



Northumberland  
National Park

**Northumberland National Park Local Plan**  
**Schedule of Main Modifications**  
**November 2019**  
**NNPA-002A**

## **Introduction**

This schedule contains proposed Main Modifications to the Publication Draft Local Plan:

- A red ~~strikethrough~~ is used for deletions and green underlining for additions of text.
- Quoted and unaltered text from the Publication Draft Local Plan is in normal text.
- Other instructions or explanations are set out in **bold** and reasons are in *italics*.

The page numbers, paragraph numbering and footnotes below refer to the Publication Draft Local Plan as published for public consultation, and do not take account of the deletion or addition of text.

These modifications are considered to be Main Modifications.

These changes will only come into force if approved during inspection of the Local Plan, and adopted into the final Local Plan.

To see the changes in the context of a whole policy or the entire document please see the Submission Draft Local Plan (Tracked Modifications). Minor modifications are also submitted as part of a Schedule of Modifications dated September 2019, however these raise minor issues such as typographical errors, formatting issues or provide factual updates.

## Schedule of Proposed Main Changes

Ref	Page	Policy/ Para.	Proposed change	Reason for change
SoM21	19	ST1	<p><u>Policy ST1: Sustainable Development</u></p> <p>1. Northumberland National Park Authority will adopt a presumption in favour of sustainable development. Sustainable development in the Local Plan area is development that either achieves or does not prejudice the achievement of the following:</p> <p>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);</p> <p>b) reduces the need to travel <u>and encourages sustainable modes of transport</u>;</p> <p>c) contributes positively to the built environment by having regard to the site context;</p> <p>d) <del>conserves</del> <u>protects</u> or enhances the landscape character of the National Park through use of high quality design, appropriate landscaping, and removal of unsightly development;</p> <p>e) improves biodiversity by <del>enhancing</del> <u>protecting</u> existing priority habitats and species or creates new priority habitat;</p> <p>f) conserves the quality and quantity of natural resources, including water, air, soils, <u>and</u> geodiversity <del>and biodiversity</del>;</p> <p>g) makes efficient use of land and infrastructure, in particular by prioritising the use of previously developed land and buildings;</p> <p>h) improves public access to, and enjoyment of, the National Park’s special qualities;</p> <p>i) reduces waste and greenhouse gas emissions through improved energy efficiency and making full</p>	<p><i>1b: To better align with climate change guidance</i></p> <p><i>1d: To better align with NPPF on landscape (para 170a)</i></p> <p><i>1e: To better align with NPPF (para 174)</i></p> <p><i>1f: To prevent duplication of criteria 1e which already considers biodiversity</i></p> <p><i>1j (new): To ensure all aspects of climate change adaptation are integral to the Sustainable Development policy.</i></p> <p><i>1j (now 1k): To simplify the wording and be positively prepared.</i></p> <p><i>2: To provide clarity that all criteria will be considered.</i></p>

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			<p>use of small-scale renewable energy;  j) <u>protect and enhance habitats that provide important carbon sinks, including peat habitats and woodlands.</u>  j) <del>k) avoids</del> development <del>which increases</del> <u>avoids increasing</u> flood risk, and allows for the natural drainage of surface water;  <del>k) l)</del> <u>l)</u> conserves or enhances the historic environment and helps secure a sustainable future for the assets at risk; and,  <del>l) m)</del> <u>m)</u> furthers the statutory National Park purposes and duty.</p> <p>2. Development will be deemed to be unsustainable if it would harm <u>any of the following</u>:</p> <p>a) the health and/or well-being of local communities;  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 local economy;  d) the supply of housing to meet identified needs;  e) access to local services and community facilities;  and,  f) the National Park statutory purposes.</p>	
SoM26	22	ST2	<p><u>Policy ST2: General Development Principles</u></p> <p>1. To maintain and enhance the distinctive character of the National Park, development will be permitted where:  a) The special qualities of the National Park will be conserved or enhanced;  b) The proposal is of a high quality design that will make a positive contribution to the National Park's special qualities and the local environment incorporating high quality construction materials and</p>	<p><i>1f: To align with climate change guidance and address comments from the Campaign for National Parks.</i></p> <p><i>1g: To simplify the wording.</i></p> <p><i>1h: To align with Policy DM10 2b.</i></p> <p><i>1i (new): To highlight the importance of green infrastructure in new development. This was incorporated in Policy DM10, however it was</i></p>

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			<p>design details that reflect or complement the local vernacular;</p> <p>c) The siting, orientation, layout, scale, height, massing and density of the proposal are compatible with existing buildings and the local built form;</p> <p>d) The proposal is located in an area identified as being at the lowest risk of flooding unless it satisfies relevant sequential and exception tests and it can be demonstrated that the development will remain safe for users without increasing the risk of flooding elsewhere;</p> <p>e) The proposal will not have an unacceptable adverse impact upon the amenities of adjoining occupiers;</p> <p>f) Sustainable design and construction techniques are incorporated in the proposal <del>where proportionate</del> including <u>design features to ensure that they provide resilience to climate change</u>, measures to minimise waste and energy use and where appropriate use energy from renewable sources;</p> <p>g) <del>Where appropriate</del> Incorporate a good quality landscaping and planting scheme <u>where appropriate</u>, which reinforces local landscape character, increases habitat connectivity and makes use of appropriate native species;</p> <p>h) Opportunities are taken to enhance local wildlife and biodiversity, <u>including providing net gain</u>, that are proportionate to the development proposed.</p> <p><u>i) Opportunities are taken to incorporate multi-functional green infrastructure as an integral part of the scheme design and commensurate with the scale of the proposal;</u></p> <p>↔ <u>i)</u> The proposal ensures the proportionate creation of an accessible, safe and secure environment for all potential users with appropriate cycling facilities and car parking provision and without compromising <del>local</del> highway safety, <u>the local road network</u> or public rights of way;</p> <p>↔ <u>k)</u> The proposal ensures the provision of appropriate</p>	<p><i>considered more appropriate to be part of the strategic policy.</i></p> <p><i>1i (now 1j): In response to comments from Highways England.</i></p> <p><i>1m (new): In response to comments from the Coal Authority.</i></p>

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			<p>and proportionate services and infrastructure to meet the needs of the development and that these are capable of being provided without compromising the quality of the landscape; <del>and</del></p> <p>↔ j) The proposal will be served by appropriate and adequate storage, waste management and other infrastructure proportionate to the scale of development proposed; <del>and,</del></p> <p><u>m) the proposal will not give rise to unacceptable risks from contaminated or unstable land. If the proposal is located near to land known or suspected of being contaminated or unstable, an assessment shall accompany an application and shall include suitable remedial measures including timeframes for when such measures will be undertaken.</u></p>	
SoM31	24	ST3	<p><u>Policy ST3: Major Development</u></p> <p>1. Proposals for major development will only take place in exceptional circumstances and where it can be demonstrated that they are in the public interest. The applicant will be required to demonstrate:</p> <p>a) The need for the development including a national need and the contribution of the development to the national economy;</p> <p>b) The impact of permitting it, or refusing it, upon the local economy of the National Park;</p> <p>c) Whether, in terms of cost and scope the proposal cannot viably and technically be located elsewhere outside the National Park in a place that would avoid conflict with the National Park's statutory purposes; or that the need for it cannot be met in some other way;</p> <p>d) 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</p> <p>e) Whether all possible measures have been taken to minimise <u>and mitigate any</u> adverse effects on; the</p>	<p><i>1e: In response to Highways England comments and to simplify the wording.</i></p>

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			<p>special qualities of the National Park, <del>the landscape and recreational opportunities</del> <u>the ability for the public to understand and enjoy the special qualities; the setting of historic assets, natural resources and the transport network.</u></p> <p>2. When the activity for which the major development is required ceases the land will be required to be suitable restored or enhanced where it is appropriate to do so.</p>	
SoM41	30	ST5	<p><u>Policy ST5: New Housing</u></p> <p>1. 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>2. Development proposals will be assessed according to how well they meet the needs of those living in and seeking to move to Northumberland National Park, as identified in the most recent Strategic Housing Market Assessment.</p> <p>3. New housing, <u>providing Principal Residence occupancy,</u> will be permitted:</p> <p>a. Within Local Centres and Smaller Villages where it comprises conversion of an existing building or a small infill development providing principal residence or affordable housing.</p> <p>b. In Open Countryside,</p> <p>i. where there is an essential need for a new dwelling to support established farming, forestry or other land management activities; or</p> <p>ii. Where the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the</p>	<p><i>3: To clarify the policy direction that all new housing shall be Principal Residence.</i></p>

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			<p>future of heritage assets; or</p> <p>iii. the development would re-use redundant or disused buildings and enhance its immediate setting; or</p> <p>iv. the development would involve the subdivision of an existing residential dwelling; or</p> <p>v. the design is of exceptional quality; or</p> <p>vi. where an existing dwelling needs to be replaced; or</p> <p>vii. where a building is being converted in accordance with Policy DM6.</p> <p>c. The replacement of an existing dwelling in the open countryside will only be permitted where:</p> <p>i. Residential use has not been abandoned;</p> <p>ii. The dwelling is not of architectural or historic importance;</p> <p>iii. If the replacement dwelling is not in the same position as the existing building, provision shall be made for the removal of the redundant building in a timely manner where it is appropriate to do so.</p> <p>4. Custom and self-build housing may be approved in accordance with other relevant housing policies as either:</p> <p>a) affordable housing: where the house would be restricted to occupation by an eligible household and the value discounted by 25% in perpetuity; or</p> <p>b) local needs custom and self-build housing: where occupancy of the house would be restricted to a Local Person in perpetuity.</p> <p>5. Affordable housing will be permitted in accordance with Policy DM3.</p>	
<b>SoM44</b>	37	DM3 (4)	<p><u>Policy DM3: Affordable Housing</u></p> <p>1. In order to meet specifically identified local affordable</p>	<p><i>4: To give better clarity of the intended direction of the policy.</i></p>

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			<p>housing needs, the development of 100% affordable dwellings will be permitted as an exception to policy on appropriate sites:</p> <p>a) Adjoining a Local Centre;</p> <p>b) Adjoining a Smaller Village, provided a Sustainability Appraisal demonstrates that the homes will contribute to the environmental, social and economic sustainability of the settlement.</p> <p>2. Proposals on exceptions sites will only be permitted where:</p> <p>a) The need for the proposed number, type, size and tenure of affordable dwellings is supported by an up-to-date local housing needs assessment and the proposed rent and/or mortgage costs are affordable for local people;</p> <p>b) The number, design, materials and proposed layout of the dwellings are appropriate to the size, form and character of the settlement;</p> <p>c) There is no conflict with the NNP Landscape Character Assessment and the proposal is supported by an up-to-date visual impact assessment;</p> <p>d) Robust arrangements are put in place to ensure that the dwellings remain affordable to the community in perpetuity; e) Effective community engagement has been undertaken.</p> <p>3. Within a Local Centre (where the site is capable of accommodating more than five dwellings) 50% of dwellings provided will be affordable.</p> <p>4. Where a scheme is proposed within a Local Centre and there are exceptional circumstances which demonstrate that the delivery of the required <u>proportion of</u> affordable housing would not be financially viable, the Authority will consider <del>an element of</del> <u>a larger proportion of</u> principal residence housing as part of a</p>	

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			<p><del>revised</del> proposal.</p> <p>5. On sites within a Local Centre where between 6 and 10 dwellings would be provided, the Authority will accept the payment of a commuted sum in lieu of the on-site delivery of the relevant proportion of affordable housing required provided that it is demonstrated that on-site delivery (including any element of principal residence housing) would not be viable.</p> <p>6. The occupancy of all affordable dwellings will be restricted to those in need of affordable housing who also have a local connection in accordance with the criteria set out in this Local Plan.</p>	
SoM49	41	DM5	<p><b>Housing for Gypsies, Roma, Travellers and Travelling Showpeople to bold</b></p> <p><u>DM5: Accommodation for Gypsies, Roma, <del>and</del> Travellers and Travelling Showpeople</u></p> <p>1. Proposals for permanent sites within the National Park to meet the identified accommodation needs of Gypsies, Roma, <del>and</del> Travellers <u>and Travelling Showpeople</u> will only be permitted if it can be demonstrated that:</p> <p>a) There is a proven permanent need as evidenced by a Gypsy, Roma, <del>and</del> Travellers <u>and Travelling Showpeople</u> Accommodation Assessment;</p> <p>b) There are no alternative suitable sites outside the National Park boundary to meet that need;</p> <p>c) It can be demonstrated that National Park purposes will not be compromised;</p> <p>d) The proposed site is in close proximity to the highway network in a position that is appropriate to the locality with existing screening;</p> <p>e) Essential infrastructure and services can be provided</p>	<p><i>To include travelling showpeople and align with national policy.</i></p> <p><i>1f: To correct a grammatical/typographical error (part f).</i></p>

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			at the site without there being a harmful impact on the surrounding area; f) <u>The site is</u> reasonably accessible to local services, including schools and has sufficient space for vehicle parking and manoeuvring.	
<b>SoM54</b>	50	5.62	<b>New para between paras 5.62 and 5.63 stating:</b>  <u>5.63 The National Park Authority consults with the Highway Authority (Northumberland County Council) on all developments where access and transport is a relevant planning consideration. Where planning for car parking to serve residential development, it is recognised that car ownership varies most directly in relation to dwelling size. This is reflected in the parking standards for residential development which require variable provision based on the number of bedrooms in the dwelling. The Authority will refer to the parking standards in the Northumberland County Council Local Plan Annex which sets out the level of off-street car parking in new development. As with Northumberland County Council standards, in relation to non-residential development, the standards are not expressed as either a maximum or a minimum. Instead, they provide an indication of the appropriate level of parking for different uses. With regard to residential development, parking requirements are expressed as the minimum level that would normally be required. Cycle parking will be required at new and extended Community Facilities, Leisure facilities, visitor facilities and tourist accommodation.</u>	<i>In response to Northumberland County Council's comments on highways issues and to reflect the current practice of using Northumberland County Council's car and cycle parking standards.</i>
<b>SoM55</b>	50	DM9, 1e	<u>Policy DM9: Transport and Accessibility</u>  1. In order to maximise accessibility and minimise the environmental and health impacts of traffic when assessing planning applications the National Park	<i>To address Northumberland County Council's comments and clarify the wording.</i>

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			<p>Authority will seek to:</p> <p>a) Protect and where appropriate enhance existing networks of Public Rights of Way, National Trails, open access land and other access routes for use by pedestrians, cyclists and equestrians;</p> <p>b) Encourage the creation of new access routes particularly when they create links between existing routes and local services;</p> <p>c) Encourage small scale developments and facilities that contribute to the safe use of the right of way network;</p> <p>d) Minimise the overall need for journeys, whilst seeking to maximise the proportion of journeys made by: public transport, bicycle, and walking;</p> <p>e) Ensure that <del>proportionate</del> <u>appropriate</u> transport and accessibility needs are incorporated into new development proposals (including the provision of <del>cycling facilities</del> <u>car and cycle parking and supporting infrastructure</u>);</p> <p>f) Promote good design principles in respect of inclusive access; and</p> <p>g) Where appropriate support the delivery of reliable, safe and efficient transport networks, in partnership with other organisations, service providers and developers.</p> <p>2. New transport or access routes should take account of existing ecological networks and green corridors and where appropriate include measures to facilitate the safe movement of species across open spaces.</p>	
SoM58	52	DM10	<p><u>DM10: Habitats, Biodiversity and Geodiversity</u></p> <p>1. <del>Habitats, Biodiversity and Geodiversity in The conservation and enhancement of wildlife, habitats and sites of geological interest within</del> Northumberland National Park will be given great weight <del>in decision making</del>.</p>	<p>1: To clarify the intention of the policy</p> <p>2: The deleted aspects relates to green infrastructure which is addressed in Policy ST2 (new criteria 1m).</p> <p>4-7: Renumbering to better format the policy.</p>

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			<p>2. All developments and activities should:</p> <p>a) Maintain and where appropriate enhance features of ecological value and recognised geodiversity assets;</p> <p>b) Maximise opportunities to strengthen the integrity and resilience of habitats and species within the National Park and provide a net gain in biodiversity where possible; including those priority species for which the National Park supports a significant proportion of the regional or national populations and those found at the edge of their range; and c) Maintain and where appropriate enhance existing wildlife connections and landscape features such as water courses, disused railway lines, hedgerows and tree lines for biodiversity <del>as well as for other green/blue infrastructure and recreational uses.</del></p> <p>3. Development proposals that are likely to have a harmful impact on protected or valuable sites or species will only be permitted where it can be demonstrated that:</p> <p>a) There are no alternative options that would avoid or reduce the harm to the protected or valuable interest;</p> <p>b) Suitable mitigation measures to avoid or reduce the harm have been incorporated into the proposals and will be maintained in order to retain their biodiversity or geodiversity benefits;</p> <p>c) Any residual harmful impacts have been offset through appropriate habitat enhancement, restoration or creation on site 53 or in another appropriate location within the National Park;</p> <p>d) The wider sustainability benefits of the development outweigh the harm to the protected or valuable interest.</p> <p>4. Proposals will be considered in accordance with the following hierarchy:</p>	<p><i>6 (now 4b): Additional wording to National sites to differentiate the level of protection afforded to the hierarchy of sites.</i></p> <p><i>8: This part of the policy is superfluous and addressed by part 2 of the same policy.</i></p>

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			<p><u>International Sites and Protected Species:</u></p> <p><del>5-</del> a) Proposals that have a likely significant effect on European sites (comprising Special Areas of Conservation, Special Protection Areas and Ramsar sites) will be subject to an appropriate assessment in accordance with the Habitats Regulations. Where the assessment indicates that it is not possible to ascertain that the proposal, either on its own or in combination with other plans or projects, would have no adverse effect on the integrity of the site, development will only be permitted in exceptional circumstances where there are no alternative solutions, there is an imperative overriding public interest and compensation measures are secured. This protection will be extended to proposed or potential European sites and significant weight will be given to this policy in areas where the presence of internationally important features is recognised but no formal designation process has begun. Species protected under international legislation will also receive this highest level of protection.</p> <p><u>National Sites and Protected Species:</u></p> <p><del>6-</del> b) Proposals that would adversely affect the notified special interest features of an existing or proposed Site of Special Scientific Interest, National Nature Reserve or <del>the nature conservation interest of</del> nationally protected species will only be permitted where <del>the benefits of the development clearly outweigh the impact on the protected interest-</del> <u>it has been demonstrated that all opportunities to reduce harm have been included within scheme design. Any residual harm must be mitigated through an appropriate strategy. Where mitigation is not possible, compensation may be acceptable in exceptional circumstances.</u></p>	

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			<p><u>Regional and Local Sites and other valuable habitats and species:</u></p> <p><del>7. c)</del> Proposals that would adversely affect any existing or proposed locally designated site such as a Local Nature Reserve, Local Wildlife Site, Regionally Important Geological or Geomorphological Site or other valuable habitat or species will only be permitted where the benefits of the development clearly outweigh the impact on the protected interest</p> <p><del>8. Where a proposed development would attract a significant number of additional visitors to an area or facility, it should be demonstrated how any potential impact upon the area or feature of biodiversity interest will be managed as part of the new development.</del></p>	