

Northumberland National Park Authority – Local Plan Viability Policy Review

January 2019

* Those policies with a Direct impact on viability include policies such as affordable housing, minimum housing standards etc. that have a measurable impact on viability. These have been explicitly factored into our economic viability appraisals.

Those policies with an Indirect impact have been incorporated into the viability study indirectly through the property market cost and value assumptions adopted e.g. market values and BICS costs.

It is important to note that all the policies have an indirect impact on viability. The Council’s Local Plan sets the ‘framework’ for the property market to operate within. All the policies have an indirect impact on viability through the operation of the property market (price mechanism) and via site allocations which shapes land supply over time.

Northumberland National Park Authority – Local Plan 2017 – 2037 Core Strategy and Development Management Policies Preferred Options Draft Plan (Reg.18)	Policy Description	Impact on Viability *	Implications for Local Plan Viability Assessment
Policy 1: Sustainable Development	Northumberland National Park Authority will presume in favour of development that is sustainable. Sustainable development in the Local Plan area is development that either achieves or does not prejudice the achievement of the following:	Indirect	The presumption in favour of sustainable development (consistent with the National Park objectives) will guide all planning application decisions;

	<ul style="list-style-type: none"> a) makes the National Park a high-quality place to live and work – including: improving and supporting the use and retention of existing services, infrastructure and facilities, including the housing stock and workplaces; b) reduces the need to travel; c) contributes positively to the built environment by having regard to the site context and conforms to the National Park Design Guide SPD; d) conserves or enhances the landscape character of the National Park through use of high-quality design, appropriate landscaping, and removal of unsightly development; e) improves biodiversity by enhancing existing priority habitats and species or creates new priority habitat; f) improves public access to, and enjoyment of, the National Park’s special qualities; g) reduces waste and greenhouse gas emissions through improved energy efficiency and making full use of small-scale renewable energy; h) avoids areas at risk of flooding and is resilient and responsive to the impacts of climate change; i) conserves or enhances the historic environment and helps secure a sustainable future for the assets at risk; and, j) furthers the statutory National Park purposes. <p>Development will be deemed to be unsustainable if it would harm:</p> <ul style="list-style-type: none"> a) the health and well-being of local communities; 		<p>which will impact on the nature of developments that secure planning permission; impacting indirectly on the property market through the price mechanism.</p> <p>We have used current values (and costs) within our appraisals.</p>
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	<ul style="list-style-type: none"> b) the diversity, quality and local distinctiveness of the natural and cultural landscape, wildlife, historic environment or other special qualities of the National Park; c) the strength, diversity or vitality of the local economy; d) the supply of housing to meet local needs; e) access to local services and community facilities; and, f) the National Park statutory purposes. <p>Development will be permitted that furthers the statutory National Park purposes of:</p> <ul style="list-style-type: none"> a) conserving and enhancing natural beauty, wildlife and cultural heritage; b) promoting opportunities for the understanding and enjoyment of the special qualities of the National Park by the public. <p>Development that harms these purposes will not be permitted although an exception may be made where development can demonstrate an overriding need and the harm can be mitigated or, as a last resort, compensatory measures can be agreed</p>		
<p>Policy 2: General Development Principles</p>	<p>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;</p> <ul style="list-style-type: none"> 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; 	<p>Indirect</p>	<p>The presumption in favour of sustainable development (consistent with the National Park objectives) will guide all planning application decisions; which will impact on the nature of developments that secure planning permission; impacting indirectly on the property market through the price mechanism.</p>

	<p>c) The proposal supports the wellbeing of local communities;</p> <p>d) It will not give rise to unacceptable, adverse impacts in terms of any of the following;</p> <ul style="list-style-type: none"> • the quality or quantity or flow of surface or ground water; • the quality of the air, land or soil; • the level of noise and dust/particulates, vibration or natural light; • the darkness of the night sky; and, • important public views. 		<p>We have used current values (and costs) within our appraisals.</p>
<p>Policy 3: Major Development</p>	<p>Planning permission will only be granted for major development in exceptional circumstances and where it can be demonstrated to be in the public interest. Consideration of such applications should include an assessment of all of the following:</p> <ul style="list-style-type: none"> 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; 	<p>Indirect</p>	<p>These are major developments in the public interest. They are in exceptional circumstances and not the normal. There is therefore has no impact on the Plan viability.</p>

	<ul style="list-style-type: none"> 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. 		
<p>Policy 4: Settlement Hierarchy</p>	<p>The Local Centres of Alwinton, Elsdon, Falstone, Greenhaugh, Harbottle, Holystone, Lanehead and Stannersburn will be the focus for new development within the National Park.</p> <p>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.</p> <p>Proposals for development within or on the edge of these settlements should be at a scale that is appropriate to the character and function of the settlement.</p> <p>Proposals for development that are not located within or adjacent to one of these settlements in will need to demonstrate that:</p> <ul style="list-style-type: none"> a) the location is necessary for a land based function, or; b) the location is necessary for the provision of public utilities or infrastructure, or; c) the development is ancillary to an existing use at the site, or; d) the location is appropriate in relation to other local plan policies. <p>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:</p>	<p>Indirect</p>	<p>The policy classifies the various settlements within the National Park. The distribution of development and the vibrancy of the settlements is manifest through property values. The impact of this policy is therefore indirect through the price mechanism.</p>

	<ul style="list-style-type: none"> a) The development cannot take place in an identified Local Centre, Smaller Village, or through the reuse of an existing building; • It will conserve or enhance the special qualities of the National Park; • It will provide opportunities for the public to understand and enjoy the special qualities, whilst not negatively impacting on them; 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. 		
<p>Policy 5: Conversion of Buildings outside Settlements</p>	<p>The change of use of existing buildings outside identified settlements to employment use (including tourism) will be supported where;</p> <ul style="list-style-type: none"> a) The building is capable of conversion; b) 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. <p>In the open countryside the change of use of a redundant or disused non-residential building(s) to a dwelling(s) will be supported where:</p> <ul style="list-style-type: none"> a) there is an enhancement to its setting; b) in the case of extended family accommodation, the building is located in a farmstead within an existing group of buildings, in close association with an existing dwelling and the proposal otherwise accords with the extended family dwellings criteria; 	<p>Indirect</p>	<p>This policy is in respect of conversion to employment use rather than new residential development. There is no direct impact on Plan viability.</p>

	<p>c) in the case of a rural worker, the building is well related to existing buildings on the holding. The occupancy of a rural worker dwelling will be limited to a person(s) able to demonstrate a proven essential need for the accommodation in accordance with Policy 14 (Rural Workers' Housing).</p> <p>In the case of buildings within an existing agricultural or other primary business responsible for land management, a change of use will only be permitted where it can be demonstrated that the agricultural use of the existing building(s) to be reused is redundant.</p> <p>Where permission is granted a condition will be attached removing permitted development rights in respect of extensions.</p>		
<p>Policy 6: Community Facilities</p>	<p>Development that would result in the loss of, or have an unacceptable adverse effect on, an existing community facility, will not be permitted unless it can be demonstrated that:</p> <ul style="list-style-type: none"> a) the current use is no longer needed or a suitably located replacement facility of at least equivalent standard has been secured; and, b) the land or building could not fulfil, or is not needed for, an alternative community use. <p>Applications must be supported by appropriate and proportionate independent evidence, including appropriate financial, business planning, options appraisals, marketing and community engagement evidence.</p> <p>Development of new, or improvements to existing, community facilities, will be supported where it would be in accordance with other relevant local plan policies.</p>	<p>Indirect</p>	<p>Provision of community facilities impacts the vitality of settlements and therefore impacts indirectly on the desirability of that location as a place to live; and hence residential values. We have had regard to current residential values as part of our viability appraisals.</p>

<p>Policy 7: Local Green Space</p>	<p>Areas of Local Green Space will be designated to protect important parcels of community land from future development provided that it:</p> <ol style="list-style-type: none"> 1) provides a recreational resource for the local community; 2) allows important public views into or from within a settlement; 3) is of historical significance in contributing to an understanding of the development of the settlement or is recognised as an important archaeological resource, or contributes to the setting of important buildings or the appreciation of their historical interest, or. 4) is important to the character or setting of the settlement. 	<p>Indirect</p>	<p>There is no direct impact on viability as a result of this policy.</p>
<p>Policy 8: New and improved infrastructure</p>	<p>Proposals for new or improved infrastructure providing services and facilities will be permitted where their siting and appearance:</p> <ol style="list-style-type: none"> a) minimises the impact on visual amenity, including the character and appearance of the locality and wider landscape character; b) will not result in unacceptable impacts upon features of ecological, archaeological, architectural or historic interest; and, <p>Applicants should demonstrate that the proposal represents the least environmentally harmful option available having regard to the operational requirements and technical limitations that are applicable.</p> <p>All infrastructure shall be removed and the site restored to its former condition when no longer required for its approved purpose.</p>	<p>Indirect</p>	<p>This policy is in respect of infrastructure providers and infrastructure schemes so there is no direct impact on Plan viability.</p> <p>Notwithstanding this, appropriate infrastructure is required to support new development. We have made appropriate allowance within external works to cover utilities connections etc.</p>
<p>Policy 9: Provision of Green Infrastructure</p>	<p>Development proposals should include measures that will enhance green infrastructure provision and create opportunities for wildlife in the National Park commensurate with the scale of the proposal and intensity of activity expected.</p>	<p>Indirect</p>	<p>This policies state that proposals 'should' include measures that will enhance GI and proposals will be</p>

	<p>Green infrastructure proposals should:</p> <ul style="list-style-type: none"> a) protect and enhance existing natural and historic environments; b) strengthen connectivity and resilience of ecological networks; c) be locally distinctive through reflecting and enhancing landscape character; d) maximise opportunities to mitigate and adapt to climate change; or e) improve quality of life through provision of benefits for health and wellbeing, including opportunities to access open space and enjoyment of the National Park and its special qualities. <p>Proposals will be encouraged where a range of green infrastructure benefits can be achieved.</p>		<p>‘encouraged’ where a range of GI benefits can be achieved.</p> <p>We have assumed therefore that the costs of GI provision can be incorporated within the normal development density and external works cost (which including landscaping etc).</p>
<p>Policy 10: Providing a range and choice of housing</p>	<p>Having regard to the existing housing stock in the locality, all new residential development will contribute towards the creation of sustainable, balanced and inclusive communities by ensuring a mix of dwellings (in terms of size, type and tenure), that will meet the needs of present and future generations.</p> <p>New housing will offer a good standard of accommodation by being constructed to be neither too large nor too small.</p> <p>All new build housing developments will be encouraged to be constructed in accordance with Building Regulations Requirement M4(2) for accessible and adaptable dwellings.</p> <p>A range of good quality homes will be provided to deliver a balanced mix of tenures and housing types and sizes. Development proposals will be assessed according to how well they meet the needs and aspirations of</p>	<p>Direct</p>	<p>We have incorporated the Nationally Described Space Standards when formulating the generic house sizes to appraise.</p> <p>The requirement for Category M4(2) accessible and adaptable housing has a cost implication for development. In addition to the baseline BCIS construction costs we have made extra-over allowance of + £521 per unit for housing M4(2) Category 2 housing.</p> <p>This cost has been factored into our appraisals. This is based on the DCLG housing Standards Review, Final</p>

	<p>those living in and seeking to move to Northumberland National Park, as identified in the most recent Strategic Housing Market Assessment.</p> <p>Community-led housing, including individual and group self-build and customhouse building, will be supported, particularly where this will contribute to meeting local housing needs. These will remain, available for people with a local connection, at an affordable cost. A Section 106 legal agreement will be required to ensure the restriction of the occupancy in perpetuity.</p>		<p>Implementation Impact Assessment, March 2015, paragraphs 153 and 157.</p> <p>We have also appraised typologies which include some local connection 'market' housing.</p>
<p>Policy 11: Residential Extensions</p>	<p>Proposals for residential extensions will be permitted where they:</p> <ul style="list-style-type: none"> a) accord with the principles set out in Policy 2 (General Development Principles); b) ensure there is sufficient space within the existing curtilage to accommodate the extension without resulting in overdevelopment of the site or adversely impacting on residential amenity space; and, c) ensure the maintenance or replacement of any bat and barn owl roosts that may be present. <p>Residential extensions will not be permitted for temporary dwellings.</p> <p>Extensions to residential curtilages will only be permitted where it can be demonstrated that it will not adversely affect visual amenity, the setting of the residential building, the surrounding landscape, biodiversity and/or character of the area.</p>	<p>Indirect</p>	<p>This policy is in respect of extensions rather than new development. Individual house-owners have different economic requirements for extensions where the development is for their own occupation (e.g. land has already been acquired and profit is not required due to the utility in use). There is no direct impact on Plan viability.</p>
<p>Policy 12: Affordable Housing</p>	<p>On housing sites of 11 or more dwellings, 50% must be affordable housing.</p> <p>On housing sites of between 6 and 10 dwellings, the Authority will require the payment of a commuted sum in lieu of the delivery of the relevant proportion of affordable housing above.</p>	<p>Direct</p>	<p>We have not appraised any typologies of >10 units as this level of residential development would be highly unlikely in the National Park due to the nature of area, low development pressure and lack of sustainable developable sites.</p>

	<p>On housing sites of up to 5 dwellings, new housing will be restricted to principal residency</p> <p>If it is demonstrated that the site cannot deliver the mix of housing required, then the Authority will consider an alternative mix of housing on the basis of an independent site viability study.</p> <p>The size, type and tenure of affordable housing required by this policy will be informed by the latest Strategic Housing Market Assessment and any other evidence of need in the locality.</p> <p>All affordable dwellings will be, and will remain, available for people with a local connection, at an affordable cost. A Section 106 legal agreement will be required to ensure the restriction of the occupancy in perpetuity.</p>		
<p>Policy 13: Rural Exception Sites</p>	<p>As an exception to other policies, small-scale affordable housing will be permitted on land, adjacent to the identified settlements, provided all the following criteria are met:</p> <ul style="list-style-type: none"> a) it is demonstrated that there is a proven local need for affordable housing and an alternative site is not available within an identified settlement; b) all dwellings will be, and will remain, available for people with a local connection, at an affordable cost. A Section 106 legal agreement will be required to ensure the restriction of the occupancy in perpetuity; c) all proposals satisfy the requirements of other relevant plan policies 	<p>Direct</p>	<p>Given that there are no sites allocated for housing we have assumed they are all Rural Exception Sites. Therefore, our starting point for appraising each site is 100% affordable housing.</p> <p>Our appraisals are to test the viability of this policy so we have appraised various hypothetical schemes including typologies with 100% affordable housing. This policy has a direct impact on viability given it requires 100% of units to be affordable, and therefore the purpose of our appraisal is to establish the quantum of any subsidy required for 100% affordable housing scheme and/or the quantum of 'market' housing (either by local connection / principal residency)</p>

			to cross-subsidise the affordable housing.
Policy 14: Rural Workers' Housing	<p>Outside the settlements identified by Policy 4 new residential accommodation for rural workers will only be permitted where all the following are met:</p> <ul style="list-style-type: none"> a) it can be demonstrated that the functional needs of agriculture, or some other essential rural- based enterprise, requires that a full time worker must live at the location proposed; b) it can be demonstrated that there are no opportunities for providing the accommodation by using other dwellings within the control of the applicants, or by the conversion of an existing suitable building, or by the acceptable sub-division or extension of an existing dwelling; c) the enterprise that the dwelling will serve must not have been instrumental in disposing of any residential property in the preceding three years that would have satisfied the need now identified, d) the dwelling will be located within or adjoining an existing group of buildings; and, e) in the case of a new permanent dwelling, its size should be commensurate to the needs of the new rural enterprise or associated agricultural unit. This should be justified by evidence supporting the planning application. <p>If the proposal is for a new rural enterprise or if the long term financial viability of the enterprise cannot be demonstrated, the need to be met by</p>	Indirect	This policy is specific to rural workers accommodation and has no direct impact on Plan viability.

	a temporary solution, such as the siting of a residential caravan in a suitable location, for a three year period.		
Policy 15: Principal Residence Housing	<p>Any new market housing development will be Principal Residence housing and will only be permitted, through the change of use of non-residential buildings to housing in settlements, and/or where it is required to enable the delivery of affordable housing to meet local needs in accordance with other plan policies.</p> <p>Where permission is granted for a Principal Residence market dwelling, a condition will be attached to ensure that the occupancy of the dwelling(s) is confined to a person's sole or principal residence.</p> <p>Consistent with an exceptions approach to housing, provision will not be made for housing solely to meet open market demand and housing land will not be allocated in the development plan.</p>	Direct	Restricting the housing tenure (principal residence and affordable housing) will limit the gross development value which developments can achieve. Our scheme typologies matrix and viability appraisals are specifically designed to test the viability of this policy in the context of the cumulative impact of all of the new policies herein. We have taken these tenure requirements into account within our typologies matrix and assumptions.
Policy 16: Gypsy and Traveller Housing	<p>As an exception to other policies the siting of residential caravans for Gypsies and Travellers will be permitted provided all the following criteria are met:</p> <ul style="list-style-type: none"> a) there is evidence of a permanent need for a type and scale of Gypsy or Traveller pitch within the relevant part of the National Park, as advised by the local housing authority; b) the site is located within one and a half miles of an identified settlement and is capable of adequate provision of essential infrastructure and services without significant harm to the landscape; c) the site should respect the scale of, and not dominate the nearest settled community, and should also avoid placing an undue pressure on the local infrastructure; d) the proposal satisfies the requirements of Policy 2 (General Development Principles) in all other respects. 	Indirect	This is not a large sector of the property market and therefore the supply of these sites will have limited, if any impact, on viability. Cost and value assumptions and land supply / price should be monitored for future reviews.

<p>Policy 17: Replacement Dwellings</p>	<p>The construction of a replacement dwelling will only be permitted provided all the following criteria are met:</p> <ul style="list-style-type: none"> a) residential use of the dwelling has not been abandoned; b) it is demonstrated that the repair of the existing building is not economically feasible and that the replacement building would bring about a significant enhancement in terms of its landscape impact; c) replacement would not lead to the avoidable loss of a building that already contributes to architectural or historic interest or makes a useful contribution to local housing needs; d) the replacement dwelling would not be substantially larger than the original dwelling. e) the proposal satisfies the requirements of Policy 2 (General Development Principles) in all other respects. <p>Permitted development rights will be removed by planning condition. Further extensions that would increase the size of the replacement dwelling will not be permitted.</p>	<p>Indirect</p>	<p>This policy is in respect of replacing dwellings on a like-for-like basis. There is no impact on Plan viability.</p>
<p>Policy 18: A sustainable Local Economy</p>	<p>In order to create and retain a sustainable local economy the National Park Authority will support proposals which enable:</p> <ul style="list-style-type: none"> 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 	<p>Indirect</p>	<p>The local economy impacts indirectly on the desirability of that location as a place to live; and hence residential values. We have used current values in our appraisals.</p>

	<p>c) Home-based employment activities which do not adversely affect neighbours or neighbouring land uses.</p>		
<p>Policy 19: Home-based businesses and live/work units</p>	<p>The use of part of a residential property, (a small scale extension, the use of ancillary buildings where they are well related to existing buildings or, where no suitable buildings exist new outbuildings within the domestic curtilage), for a home-based business will be permitted where there is no unacceptable adverse impact on the landscape or the amenity of the area or on the occupiers of neighbouring properties.</p> <p>Proposals for live-work units should be in accordance with the housing policies in this Plan and will also need to meet the following criteria:</p> <ul style="list-style-type: none"> a) The residential use will be ancillary to the business use; b) The occupancy of the living area will be restricted to a person working in the business. <p>Where necessary, conditions will be attached to any granting of planning permission including to:</p> <ul style="list-style-type: none"> a) control the use to avoid or minimise any potential adverse impacts; b) remove permitted development rights to protect the character and appearance of the building; c) ensure any new development may only be occupied in association with the dwelling and cannot be let or disposed of separately from that dwelling; and d) allow, where appropriate, the business use to cease and revert to an ancillary domestic use without the need for further planning permission. 	<p>Indirect</p>	<p>This is a specific policy aimed at a delivering sustainable local economy is suitable business with ancillary residential use. There is no direct impact on Plan viability.</p>

<p>Policy 20: Accessibility and Connectivity</p>	<p>In order to maximise accessibility and minimise the environmental and health impacts of traffic when assessing planning applications, the National Park Authority will seek to:</p> <ul style="list-style-type: none"> a) Protect and support 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 safe use of the right of way network; d) Minimise the overall need for journeys, whilst seeking to maximise the proportion of journeys made by: public transport, bicycle, and walking; e) Ensure that proportionate transport and accessibility needs are incorporated into new development proposals (including the provision of cycling facilities); f) Promote good design principles in respect of the permeability, connectivity and legibility of buildings and public spaces; and inclusive access; and g) Support the delivery of reliable, safe and efficient transport networks, in partnership with other organisations, service providers and developers. 	<p>Direct</p>	<p>We assume that the costs associated with delivering right of way etc on site can be achieved by careful design within normal external works cost parameters herein.</p>
<p>Policy 21: Farming and rural land-based enterprises</p>	<p>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.</p>	<p>Indirect</p>	<p>There is no direct impact on Plan viability.</p>

	<p>Agricultural, forestry and other rural land-based development will be permitted if it is necessary to serve the needs of the enterprise in that location. When this development is no longer required for its approved purpose it will be dismantled and removed from the site, unless permission is granted for an alternative use.</p> <p>Diversification of existing land-based enterprises will be permitted if it assists their viability and supports the beneficial aspects of land management and will otherwise meet the criteria set out by Policy 2 (General Development Principles).</p>		
<p>Policy 22: Wildlife, Biodiversity and Green Infrastructure</p>	<p>The conservation and enhancement of wildlife, habitats and sites of geological interest within the National Park will be given great weight.</p> <p>Development delivery, management agreements and positive initiatives will conserve, restore and re-create priority habitats and conserve and increase priority species identified for the National Park.</p> <p>Sites designated for their international, national or local importance, priority habitats, priority or protected species, ancient woodland and veteran trees will be protected from development likely to have direct or indirect adverse effects including on their conservation objectives.</p> <p>Protection will be commensurate with their status, giving appropriate weight to their importance, in accordance with the following principles:</p> <ul style="list-style-type: none"> a) Development likely to have a significant effect on any internationally designated site either directly or indirectly, including on features outside the designated site which support the ecological functioning of cited habitats and species, will not be permitted unless it can be ascertained that the development will not have an adverse effect on the integrity of the site. 	<p>Direct</p>	<p>Costs associated with these requirements are included within our use of appropriate local construction cost benchmarks and external works cost benchmarks which will take into consideration biodiversity requirements (which developers have been delivering).</p>

	<p>b) Development likely to have an adverse impact on the notified special interest features of nationally designated sites will not be permitted. An exception will be made only where the benefits of the development, at that site, clearly outweigh both the impacts it is likely to have on the special interest features of the designated site and any broader impacts on the network of nationally designated sites.</p> <p>c) Development likely to cause harm to legally protected species, or lead to the loss of or damage to their habitats, will not be permitted unless this can be mitigated or then offset so that local populations are at least maintained.</p> <p>d) Development likely to adversely affect local sites designated for their wildlife will not be permitted, unless it can be demonstrated that the need for, and benefits of, the development clearly outweigh the loss of biodiversity.</p> <p>e) Development likely to adversely affect priority species and habitats must be avoided wherever possible (subject to the legal tests afforded to them) unless the need for, and the benefits of the development are exceptional and clearly outweigh the loss of biodiversity.</p> <p>f) Development resulting in the loss or deterioration of irreplaceable ancient woodland (including ancient semi-natural woodland and plantations on ancient woodland sites) and veteran trees, will not be permitted unless the need for and the benefits of the development are wholly exceptional and clearly outweigh the loss of biodiversity.</p> <p>Regionally important geological sites (RIGS) will be safeguarded for their geological and geomorphological interest.</p> <p>Where, in exceptional circumstances and following an assessment against clauses 1, 2, 3 (b)-(f) and/or 4 above where required, the need for and benefits of the development are considered to outweigh the harm to habitats, species or the geological interest of sites, measures will be</p>		
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	<p>required to first avoid such impacts, and if they cannot be avoided, to mitigate harm or, as a last resort, to provide appropriate and proportionate compensatory measures.</p> <p>The enhancement of biodiversity and creation of multi-functional green infrastructure networks at a variety of spatial scales, including cross-boundary connectivity to areas adjacent to the National Park, that help support ecosystem services will be encouraged.</p> <p>Opportunities will be promoted for habitat management, restoration, expansion that strengthens the resilience of the ecological network, and enables habitats and species adapt to climate change or to mitigate the effects of climate change.</p> <p>Green infrastructure that incorporates measures to enhance biodiversity, including dispersal areas identified within the ecological network, should be provided as an integral part of new development.</p> <p>In assessing development proposals affecting biodiversity and geodiversity, adverse impacts of development will be minimised and net gains for biodiversity will be sought by:</p> <ul style="list-style-type: none"> a) Avoiding significant harm through location and/ or design. Where significant harm cannot be avoided, applicants will be required to demonstrate that adverse impacts will be adequately mitigated or, as a last resort proportionately compensated for (where viable and practical); b) Securing proportionate net biodiversity gains and/or wider ecological enhancements through new development, unless such measures are demonstrated not to be viable or practical 		
<p>Policy 23: Landscape,</p>	<p>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, views and sensitivity as defined in the Landscape</p>	<p>Indirect</p>	<p>No direct impact on Plan viability.</p>

<p>Tranquillity and Dark Skies</p>	<p>Supplementary Planning Document. Development which would adversely affect the quality and character of the landscape, or views of the landscape, will not be permitted. In addition, there may be a requirement to remove certain types of redundant development from the landscape.</p> <p>New, extended or altered moorland tracks and forest roads can have a significant impact upon the appearance of the landscape, archaeology and on the biodiversity of an area. All track development should be well designed, and sensitive to its location. As such all applications for new tracks shall be submitted with details of and nature of the use, frequency of use, construction methodology, materials to be used in any hardsurfacing, water drainage features and an ongoing track maintenance plan.</p> <p>Development proposals which conserve or enhance the tranquillity and pristine dark skies of the National Park will be supported. In order to limit potentially adverse effects on open countryside landscapes, natural habitats and the settings of historic/cultural assets, and to conserve or enhance tranquillity, development proposals will be required to demonstrate that:</p> <ul style="list-style-type: none"> a) The level of noise, traffic and light generated as a result of the development during construction and thereafter is minimised and dark skies maintained; b) Intrusive external features, such as hard surfaces, car parking and urban-style boundary treatments are minimised; c) The sense of openness is not reduced; d) The quiet enjoyment of the landscape is maintained. <p>During construction and thereafter, development should not result in a net adverse impact on the level of dark skies and where appropriate improvements should be sought. Where exterior lighting on developments is required and has the potential to impact on the dark</p>		
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	skies, it should be designed and installed in accordance with current best practice guidance.		
Policy 24 – Trees, Woodlands and Forests	<p>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:</p> <ul style="list-style-type: none"> 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. <p>Trees will be considered for protection under a Tree Preservation Order where the tree(s) are considered to bring significant amenity benefit to the local area, including their contribution to the local landscape and biodiversity value. An Order will only be served where it would be expedient and where there is a clear risk to the tree</p>	Indirect	No impact on Plan viability.
Policy 25: Flood Risk	Development proposals will be permitted where they	Direct	We have included within our financial viability assessments appropriate upfront Planning Application,

	<ul style="list-style-type: none"> a) are consistent with the sequential test and applicants demonstrate that sites at little or no risk of flooding are developed in preference to areas at higher risk; b) do not increase the risk of flooding elsewhere; c) do not reduce the potential of land used for current or future flood management; d) use development to reduce the risk of flooding through location, layout and design and incorporate sustainable drainage systems to minimise surface water run-off and avoid pollution. <p>Where appropriate, a site-specific Flood Risk Assessment should be submitted and include appropriate measures to mitigate flood risk.</p> <p>Where, as a result of applying the sequential test, a development is approved on an exceptions basis, planning agreements will be sought to ensure that the development is protected from flooding to the appropriate standard throughout its lifetime. Any required additional or enhanced flood defences should not conflict with National Park purposes.</p>		<p>Professional Fees, Surveys and report costs to allow for flood risk assessment and drainage design.</p> <p>We assume that the normal cost of drainage (SUDs etc) can be incorporated into the scheme design and construction/external works at no additional costs.</p>
<p>Policy 26: Renewable and low carbon energy provision</p>	<p>Proposals for small scale renewable and low carbon technologies will be permitted where they contribute to meeting the energy needs of communities and businesses in the National Park. Particular encouragement will be given to designing renewable and low carbon technologies into new development (including for example on-site power storage, wind turbines, PICO-hydro or electric-car charging points).</p> <p>Proposals must comply with Policy 2 (General Development Principles) and not adversely affect local communities, businesses or the National Park's special qualities, having regard to impacts in isolation and in combination with other renewable energy schemes.</p>	<p>Indirect</p>	<p>This policy is in respect of small scale energy provision and has no direct impact on Plan viability.</p>

	<p>All technologies permitted will be required to be removed, and the site restored to its former condition, should they cease to be operational.</p> <p>There will be a presumption against proposals for large scale low carbon and renewable energy development unless it can be clearly demonstrated that they will be compatible with the special qualities of the National Park, its communities and businesses and must comply with Policy 3 (Major Development).</p>		
<p>Policy 2&: Historic Environment and Cultural Heritage</p>	<p>Northumberland National Park’s local distinctiveness, cultural heritage, and historic environment, will be conserved and enhanced to ensure that present and future generations can increase their knowledge, awareness and enjoyment of these special qualities.</p> <p>Development proposals affecting heritage assets (identified on the Northumberland National Park Historic Environment Record) and their settings, will be considered in a manner appropriate to their significance including: a) designated conservation areas, scheduled monuments, listed buildings, and registered historic parks and gardens; and b) locally important historic sites and features.</p> <p>Development proposals should make a positive contribution to the local distinctiveness of the historic environment and ensure that the character, special interest, integrity, and significance of any affected heritage asset and its setting is conserved or enhanced.</p> <p>Development proposals likely to affect heritage assets and/or the setting of heritage assets should be supported by a desk-based assessment appropriate to their significance. In certain cases, developers will be required to arrange for archaeological or historic building evaluations.</p> <p>Where development proposals will lead to substantial harm to, or total loss of significance of, a designated heritage asset, permission will be refused.</p> <p>Adverse impacts on locally important heritage assets and/or their settings should be avoided. Where proposals are likely to cause</p>	<p>Indirect</p>	<p>There is a cost implication associated with development in the historic environment. We have used current costs of construction as for ‘typical’ development across the National Park.</p> <p>We acknowledge that construction costs are likely to be higher within heritage environments, but values are also likely to be higher. Furthermore, developments involving heritage assets are likely to require a bespoke approach to viability e.g. enabling development and/or grants.</p>

	<p>substantial harm to or loss of locally important assets, permission will only be granted in exceptional circumstances where the public benefit outweighs the asset’s historic or archaeological interest, having regard to the scale of any harm or loss and the significance of the heritage asset. The features of interest should be preserved in situ, but where this is not justifiable or feasible, provision must be made for appropriate preservation by record.</p> <p>Development proposals should positively reinforce the historic character of the National Park’s settlements through reflecting the traditional vernacular architecture and enhancing local distinctiveness.</p>		
<p>Policy 28: Conserving Heritage Assets</p>	<p>Hadrian’s Wall World Heritage Site</p> <p>The Authority supports measures to protect and enhance Hadrian’s Wall in accordance with the Scheduled Monument designation of much of its length and associated assets. Development adversely affecting these assets and their setting will not be permitted unless substantial public benefits would outweigh that harm or loss.</p> <p>Conservation Areas</p> <p>Development proposals affecting conservation areas should ensure that:</p> <ul style="list-style-type: none"> a) the character or appearance of the area is preserved or enhanced; b) they deliver high quality design and incorporate materials that reflect the scale, architectural quality and detailing of the area. <p>Other Heritage Assets and their Settings Development proposals affecting a heritage asset and its setting should demonstrate:</p> <ul style="list-style-type: none"> a) a positive contribution to the setting through sensitive design and siting; 	<p>Indirect</p>	<p>This policy will impact upon the nature of developments that secure planning permission and the spatial distribution of development which would indirectly influence land values through the price mechanism. We have used current values (and costs) within our appraisals.</p>

	<ul style="list-style-type: none"> b) the promotion of the understanding and enjoyment of the heritage asset and its setting or better reveal its significance and appreciation of the setting; and c) avoidance of unacceptable adverse effects and cumulative visual effects that would impact on the setting. <p>Redundant Heritage Assets and Assets at Risk</p> <ul style="list-style-type: none"> a) development proposals that seek to bring heritage assets, that are redundant or at risk, into a viable use in ways that are consistent with their long term conservation will be encouraged; and b) proposals should be consistent with policy 27 (Historic Environment and Cultural Heritage) to ensure they continue to positively enhance local character and distinctiveness. 		
<p>Policy 29: Sustainable Tourism and Recreation Development</p>	<p>The National Park Authority will support proposals for sustainable tourism and recreation developments which:</p> <ul style="list-style-type: none"> 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. <p>The development of new sustainable self-catering visitor accommodation will be permitted provided that all the following criteria are met:</p> <ul style="list-style-type: none"> a) sites are well screened at the time of application, and subsequently, to the extent that development will not cause adverse impact to landscape character; and, 	<p>Indirect</p>	<p>There are no direct impacts on Plan viability. The more sustainable the rural economy (including tourism and recreation), the more incomes will be able to support housing choices for local people.</p>

	<ul style="list-style-type: none"> b) the units will be restricted to holiday use and short term letting only; and, c) on-site facilities would not harm the economic vitality or viability of nearby settlements. 		
<p>Policy 30: Quarrying</p>	<p>The development of new quarries or the extension of existing quarries into areas of undisturbed land will not be permitted other than in the exceptional circumstances set out in Policy 3 (Major Development).</p> <p>Extensions, in time, extraction area or depth, will only be permitted in disturbed land within the boundary of an existing active quarry; and where all the following criteria are met:</p> <ul style="list-style-type: none"> a) the environmental and economic benefits of further quarrying will outweigh the individual and cumulative impact on the landscape and the natural and historic environment. Proposals will need to demonstrate how any unavoidable impacts will be mitigated; b) using currently-permitted operations and already-agreed restoration schemes as a baseline, any proposal must: <ul style="list-style-type: none"> ii demonstrate local economic benefits through job creation or job safeguarding; iii reduce visual impacts through landscaping and restoration; iv offset biodiversity impacts during the life of the quarry and then subsequently after quarrying has ceased through onsite or offsite enhancement in the locality; v give up already-permitted reserves where working would result in harmful impacts; vi demonstrate biodiversity and landscape enhancement where nature conservation after use is proposed. Where 	<p>Indirect</p>	<p>This is a specific policy for quarrying. There is no impact on Plan viability.</p>

	restoration other than to nature conservation is proposed, this must be supported by an after use study that explores options either to deliver National Park purposes or new employment/business/recreational uses that would be compatible with Local Plan policy. The quarry developer will be expected to provide infrastructure and finance to deliver the preferred use.		
Policy 31: Mineral Safeguarding Areas	Planning permission will not be granted for development that would sterilise a mineral safeguarding area identified on the Policies Map, unless there is a need for alternative development that overrides the need to safeguard the mineral.	Indirect	This is a specific policy area. There is no impact on Plan viability.
Policy 32: Waste Management	<p>Proposals for the disposal of household and other non-inert wastes will not be permitted.</p> <p>Proposals for the disposal of inert waste will only be permitted where:</p> <ul style="list-style-type: none"> a) the waste is produced within the National Park; b) the waste cannot be re-used or recycled; and, c) the proposals are small in scale. <p>Proposals for the siting of collection facilities for locally generated, re-usable or recyclable household or commercial waste will be permitted.</p> <p>Proposals for the processing of organic waste will be permitted in accordance with Policies 21 (Farming and rural land based businesses) and 26 (Renewable and low carbon energy provision).</p> <p>All proposals for the collection, processing and disposal of waste under this policy will need to satisfy the requirements of Policy 2 General Development Principles.</p>	Indirect	This is a specific policy for waste management. All new development will be expected to be consistent with the Authority's Waste Planning Guidance