities economic and social well being and their ability to access services;
e. Reduces the causes and impacts of climate change, particularly by maximising renewable energy generation and energy efficiency in buildings;
f. Demonstrates high quality design and sustainable construction;
g. Promotes accessibility via public transport, cycling, or walking;
h. Conserves scarce resources;
i. Conserves water resources, air, and soils;
j. Reduces the amount of waste produced and increases the amount recycled; and
k. Prevents inappropriate development in areas which are at risk of flooding or which contribute to the risk of flooding.
Climate Change

6.6 Climate change is a significant issue affecting global society in the 21st Century. Although climate change can occur for a variety of reasons, scientific evidence indicates very strongly that recent change can be attributed to the influence of human activities, particularly global warming caused by greenhouse gas emissions. Nationally, the Government has agreed to legally binding targets to reduce greenhouse gas emissions, seeking to minimise energy use and move towards a higher proportion of energy generated from renewable resources.

6.7 It is difficult to predict how the climate will change because of many uncertainties, although changes to weather patterns and a rise in sea level are amongst the potentially significant effects. In the North East the Climate Change Adaptation Study aims to assess the likely climate impacts across the region to 2050, and will make general recommendations to Local Authorities on the way forward. Climate change will present challenges that will be relevant to the National Park as much as any other part of the UK. It could have implications for agriculture and landscape, biodiversity, the supply of and demand for water and energy, buildings, the historic environment and infrastructure and the economy, including tourism. It is therefore essential that through the work of the National Park Authority mitigation and adaptation to climate change effects are promoted.

6.8 The sustainability appraisal assessed different options to ensure climate change impacts are fully assessed in the LDF. The preferred approach was assessed to offer the best overall benefits in terms of sustainability. However, the appraisal highlighted the need for renewable energy technologies to be appropriately sited and designed to ensure they do not have a detrimental impact on the special qualities of the Park.

Policy 2 Climate Change

In order to contribute to mitigating climate change and assisting adaptation to the impacts of climate change the National Park Authority will:

Facilitate the achievement of regional targets to reduce greenhouse gas emissions by supporting proposals which:

a. Focus development in the most sustainable locations within the National Park;
b. Minimise the need to travel especially by private car;
c. Include opportunities for home working;
d. Promote walking, cycling, and the use of public transport;
e. Increase small scale renewable energy generation;
f. Minimise energy and water use and waste generation; and

g. Attain the highest environmental standards.

h. Promoting and enhancing the conservation of peat as a carbon store within the National Park.

Support proposals which allow for the successful adaptation to the impacts of climate change by:

h. Locating new development in areas at least risk from flooding and using sustainable drainage systems to control the effect of surface water run-off;
i. Enabling wildlife and habitats to adapt to climate change; and

j. Maximising positive opportunities resulting from climate change.

Photo: View from Hadrian’s Wall
General Development Principles

6.9 New development can contribute positively to the special qualities of the Park. There are certain broad requirements which all development should meet if it is to be acceptable in the National Park. Proposals must be acceptable in terms of their: impact on the landscape, natural environment, and cultural heritage; quality of design; sustainable use of resources; amenity; highway safety; and infrastructure. The sustainability appraisal highlighted that this policy approach performed well against a range of sustainability objectives and that it sets an important context for the topic specific policies.

6.10 Further guidance on sustainable design and construction is set out within the Authority’s Building Design Guide Supplementary Planning Document. The Design Guide highlights that the National Park Authority does not simply want to replicate the past and stifle innovation in new design. Support will be given to proposals of a more contemporary design where they promote and reinforce local distinctiveness and historic character. A Design and Access Statement must accompany most planning applications in the National Park; this should demonstrate how the principles of good design have been incorporated into the development and how it will be accessed by all users.

6.11 A Landscape Character Assessment of the National Park was undertaken in 2007[xxi]. The impact of development proposals on the landscape character of the Park will be assessed when determining planning applications. Further guidance will be provided in a Landscape Strategy.

6.12 In order to protect and enhance the special qualities and deliver sustainable development all applicants will be required to develop proposals which meet the principles set out in Policy 3.

Policy 3 General Development Principles

All new development, activities, and uses of land within Northumberland National Park must uphold and promote the principles of sustainable development; new development will be permitted when:

a. The special qualities of the National Park will be conserved or enhanced;
b. The proposal demonstrates high quality sustainable design and construction, which protects and enhances local character and distinctiveness through careful integration with the existing built form. This includes but is not restricted to ensuring:
   - materials are appropriate to the site and its setting;
   - residential extensions are subservient to the main building and do not substantially increase its size;
   - development is sympathetic to existing buildings in terms of scale, height, massing, siting, form, materials and colour; and
   - the protection of open space which contributes to the amenity, character, and setting of a settlement;
c. The proposal supports the wellbeing of local communities by ensuring:
   - amenity is not adversely affected in terms of visual impact, pollution, noise and waste;
   - the development will not have any detrimental effects on highway safety or the rights of way network;
   - the creation of a safe and secure environment;
   - the provision of appropriate community facilities to meet the needs of the development; and
   - that appropriate services and infrastructure are capable of being provided without compromising the quality of the landscape.
Major Development

Defining Major Development

6.13 Northumberland National Park is in a unique situation in that there has not been significant pressure for development. This low demand arises from a combination of the National Park’s small population and its remote location. In 2007/08 the National Park Authority determined only 66 planning applications (including 8 applications which were withdrawn). The majority of these were for extensions to existing buildings, conversion of buildings to tourist accommodation or residential dwellings and new agricultural buildings. Since 1996 only 7 new build dwellings and 22 conversions to dwellings have been completed within the National Park. As a result, development that may be considered minor within other parts of the region or even the country may potentially have a major impact on the special qualities of the Park.

6.14 In light of these individual characteristics, the National Park Authority took the decision to define what constitutes major development within Northumberland National Park. Unlike the regional definition of major development, major development within Northumberland National Park is not defined in terms of its size; it is assessed in terms of its impact on the special qualities of the National Park. Such development could however include: power stations, large scale renewable energy development, new transmission lines, large scale tourism and leisure schemes, oil and gas pipelines, waste management and mineral operations, sewage and water treatment works, road schemes and large scale developments on the Otterburn Training Area. This option was highlighted in the Sustainability Appraisal as being particularly beneficial in terms of protection of the special qualities of the Park.

Definition of Major Development

Within Northumberland National Park development is classed as major when its characteristics and specific impacts are likely to have a significant impact on the special qualities of the National Park.

11 Information from District Building Control Officers
12 Major development outside Northumberland National Park is defined in Draft RSS
Major Development within the National Park

6.15 National policy within Planning Policy Statement 7xxii and Circular 12/96 set out tests that apply for major development in National Parks. It clearly states that major development should not take place in National Parks except in exceptional circumstances. Certain categories of development will also require an Environmental Impact Assessment.

6.16 National and regional planning policy provides the framework for the assessment of major development proposals within the Park. However it is considered that additional criteria are required to assess the impact of any major development on the special qualities of the Park. The Sustainability Appraisal concluded that the identified criteria should help to balance the social and economic needs of communities with environmental needs.

Policy 4 Major Development within the National Park

Major development will only take place in exceptional circumstances where proven to be in the public interest. The applicant will be required to demonstrate:

a. The need for the development, including any national considerations, and the impact of permitting it, or refusing it, upon the local economy and local communities;

b. The cost of, and scope for, developing elsewhere outside the area or, meeting the need for it in some other way;

c. Any detrimental effects on: the special qualities of the National Park; the ability for the public to understand and enjoy the special qualities; the setting of historic assets; natural resources; and the transport network and the extent to which these could be mitigated;

d. Any positive effects on: the special qualities of the National Park; the ability for the public to understand and enjoy the special qualities; natural resources; and the transport network;

e. The cumulative impact of the development when viewed with other proposals;

f. The extent to which the proposal is designed and sited to respect the character of the landscape; and where appropriate, the settlement in which it lies; and

g. The scope for adequate restoration of the land once the use has ceased.
General Location of New Development

6.17 The National Park Management Plan clearly establishes that the survival of viable communities is a vital component of the living landscape of the Park. If this is to be realised, some additional employment and housing development will be required within the Park to meet local needs. The policies within the Core Strategy also reflect and strengthen the important role of the gateway settlements in supporting the needs of the National Park communities.

6.18 National and regional planning policy seeks to accommodate the majority of new development in or near to local service centres where employment, housing, services, and other facilities can be provided close together. As a result of engagement with local communities through the preparation of the Core Strategy, it became clear that the definition of ‘access to services’ varied greatly. Although within the National Park, actual physical buildings containing shops and other community facilities may be limited, particularly as a result in the growth of online services, communities actually have access to a wide range of services.

6.19 A Local Facilities Survey was undertaken during February 2008, this assessed the services available to people living within the National Park settlements. The survey identified that a number of the settlements within the Park serve the local rural communities by providing a basic level of services and facilities that reduce the need to travel to the gateway towns. The results of the survey have allowed the Authority to identify the settlements that should be the focus of development as they have access to the widest range of services. The survey also highlights which key services need to be retained and also identified settlements where services need to be improved.

6.20 Although the majority of new development will occur within these settlements, this should not preclude new development taking place outside these settlements where restricting development would conflict with the statutory purposes. For example, it may not be possible for a proposed development which conserves or enhances the special qualities, or which allows opportunities for the public to understand and enjoy the special qualities to be developed within one of the identified settlements. There may also be a need for new buildings in the open countryside for example for agricultural purposes, if a property was destroyed by fire, if there was an application to demolish and rebuild a property with a poor external appearance or for utilities and infrastructure development.

6.21 The Sustainability Appraisal identified a number of social and economic benefits from this policy approach. The identification of communities able to sustain new development will simplify the process of site identification and help identify suitable locations for affordable housing. Potentially positive impacts were also identified in terms of local job creation, encouraging development within settlements will help provide local jobs and improve access to jobs in the Park. The policy approach also performed well in terms of environmental impact. It will help to protect the special qualities of the Park as it will ensure the majority of development is focused in areas which have already undergone a broad assessment of suitability and will help maintain services in these areas.

注: The National Park Local Facilities Survey is updated annually and the findings are reported in the State of the National Park Report.
The **Local Centres** of Alwinton, Elsdon, Falstone, Greenhaugh, Harbottle, Holystone, Lanehead and Stannersburn will be the focus for new local needs development within the National Park.

Development will take place within the **Smaller Villages** and hamlets of Charlton, Ingram, Kirknewton, Rochester, and Stonehaugh where it contributes to the provision or protection of village services.

In the **Open Countryside** development will be limited to the reuse of existing buildings. New buildings will only be permitted where it can be demonstrated that:

a. The development cannot take place in an identified Local Centre, Smaller Village, or through the reuse of an existing building; and
   i. it will conserve or enhance the special qualities of the National Park; and
   ii. it will provide opportunities for the public to understand and enjoy the special qualities, whilst not negatively impacting on them; or

b. It is replacing an existing building and the new building is not materially larger than the building it replaces. If the building is to be rebuilt for residential use then evidence will be required to demonstrate that residential use was the lawful use of the building immediately prior to its demolition.
The Sequential Approach

6.22 National and regional policies advocate a sequential approach to the identification of sites for development. This recognises the need to make the best use of land and to optimise the development of previously developed land and buildings in sustainable locations. Policy 6 sets out a sequential approach which will be followed when considering development proposals unless they are specifically covered by other policies, particularly those linked to the need to ensure the delivery of the National Park statutory purposes. In accordance with national planning policy set out in PPS9 the development of previously developed land should recognise the need to retain or incorporate any biodiversity or geological conservation interests. For the purpose of this policy the definition of previously developed land includes buildings previously used for agricultural purposes.

Conversion of Buildings outside Settlements

6.23 Policy 5 identifies the settlements that are most able to absorb new development; within these settlements conversion of buildings to employment, housing, or tourism uses will be supported. The policy approach seeks to maximise opportunities for employment and tourism within the Park, whilst recognising that the need for affordable housing is vital for local communities. Therefore outside settlements conversion to open market local needs residential development will only be permitted where the applicant has demonstrated that the building cannot be used for employment and there is no local need for affordable housing. In such circumstances the application must be supported by evidence that there is no need for affordable housing, that the property has been advertised locally and regionally on the open market at least 3 times over a 9 month period, at roughly equal intervals over that time, at a realistic price which reflects its value as an employment enterprise and that no reasonable offer has been refused.

6.24 For all conversions outside settlements, the building must be considered to be 'capable of conversion' without substantial rebuilding, extension or alteration. In each case the onus is on the developer to demonstrate that a development proposal constitutes a conversion as opposed to a rebuild. The impact of any additional infrastructure will be assessed in accordance with the criteria set out in Policy 28.

6.25 The National Park Authority is keen to encourage innovative and flexible proposals which combine living and working where the residential use is ancillary to the employment generating uses. In such cases conditions will be imposed to ensure that any open market residential use is tied to the employment generating element of the development.

6.26 The Sustainability Appraisal undertaken at the Issues and Options stage looked at alternative approaches but these were considered to be limiting in delivering on a range of sustainability objectives. The appraisal identifies positive opportunities in terms of creating and maintaining employment, supporting farm businesses and supporting tourism initiatives.

Policy 6 The Sequential Approach

In order to meet the development needs of the settlements identified in Policy 6 sites will be prioritised in the following order:
1. Previously developed land and buildings within the identified settlements;
2. Other suitable sites within the identified settlements;
3. Previously developed land and buildings adjacent to the built up area of the identified settlements;
4. Other suitable sites adjacent to the built up area of the identified settlements.

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14 Tourism use does not include second homes

15 Further guidance on identifying local need is provided in paragraphs 7.12-7.14
Policy 7  Conversion of Buildings outside Settlements

The change of use of existing buildings outside identified settlements to employment use (including tourism) will be supported where:

a. The building is capable of conversion;

b. The building contributes to the special qualities of the National Park; and

c. The building is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions which would detract from its character and appearance and that of the wider landscape.

Change of use of existing buildings outside settlements to affordable housing will be permitted where a proven need exists. Housing provided in pursuit of this policy must be available to people in local housing need at an affordable cost for the life of the property.

Change of use to new open market local needs residential development will only be permitted where the applicant has demonstrated that the building cannot be developed for an employment or tourism use and where it meets the criteria above.
7. Thriving Communities

In order for the National Park Authority to achieve our purposes we need thriving communities, living and working in and around the National Park, influencing the action we take together and practically involved in what we do. This section sets out the preferred approach to enable the creation and maintenance of thriving and sustainable communities within the National Park.

The Government defines sustainable communities as those which meet the diverse needs of existing and future residents and other users; contribute to a high quality of life; and offer opportunity for advancement. They achieve this in ways which make effective use of natural resources, protect and enhance the environment, promote social cohesion, and strengthen the economy. Policy 24 of Draft RSS sets out criteria to assess the contribution LDFs and planning applications make to the delivery of sustainable communities.

In order to develop and protect sustainable communities within the Park it is essential that we shape our planning policies in line with the Community Strategies of the districts of Alnwick, Berwick upon Tweed, and Tynedale, and that of Northumberland County. These strategies have been developed by the communities of these districts and set out their aims to promote the social, economic, and environmental well being of their area.

Key characteristics of a sustainable Northumberland National Park community:

- active, inclusive and safe: tolerant and cohesive, with a strong local culture and other shared community activities;
- well run: with effective and inclusive participation, representation and leadership;
- environmentally sensitive: providing places for people to live that are considerate of the environment;
- well designed and built: locally distinctive, featuring quality built, historic and natural environment;
- well connected: with access to jobs, schools, health and other services;
- thriving: with a diverse local economy;
- well served: with access to public, private, community and voluntary services that are appropriate for people’s needs and accessible to all; and
- fair for everyone: including those in other communities, now and in the future.
Community Facilities

7.4 The Local Facilities Survey illustrated that the number of actual physical buildings containing shops and other community facilities within the National Park is very limited. Only the larger settlements support physical community facilities such as a village shop, post office, health services, public house, village hall, school, sport and recreation facilities, or a church. The smaller villages may have one or two of these facilities. There are only two schools within the Park, both of which are First Schools, at Greenhaugh and Harbottle, although each settlement is accessed by school bus services.

7.5 Communities adjoining the National Park provide critical functions such as employment, health care, and education. However, the Park’s communities are increasingly accessing their services via the internet and most areas are well served by mobile shops and health services.

7.6 As a result of the importance of community facilities it is very important to encourage their provision and to resist their loss in order to maintain both thriving communities within the Park and to provide facilities to visitors. Where it is proposed that an existing facility will be lost the applicant will be required to demonstrate that the facility is not demonstrably important to the local community\(^\text{16}\) and that an appropriate alternative provision exists. The policy approach scored very highly in the Sustainability Appraisal in terms of fostering the economic and social well being of local communities and helping to ensure local developments are accessible.

Policy 8 Community Facilities

In order to encourage and support the provision and maintenance of community facilities to serve the needs of the Park’s population the National Park Authority will:

a. Support the creation of new and the extension of existing community facilities where they are located within or adjacent to an identified settlement; and

b. Safeguard existing facilities which are demonstrably important within a community

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\(^\text{16}\) The importance of the facility could be demonstrated through a local survey
Housing

7.7 National, regional, and local policy all identify that the provision of rural housing, particularly affordable rural housing, is a significant issue for planning policies to address. National and regional policy requires that housing in rural areas should contribute to the creation and maintenance of sustainable rural communities and that it should be provided in locations which offer a range of community facilities, with good access to jobs, key services, and infrastructure.

Housing Supply

7.8 As only 29 housing units have been completed since 1996 it is considered that the LDF should not define the number of houses to be built each year. This issue was debated at the Northumberland County and National Park Joint Structure Plan Examination in Public in 2004, where it was recommended that due to the limited amount of housing development there was no requirement for a separate housing allocation, the Draft RSS also follows this approach. The Core Strategy should however give an indication as to the broad locations where development will take place, and set out a framework to monitor the level and location of new housing.

7.9 The broad locations for new housing will be governed by the criteria set out in policy 10 and the monitoring framework has been developed as a result of the identified local housing need. This policy approach was supported in the Sustainability Appraisal which highlighted the requirement for the LDF to provide for the needs of the Park’s communities in ways that do not threaten the special qualities of the Park.

7.10 Both national and regional policy seek to make efficient use of land, setting out that new housing developments should be at a minimum of 30 dwellings per hectare. However, as the majority of new housing within the Park is for single dwellings it is not considered appropriate to include a minimum housing density figure. As a result of the need to protect and enhance the special qualities of the National Park, the density of new housing development should be in keeping with the character of the settlement. In order to monitor the effectiveness of the sequential approach, set out in Policy 6, the National Park Authority has set targets for development on Previously Developed Land. These are included within the Implementation and Monitoring section.

7.11 Therefore, as a result of the unique circumstances of Northumberland National Park the LDF will not: include a housing allocation; identify specific sites for new housing development; or include minimum housing density requirements.

Policy 9 Managing Housing Supply

Housing development will be directed to the most sustainable settlements.
New Housing Development

7.12 While it is essential to assist in the provision of housing to meet local needs, there is only limited scope for residential development within the Park if its special qualities are to be conserved and enhanced. Environmentally acceptable development sites are a finite resource; where such sites exist they should be targeted to meet local needs. The policy approach is therefore to restrict new residential development, including conversions, to that which is required for people meeting the local need criteria. The definition of local need includes the ability for a non National Park resident, who is proposing to set up a viable business\(^\text{17}\) which will clearly conserve or enhance the special qualities of the National Park; or allow opportunities for the public to understand and enjoy the special qualities and it is essential for them to live within the National Park to build a new residential unit or occupy a property with a local use restriction within the Park. This policy approach will help the Authority fulfill its statutory duty to foster the social and economic well-being of local communities whilst pursuing the first National Park purpose.

7.13 The Sustainability Appraisal highlighted that the emphasis on local need and long term occupancy conditions for new housing should ensure that these remain available to local people at a lower price. However, the appraisal also expressed some concern that with limited housing availability this may be offset by creating a premium for ‘unencumbered’ properties.

**Definition of Local Need:**

i. Existing residents of the National Park establishing a separate household; or

ii. People who do not live in the National Park but have a current and long standing link to the local community including a previous period of residence; or

iii. People who are in, or are taking up full-time permanent employment in an already established business within the National Park (or in another part of a parish split by the National Park boundary); or

iv. Households currently living permanently in a dwelling which is either shared but not self contained, overcrowded, or is otherwise unsatisfactory by environmental health standards and which is within the National Park (or in another part of a parish split by the National Park boundary); or

v. People who have to leave tied accommodation within the National Park (or in another part of a parish split by the National Park boundary); or

vi. People who do not live in the National Park but propose to locate viable business within the National Park which will: clearly conserve or enhance the special qualities of the National Park; or allow opportunities for the public to understand and enjoy the special qualities. The applicant must demonstrate a need to live within the National Park.

Categories set out in criteria i, ii, iv, and v, will apply only to people who have resided permanently in the National Park for 3 years.

\(^{17}\) Guidance on assessing business viability is set out in Annex A of Planning Policy Statement 7
7.14 The principle of new housing development being located in sustainable villages is set out in Policy 5. The assessment of the sustainability of the settlement was clearly linked to the ability to access services. It is important to direct new housing to those villages with adequate services to meet day to day needs. New housing can also help to ensure that those services remain viable in the longer term. The Facilities Survey indicated that the settlements that currently have adequate services are: Alwinton, Elsdon, Falstone, Greenhaugh, Harbottle, Holystone, Lanehead and Stannersburn. It is however recognised that service provision could change over the plan period therefore new housing should only be located in settlements with adequate services.

**Policy 10  New Housing Development**

All new residential development will be restricted in perpetuity to that required for people meeting the local need criteria. Occupation will be restricted to prevent their subsequent sale to those without a local need. They will not be available as second or holiday homes.

New housing will only be allowed in settlements with adequate services. A settlement will be regarded as having adequate services if, within it there is at least:

a. Access to, or daily delivery from a shop selling food to meet basic daily needs;

b. Access to a school, either located within the settlement or accessible via a school bus service;

c. Public transport connection to a larger settlement with a wider range of services; and

d. Either a village hall/community centre or a public house.

**Affordable Housing**

7.15 Average house prices in the National Park have risen significantly over the past few years, in 2000 average house prices were £88,000, this increased to £231,833 in 2007. The National Park Housing Needs Survey identified that the housing stock profile within the Park is imbalanced, with limited opportunities for owner occupation due to rises in house prices, dependence on private renting and limited social rented opportunities. It also reinforced the perception that affordability is an issue with first time buyers and underlined the fact that the housing stock is weighed heavily towards detached homes. The 2001 census illustrated that 14% of dwellings within the Park were holiday/second homes, which is considered to increase the affordability problems.

7.16 The Regional Housing Strategy and the Draft RSS indicate that access to affordable housing is most problematic in the districts of Alnwick, Berwick upon Tweed, Castle Morpeth and Tynedale. Given the scale of housing development within the Park it is probable that developments of affordable housing are likely to take place in the gateway settlements outside the National Park where they can be more easily accommodated and serviced. This does not however prohibit development of affordable housing within the Park, particularly through innovative methods, such as Community Land Trusts, linking the development with other schemes in the gateway settlements or to those within the Park’s villages that are already managed by social landlords.

7.17 Policy 10 establishes that all new housing developments will only be to meet local needs, although local needs housing is cheaper than open market housing, it will not necessarily be affordable to those on the lowest incomes. Therefore there is a need for a policy to support the delivery of affordable housing. The National Park Authority will review Policy 11 within 5 years to assess whether it has been effective in delivering the required level of affordable housing, as indicated by the Housing Needs Survey.

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18 Affordable Housing is that which is provided at a cost considered affordable in relation to average incomes or the price of general market housing. It falls into two types: “social housing” - where rent levels are set in line with the Government’s rent influencing regime; and “intermediate housing” - a mix of low cost home ownership products (for example shared ownership) and other reduced cost rental products primarily in the form of key worker housing.
7.18 The most appropriate locations for affordable housing within the Park will be within those settlements identified in Policy 5. Policy 7 establishes that where a local need exists traditional rural buildings outside settlements have the potential to be converted to affordable housing. It may also be appropriate to provide affordable housing through a minor expansion to the settlement again, where a genuine local need has been demonstrated and occupancy restrictions would be in place. In addition to new build properties, multiple large extensions to existing dwellings have the potential to remove many once affordable small homes from the market. Therefore Policy 3, General Development Principles seeks to control the size of residential extensions. The Sustainability Appraisal undertaken at the Issues and Options stage looked at alternative approaches but these were assessed to be less effective than that proposed given the unique circumstances of the National Park.

Transport and Accessibility

7.19 It is recognised at both the national and regional levels that within remote rural areas the private car has, and will continue to have an important role to play in rural transport. The 2001 census illustrated that within the National Park 95% of households owned at least one car, with the regional average at 64%. This is due to the dispersed nature of residential dwellings and the limited availability of public transport.

7.20 Although car ownership figures are very high, there is a need for the development of innovative integrated rural public transport to ensure access to services, healthcare and employment for residents, and to support the development of tourism. The Northumberland Local Transport Plan recognises that travel by means other than the private car can be difficult within remote rural areas but for peak hour travel to school and to work, part of the journey, if not all, could be carried out more sustainably. Additionally, the Local Transport Plan seeks to create more opportunities for visitors to travel by sustainable means throughout the County such as the Hadrian’s Wall Bus. This means improving rail and bus services to the area, improving local public transport provision, and facilities for cyclists and pedestrians. All of these measures are designed to reduce the detrimental effects of traffic on the environment so that the high quality of the natural landscape can be retained.

7.21 In February 2008 there were 17 public bus routes which serviced Northumberland National Park, which vary in frequency. The routes lead to market towns and cities and the type of route can vary with the seasons. Within and running through the Park are a number of way marked long distance cycling routes that integrate with smaller circular leisure routes that have been developed in partnership between the Authority and various community groups. The long distance routes include the Pennine Cycleway, which meanders in and out of the National Park from Haltwhistle through to Berwick-upon-Tweed, the Reivers Cycle Route, which runs east to west, and the Hadrian’s Cycleway, which runs alongside Hadrian’s Wall in the south of the National Park.
7.22 Shorter leisure routes have been developed to take in local facilities and services as well as attractions and sites, thereby spreading economic benefit to rural communities. These include Wark Forest Cycling Routes, Hadrian’s Cycleway Leisure Routes series, Mid-Tyne Cycling Routes, North Tyne Cycling Routes and a number of off-road routes developed around Rothbury and Coquetdale.

7.23 Around 1,100 kilometres of rights of way provide the focus for accessing the National Park. Furthermore, the National Park Authority has negotiated around 50 kilometres of permissive access, and the vast majority of open moorland, as well as Forestry Commission woodland is now Open Access land and can be explored on foot. Since May 2005, large areas of the National Park are accessible to the public as a result of the Countryside and Rights of Way Act 2000. This means that you can now walk freely on designated ‘Access Land’ without having to stay on rights of way; 72% of the National Park area has been designated as Access Land.

7.24 Public rights of way offer opportunities for people to partake in active recreation pursuits; they also offer a resource for several formal sports events such as horse riding and running competitions. As a result, rights of way can also contribute to the local economy. Users of rights of way often require small scale facilities to assist them and make their journey more pleasurable, this could include drinking troughs for horses or benches and signage to assist walkers. There is also an increasing trend for public art to be situated on or adjacent to rights of way.

7.25 The Sustainability Appraisal highlighted that the policy approach recognises the particular circumstances found in the National Park. Whilst recognising that there may be problems associated with improved provision for car users, the policy also provides strong support for other forms of transport and is therefore assessed as strongly beneficial in supporting tourism, enjoyment of the countryside and addressing overall transport impacts.

Policy 12 Transport and Accessibility

In order to maximise accessibility and minimise environmental impact of traffic when assessing planning applications the National Park Authority will seek to:

a. Protect existing Public Rights of Way, National Trails, open access land and other access routes for use by pedestrians, cyclists and equestrians;

b. Encourage the creation of new access routes particularly when they create links between existing routes and local services;

c. Encourage small scale developments and facilities that contribute to the use of the right of way network being more enjoyable;

d. Minimise the overall need for journeys, whilst seeking to maximise the proportion of journeys made by: public transport, bicycle, and walking; and

e. Ensure that the transport and accessibility needs of the whole community and visitors are taken fully into account when planning new development.
Provision for Gypsies and Travellers

7.26 The Government is affording high priority to the provision of accommodation for gypsies and travellers, and national guidance requires Core Strategies to set out criteria for the location of gypsy and traveller sites which will be used to guide the allocation of sites. As new sites should be accessible to existing services and community facilities and given the limited number of services and community facilities within the National Park, it is considered that suitable sites are likely to be near the gateway towns rather than in the National Park.

7.27 National guidance recognises that within National Parks, as with any other form of development, planning permission for gypsy and traveller sites should only be granted where it can be demonstrated that the objectives of the designation will not be compromised by the development.

Policy 13 Provision for Gypsies and Travellers

Proposals for the provision of permanent accommodation to meet the needs of gypsy and travelling communities will be supported where they meet an established need identified by the Gypsy and Traveller Accommodation Assessments carried out by Alnwick, Berwick upon Tweed and Tynedale Councils and the allocation specified by the Regional Planning Body. Planning permission will only be granted where it can be demonstrated that there are no negative impacts on the special qualities of the National Park.

19 This function will be transferred to the new Northumberland Unitary Authority.
8. A Sustainable Local Economy based on the Special Qualities

8.1 This section sets out the policy approach to enable the creation and maintenance a sustainable local economy based on the special qualities of the National Park.

A Sustainable Local Economy

8.2 Farming, forestry, and tourism dominate the economy of the National Park. The 2001 Census revealed that there were 1,061 residents of the National Park in employment; the largest employment sector (28.37%) was agriculture, hunting, and forestry. The 2006 Business Needs Survey, asked businesses within the Park to describe their business type. The majority described their businesses as farming (48%), followed by tourism (37%), and accommodation (12%). Of businesses on the fringe of the Park, the highest business type was tourism (33%), followed by farming (32%), and recreation (15%). 88% of respondents (95% inside the Park, and 84% on the fringe of the Park) employ less than 10 people illustrating that small businesses are the most common type within and surrounding the Park.

8.3 The Census illustrated that a large proportion of the Park’s residents work mainly from home (37.94%, compared to 7.68% in the North East and 9.16% in England), this was confirmed by the Housing Needs Survey with 30% of respondents stating they regularly working from home. The Housing Needs Survey highlighted farming as the most common occupation (16.10%), followed by retired (4.79%), students (4.79%) and teachers (4.45%).

8.4 There is a low rate of unemployment within the Park at 2%, compared to the National Park rate of 2.5%, 70% of economically active residents of the National Park are in employment (full time, part time or self employed), compared with 59% for Northumberland and 61% for England.

8.5 The National Park Authority has a duty to foster the economic and social well being of local communities, therefore it is essential that planning policies provide support for existing businesses and provide opportunities for new economic development, particularly where they relate to the special qualities of the National Park.

8.6 The principles for the general location of new development are set out in Policy 5. This encourages the development and reuse of buildings within identified settlements for employment uses, but also recognises that proposals for the conversion of buildings, and new build for employment uses outside identified settlements may also be acceptable. There are many different forms that new employment development can take: new build, as part of farm diversification, home working, and the replacement and reuse of existing buildings. With telecommunications and IT infrastructure improving and expanding rapidly, the viability of working in remote rural locations is increasing.

8.7 The policy approach is a combination of all of the options considered at the Issues and Options stage, none of which was assessed through the Sustainability Appraisal process as having negative impacts on the sustainability objectives. The policy approach was assessed as having a strongly positive approach on fostering economic well being and creating local jobs, and was considered to contribute positively to a number of the other objectives.

Policy 14 A Sustainable Local Economy

In order to create and retain a sustainable local economy the National Park Authority will support proposals which enable:

a. The creation of new businesses and the expansion of existing businesses which relate to the special qualities of the National Park but do not negatively impact on them;

b. The expansion of existing employment uses particularly tourism, recreation, farming and other types of diversification which do not negatively impact on the special qualities; and

c. Home-based employment activities which do not adversely affect neighbours or neighbouring land uses.
Sustainable Tourism & Recreation Development

8.8 The second statutory purpose of National Park Authorities is to promote opportunities for the understanding and enjoyment of the special qualities of the area by the public. There are many ways which visitors experience the National Park for example sampling local produce from one of the Farmers’ Markets, walking in the footsteps of the Romans on a National Trail, climbing the crags, cycling the byways, and joining in with the music and dancing at a local show. A key challenge for the LDF is to achieve the statutory purposes by supporting the development of a sympathetic visitor infrastructure which offers opportunities for the understanding and enjoyment of the National Park.

8.9 There are three National Park Visitor Centres; Once Brewed, Rothbury and Ingram which are well established and provide an important service. The provision of information and interpretive material is an important means of promoting the attractiveness of the Park to visitors. The survey highlighted that around 80% of the visitors visit the central section of Hadrian’s Wall, in the 2007 Visitor Survey this had reduced to 43%, but it is still the part of the Park that is the most visited.

8.10 In accordance with Policy 5 the development of small scale tourist accommodation will be supported in principle within the identified settlements. Policy 6 recognises that it may not always be possible for development to be located within the identified settlements. Tourism and recreation development is an example of such a development which provides opportunities for the public to understand and enjoy the special qualities. The Sustainability Appraisal assessed this policy approach as offering strong benefits in terms of local job creation and the support of sustainable tourism.

Policy 15 Sustainable Tourism & Recreation Development

The National Park Authority will support proposals for sustainable tourism and recreation developments which:

a. Maximise opportunities for visitors to increase their understanding and enjoyment of the special qualities of the National Park whilst not adversely impacting on them;

b. Integrate with existing visitor facilities, particularly where they can be accessed by public transport;

or

c. Reuse buildings to provide: self catering and / or bunk house / camping barn accommodation.

The 1994 survey did not identify which other parts of the National Park were visited.
Advertisements

8.11 It is natural that businesses operating in the National Park will wish to advertise their presence. Advertising signs, by their nature, need to be noticeable and as a result can have a marked effect on the character of buildings, settlements and the wider landscape both individually and cumulatively. The Authority therefore will support proposals for advertisements which are sensitively and sympathetically designed and displayed so as to protect the special qualities of the National Park and highway safety.

Policy 16  Advertisements

The National Park Authority will support applications for advertisements where their size, scale, proportions, design, position, number and materials do not detract from the character and appearance of the building or site, wider streetscape or the wider landscape of the National Park.

In addition, applications for advance directional signs for businesses providing services for visitors will be required to demonstrate that the sign is required to identify the location of the business or service and that it will not individually or cumulatively impact on highway safety. Advertisements will not be permitted for businesses eligible for ‘white on brown’ tourism signing.
9. A Richness of Biodiversity and Cultural Heritage

9.1 This section sets out the policy approach to enable the maintenance, conservation and enhancement of the Park’s biodiversity, geodiversity and its cultural heritage.

Biodiversity & Geodiversity

9.2 Northumberland National Park boasts a wide range of species and habitats of special interest, for example curlew, red squirrel, upland rivers and burns, ancient woodland, upland hay meadows, blanket bog and heather moorland. Extensive areas of the Park have been designated for their international importance for nature conservation as Special Areas of Conservation and Ramsar sites. In 2007/08 there were 31 Sites of Special Scientific Interest, covering over 10,000 hectares; 1 Ramsar Site; 3 National Nature Reserves; and 6 Special Areas of Conservation.

9.3 A list of 161 important species has been assembled for the area. Some are nationally rare, others have a particular association with Northumberland National Park, and some will serve as indicators of environmental management. 23 habitats and species have been singled out for action plans (Habitat Action Plans and Species Action Plans) which the Authority continually reviews and updates. In 2007/08 68% of the area of Sites of Special Scientific Interest and National Nature Reserves were in ‘favourable’ or ‘unfavourable improving’ condition.

9.4 These sites form part of the country’s irreplaceable natural capital and therefore they should have a high level of protection. The National Park Authority will seek to conserve and enhance these sites and will not permit development which would adversely affect them, either directly or indirectly. Proposals likely to affect protected species such as badgers and bats will be considered in the context of relevant legislation and will only be permitted where the developer demonstrates how impacts will be avoided or mitigated.

9.5 In addition to the potential threats to biodiversity caused by new development, climate change also poses a significant threat. Plants and species may die unless they can keep pace with the impact of a changing climate. Whilst mobile species can do this, others will find it much more difficult. Biodiversity may also suffer as a result of an increasing demand for water leading to the drying out of rivers. Ensuring the integrity, and avoiding fragmentation of habitat networks is likely to be significant in enabling wildlife and habitats to adapt to climate change.

9.6 Within the Park there are 5 Sites of Special Scientific Interest designated for their geological importance. The Northumberland National Park Geodiversity Audit and Action Plan (2007) identifies 38 sites as examples of particular geological features within the Park, and 36 on the edge of the Park. The Plan sets out a number of actions for geodiversity within the Park. As little work on geological heritage protection and management has taken place in the past, the list of important sites may be added to over time as our knowledge increases. Some sites may need to be managed to retain their interest. Geology also has important links with the historic environment, through buildings and quarries, in some places going back to Roman times. Development should not be permitted that damages important sites either directly or indirectly.

9.7 The Sustainability Appraisal considered that the preferred policy approach was the most sustainable option. In the longer term the policy approach should also have significant benefits in terms of reducing the causes of climate change by enhancing protection of key habitats that can act as ‘carbon sinks’.

21 SACs are sites of European importance designated under the Habitats Directive. Plans and projects likely to affect these or other European sites must be subject to an Appropriate Assessment

22 Ramsar sites are wetlands of international importance designated under the Ramsar Convention 1971.
Nationally, planning policy for biodiversity and geodiversity is clearly set out within Planning Policy Statement 9: Biodiversity and Geological Conservation and the associated Government circular, against which new development will be judged.

### Policy 17  Biodiversity and Geodiversity

The National Park Authority will protect, enhance, and restore biodiversity and geological conservation interests across the National Park. The Authority will particularly encourage proposals which:

a. protect and enhance priority species and habitats as targeted in the Northumberland National Park Biodiversity Action Plan;

b. include geological conservation and management of sites as identified in the Northumberland National Park Geodiversity Action Plan;

c. encourage appropriate opportunities to access and interpret the biodiversity and geodiversity resources of the National Park;

d. encourage opportunities for beneficial biodiversity and geological features within the design of the development in line with Natural Area, Northumberland National Park Biodiversity Plan and Geodiversity Action Plan objectives;

e. enhance the integrity and provide for the maintenance of an integrated network of habitats particularly where they allow species and habitats to respond the impacts of climate change by allowing for habitat modification and/or species migration;

f. protect soil resources and ensure soils are able to fulfil as many of their functions as possible.

Development which adversely affects: internationally, nationally, regionally, or locally designated sites; or other habitats or species of nature conservation value will only be permitted where the requirements of relevant legislation can be met. Where adverse effects cannot be avoided planning conditions, agreements or obligations will be used to secure appropriate mitigation measure or compensation. Adverse effects on habitats or species out with the National Park should be avoided.
Cultural Heritage

9.9 Cultural Heritage is defined as the physical remains of past human societies evident in the landscape, and those cultural traditions we have inherited such as tradition, language, craft skills, folklore, and knowledge. From the landscape of the Hadrian’s Wall World Heritage Site in the south to the well preserved prehistoric landscapes of the Cheviots, all is part of a rich legacy that has contributed to the character of the landscape of today. It is essential that the historic landscape is given adequate protection in order to maintain this character.

9.10 The Park has over 3000 known archaeological sites of all types and periods, including the most popular and best preserved central section of the World Heritage site of Hadrian’s Wall. The wilder, remote landscapes of the Cheviot Hills preserve settlements from at least as far back as the Bronze Age landscape which are of national importance yet internationally significant. There are over 430 Scheduled Ancient Monuments within the National Park Boundary, and 225 Listed Buildings; 10 of these are Grade I listed, 10 are Grade II* listed and 205 are Grade II listed. There are 26 of the Listed Buildings which have been identified as being ‘at risk’.

9.11 Although the Park contains few settlements, these are diverse in character; ranging from isolated hamlets to small villages. There is currently only one conservation area in the Park at Kirknewton. The National Park Authority has prepared a Historic Village Atlas in close consultation with local communities, and this assesses how 18 of the settlements within the Park have evolved over the centuries.

9.12 The National Park has a thriving and vibrant cultural tradition, centred on music, poetry, prose, and dialect. The Authority has sought to develop these areas through projects such as ASPECT, and members of the Authority’s staff are actively involved in organisations like Culture North East, which has produced the Regional Cultural Strategy.

9.13 In 2006 a “Cultural Map” of the National Park was prepared to inform the Landscape Strategy. This identified and documented existing cultural artefacts relating to the National Park, including painting, poetry, literature, oral history, legends, and folklore. The mapping project identified 140 artefacts relating to the Park, this included: 57 poems; 43 illustrations / paintings; and 26 songs.

9.14 The policy approach seeks not only to conserve and enhance the best examples of the National Park’s cultural heritage but also to actively engage local communities in identifying which elements of their cultural heritage should be afforded additional protection and in monitoring heritage assets at risk of damage or destruction. The Sustainability Appraisal highlighted the preferred policy approach as strongly beneficial in terms of protecting and enhancing the special qualities of the Park and protecting and enhancing the Park’s cultural heritage, settings, and diversity. The appraisal also identified some potential areas of conflict between the identification of further conservation areas and the provision of affordable housing.

Photo: Hadrian’s Wall
9.15 In order to conserve and enhance the cultural heritage of the National Park the Monitoring and Implementation Section clearly sets out that the National Park Authority will:

- promote research into historic sites and landscape through the publication of the National Park Authority's Archaeological Research Framework;
- clearly identify heritage assets, assess their significance, their vulnerability to change, and identify options for sensitive management;
- identify listed buildings and scheduled ancient monuments at risk and pursue their conservation;
- prepare, and maintain a list of locally important buildings;
- consider the designation of additional conservation areas building on the work within the Historic Village Atlas; and
- through the preparation of the Landscape Strategy, drawing on the Historic Landscape Characterisation, identify important cultural components of the landscape, such as ancient woodland, including the identification of historic landscapes.


9.17 In 2007 the publication of the Heritage White Paper; Heritage Protection for the 21st Century, proposed wholesale changes to the system of designation of heritage assets. This includes extending statutory protection to sites of early human activity without structures. It has also included a single, unified register of scheduled monuments, listed buildings, parks and gardens, battlefields and World Heritage Sites, with each heritage asset graded I, II* and II. Historic Asset Consent will replace Scheduled Monument Consent and Listed Building Consent, and will be administered by Local Planning Authorities. Conservation Area Consent will be merged with Planning Permission and protection from demolition will be afforded to locally designated buildings, subject to consultation. The reforms also include a change from the current negotiation of Management Agreements with the negotiation of broader Heritage Partnership Agreements between owners, Local Planning Authorities and English Heritage.

**Policy 18 Cultural Heritage**

The National Park Authority will support proposals which conserve, enhance, and promote the quality and integrity of the cultural heritage of the National Park, particularly those which:

a. conserve and enhance Hadrian's Wall World Heritage Site and its setting;
b. give particular protection to Listed Buildings, Scheduled Ancient Monuments, Conservation Areas, Historic Parks and Gardens, and Historic Battlefields by only permitting development which does not conflict with national planning policy;
c. preserve the special architectural or historical interest of locally listed buildings;
d. recognise the opportunities for education and tourism founded on cultural heritage;
e. promote the role that cultural heritage has in helping to secure social and economic regeneration; and
f. assist local communities in celebrating and enhancing their own cultural heritage, particularly by using and developing locally appropriate arts, traditions and skills.
10. A True Sense of Tranquillity

Tranquillity

10.1 Tranquillity, freedom from noise and visual disturbance, is a key component of experiencing the National Park. It is an emotional, spiritual quality, difficult to assess and monitor by standard methods. Nevertheless it is, overwhelmingly, what people have said they value in Northumberland National Park.

10.2 A pilot study undertaken by Northumbria University in 2004 investigated the mapping of tranquillity in the National Park and the West Durham Coalfield, two contrasting areas. The study revealed that the National Park offers a vast potential to experience tranquillity, and identified particular areas of the Park with the highest levels of tranquillity. The results of the study also provide an opportunity to look at those areas identified as being the least tranquil and to assess whether there is a role for the planning system to improve tranquillity in these areas. The research indicates that despite military training the Otterburn Training Area is still considered to be tranquil, this is perhaps related to the sense of openness and wildness which is maintained by the agricultural use of the land. However, it is recognised that there is temporary disturbance to tranquillity as a result of firing and manoeuvres. Other temporary disturbances to tranquillity may include sporting or cultural events. This temporary disturbance will not automatically make them unacceptable.

10.3 A survey by Council for Protection of Rural England (CPRE) in 2006 identified Northumberland as the most tranquil local authority area in England. The mean tranquillity scores range from positive (factors making visitors feel tranquil) to negative (factors detract from feelings of tranquillity). Contributors to tranquillity include, the local landscape, the sound of running water and low level of ‘natural’ sound such as bird song. The CPRE have identified a number of threats to tranquillity:
- New buildings and infrastructure;
- New roads, more traffic;
- More flights, flight paths and runways;
- Increased light pollution; and
- Inadequate funding for land management.

10.4 The Landscape Strategy is considered to be an important tool to enable the Authority to conserve and enhance the tranquility of the National Park as it sets clear objectives for overall landscape management based on an informed understanding of the various important qualities that contribute to it - tranquility being one important element. Further guidance on the assessment of tranquillity is provided by the CPRE.

www.cpreleics.org/national-campaigns/tranquillity/pdf/Methodology.pdf

Policy 19  Tranquillity

Development proposals which conserve or enhance the tranquillity of the National Park will be supported. In order to determine the extent to which tranquillity is affected there will be an assessment of the impact:
- a. of the level of noise, traffic and light generated as a result of the development;
- b. on the sense of openness of the National Park; and
- c. on the quiet enjoyment of the landscape.

Photo: Upper Coquetdale
11. A Living, Working Landscape

11.1 This section sets out the policy approach to enable the creation and maintenance of a living, working landscape within the National Park.

Landscape Quality and Character

11.2 The Park’s landscape character is of wild, extensive, open moorland, forests, and the contrasting more intricate pattern of enclosed farmland. The importance of giving protection and enhancement to this wild and natural landscape form was fundamental to its designation as a National Park. There is recognition that the landscape will not always remain the same, significant issues such as climate change and changes in funding support for agriculture are likely to have an impact on landscape quality and character.

11.3 At the regional level, landscape character has been broadly defined by the former Countryside Agency. In addition, English Heritage’s Historic Landscape Characterisation Programme establishes an overarching view of the whole of the historic landscape. Although both pieces of work, undertaken by the former Countryside Agency and English Heritage, provide useful information, in order to deliver National Park purposes a robust description of landscape character and condition is needed.

11.4 Natural England are currently developing their policies for landscape. They highlight that the continued conservation and enhancement of National Parks and AONBs is a priority and consider there are opportunities to explore the potential for improving the way protected landscapes contribute to a healthy natural environment. Natural England also believes that landscape is a key aspect of the natural environment and a vital resource, and that an understanding of landscape character, aesthetics, systems, dynamics, and cultural heritage is essential in resource management and planning. With regard to spatial planning, Natural England considers a landscape perspective to be essential.

11.5 The National Park Authority is currently developing a Landscape Strategy which will set clear objectives for landscape management based on an informed understanding of the various important qualities that contribute to it. The Landscape Strategy will build on the work of the Countryside Agency and English Heritage and be informed by the results of other key areas of work such as: the Geodiversity and Biodiversity Action Plans, Landscape Character Assessment, Cultural Mapping, Tranquillity Mapping, and visitor surveys. The Landscape Supplementary Planning Document will enable an informed assessment to be made of the potential impact of proposed development on landscape character.

11.6 The Sustainability Appraisal undertaken at the Issues and Options stage assessed alternative policy approaches. The preferred policy approach was assessed to be the most sustainable in terms of its impact on the protection of the special qualities and the protection and enhancement of the quality and diversity of the landscape.

Policy 20 Landscape Quality and Character

The natural beauty and heritage of the National Park will be conserved and enhanced whilst being responsive to landscape change. All proposals will be assessed in terms of their impact on landscape character and sensitivity as defined in the Landscape Supplementary Planning Document. Development which would adversely affect the quality and character of the landscape will not be permitted.

Photo: Repairing a dry stone wall near Elsdon

Northumberland National Park Authority Core Strategy & Development Policies: March 2009
Farming

11.7 The landscape of the National Park is a dynamic feature which has been shaped by the interaction of natural and human factors over time. As well as being a national asset it is a significant local and regional economic force.

11.8 Agricultural activity plays an important role in the management of the Park’s landscape. The agricultural industry is in a process of change which presents challenges and opportunities for the industry in the Park such as opportunities for environmental management. Changes in agricultural practices and the new farm support systems may result in mergers of farms, which may increase demand for new buildings or conversions of existing buildings on farms both to enhance the current farm business or diversify the existing agricultural use, which although essential to the viability of the farm business such changes may have an impact on the character of the wider landscape. In addition to the landscape implications of changing agricultural practices, there are also threats to and opportunities for biodiversity. Other key factors influencing the agricultural industry are climate change and changing consumer tastes.

Policy 21 Farming

In order to recognise the varied roles of agriculture which include the maintenance and management of the countryside the National Park Authority will support appropriate development proposals that will enable farming and farmers to become more competitive and sustainable, to diversify and to demonstrate good environmental and farming practices.
Trees, Woodlands, and Forests

11.9 Not only do trees, woodlands, and forests make a significant contribution to the landscape and wildlife habitat of the National Park they also: offer opportunities for recreational activities; provide employment; supply sustainable timber for construction; contribute towards renewable energy targets through the production of biomass; act as sinks of carbon dioxide; and can be an effective way of buffering and extending important semi natural habitats, making them more sustainable in the face of climate change.

11.10 The National Park boasts some 700ha of semi natural ancient woodland and veteran trees. Ancient trees have a special conservation value, as they age and become hollow, they provide particular niche habitats which support many species including owls, woodpeckers, other hole nesting birds and bats. Ancient trees can be present in a range of locations. They often represent important cultural features with strong historical links, for example they may: be a surviving component of hedgerows indicating a previous land use; represent boundary markers on ancient wood banks; mark parish boundaries; or be in open fields.

11.11 The Government published a Strategy for England’s Trees, Woods, and Forests in June 2007. It illustrates how opportunities and challenges can be met to make our trees and woodlands productive, healthy, and attractive in the years to come. It provides the national policy direction for the regional forestry frameworks. The North East Regional Forest Strategy seeks to maximise the social, economic and environmental opportunities that trees, woodlands, and forests present.

11.12 There are one or two very small timber processors within the National Park but the remainder of the timber grown in the Park is transported elsewhere. Two of the major timber users in the region, the Egger chip board plant at Hexham and Scotts sawmill at Wooperton, lie within 5 miles of the Park boundary. The wood based district heating facility at Kielder village is also close to the Park. It is desirable that timber produced in the Park is processed within the region wherever possible in order to utilise its potential in the most sustainable way.

11.13 In 2007 the Forestry Commission launched its Woodfuel Strategy for England. The aim of the strategy is to bring an additional two million tonnes of wood into the market annually by 2020, saving 400,000 tonnes of carbon every year. To achieve this target the Forestry Commission will be focusing their efforts on the potential wood resource that are currently under managed. The Forestry Commission are proposing to identify pathfinder projects and to encourage clusters of end users and suppliers to develop. The strategy is likely to have an impact in the National Park as it may lead to increased harvesting from currently unused and underused woodlands and forests, particularly those in private ownership. The National Park Authority will need to ensure that this harvesting and subsequent replanting is carried out sympathetically.
11.14 The National Park Authority have worked closely with the Forestry Commission over recent years through the forest restructuring process to improve the appearance of the state owned forests in the landscape and also to increase the contribution that the forests make to the biodiversity and recreation resource of the Park. Since 1995, the Forestry Commission and the National Park Authority have worked together to create over 700 hectares of Forestry Commission grant-aided new native woodland more than doubling the area of semi-natural woodland in the Park. The target is to increase the proportion of native woodland in the Park from the current level of 1.5% to 4%; however the planting of native broadleaf woodland should be carried out in appropriate areas. Planting should not adversely affect habitats identified as important to the National Park, such as blanket bog, and should be in line with the Biodiversity Action Plan. Currently, approximately 20% of the National Park is covered by commercial conifer forest.

Policy 22 Trees, Woodlands, and Forests

In order to maximise the social, economic and environmental opportunities that trees, woodlands, and forests present, support will be given to development proposals which are not detrimental to other semi natural habitats or cultural heritage assets which:

a. Protect and enhance the character and nature conservation value of native trees and semi natural ancient woodlands;
b. Include native tree planting in appropriate locations where landscaping is required as part of the development;
c. Contribute to the target to increase the proportion of native woodland in appropriate areas of the National Park;
d. Develop sensitively located and sustainably managed woodland for sustainable uses such as recreation or production of biomass;
e. Promote the sustainable recreational, economic and environmental use of woodlands and forests; and
f. Support appropriate, sensitively located small scale developments of the forestry industry.
Minerals

11.15 Mineral extraction can cause major disfigurement of the landscape and the natural and historic environment, and disturbance to local communities and visitors, however there is recognition that minerals are a basic natural resource which can only be exploited where they exist. Often, both operating and extinct minerals sites can be important geological sites and some can be places to view and explore geological heritage.

11.16 National policy states that minerals developments should not take place in National Parks, except in exceptional circumstances, and that any proposals should be subject to the most rigorous examination. Proposals should be demonstrated to be in the public interest before being allowed to proceed with an assessment of: the need for the development; the cost of and scope for developing elsewhere; and any detrimental effect on the environment, the landscape and recreational opportunities and the extent to which that effect could be moderated.

Coal:

11.17 Coal resources are found in the southern and central areas of the Park. Some resources have been previously exploited. The remaining resources are of variable quality with some thin seams. However changes in the energy market may influence the economic viability of some of these resources.

Aggregates:

11.18 The Cheviot Hills were formed as andesite lavas flowed out over older rocks during the Caledonian mountain building phase. The highest areas of ground around Cheviot and Hedgehope are the result of a hard granite mass which was pushed up later into the andesite. This prominent granite has not weathered down to the same extent as the andesite, which forms the lower rounded hills. Different mineral content in the andesite lavas created different rock types and at Biddlestone a mica-porphyrite with a characteristic red colour produced the ‘red whinstone’ or ‘Harden Red’ which is quarried at Harden quarry (operational since 1948). This material has been used on the Mall in London and in Edinburgh and in 1997 permission was granted for an extension to the quarry with the reasons for approval being the unique value of the material, local employment and an improved scheme for restoration.

11.19 Whin or quartz-dolerite has been extracted in the south of the Park although there are no active quarries currently within the Park boundary. Walltown and Cawfields are examples of extinct quarries in the Park whereas Whin extraction still takes place close to the Park boundary (for example at Barrasford) providing roadstone and local employment.

11.20 In addition to hard rock there are also drift deposits of sand and gravel in the Park. River gravels can be found in the Breamish valley and glacial sand and gravel exists on the north eastern margins of the Park, previously extracted at Roddam and there is working gravel extraction at Caistron which is adjacent to the boundary of the Park, and very visible from within the Park.

11.21 The North East has a new apportionment period in place 2001-2016 and Northumberland as a whole is required to make provision for 11.1 million tonnes of sand and gravel and 36.4 tonnes of hard rock over this 16 year period. The previous approach has been to try and meet the requirement for aggregates from areas outside the National Park (although production from Harden Quarry contributes to the supply of materials) and it is still considered possible to meet Northumberland’s future requirements for aggregates from sites outside the Park. Northumberland has a healthy hard rock landbank, whilst the landbank for sand and gravel is not so healthy. However, there are potentially acceptable sites that can be found outside the Park, although possibly on the fringes given the locations of the minerals deposits. It should be noted, however, that Harden Quarry produces a fairly unique material and does provide a source of employment. Any future proposals to extend Harden Quarry would be assessed under the Major Development policy.
Sandstone:

11.22 Sandstones are found throughout the Park with the most prominent being the Fell Sandstones in Coquetdale. Sandstone has been extracted since at least Roman times (there is evidence of Roman sandstone quarries close to Hadrian’s Wall) but currently there are only two small quarries with active planning permissions; Cop Crag and Saffron both in Redesdale Forest. Small quarries for local private use are also present, for example on Forestry Commission land. The sandstones in and around the Park are generally considered to be of high quality and have been used across Northern England and in Edinburgh. The working of sandstone quarries is often long term, but intermittent, depending on demand. Sandstones are very variable and there may be a need to match the grain size and colouring for specific projects or for restorations using the source of the original stone.

11.23 In light of national planning policy and as the requirements for minerals extraction within Northumberland can be met from sites outside the National Park, the policy approach is that provision should not be made for further mineral extraction within the Park and that proposals for future development should be considered against criteria based policies rather than by identifying specific sites. The policy approach recognises that the buildings within the Park contribute to its special qualities and as a result it is necessary to consider how these will be repaired and where the materials for new buildings will come from. Therefore the Authority will safeguard existing and formerly worked building stone quarries which are likely to be important in providing stone in the future. It is not considered appropriate to safeguard other mineral resources as there is no policy provision for their extraction in the Park, only a limited scale of development is likely to come forward in the Park which could affect future extraction and other policies already provide a high level of protection for the land under which the minerals lie. The Sustainability Appraisal found that the preferred policy approach would provide greater sustainability benefits over the allocation of specific sites.

Policy 23 Minerals

Mineral extraction will only be permitted in Northumberland National Park where it would have no significant environmental effects and where it is of a scale appropriate solely to meet and identified need for local building stone, such as the provision of materials for repairs to local historic buildings, and where the need for stone cannot be met elsewhere outside the National Park.

Development which would compromise the future extraction of locally important building stone at existing or former quarries will not be permitted.

Proposals for larger scale mineral extraction, including those not for local use and extensions to existing workings, will be considered against the Major Development policy.

23 Minerals and Waste Development outside Northumberland National Park will be judged against policies set out within the Northumberland Minerals and Waste LDF.
Military Training Development on the Otterburn Training Area

11.24 The Otterburn Training Area is used by the Ministry of Defence to provide live firing and other training facilities for a range of UK and allied Armed Forces units. The Training Area occupies 23% of the National Park, with the majority of the area being hill and moorland, much of which is used as upland hill grazing. Military training has been carried out on the Otterburn Training Area since 1912, long before its designation as a National Park. Aside from roads, vehicle parking and other operational areas, the built estate of the Training Area comprises:

- Otterburn Camp;
- Former farm houses and agricultural buildings used as troop shelters;
- An ammunition compound;
- A maintenance facility;
- Various targetry; and
- Agricultural and residential properties.

11.25 To meet the needs of the military, there has had to be development on the ranges to support operational training requirements. In the past this has included: improvements to Otterburn Camp; development of an ammunition compound; construction of moving target railways; new roads; and infrastructure to enable training for new weapons systems. The Park Authority have accepted that there will continue to be a need for large expanses of land to be used as military training grounds and that the Otterburn Training Area is suited to this purpose. There is however recognition that there can be conflict between: the conservation of the wildlife and the landscape; promotion of wider public access and the accommodation of further major military training activities.

11.26 The Ministry of Defence has given a high priority to the conservation and management of the natural and historic features of the Training Area. As the use of the Training Area for military training is transient there are benefits to the conservation of wildlife. The Ministry of Defence aims to provide for safe public enjoyment of its estate whenever this is compatible with operational and military training uses, public safety, security, conservation and the interests of its tenants.

11.27 As a result of the potential impact of activities on the Training Area on the special qualities, an Area Action Plan is to be prepared. This will provide a mechanism to ensure an appropriate scale, mix, and quality of development that will have a positive influence on the special qualities. It will also establish conservation and enhancement objectives, and illustrate how these might be reconciled with sensitive development, identifying the mechanisms needed for delivery.

Policy 24 Military Training on the Otterburn Training Area

Within the wider context of the need for military training small scale development and limited intensification of existing military development will be assessed in terms of its impact on the special qualities both individually and cumulatively. The National Park Authority will seek to ensure that obsolete military structures which have a negative impact on the special qualities are removed in a sensitive manner. Where damage cannot be avoided mitigation or compensatory measures must be implemented.

Proposals for significant extension of the boundary of the Training Area, major intensification of existing military development, or the development of major new facilities, such as the construction or widening of substantial lengths of road will be considered against Policy 4.
12. Environment and Resource Protection

12.1 This section sets out the preferred policy approach to enable the protection of the environment and natural resources of the National Park.

**Embedding Renewable Energy & Energy Efficiency Measures**

12.2 International, national, and regional policy seeks to minimise energy use and pollution. The Energy White Paper sets out national targets to achieve these objectives, a key goal is to cut the UK’s CO2 emissions by 60% by 2050, with real progress by 2020. In 2007 the Government published Planning for Climate Change, a supplement to Planning Policy Statement 1. The Government recognises that improvements in energy efficiency represent the most cost effective way of delivering energy policy objectives. Building regulations are likely to remain the main way of tackling energy efficiency in new developments; however the planning system has a role to play in ensuring new development or the redevelopment of existing buildings achieve high energy efficiency.

12.3 Achieving the national commitments to cut CO2 emissions will require an increase in the amount of energy generated from renewable sources. The Government is committed to the achievement of 10% of the electricity generated to be from renewable sources by 2010 and 20% by 2020. Studies have demonstrated that much of this region’s contribution to these targets will, certainly in the short term, come from onshore wind generation. National planning policy clearly states that within nationally recognised designations, such as National Parks: planning permission for renewable energy projects should only be granted where it can be demonstrated that the objectives of the designation will not be compromised; and that small scale developments should be permitted provided that there is no significant environmental detriment to the area concerned.
12.4 As a result of the impact large scale renewable energy development may have on the special qualities of the Park, the National Park Authority consider that its contribution to both regional and national targets to cut CO₂ emissions will be through small scale generation and energy efficiency measures. The Government sets out the type of development defined as small scale or “microgeneration” as:

- Solar photovoltaic: modules available for roof, façade and other cladding purposes and for freestanding applications.
- Micro-wind turbines: typically three bladed turbines mounted on a horizontal axis, but some vertical axis turbines are becoming available. Either free standing or building mounted.
- Micro hydro: used in hilly areas or river valleys.
- Small scale Combined Heat and Power (CHP): can use wood fuel and other biomass and generate both heat and electricity.

12.5 The National Park Authority accepts that these technologies are small scale; however in order to further clarify the definition, within the National Park small scale renewable energy is that in which the majority of the energy produced is consumed on site or within the local community. Further guidance on embedding small scale renewable energy into new or existing developments is set out in the Authority’s Building Design Guide.

Policy 25 Renewable Energy and Energy Efficiency

The National Park Authority will require all new development, including conversions to:

- a. minimise the amount of energy used during construction;
- b. achieve the highest energy efficiency through the location, orientation, layout, design and insulation of development; and
- c. realise the potential for the generation of on-site renewable energy. As a minimum all new units of residential, employment, community, and tourism development will be required to embed renewable energy within the development to off set at least 10% of the predicted energy requirements of the development.

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24 Our Energy Challenge Power From the People Microgeneration Strategy DTI 2006
25 Ground Sourced Heat Pumps often do not require planning permission this however depends on the area of land to be excavated. In addition if the property is listed, Listed Building Consent may be required.
Waste Management

12.6 Although the Park Authority is required to incorporate policies for waste management within the LDF and to determine planning applications for waste development, the Authority is not a waste collection or disposal authority, this is a role of the three district councils and the county council. Therefore any approach to waste management has to be developed in association with the three districts and the County Council.

12.7 The approach to waste management has changed significantly since the adoption of the Local Plan in 1996. There is now a much greater emphasis on recycling, composting, and recovering value from waste, and trying to locate waste management facilities near to where the waste is produced. The Sustainability Appraisal assessed alternative options which included the continuation of the Local Plan approach which does not allow for waste management facilities within the National Park. The preferred policy approach was assessed as being more sustainable and offers particular benefits in terms of reducing the amount of waste produced and increasing the amount recycled.

12.8 The Park’s residents, visitors, and businesses generate waste which has to be collected and disposed of. However, due to its low population and small number of businesses, only small amounts of waste are generated and currently this waste is disposed of outside the Park. As a result of this and the need to protect and enhance the special qualities of the Park, any waste disposal/recycling facilities would be expected to be of a small scale, to meet only local needs and would not have a negative effect on the special qualities of the Park. Proposals for large scale facilities will be considered against Policy 4.

12.9 It is also important to integrate waste management considerations into non waste developments, particularly by seeking to minimise the generation of waste in new developments, encouraging sustainable construction methods including the use of recycled materials and ensuring that new developments are designed to allow for the provision of recycling facilities e.g. space for recycling wheelie bins or facilities such as bottle banks.

Policy 26 Waste Management

Waste management facilities will only be permitted in Northumberland National Park where the waste is generated from communities within the National Park and the facility will either: recycle, compost, or enable energy recovery from the waste. Proposals for all other waste management facilities will be regarded as major development and considered against Policy 4.

In order to minimise waste in the construction and operation of new developments, the National Park Authority will encourage:

a. waste minimisation and increased recycling from both residential and business premises throughout the National Park and at visitor and recreation facilities; and

b. recycling and reuse of non domestic waste through the prudent use of existing buildings and existing building fabric.
Water and Flood Risk

12.10 The aquatic environments of the National Park are significant. The European Water Framework Directive, which came into force in December 2000 sets demanding ecological objectives to protect aquatic ecosystems and groundwater, and promote sustainable water use. In addition, the Environment Agency is introducing Catchment Flood Management Plans which will produce flood risk management policies.

12.11 As a result of the topography of the National Park flooding is not a common occurrence. However, as the climate continues to change the National Park is not immune to future incidences of flooding. Clear guidance is set out nationally in Planning Policy Statement 25 - Development and Flood Risk, which seeks to avoid inappropriate development in areas at risk from flooding and to direct development away from areas at highest risk. The Core Strategy has been informed by a Strategic Flood Risk Assessment (SFRA); this provides the information needed to apply the sequential approach to determine the suitability of land for development. This process aims to steer new development to areas at the lowest probability of flooding. Prior to the completion of the SFRA, the Settlement Strategy set out in policy 5 was informed by the Environment Agency Flood Map which illustrates Flood Zones 1, 2, and 3.

Policy 27 Water and Flood Risk

The National Park Authority will conserve and enhance the natural heritage, amenity, and habitat value of the water environment of the National Park.

All development within the National Park should make the most efficient use of water and enhance the sustainable use of the water environment by:

a. meeting high water efficiency standards, and incorporating new technologies to recycle and conserve water resources; and

b. promoting the use of sustainable drainage schemes

The National Park Authority will require that new development is directed away from areas at the highest risk of flooding and that appropriate measures are implemented to mitigate flood risk in line with National Planning Policy set out within Planning Policy Statement 25.

26 Flood Zones refer to the probability of sea and river flooding only, ignoring the presence of existing defences. Further information is set out within the Settlement Strategy Topic Paper.
Utilities and Infrastructure

12.12 Utilities and infrastructure are an important part of daily life for residents and visitors to the National Park. These include electricity and water supply, sewage disposal, and waste disposal. They are therefore essential to sustaining the economic and social viability of the Park. However, such development can have implications for the special qualities of the National Park.

12.13 Modern telecommunication systems have grown rapidly in recent years with more than two thirds of the population now owning a mobile phone. With new services such as advanced third generation (3G) services, demand for new telecommunications infrastructure is continuing to grow. The Authority is keen to facilitate this expansion whilst at the same time minimising any negative impacts on the special qualities of the Park.

Policy 28 Utilities and Infrastructure

The development of utilities and infrastructure projects which serve local community and business needs will be supported provided that:

a. The proposal does not have an unacceptable impact upon the landscape quality or character; either individually or in combination with other proposals;
b. The siting and appearance of the proposed development seeks to minimise impact on the special qualities of the National Park;
c. Where electricity distribution lines are required they are undergrounded or, where the Authority is satisfied that this is not feasible, they follow a route of least impact;
d. Where the proposal relates to telecommunications development:
   - the need for the development should be demonstrated in terms of the operator’s network;
   - if proposing a new mast, applicants should demonstrate that they have explored the sites outside the National Park, and if this is not possible, they have looked at the possibility of erecting apparatus on existing buildings, masts or other structures; and
   - where new apparatus are required it must be sensitively designed in order to minimise the impact of the development on the special qualities of the National Park.

Utilities and infrastructure developments which are to serve wider than local needs will be regarded as major development.
13.1 One of the requirements of the new planning system is to ensure that the performance of LDF policies are monitored to establish whether or not they are achieving their intended objectives, or if there are any changes in national policies or other local circumstances that would result in the need for a review of certain policies.

13.2 The Core Strategy policies will be implemented mainly through the development control system, but some will be implemented by other public and private organisations such as utility bodies and service providers.

13.3 The monitoring and implementation framework therefore measures the performance of the Core Strategy Policies against the spatial objectives. It makes reference to other organisations that have an influence over the implementation of policies. It identifies a range of indicators; each indicator has been chosen to provide meaningful information about the impact of planning policies within the Park.
<table>
<thead>
<tr>
<th>Core Strategy Policy</th>
<th>Means of Implementation</th>
<th>Lead and Key Partners</th>
<th>Indicators of Success</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy 1: Delivering Sustainable Development</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team</td>
<td>All newly permitted development proposals acceptable against Policy 1.</td>
<td>100% of cases</td>
</tr>
<tr>
<td>Policy 2: Climate Change</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team</td>
<td>Newly permitted development acceptable against Policy 2. (As climate change is a cross cutting theme many of the relevant indicators of success are covered by other policies).</td>
<td>100% of cases</td>
</tr>
<tr>
<td>Policy 3: General Development Principles</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team</td>
<td>All newly permitted development acceptable against Policy 3.</td>
<td>100% of cases</td>
</tr>
<tr>
<td>Policy 4: Major Development within the National Park</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team</td>
<td>All newly permitted development acceptable against Policy 4.</td>
<td>100% of cases</td>
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</tbody>
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EA
Changes in average annual rainfall and temperatures.

Use of Building Design Guide in development control decisions.
## Implementation and Monitoring Framework

<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td><strong>Policy 5:</strong> General Location of New Development</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team</td>
<td>% of new development by type in the settlements identified in Policy 5.</td>
<td>Over 50% in the most sustainable settlements</td>
</tr>
</tbody>
</table>
|                      |                         |                       | % of employment, housing, and tourism development granted permission outside identified settlements which:  
- conserves and enhances the Special Qualities  
- provides opportunities for the public to understand and enjoy the special qualities  
- is replacing an existing building |        |
<p>|                      |                         |                       | Number, type, and location of planning applications permitted within NNP (inc if on brownfield land). | Over 50% in the most sustainable settlements |
| <strong>Policy 6:</strong> The Sequential Approach | Decisions on all planning applications | NNPA Development Control Team | All newly permitted development acceptable against Policy 6. | 100% of cases |
|                      |                         |                       | % of employment; housing; and tourism development on previously developed land or through conversions. |        |
| <strong>Policy 7:</strong> Conversion of Buildings Outside Settlements | Decisions on all planning applications | NNPA Development Control Team | All newly permitted development acceptable against Policy 7. | 100% of cases |
|                      |                         |                       | % of planning permissions granted for the conversion of buildings (by type) outside of the identified settlements. |        |</p>
<table>
<thead>
<tr>
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<tbody>
<tr>
<td><strong>Policy 8: Community Facilities</strong></td>
<td>Decisions on all planning applications</td>
<td>NNPA Area Operations and Development Control Teams, SE, Districts and County Council</td>
<td>All newly permitted development acceptable against Policy 8.</td>
<td>100% of cases</td>
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<td>Number of community facilities protected or enhanced through the planning process.</td>
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<td>Frequency of use of village halls for community activity.</td>
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<td>Number of community facilities within the Park.</td>
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<tr>
<td><strong>Policy 9: Managing Housing Supply</strong></td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team, Districts and County Council</td>
<td>% of new housing development within Local Centres.</td>
<td>75%</td>
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<td>% of new housing development within Smaller Villages.</td>
<td>25%</td>
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<td>Total number of housing completions:</td>
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<td>- Net additional dwellings over the previous 5 year plan period or since the start of</td>
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<td>the relevant DPD period, whichever is the longer</td>
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<td>- Net additional dwellings for the current year</td>
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<td>% of housing development provided to enable the conservation and enhancement of the special qualities.</td>
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<td>% of housing development provided to allow opportunities for the public to understand and enjoy the special qualities.</td>
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<tbody>
<tr>
<td>Policy 9: Managing Housing Supply (continued)</td>
<td>Ensuring that housing trajectories / availability / capacity studies and needs assessments are fully up-to-date and can inform policy-making.</td>
<td>NNPA Forward Planning Team</td>
<td>% of new dwellings and converted dwellings on previously developed land.</td>
<td>25% by 2008, 30% by 2016</td>
</tr>
</tbody>
</table>
| Policy 10: New Housing Development | Decisions on all planning applications | NNPA Development Control Team | % of new dwellings completed at:  
  - Less than 30 dwellings per ha;  
  - Between 30 & 50 dwellings per ha;  
  - Above 50 dwellings per ha | Monitored quarterly |
| Policy 11: Affordable Housing | Decisions on all planning applications | NNPA Development Control Team, District Council | Housing completions. | Annual |

- Settlement Land Availability Survey
- Housing Needs Survey updated every two years (min).
- All newly permitted development acceptable against Policy 10.
- Net additional dwellings.
- Number of affordable housing completions.
- % of affordable housing completions within the identified settlements.
- Proportion of affordable houses to the total dwellings on site.
- Amount of housing provided on exceptions sites
- 25% by 2008, 30% by 2016
- Identified in HNS
- Identified in HNS
- Meet needs identified in HNS
- Meet needs identified in HNS

Northumberland National Park Authority Core Strategy & Development Policies: March 2009
## Implementation and Monitoring Framework

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<tbody>
<tr>
<td><strong>Policy 12:</strong> Transport and Accessibility</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control and Forward Planning Teams, NCC, HA</td>
<td>All newly permitted development acceptable against Policy 12.</td>
<td>100% of cases</td>
</tr>
<tr>
<td></td>
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<td>Amount of completed non-residential development within Use Classes Orders A, B and D complying with car-parking standards.</td>
<td>100% of cases</td>
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<td>Number of bus services servicing the National Park.</td>
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<td>Amount of new residential development within 30 minutes public transport time of a GP, hospital, primary school, secondary school, areas of employment, and a major retail centre(s).</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 13:</strong> Provision for Gypsies and Travellers</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team, NCC, District Councils, NEA</td>
<td>No of authorised and unauthorised encampments per year.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 14:</strong> A Sustainable Local Economy</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team, District Councils, NCC, ONE</td>
<td>All newly permitted development acceptable against Policy 14.</td>
<td>100% of cases</td>
</tr>
<tr>
<td></td>
<td>Monitoring employment land take up and availability</td>
<td>NNPA Forward Planning Team</td>
<td>Amount of floor space developed for employment by type.</td>
<td></td>
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<td>Amount of floor space developed for employment type, in employment or regeneration areas.</td>
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<tr>
<td><strong>Policy 14:</strong> A Sustainable Local Economy (continued)</td>
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<tr>
<td><strong>Policy 15:</strong> Tourism &amp; Recreation (continued over page)</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team, ONE, NT</td>
<td>All newly permitted development acceptable against Policy 15.</td>
<td>100% of cases</td>
</tr>
<tr>
<td></td>
<td>Undertaking, encouraging and supporting tourism and recreation development schemes.</td>
<td>NNPA Visitor Services Team, NT</td>
<td>Number of visits to NNP and visitor characteristics.</td>
<td></td>
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<tr>
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<td>Number of beds available from all accommodation types</td>
<td></td>
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<tr>
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<td>Means of Implementation</td>
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<tr>
<td><strong>Policy 15:</strong> Tourism &amp; Recreation (continued)</td>
<td>Undertaking, encouraging and supporting tourism and recreation development schemes.</td>
<td>NNPA Visitor Services Team, NT</td>
<td>Economic value of tourism</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Monitoring take up of land/buildings for tourism development.</td>
<td>NNPA Development Control Team</td>
<td>Number of initiatives (or individuals/groups supported) targeting unengaged audiences;</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 16:</strong> Advertisements</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team</td>
<td>Amount of new tourism development per year including % linked to the Special Qualities of the National Park; and new tourism development which will allow for an increased understanding and enjoyment of the special qualities.</td>
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<td>Amount of development for the expansion to existing visitor facilities.</td>
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<td></td>
<td>Amount of redundant buildings used to provide visitor accommodation.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 17:</strong> Biodiversity and Geodiversity (continued over page)</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control and Land Management Teams, NE, FC, MoD</td>
<td>All newly permitted development acceptable against Policy 16.</td>
<td>100% of cases</td>
</tr>
<tr>
<td></td>
<td>Northumberland National Park Biodiversity Action Plan.</td>
<td></td>
<td>Number of new business advertisements</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>All newly permitted development acceptable against Policy 17.</td>
<td>100% of cases</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Change in areas and populations of biodiversity importance, including: (i) change in priority habitats and species (by type); and (ii) change in areas designated for their intrinsic environmental value, including sites of international, national, regional, sub-regional or local significance.</td>
<td></td>
</tr>
</tbody>
</table>
## Implementation and Monitoring Framework

<table>
<thead>
<tr>
<th>Core Strategy Policy</th>
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<th>Indicators of Success</th>
<th>Target</th>
</tr>
</thead>
</table>
| **Policy 17:**  
Biodiversity and  
Geodiversity (continued) | Northumberland National Park  
Biodiversity Action Plan | NNPA Development  
Control and Land Management Teams, NE, FC, MoD | % of SSSIs and NNRs in favourable or unfavourable improving condition. | 95% by 2010 |
|                      | Northumberland National Park  
Geodiversity Action Plan |                        | Number of planning applications with conditions for protected species and; applications incorporating biodiversity features within the design of the development. |        |
|                      |                         |                        | % of BAPs actions completed. |        |
|                      |                         |                        | Area of the Park covered by HLS. |        |
|                      |                         |                        | % of Geodiversity Action Plan actions completed. |        |
|                      |                         |                        | % of planning applications incorporating geological features within the design of the development. |        |
|                      |                         |                        | Condition of geological sites. |        |
| **Policy 18:**  
Cultural Heritage (continued over page) | Decisions on all planning applications | NNPA Development  
Control, Area Operations and Land Management Teams, NE, EH | All newly permitted development acceptable against Policy 18. | 100% of cases |
|                      | Undertaking, encouraging and supporting cultural heritage enhancement schemes |                        | Number of community groups involved in conservation management. |        |
|                      | Monitoring the condition of the Parks Cultural Heritage - clear assessment of the significance of heritage assets and their vulnerability to change |                        | Number of Listed Buildings added to and removed from the Buildings at Risk Register (including Grade 2 and any list of locally important buildings). |        |
## Implementation and Monitoring Framework

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</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy 18: Cultural Heritage</strong></td>
<td></td>
<td></td>
<td>Extent of loss or harm to other archaeological sites of national importance and those or lesser importance.</td>
<td></td>
</tr>
<tr>
<td>(continued)</td>
<td></td>
<td></td>
<td>Scheduled Ancient Monuments identified as being at risk.</td>
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<td></td>
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<td></td>
<td>Number of traditional farm buildings and structures restored.</td>
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<td></td>
<td></td>
<td>% of conservation areas with an up to date character appraisal.</td>
<td>100%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Number of traditional farm buildings and structures restored.</td>
<td></td>
</tr>
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<td></td>
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<td></td>
<td>All newly permitted development acceptable against Policy 19.</td>
<td>100% of cases</td>
</tr>
<tr>
<td><strong>Policy 19: Tranquility</strong></td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team, HA, CPRE</td>
<td>Number of new roads constructed within the Park.</td>
<td></td>
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<td></td>
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<td></td>
<td>Number of new buildings and infrastructure outside of settlements.</td>
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<td>Number of and usage of flight paths operating over the Park</td>
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<td>Amount of light pollution</td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td>Area of land classified as tranquil</td>
<td></td>
</tr>
<tr>
<td>Core Strategy Policy</td>
<td>Means of Implementation</td>
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<tr>
<td><strong>Policy 20:</strong> Landscape Quality and Character</td>
<td>Decisions on all planning applications</td>
<td>NNPA Forward Planning, Landscape and Recreation and Development Control Teams, NE, FC, MoD</td>
<td>All newly permitted development acceptable against Policy 20.</td>
<td>100% of cases</td>
</tr>
<tr>
<td></td>
<td>Detailed advice contained within the Landscape SPD</td>
<td></td>
<td>Preparation and subsequent use of Landscape SPD in development control decisions.</td>
<td></td>
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<td></td>
<td>Landscape change.</td>
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<td>Changes in the types and areas of conservation designations covering the Park.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Preparation of Landscape SPD, then subsequent use in determining planning applications.</td>
<td>Adoption of SPD then 100% of cases</td>
</tr>
<tr>
<td><strong>Policy 21:</strong> Farming</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control and Area Operations Teams, NE, DEFRA</td>
<td>All newly permitted development acceptable against Policy 21.</td>
<td>100% of cases</td>
</tr>
<tr>
<td></td>
<td>Continue to encourage membership of farm diversification grants and stewardship schemes</td>
<td></td>
<td>Number of businesses successful in gaining farm diversification grants.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Number of planning applications permitted for farm diversification schemes.</td>
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<td></td>
<td></td>
<td>Number of farming businesses in the Northumberland National Park</td>
<td></td>
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<td></td>
<td>Changes in the structure of farming - number of people employed in farming.</td>
<td></td>
</tr>
<tr>
<td>Core Strategy Policy</td>
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<td>Lead and Key Partners</td>
<td>Indicators of Success</td>
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<tr>
<td><strong>Policy 22:</strong> Trees, Woodlands, and Forests</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control and Land Management Teams, FC</td>
<td>All newly permitted development acceptable against Policy 22.</td>
<td>100% of cases</td>
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<tr>
<td></td>
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<td></td>
<td>% of planning approvals which include native tree planting.</td>
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<td></td>
<td>Area of new native woodland created.</td>
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<td>Area of conifer removed from the Park.</td>
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<td></td>
<td>Areas of conifer plantation allowed to restoration of semi natural habitat.</td>
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<td></td>
<td></td>
<td></td>
<td>Number of Woodland grant schemes awarded per year:</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 23:</strong> Minerals</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team, NCC</td>
<td>All newly permitted development acceptable against Policy 23.</td>
<td>100% of cases</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Production of primary land won aggregates.</td>
<td></td>
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<td></td>
<td>Production of secondary/recycled aggregates.</td>
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<td>Area under quarrying.</td>
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<td></td>
<td>Number of quarries providing local building stone.</td>
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<td>Core Strategy Policy</td>
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<tr>
<td>Policy 24: Military Training on the Otterburn Training Area</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control and Forward Planning Teams, MoD</td>
<td>All newly permitted development acceptable against Policy 24.</td>
<td>100% of cases</td>
</tr>
<tr>
<td></td>
<td>Detailed advice in the Otterburn Camp SPD</td>
<td></td>
<td>Number of live firing days per year.</td>
<td></td>
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<td>Number of public access days per year.</td>
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<td>Number of scheduled flights per year.</td>
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<td></td>
<td>Number of training days per year.</td>
<td></td>
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<tr>
<td></td>
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<td></td>
<td>Use of Otterburn Camp SPD in decisions.</td>
<td>100% of cases</td>
</tr>
<tr>
<td>Policy 25: Renewable Energy &amp; Energy Efficiency</td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control and Forward Planning Teams</td>
<td>All newly permitted development acceptable against Policy 25.</td>
<td>100% of cases</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Renewable energy capacity installed by type.</td>
<td>10% (^{28}) by 2010 and 20% by 2020</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>% of developments meeting 'excellent' ratings.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>% of developments meeting 'very good' ratings.</td>
<td></td>
</tr>
</tbody>
</table>

\(^{28}\) All new residential, employment and tourism developments to embed 10% of energy requirements by 2010 and 20% by 2020.
## Implementation and Monitoring Framework

<table>
<thead>
<tr>
<th>Core Strategy Policy</th>
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<th>Indicators of Success</th>
<th>Target</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy 26: Waste Management</strong></td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team, EA, District Councils, NCC</td>
<td>All newly permitted development acceptable against Policy 26.</td>
<td>100% of cases</td>
</tr>
<tr>
<td></td>
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<td></td>
<td>Capacity of new waste management facilities by type.</td>
<td></td>
</tr>
<tr>
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<td></td>
<td></td>
<td>Amount of municipal waste arising, and managed by management type, and the percentage each management type represents of the waste managed</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Number of recycling facilities across the Park area.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy 27: Water and Flood Risk</strong></td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control Team, EA</td>
<td>All newly permitted development acceptable against Policy 27.</td>
<td>100% of cases</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Number of pollution/ contaminated water incidents per year.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality.</td>
<td>0%</td>
</tr>
<tr>
<td><strong>Policy 28: Utilities and Infrastructure</strong></td>
<td>Decisions on all planning applications</td>
<td>NNPA Development Control and Forward Planning Teams</td>
<td>All newly permitted development acceptable against Policy 28.</td>
<td>100% of cases</td>
</tr>
</tbody>
</table>
Appendix 1  Plans and Strategies Informing the Core Strategy

Community Strategies:
- Berwick Community Plan (2005)
- Tynedale Sustainable Community Plan (2007)
- Northumberland Sustainable Community Strategy (2007)

Other Local Strategies and Plans:
- Northumberland National Park Corporate Plan 2007/08
- Northumberland National Park Biodiversity Action Plan
- Northumberland National Park Geodiversity Action Plan
- Northumberland Minerals and Waste LDF
- Alnwick District Housing Strategy (2004)
- Alnwick Submission Core Strategy (2007)
- Berwick-upon-Tweed District Interim Housing Strategy (2007)
- Berwick Core Strategy Issues and Options (2006)
- Tynedale District Housing Strategy (2007)
- Tynedale Submission Core Strategy (2006)

Sub Regional Strategies and Plans:
- Northumberland County and National Park Joint Structure Plan (2005)
- Northumberland Transport Plan (2006)
- Northumberland County Council “Putting the Learner First” Initiative

Regional Strategies and Plans:
- Regional Planning Guidance 1 (2002)
- Submission Draft RSS (2005)
- Proposed Modifications to RSS (May 2007)
- Further Proposed Modifications to RSS (February 2008)
- Regional Economic Strategy (2006)
- Regional Housing Strategy (2007)
- North East Cultural Strategy (2005)
- North East Forest Strategy (2005)

National Planning Policy:
- Planning Policy Statement 1 - Delivering Sustainable Development (2005)
- Supplement to Planning Policy Statement 1 - Planning and Climate Change (2007)
- Planning Policy Guidance 4 - Industrial, Commercial Development and Small Firms (1992)
- Planning Policy Statement 6 - Planning for Town Centres (2005)
- Planning Policy Guidance 8 - Telecommunications (2001)
- Planning Policy Statement 10 - Planning for Sustainable Waste Management (2005)
- Planning Policy Guidance 13 - Transport (2001)
- Planning Policy Guidance 14 - Development on Unstable Land (1990)
- Planning Policy Guidance 15 - Planning and the Historic Environment (1994)
- Planning Policy Guidance 16 - Archaeology and Planning (1990)
- Planning Policy Guidance 17 - Planning for Open Space, Sport and Recreation (2002)
- Planning Policy Guidance 19 - Outdoor Advertisement Control
- Planning Policy Statement 23 - Planning and Pollution Control (2004)
- Planning Policy Guidance 24 - Planning and Noise (1994)
- Minerals Planning Guidance 1

Other National Policy:
- UK Sustainable Development Strategy (2005)

NB. Other Plans and Strategies referred to in the Core Strategy are referenced at the end of the document.
<table>
<thead>
<tr>
<th>Appendix 2</th>
<th>Linkages between the Community Strategy Objectives and Core Strategy Spatial Objectives</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Northumberland National Park Management Plan &amp; Core Strategy Objectives</strong></td>
<td><strong>Alnwick Community Strategy Goals</strong></td>
</tr>
<tr>
<td><strong>Sustainable Land Use:</strong></td>
<td>Encouraging people that live and work in the National Park to make a good living from the land: whilst protecting and enhancing the distinctive landscape character; mitigating against, and adapting to the impacts of climate change; and protecting and enhancing sustainable transport and accessibility.</td>
</tr>
<tr>
<td></td>
<td>To increase the provision, improve the quality and access to essential and specialist services.</td>
</tr>
<tr>
<td></td>
<td>To encourage and support sustainable business and tourism development that will enhance economic growth and improve employment prospects for all.</td>
</tr>
<tr>
<td></td>
<td>To conserve and enhance the high quality natural and built environment and character of the district for the enjoyment of all people.</td>
</tr>
<tr>
<td>Northumberland National Park Management Plan &amp; Core Strategy Objectives</td>
<td>Alnwick Community Strategy Goals</td>
</tr>
<tr>
<td>---</td>
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</tr>
<tr>
<td><strong>A Landscape Rich in Biodiversity and Geodiversity:</strong> Protecting and enhancing the whole range of distinctive habitats and species they support, across the National Park.</td>
<td>To conserve and enhance the high quality natural and built environment and character of the district for the enjoyment of all people.</td>
</tr>
<tr>
<td><strong>A Rich Cultural Heritage:</strong> Conserving, enhancing and celebrating the historical legacy of the National Park and developing it as a part of contemporary culture.</td>
<td>To encourage and support sustainable business and tourism development that will enhance economic growth and improve employment prospects for all.</td>
</tr>
<tr>
<td>To conserve and enhance the high quality natural and built environment and character of the district for the enjoyment of all people.</td>
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</tr>
</tbody>
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<table>
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<tr>
<th>Northumberland National Park Management Plan &amp; Core Strategy Objectives</th>
<th>Alnwick Community Strategy Goals</th>
<th>Berwick Community Plan Aims</th>
<th>Tynedale Sustainable Community Plan Priorities</th>
<th>Northumberland Sustainable Community Strategy Aims</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A True Sense of Tranquillity:</strong> The peace and quiet which are increasingly rare and precious in the rest of the country. To encourage and support sustainable business and tourism development that will enhance economic growth and improve employment prospects for all. To conserve and enhance the high quality natural and built environment and character of the district for the enjoyment of all people.</td>
<td>To promote good health and wellbeing.</td>
<td>Caring for the environment</td>
<td>Protecting and transforming local environments</td>
<td></td>
</tr>
<tr>
<td><strong>Opportunity for all to Understand, Enjoy, and Contribute to the Special Qualities:</strong> For the benefit of visitors, residents and businesses; well-informed, enthusiastic people will help support for all our other aims. To create a safe, healthy, vibrant community that recognises the needs of all and provides the opportunity for everyone to engage in the development process. To encourage and support sustainable business and tourism development that will enhance economic growth and improve employment prospects for all. To conserve and enhance the high quality natural and built environment and character of the district for the enjoyment of all people.</td>
<td>To have a prosperous economy.</td>
<td>Caring for the environment</td>
<td>Delivering economic prosperity for all</td>
<td></td>
</tr>
<tr>
<td></td>
<td>To have a good quality environment.</td>
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<td></td>
<td>For education and skills to be gained by all.</td>
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<td></td>
<td>Promote economic wellbeing</td>
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<td></td>
<td>To have the past and promote the future.</td>
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<td></td>
<td>Safeguard and promote our culture and heritage</td>
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<td></td>
</tr>
<tr>
<td></td>
<td>Protecting and transforming local environments</td>
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<th>Northumberland Sustainable Community Strategy Aims</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A Thriving Community and Economy:</strong> For the benefit of residents and visitors and to underpin all our other aims.</td>
<td>To create a safe, healthy, vibrant community that recognises the needs of all and provides the opportunity for everyone to engage in the development process.</td>
<td>To have a prosperous economy.</td>
<td>Building inclusive and stronger communities.</td>
<td>Achieving excellence in education and training.</td>
</tr>
<tr>
<td>To increase the provision, improve the quality and access to essential and specialist services.</td>
<td>For education and skills to be gained by all.</td>
<td>Healthier communities for all.</td>
<td>Being confident and secure.</td>
<td></td>
</tr>
<tr>
<td>To encourage and support sustainable business and tourism development that will enhance economic growth and improve employment prospects for all.</td>
<td>To promote good health and wellbeing.</td>
<td>Promote economic wellbeing.</td>
<td>Delivering economic prosperity for all.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Safer communities.</td>
<td>Being healthy, feeling good.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Support for, and development of, children and young people.</td>
<td>Getting from A to B.</td>
<td></td>
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</tbody>
</table>
### Appendix 3  Linkages between the Spatial Objectives and the Core Strategy Policies

<table>
<thead>
<tr>
<th>Spatial Objective</th>
<th>Relevant Core Strategy Policy</th>
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</thead>
</table>
### Appendix 3  Linkages between the Spatial Objectives and the Core Strategy Policies

<table>
<thead>
<tr>
<th>Spatial Objective</th>
<th>Relevant Core Strategy Policy</th>
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<tbody>
<tr>
<td><strong>A rich cultural heritage</strong></td>
<td>Policy 1: Delivering Sustainable Development</td>
</tr>
<tr>
<td>Conserving, enhancing and celebrating the historical legacy of the National Park</td>
<td>Policy 3: General Development Principles</td>
</tr>
<tr>
<td>and developing it as a part of contemporary culture.</td>
<td>Policy 4: Major Development within the National Park</td>
</tr>
<tr>
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<td>Policy 5: General Location of New Development</td>
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<td></td>
<td>Policy 7: Conversion of Buildings Outside Settlements</td>
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<td></td>
<td>Policy 15: Tourism &amp; Recreation</td>
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<td></td>
<td>Policy 18: Cultural Heritage</td>
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<td></td>
<td>Policy 24: Military Training on the Otterburn Training Area</td>
</tr>
<tr>
<td><strong>A true sense of tranquillity</strong></td>
<td>Policy 1: Delivering Sustainable Development</td>
</tr>
<tr>
<td>The peace and quiet which are increasingly rare and precious in the rest of the country</td>
<td>Policy 3: General Development Principles</td>
</tr>
<tr>
<td></td>
<td>Policy 4: Major Development within the National Park</td>
</tr>
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<td>Policy 5: General Location of New Development</td>
</tr>
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<td></td>
<td>Policy 19: Tranquillity</td>
</tr>
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<td></td>
<td>Policy 20: Landscape Quality and Character</td>
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<td></td>
<td>Policy 22: Trees, Woodlands, and Forests</td>
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<td>Policy 23: Minerals</td>
</tr>
<tr>
<td></td>
<td>Policy 24: Military Training on the Otterburn Training Area</td>
</tr>
<tr>
<td></td>
<td>Policy 26: Waste Management</td>
</tr>
<tr>
<td></td>
<td>Policy 28: Utilities and Infrastructure</td>
</tr>
<tr>
<td><strong>Opportunities for all to understand, enjoy and contribute to the special qualities</strong></td>
<td>Policy 1: Delivering Sustainable Development</td>
</tr>
<tr>
<td>For the benefit of visitors, residents and businesses; well-informed, enthusiastic</td>
<td>Policy 3: General Development Principles</td>
</tr>
<tr>
<td>people will help support all our other aims.</td>
<td>Policy 4: Major Development within the National Park</td>
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<td>Policy 5: General Location of New Development</td>
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<td>Policy 7: Conversion of Buildings Outside Settlements</td>
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<td>Policy 12: Transport and Accessibility</td>
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<td>Policy 14: A Sustainable Local Economy</td>
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<td>Policy 15: Tourism &amp; Recreation</td>
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<td>Policy 16: Advertisements</td>
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<td>Policy 17: Biodiversity and Geodiversity</td>
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<td>Policy 18: Cultural Heritage</td>
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<td>Policy 20: Landscape Quality and Character</td>
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<td>Policy 22: Trees, Woodlands, and Forests</td>
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<td>Policy 23: Minerals</td>
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<td>Policy 24: Military Training on the Otterburn Training Area</td>
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<td>Policy 26: Waste Management</td>
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<td>Policy 28: Utilities and Infrastructure</td>
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### Appendix 3  Linkages between the Spatial Objectives and the Core Strategy Policies

<table>
<thead>
<tr>
<th>Spatial Objective</th>
<th>Relevant Core Strategy Policy</th>
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</table>
| A thriving community and economy | Policy 1: Delivering Sustainable Development  
For the benefit of residents and visitors, and to underpin all our other aims.  
Policy 2: Climate Change  
Policy 3: General Development Principles  
Policy 4: Major Development within the National Park  
Policy 5: General Location of New Development  
Policy 7: Conversion of Buildings Outside Settlements  
Policy 8: Community Facilities  
Policy 9: Managing Housing Supply  
Policy 10: New Housing Development  
Policy 11: Affordable Housing  
Policy 12: Transport and Accessibility  
Policy 13: Provision for Gypsies and Travellers  
Policy 14: A Sustainable Local Economy  
Policy 15: Tourism & Recreation  
Policy 16: Advertisements  
Policy 21: Farming  
Policy 22: Trees, Woodlands, and Forests  
Policy 23: Minerals  
Policy 24: Military Training on the Otterburn Training Area  
Policy 25: Renewable Energy & Energy Efficiency  
Policy 26: Waste Management  
Policy 27: Water and Flood Risk  
Policy 28: Utilities and Infrastructure |
Appendix 4 References & Links

i Northumberland National Park Authority Local Plan (1996)
http://www.northumberlandnationalpark.org.uk/livingin/planning/planningpolicyandguidance/localplans.htm

ii Northumberland County and National Park Joint Structure Plan (2005)
http://www2.northumberland.gov.uk/reports/structure_plan/strucplan.html

iii Regional Planning Guidance 1 (2002)
http://www.go-ne.gov.uk/gone/docs/planning/planning_guidance.pdf
and emerging RSS - View: Shaping the North East Submission Draft (2005)
www.viewnortheast.com

http://www.northumberlandnationalpark.org.uk/livingin/planning/planningpolicyandguidance/nationalparkmanagementplan.htm

v Northumberland National Park Biodiversity Action Plan
http://www.northumberlandnationalpark.org.uk/biodiversityactionplan.pdf

vi Northumberland National Park Authority Corporate Plan 2007/08
http://www.northumberlandnationalpark.org.uk/lookingafter/corporateinformation/corporateplansbestvalue.htm

vii Regional Economic Strategy (2007)
http://www.onenortheast.co.uk

http://www.sustaine.com/

ix North East Housing Strategy (2007)

x Northumberland National Park Local Development Scheme (2007)
http://www.northumberlandnationalpark.org.uk/livingin/planning/planningpolicyandguidance/localdevelopmentscheme.htm

xi LDF Annual Monitoring Reports are available at
http://www.northumberlandnationalpark.org.uk/livingin/planning/planningpolicyandguidance/annualmonitoringreports.htm

xii The Sustainability Appraisal is available at
http://www.northumberlandnationalpark.org.uk/livingin/planning/planningpolicyandguidance/sustainabilityappraisal.htm

xiii Securing the Future: Delivering the UK Sustainable Development Strategy (March 2005) is available at

xiv Tranquillity Mapping (December 2004) Land Research Group, Newcastle University

xv Labour Market Earnings (09/02/06)
www.statistics.gov.uk

xvi The Economic Value of Protected Landscapes in the North East of England Report to ONE North East - SQW Limited August 2004

http://www.sustaine.com/

xviii Bruntland Commission “Our Common Future” (1987)

xx North East Climate Change Adaptation Study (2008)
http://www.northeastassembly.gov.uk/page.asp?id=99

xxi Landscape Character Assessment of Northumberland National Park and Tynedale District (2007)

xxii PPS7: Sustainable Development in Rural Areas (2004) DCLG
http://www.communities.gov.uk/index.asp?id=1143823

xxiii Planning Policy Statement 1 - Delivering Sustainable Development (2005) DCLG
http://www.communities.gov.uk/index.asp?id=1143804

xxv Further information is available at
http://www.northumberlandnationalpark.org.uk/understanding/wildlifehabitats.htm

xxvi Further information on the work with the British Geological Survey is available at
http://www.northumberlandnationalpark.org.uk/understanding/geology.htm

http://www.communities.gov.uk/index.asp?id=1143832

xxviii More information is available at
http://www.northumberlandnationalpark.org.uk/understanding/historyarchaeology/historicvillageatlas.htm

xxix More information on the ASPECT project is available at
http://www.northumberlandnationalpark.org.uk/lookingafter/projects/aspect.htm

xxx The North East Cultural Strategy is available at
http://www.culturenortheast.org/index.php?option=com_content&task=view&id=23&Itemid=38

xxxi Planning Policy Guidance 15: Planning and the Historic Environment (1994) DCLG
http://www.communities.gov.uk/index.asp?id=1144040

xxxi Planning Policy Guidance 16: Archaeology and Planning (1990) DCLG
http://www.communities.gov.uk/index.asp?id=1144056

xxxiii Tranquillity Mapping (December 2004) Land Research Group, Newcastle University

http://www.countryside.gov.uk/LAR/Landscape/CC/north_east/index.asp

xxxv Further information available at
http://www.english-heritage.org.uk/server/show/conWebDoc.3943


xxxvii North East Forest Strategy (2005)
http://www.forestry.gov.uk/forestry/infd-6fcf3q

xxxviii Forestry Commission - England Woodfuel Strategy

http://www.communities.gov.uk/index.asp?id=1504271

Appendix 5  List of Superseded Policies

Policies contained in Northumberland National Park Local Plan (1996)

C1  Landscape Character
C2  Moor and Heath
C4  Sites of Special Scientific Interest
C6  SNCL, RIGS and NNRs
C10  Trees, Woodlands and Hedgerows
C11  Watercourses and Groundwater
C12  Hadrian’s Wall and it’s Setting
C13  Scheduled Ancient Monuments and Nationally Important Archaeological Sites
C14  Regionally and Locally Important Archaeological Sites
C16  Development affecting archaeological sites
C17  Demolition of Listed Buildings
C18  Alterations and Extensions to Listed Buildings
C19  Development Affecting the Setting of a Listed Building
C26  Conversion of Buildings

MD1  Major Development
MD2  Major Development on the Fringe of the Park

CD1  General Development Principles
CD2  Landscaping
CD3  Facia and hanging signs
CD4  New Housing Development - Larger Settlements
CD5  New Housing Development - Smaller Settlements
CD6  Development of New Housing in the Open Countryside
CD7  Affordable Housing
CD8  Conversion of Buildings to Residential Use
CD9  Employment Development
CD10  Employment Development in the Open Countryside
CD11  New Farm Buildings
CD12  Farm Diversification
CD16  Water and Waste Treatments

TR2  New Tourism Development within Settlements
TR3  Conversion of Buildings to Self Catering or Serviced Accommodation
TR5  Extensions to Existing and New Small Scale Sites for Caravans/Tents
TR6  Conversion of Buildings to Camping Barns, Bunk Barns and Outdoor Activity Centres
TR7  Small Scale Recreation Facilities
TR8  Recreational Pursuits

T2  Route of the Rochester By-Pass
T5  Works to Bridges which are Listed or of Local Interest
T7  Directional Advertisement Signs
T9  Cycling
Appendix 5  List of Superseded Policies


NP1  Minerals
NP4  Impact on Special Qualities
NP7  Sites of Special Scientific Interest
NP8  SNCL, RIGS and NNRs
NP12  Regionally or Locally Important Archaeological Sites
NP15  Impact on Agricultural Land
NP16  Impact on the Local Economy
NP17  Impact on Tourism
NP19  Transport
NP21  Cumulative Impact
NP23  Environmental Performance
NP24  Community & Environmental Benefits
NP32  Reuse of Sandstone Waste
NP35  Mineral Exploration
NP36  Reworking of Minerals Waste