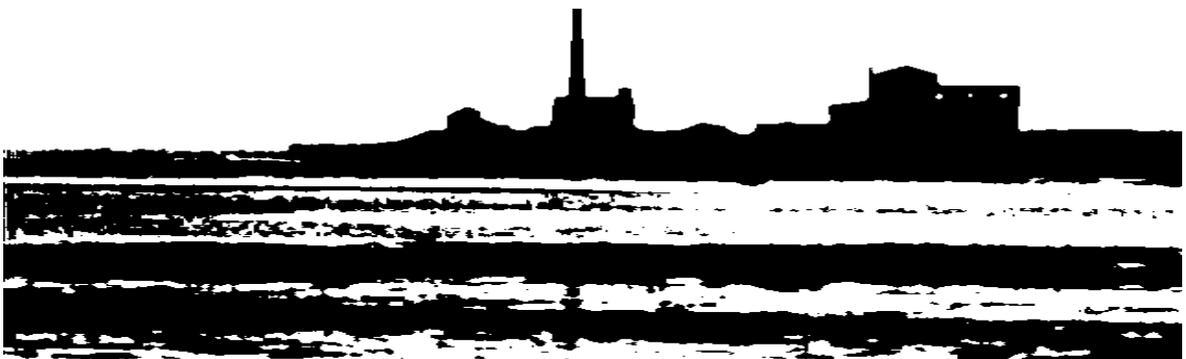


SPITTAL POINT DEVELOPMENT BRIEF



Berwick-upon-Tweed Borough Council
December 2004

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Spittal Point – Development Brief

1 Introduction

- 1.1 Spittal Point lies on the southern bank of the River Tweed at the mouth of its estuary. It comprises 3.7 hectares of land occupied by a mix of redundant and derelict industrial buildings; a former gas works and gas storage facility; and more recent buildings, which are used for a range of commercial uses.
- 1.2 Berwick-upon-Tweed Borough Council supports the redevelopment of the site for mixed use, including employment and residential; the purpose of this Brief is fourfold:
 - To clarify current development plan policies relevant to the site in the light of revised government guidance;
 - To set out the Borough Council's expectations and aspirations for the site, and those of its partners and the local community;
 - To promote interest in the redevelopment of the site, and
 - To identify constraints acting on the site and the means of mitigating them.
- 1.3 The Brief has been the subject of consultation with the owners of the site, the owners of contiguous land, organisations and agencies that have a direct interest in the site's development, the Spittal Improvement Trust and the local community prior to its formal adoption. (See Appendix 1 for a list of consultees).
- 1.4 The Brief may be adopted by the Borough Council as a Supplementary Planning Document. In policy terms its effect will be to bridge the gap between development plan policy (as set out in the Berwick-upon-Tweed Borough Local Plan) and the submission of a planning application. Its formal adoption by the Borough Council will mean that its content carries more weight in the development control process, although it will not enjoy the same status as development plan policy. The Brief reflects and underpins the justification for the local plan's policies that are relevant to Spittal Point.
- 1.5 A summary of the issues, aims and objectives and policies contained within national, regional, sub-regional and local strategies and plans, where relevant to this Brief are set out in Appendix 2.
- 1.6 Reference is made throughout the Brief to the importance of the site. The Borough Council recognises the significant opportunity that the emerging Local Development Framework represents in linking land use policy to the Community Plan and other social and economic strategies and plans. Within this framework the strategic importance of the site will be highlighted and its redevelopment prioritised, where options for future development are discussed and the subject of consultation.

2 Objectives

- 2.1 Paragraph 1.2 in the Introduction describes the Brief's four objectives; these objectives are explored in greater detail in this section and addressed in Section 4.

Development Plan Policy

- 2.2 Policy W33 has two constituent parts. The first sets out the aim of securing "mixed-use development", with a preference for development which "enhances the tourist infrastructure of the town". The second sets out five criteria against which proposals for redevelopment will be assessed. Since the policy was drafted the government has issued new guidance to local planning authorities concerning the provision of new housing.

POLICY W33

Within the town of Berwick-upon-Tweed, some 3.7 hectares at Spittal Point is allocated for a mixed-use development comprising employment and residential elements [Policy S26 (Site 57) refers]; subject to compliance with the following criteria, development which enhances the tourist infrastructure of the town will be preferred; in considering proposals, regard will be had to;

- i) the integrated redevelopment of the whole of the of the allocated area;
- ii) the preservation and enhancement of the adjacent Spittal Conservation Area;
- iii) the extent to which the proposals secure the restoration and re-use of key buildings within the site;
- iv) the provision of adequate access, and,
- v) it accords with policies elsewhere in the Plan.

Policy S26 relates to the estimated capacity of sites allocated for housing development in the town of Berwick-upon-Tweed: Site 57 (Spittal Point) is estimated to have a capacity of over 40 dwellings.

- 2.3 A Heritage Economic Regeneration Scheme has operated within the Spittal Conservation Area since 2002, it concludes in 2005. The Conservation Area has been appraised and a report was published in March 2003. The appraisal highlights the importance of the site in relation to the current Conservation Area, the importance of key buildings within the site, architecturally and historically, and the desirability of extending the Conservation Area's boundaries to include the Point.
- 2.4 In connection with criterion iv) of Policy W33 and paragraphs 3.22 to 3.26 below, there are issues concerning access arrangements, which fall outside the boundaries of the site identified by the policy.

- 2.5 The future of the fishermen's shiel at Sandstell Road, which also lies outside the Policy boundary and is now a building listed as being of architectural or historic importance, is also considered to be important in the context of the Brief.
- 2.6 Whilst acknowledging the primacy of Development Plan Policy, the Brief clarifies and amplifies the mix and scale of uses sought within the site in the light of recent government guidance; it explores the implications of proposals to protect and enhance buildings within the site, which are considered to be of architectural or historic interest; and identifies the preferred means of providing safe and environmentally acceptable vehicular and pedestrian access to the site

Expectations and Aspirations

- 2.7 The consultation process and scrutiny associated with the preparation and adoption of the Local Plan confirms the legitimacy of Policy W33. Plans and strategies subsequently prepared and adopted by the authority and its partners reiterate and reflect upon the desirability of securing development broadly in accordance with the Policy. The emergence of the Spittal Improvement Trust and the advent of the Local Strategic Partnership and Community Plan for the Borough create vehicles for a clear articulation of community opinion and aspiration.
- 2.8 The Brief confirms the importance and direction of policy, clarifies and amplifies its detail, and through consultation, secures common ownership of the direction of change arising out of the site's development.

Promoting interest in the site

- 2.9 Economic regeneration is the Borough Council's stated top priority and public funding from a variety of sources is identified to promote improvements to the social and economic well-being of communities and individuals. It is a widely held view that the site provides a unique opportunity for development, the impact of which should extend beyond the boundaries of the site, into Spittal, the town of Berwick and beyond.
- 2.10 The site is in multiple ownership and has not been comprehensively marketed, there is, however, new evidence of interest from property developers. The Brief sets out and reinforces the strategic importance of the site and its advantages. It explores the means by which it can be brought forward for development as a coherent whole and identifies, where possible, opportunities to support individual components in the mix of uses envisaged by Development Plan policy.

Identifying constraints and mitigating their effects

- 2.11 Despite the special location of the site and the perception that it represents a unique development opportunity, to date neither the property market nor the development industry have expressed a firm interest in realising the Point's potential. The history of the use of the land suggests that there is likely to be some ground contamination and this has been evidenced in a Ground Investigation Report commissioned by Northumberland County Council's Environment Directorate¹; indeed the former gas works has only recently been remediated. In addition the land is in multiple-ownership and assembling a coherent site, unfettered by "bad neighbours" may seem to be too time consuming, unattainable or unprofitable in the marketplace.
- 2.12 The Brief does not examine the costs involved in dealing with contamination and site assembly and the consequences for end values. It does however recognise the influence of the property market, sets out a framework for the phasing of development and describes the potential role of the local authority and other public agencies and programmes in overcoming market resistance.

¹ Spittal Point, Berwick-upon-Tweed, Ground Investigation Report: Northumberland County Council, Scott Doherty associates

3 Context

Spittal

- 3.1 Spittal lies on the south bank of the River Tweed; the “town” of Berwick-upon-Tweed stands to the north and Tweedmouth to the west. It occupies low lying land adjacent to the sea and is linear in form, extending north – south, enclosed by higher ground immediately to the west, across which runs the main East Coast railway line.
- 3.2 The village may have medieval origins and was, in its early days, a fishing village, exploiting the River Tweed. Industrial development began in the early 20th Century, when gas and chemical works and an iron foundry were established.
- 3.3 During the 18th Century visitors were attracted to Spittal on the reputation of the Spittal mineral spring; it became “*the spa resort of the region*”² drawing people from the border towns, e.g. Hawick, Kelso, Jedburgh, Selkirk and Galashiels. In the first part of the 20th Century church and Sunday school outings were very much in evidence, supplemented by trades holidays based upon special rail fares from the border towns and Edinburgh. The closure of the Kelso branch railway prompted the decline of the village as a holiday resort.

The Point

- 3.4 The recently completed appraisal of the Spittal Conservation Area notes that the area:

“Owes its present form largely to the 19th Century, when industrialisation led to the colonisation of the existing streets”,

And that;

“The chemical works on Spittal Point appear to be a collection of high archaeological importance, which have the potential to tell us much about the industrial development of the town from the 19th Century onwards. These buildings appear to relate to the chemical and manure industries (The North of England Chemical Works, Enfield Manure Works, and two other manure works) and appear to have been continuously occupied from at least 1879 onwards, although some of the buildings are of more recent date. On North Greenwich Road a fine house was connected to the early gasworks (The Berwick and Tweedmouth Gas Light Company Ltd) and originates sometime before 1860.”³

- 3.5 The report comments further on the prominence of the chimney associated with these uses and the parlous state of many of the older buildings; the structures are “of a very high industrial archaeological

² Spittal Conservation Area Appraisal; McIntyre Associates, 2003

³ Ibid.

importance.”⁴ The chimney is particularly associated with the local fertiliser industry and is the last surviving structure of an important concentration of manufacturing industry in the town.⁵

- 3.6 The geographical and topographical settings of Berwick-upon-Tweed have a significant bearing on its overall character and appearance and produces complex and important visual relationships of a particularly high quality. Spittal Point’s contribution to the appearance and character of the town is of considerable importance.
- 3.7 Ridges to the north and south enclose Berwick; the River Tweed runs to the sea from the west and the sea itself lies to the east. As a consequence there are a number of elevated vistas of the town. Of particular significance are the views from the main East Coast railway line. Travelling northwards, the Point is first viewed across the rooftops of Spittal and the taller structures provide a counterpoint to the lighthouse at the end of Berwick pier across the estuary. The next significant view occurs when the train crosses the Royal Border Bridge: here the tall structures and the chimney in particular stand out against the marine and coastal landscapes and also form a full-stop at the mouth of the river. Travelling south the sequence is reversed, albeit that the view from the Royal Border Bridge is enhanced by the presence of the Point in the foreground of extensive views of the coast and the silhouettes of Holy Island and Bamburgh Castles in the distance.
- 3.8 These experiences are mirrored in the two vehicular and pedestrian crossings of the river. Crossing from Tweedmouth to Berwick via The Royal Tweed Bridge, the Point is seen obliquely, standing at the end of Spittal, with lower Berwick and the curving river in the foreground and the sea and sky beyond. From Berwick Bridge, at a lower level, the silhouette of the tall structures is more apparent and the chimney in particular provides a striking “exclamation mark” at the river mouth. The chimney also compliments the spire of St. Paul’s United Reform Church and the two vertical structures have the effect of framing this view of Spittal.
- 3.9 The Northumberland Coast Area of Outstanding Natural Beauty (for which a management plan has been produced 2004) and Heritage Coast’s northernmost boundaries lie adjacent to Spittal; the village is known as both a gateway to and final destination from these areas. Walkers and cyclists, in particular, approach the village from the high cliffs to the south; from here the Point is seen from higher ground where it marks the end of the gentle sweep of Spittal beach and the promenade. It also stands in the foreground of a vista that takes in Berwick, the estuary of the Tweed and the rising countryside to the north west of the town, including Halidon Hill.

⁴ Ibid.

⁵ A verbal record of the local fertiliser industry is held within the Berwick Borough Archive Office.

- 3.10 The walled section of Berwick occupies a peninsular created by the south–eastern sweep of the River Tweed as it approaches the sea. The elevated Elizabethan ramparts between the Brass Bastion, Fisher’s Fort and Coxon Tower provides extensive coastal views to the north and south. From Coxon Tower to the Saluting Battery and the beginning of Quay Walls the river and estuary are prominent. The Point is an important feature in these views. The eye is drawn across the broad sweep of the southern bank of the river and either starts or finishes at the Point. It is possible to see more of the form, massing and colour of the site’s buildings from these areas. In reverse, the Point enjoys panoramic views of the sweep of the walls and the three bridges crossing the river.
- 3.11 From the Tweed Dock, on the southern side of the Tweed the principal views of the Point are obtained from Dock Road, which abuts the river. These are low level oblique views where the Point acts as a counterpoint to the sweep and rising townscape of the Berwick peninsular opposite. The mass and form of the various structures are apparent from closer quarters and the silhouette is important in the more distant views. Approaching the village it becomes apparent that there are two clusters of tall structures, the chimney and adjacent building and the grain elevator, the latter resembling an aircraft carrier. The views of the site from Berwick Pier and the open sea are similar, though clearly from different perspectives and the Point is seen against a background of rising ground.
- 3.12 The Point is also prominent in views obtained from the edges of the Highcliffe and Eastcliffe estates, which overlook Spittal from the west. From here the tallness of the structures is less important, whereas the roofscape and form of the buildings within the site are more significant.
- 3.13 Within Spittal itself the Point is largely hidden because of the tight knit character of the streetscape. It is apparent at the northern end of the village, in the vicinity of the Albion Inn, and from North Greenwich and Sandstell Roads. It is prominent along the length of the recently refurbished promenade and effectively closes off its northern end, where the grain elevator and chimney tower over the narrow open space and adjoining car park. From the promenade the chimney is one of a series of vertical structures which punctuate the skyline above Berwick. From west to east (or left to right) these are: the telecommunications mast at Halidon Hill; the spires of St. Paul’s Church in Spittal, the former St. Mary’s Church in Castlegate and the Townhall; the chimney at Berwick Infirmary; the spire of St. Andrew’s Church in Wallace Green; the coastal look-out on the cliffs north of the pier and the lighthouse at the end of the pier.

The Site

- 3.14 The site, which is the subject of the local plan policy W33 and S26 (Site 57), comprises a number of buildings and spaces of differing character, appearance and orientation.
- 3.15 The former gas works fronts North Greenwich Road and comprises two areas; a large open yard, created following the remediation of the site; and the house associated with the works, which backs on to the yard with garden ground to the front. The house itself is constructed from stone with a slate roof, although falling into disrepair it is a substantial and attractive building. Stone walls enclose this part of the site.
- 3.16 The former grain stores and elevator occupy the centre of the site and form two clusters of buildings: the grain stores are substantial stone, brick and timber clad buildings with slate or asbestos roofs. One block has been sub-divided into rudimentary workspace for a number of local businesses; these are predominantly orientated towards North Greenwich Road and front directly on to the road. At the north-east corner of this group there is a single two-storey house. Following a recent fire part of the north elevation of the principle group has been rebuilt with an external finish of plastic coated, profiled metal cladding. The elevator is a bulky structure, between four and five storeys in height and constructed from brick and grey sheeting: it has an interesting profile but is derelict. It is separated from the open space to the north east by a low stone wall.
- 3.17 At the corner of North Greenwich Road and Sandstell Road there is an unusual juxtaposition of buildings. The dominant building is a former car showroom, now used by a frozen foods distributor. Its principle elevations are partially glazed at both ground and first floor levels and otherwise finished in brick. Immediately in front of this building is a single storey, stone and slate, fishermen's shiel. This building is listed as being of architectural and historic importance. The modern buildings are orientated towards the opening into the site from Sandstell Road, the shiel fronts directly onto Sandstell Road itself.
- 3.18 In the middle of the site is a purpose built storage building, which is set back from Sandstell Road, and in front of which is a tarmac forecourt. Standing at the entrance to the forecourt and at right angles to Sandstell Road is a single storey brick building incorporating a profiled metal roof. This area provides views into the site, particularly towards the former chemical works and grain elevator.
- 3.19 The former chemical works comprise a range of predominantly single storey, multi-span buildings and higher structures adjacent to the tall brick chimney. The taller buildings have 45 degree pitched roofs and one has an interesting pitched "tower", the form of which echoes the grain elevator cluster to the south (and vice-versa). The Conservation Area

Appraisal suggested that consideration be given to listing the chimney because of its prominence and historical importance. An inspector from The Department of Culture, Media and Sport has visited the site and declined to recommend that the chimney be listed. The external finishes to the buildings are stone and brick, with some timber cladding and slate or asbestos sheeted roofs. To the east of main group is a detached two storey, blockwork, rectilinear building and an area of rough ground. Low stone walls enclose the north-eastern boundary of this part of the site. This area also affords views into the interior of the site, albeit of a restricted nature.

- 3.20 At the northern apex of the site lies a surface car park owned and managed by the Borough Council, this is protected on its seaward side by riprap. To the south of the car park lies a narrow stretch of turfed open space, crossed by a footpath, which links the car park to Spittal promenade. Its south-eastern corner features blocks of shrubbery. This area is protected from the sea by stone filled gabions; it is also somewhat higher than the developed part of the site, by as much as three metres in part.
- 3.21 With the exception of the forecourt described at paragraph 3.18 and the gated entrance to the former gas works yard, the site's boundaries are immediate and hard-edged; they restrict views of the interior and are slightly intimidating. Nevertheless they are characteristic of the surrounding boundary treatments found in both North and South Greenwich Roads, Sea Road and the northern boundary of the rear gardens of St. Helens Terrace.

The approaches to the site

- 3.22 Given the aforementioned geographic and topographic setting of Spittal, it can be accessed from only two directions, west and north-west. Both Billendean and Dock Roads converge at the northern end of Main Street; from there direct access to the point is via Sandstell Road. Indirect access can be obtained from Commercial Road; this is the principle access to the former gasworks.
- 3.23 Commercial Road is narrow, to the extent that two cars can only just pass safely. It would not be considered to be suitable for intensified use by traffic. It could not be improved without the demolition of boundary walls, the removal of domestic gardens or property. It is therefore discounted in its potential to provide access to the site.
- 3.24 Sandstell Road too is narrow. On one side of the road, at its western end is a row of houses and on the other "a collection of smokehouse buildings"⁶ to be considered for listing because of their architectural and historical importance. In its middle section there is a local authority surface car park, opposite to which is a green, enclosed on two sides by

⁶ Spittal Conservation Area Appraisal: McIntyre Associates, 2003

houses. Further to the east is a group of buildings occupied by a joinery business and the Berwick Sailing Club. The former is currently being demolished to be replaced by a three storey building, accommodating five flats; the latter combines what appears to have been traditional fishermen's stores with a modern clubhouse facing the river.

- 3.25 Immediately to the north of the "smokehouses" referred to above is a rough forecourt which provides vehicular access from Dock Road to the two fish processing companies which presently occupy the building. To the north of this area are the low-lying dunes, which form the south bank of the Tweed.
- 3.26 Consideration needs to be given to the best means of accessing the site by vehicle. Sandstell Road, like Commercial Road, could only accommodate intensified vehicular use if it is improved. Improvements could only be implemented by demolishing boundary walls and the removal of gardens or property. The issues surrounding access arrangements are revisited in later sections of this Brief.

Development Plan policies

- 3.27 The Berwick-upon-Tweed Borough Local Plan (Adopted April 1999) contains the following policy, specific to Spittal Point:

POLICY W33

Within the town of Berwick-upon-Tweed, some 3.7 hectares at Spittal Point is allocated for a mixed-use development comprising employment and residential elements [Policy S26 (Site 57) refers]; subject to compliance with the following criteria, development which enhances the tourist infrastructure of the town will be preferred; in considering proposals, regard will be had to;

- i) the integrated redevelopment of the whole of the of the allocated area;
- ii) the preservation and enhancement of the adjacent Spittal Conservation Area;
- iii) the extent to which the proposals secure the restoration and re-use of key buildings within the site;
- iv) the provision of adequate access, and,
- v) it accords with policies elsewhere in the Plan.

Policy S26 relates to the estimated capacity of sites allocated for housing development in the town of Berwick-upon-Tweed: Site 57 (Spittal Point) is estimated to have a capacity of over 40 dwellings.

- 3.28 In justifying this policy the plan comments that the site's

"Redevelopment for uses associated with tourism would represent a major opportunity to generate additional employment, broaden the tourism infrastructure of the town and extend the economic benefits of tourism."

It continues:

“However there is considerable uncertainty about the viability of redevelopment. Significant public investment is likely to be required to secure redevelopment. The Council will continue to address the problems of dereliction, contamination and multiple ownership, and will aim to secure redevelopment in accordance with [its] work objectives.”
(See Appendix 3)

Berwick Quayside

- 3.29 Berwick quayside, located on the northern bank of the River Tweed, below the town's walls is physically separate from Spittal Point, but connected to it visually and in a broad policy context. Previously occupied by redundant industrial buildings it is important in townscape terms. It too is in a period of transition, but further advanced, having been cleared of redundant buildings and fully remediated from pollution. Mixed-use development is also sought within this site, underpinned by Local Plan Policy W34 (see Appendix 2). Securing the successful redevelopment of the two sites is a key regenerative objective; it would also represent a significant environmental improvement in the character and setting of the Berwick and Spittal Conservation Areas and their respective outlooks.

4 Guidelines for Development at Spittal Point

- 4.1 This section contains guidelines concerning the physical development of the Point and statements of intent concerning the management and facilitation of change. They are grouped around the Brief's four objectives, which were set out in Section 1 and amplified in Section 2.

Clarifying and Amplifying Development Plan Policy

The Site

- 4.2 The site that is the subject of the Local Plan Policy extends to 3.7 Hectares, of which 1.1 Hectares comprises a surface car park and open space: these spaces create a buffer between the existing buildings in the site and the foreshore and protects them from the sea. See Figure 1. The spaces also provide a pedestrian link between the northern end of Spittal promenade, the estuary foreshore and Sandstell Road.
- 4.3 The site lies within Zone 3 of the indicative flood risk area detailed on the Environment Agency Flood Zone Maps. In accordance with PPG25, Development and flood risk, the developer will be required to prepare and submit a full Flood Risk Assessment prior to or as part of the submission of a planning application.
- 4.3 The Point also adjoins the Tweed Estuary and Berwickshire and North Northumberland Coast Special Areas of Conservation. The developer must also take into account any biodiversity interest identified within or immediately adjoining the site, and where appropriate, prepare proposals for its enhancement. Opportunities for habitat creation will also be explored.

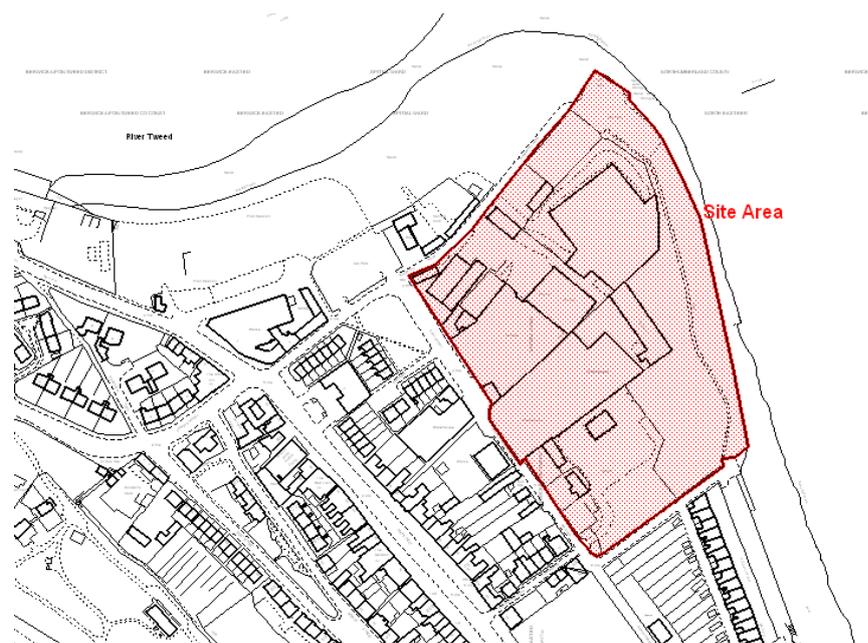


Figure 1

Guideline 1

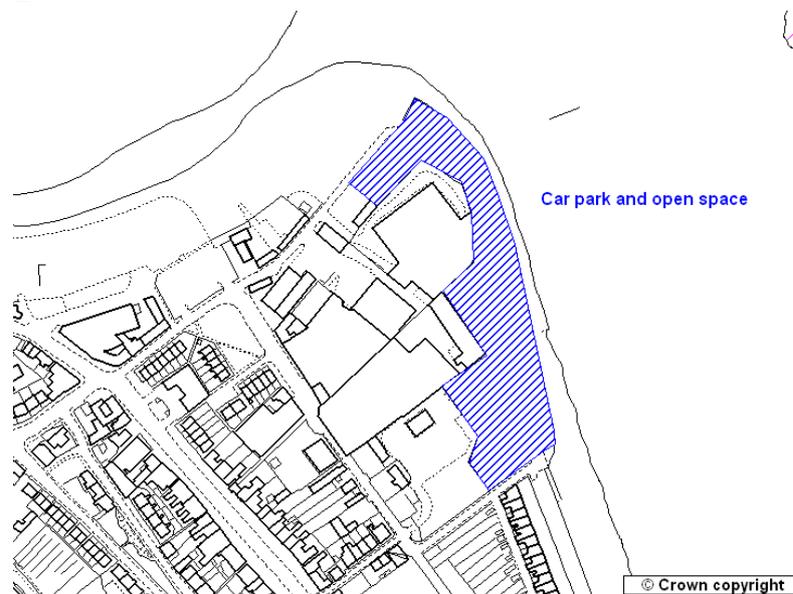
Development will take place generally within the site edged red on the plan shown in Figure 1, which includes the fishermen's shiel at Sandstell Road.

- Prior to, or as part of the submission of a planning application for the redevelopment of the site, the developer will prepare and submit a full Flood Risk Assessment, the contents of which will take into account the Guidance contained in Appendix F of PPG25.⁷
- The proposed development will take into account the need to protect the Tweed Estuary and Berwickshire and North Northumberland Coast Special Areas of Conservation.
- Biodiversity value and opportunities for habitat creation.

Guideline 2

The areas comprising the surface car park and open space, lying generally to the north and east of the existing developed area of the Point, shown edged blue in Figure 2, will be retained. Proposals to relocate or remodel the car park, whilst retaining its seaward aspect and enhancing its landscape setting, and the enhancement of the open space itself, will be supported. Pedestrian access through the spaces will be protected and may be improved.

Figure 2



⁷ Planning Policy Guidance 25: Development and flood risk; Office of the Deputy Prime Minister.

Mixed use

- 4.5 The character of the settlement of Spittal is characterised by a mix of residential, employment and tourism uses, which have grown and receded in relative importance through time. Residential use currently predominates, with as little as 1% of the settlement's built environment in employment or tourism use. The Point is an integral and important part of Spittal, the mix of uses which is sought remains appropriate and will assist in integrating the development into the grain of the village.
- 4.6 Government Guidance⁸ sets a national target, that by 2008 60% of additional housing should be provided on previously-developed land (known as brownfield sites). Spittal Point is a brownfield site. It also encourages local authorities to ensure that housing development makes more efficient use of land and recommends densities between 30 and 50 dwellings per hectare (net). Consideration has therefore been given to densities in the range 40 to 45 dwellings per hectare, which applied across a site of 2.6 hectares equates to 105 – 118 dwellings. Adjusting this range to 100 – 120 dwellings in turn translates to densities in the range 38 – 46 dwellings per hectare across the site.

Guideline 3

Residential development within the site shall be designed to achieve a net site density in the range 38 to 46 dwellings per hectare, unless it can be demonstrated that a scheme with greater density is appropriate in design, form and impact. Net site density is calculated to include the area developed for housing and directly associated uses, including access roads within the site; private garden space; car parking areas; incidental open space and landscaping and children's play areas where these are to be provided.

- 4.7 The range of existing employment and workspace uses in Spittal encompasses builder's yards, fish processing, motorcycle and vehicle repair and showrooms, equipment and plant hire, warehousing, a print works and distributive services.
- 4.8 The site includes premises currently used for the storage and distribution of tents and marquees, the distribution of frozen foodstuffs, vehicle servicing and repair, plumbing and building services. The distributive services operating from the site do so using HGVs.
- 4.9 Tourism supports a touring caravan site, three public houses, shop, a small hotel, several bed and breakfasts and an amusement arcade/ice cream parlour.

⁸ Planning Policy Guidance 3: Housing: Office of the Deputy Prime Minister.

Guideline 4

The development of the following employment and tourism uses as defined by the Town and Country Planning (Use Classes Order) 1987 will be encouraged within the site;

- **Part A: Class A1. Shops; Class A2. Financial and professional services; Class A3. Food and drink;**
- **Part B: Class B1. Business;**
- **Part C: Class C1. Hotels;**
- **Part D: Class D1. Non-residential institutions; Class D2. Assembly and leisure.**

For a detailed breakdown of the individual use classes referred to, see Appendix 4.

The principle of the incorporation of renewable energy initiatives within the site is supported, and underpinned by strategic policy comprising the proposed modifications to the Northumberland County and National Park Joint Structure Plan. Proposals to incorporate such initiatives will be assessed against Replacement Policy M5, which is reproduced in Appendix 2.

- 4.10 The Borough Council acknowledges the importance of the property market and anticipates that the developer will research and test proposals against market conditions. At this stage market intelligence concerning the viability of mixed use is anecdotal, it will be important to establish the scale and range of non-residential uses that the market will sustain at an early stage in the development process.

Guideline 5

The local planning authority will not, at this stage, be prescriptive in quantifying the scale, range, location or distribution of the proposed employment and tourism uses within the site. Subject to the provisions of Guideline 4 and prior to the submission of a planning application, the developer will undertake a market assessment and document the intelligence gathered, to enable agreement to be reached on a sustainable scale of provision and mix of uses.

Integration and phasing

- 4.11 The development of the site within the density range set out in Guideline 3 would result in the construction of between 100 and 120 dwellings. In accordance with government guidance the Borough Council is required to plan, monitor and manage the release of land for residential

development. It will do so annually, taking into account the regional and strategic allocation of new housing for the Borough over the period 2002–2016. Assuming that Northumberland County Council adopts the Report of the Panel, which conducted the Examination in Public into the Northumberland County and National park Joint Structure Plan 2002-2016, First Alteration, the annual allocation will amount to 60 dwellings per annum. The Borough Council will need to take this figure into account in its development plan and planning control policies. Through its forward planning function the Borough Council has identified the Point as its priority brownfield location for housing development in the town of Berwick-upon-Tweed.

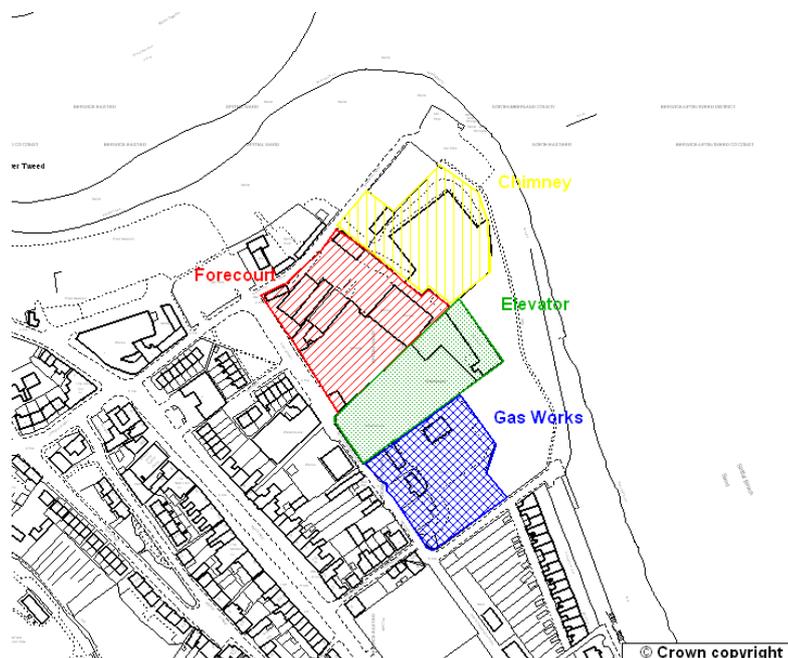
- 4.12 It is known that the site is subject to ground contamination and that further remediation work will be required over and above that which has recently taken place within the site of the former gas works.
- 4.13 Under these circumstances it is anticipated that the site will be developed in phases. In physical terms the site appears to lend itself to sub-division into four blocks, these are shown in Fig. 3. They comprise the land associated with the former gasworks; land and buildings in the vicinity of the grain elevator; the buildings grouped around the forecourt and the forecourt itself; the chemical works and chimney.

Guideline 6

The site shall be developed in a minimum of four phases to provide generally and after taking into account the provisions of Guidelines 3 and 16, the following:

- **Gas works 23 – 28 dwellings (0.6 Ha)**
- **Elevator 23 – 28 dwellings (0.6 Ha)**
- **Forecourt 31 – 36 dwellings (0.8 Ha)**
- **Chimney 23 – 28 dwellings (0.6 Ha)**

Figure 3



- 4.14 Policy W33 seeks “the integrated redevelopment of the whole of the allocated area”. Factors influencing the adoption of this approach for the site include multiple interlocking land ownerships, dereliction, contamination and the presence of heritage assets. This means that the local planning authority will only consider comprehensive and detailed proposals for the site and will resist its piecemeal development. However the authority acknowledges that the Point’s complexities are likely to dictate that the land is developed in phases; a means to secure the comprehensive approach needs to be identified:

Guideline 7

The Developer will prepare a Planning Obligation, the purpose of which will be to secure, in accordance with an approved planning permission, a comprehensive redevelopment of the site identified in Figure 1. The obligation will provide the means of controlling the phased development of the site.

- 4.15 The Berwick-upon-Tweed Borough Local Plan contains a Policy relating to the provision of affordable housing for local needs:

POLICY S6

The development of affordable housing to meet an identified community need will be permitted on sites which are suitable in terms of proximity to local services and facilities and access to public transport. The Council will negotiate with developers for the inclusion of an appropriate element of affordable housing on sites of;

- i) 1.5 or more hectares or a development of 40 or more dwellings in the town of Berwick-upon-Tweed including Tweedmouth, Spittal and East Ord; and
- ii) 1 or more hectares or a development of 25 or more dwellings in other settlements listed in Policy S3.

Exceptionally, land which would not otherwise be released under the terms of the Plan, may be released, provided the Council is satisfied;

- iii) that needs arising are not met by other provisions; and,
- iv) that the development is not detrimental to the area's character and appearance.

Where affordable housing is provided under the terms of this policy, the developer will be required to enter into binding agreements, to ensure that the affordable dwellings are provided and that they are occupied, and remain available for occupation, only by persons within particular categories of need for such housing.

The Point demonstrably falls within the ambit of this policy.

Guideline 8

A Housing Needs Survey will be undertaken to determine the scale of affordable housing to be provided within the development. Under circumstances where an element of affordable housing is required to meet identified need, the Planning Obligation required under

Guideline 7, will incorporate terms to govern the phasing, form of tenure and management of the affordable housing so provided.

Spittal Conservation Area

- 4.16 One of the outcomes of the Spittal Conservation Area Appraisal is a recommendation to protect the “major unprotected industrial remains”⁹ evident within the Point, by extending the Conservation Area. The Borough Council intends to undertake public consultation on proposals to extend the Area, following which it is anticipated that the extension will be achieved by January 2005.
- 4.17 The effect of including the Point will be to introduce the requirement to obtain consent from the local planning authority prior to the demolition of any buildings within the site. In considering proposals involving demolition, the Listed Buildings Act 1990 requires a local planning authority to pay attention to the desirability of preserving or enhancing the conservation area. It must also take into account the building’s contribution to the architectural and historic interest of the area and its immediate surroundings. There is a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area. Where consent for demolition is granted the local planning authority is entitled to full information on what is proposed for the site; it can, and normally will impose conditions which prevent demolition prior to planning permission being granted and contracts being entered into for redevelopment.
- 4.18 Proposals for the redevelopment of the site will also be critically assessed in the light of their impact on the character and appearance of the area; high standards of design will be required.
- 4.19 Although a Ground Investigation Report, commissioned by the Environment Directorate of Northumberland County Council, has been prepared, the land and buildings at the Point have not been the subject of detailed study and there have been no architectural, archaeological or building condition surveys.
- 4.20 The scale and complexity of the Point are such that a detailed understanding of the archaeological, architectural and historic significance of both the site as a whole and its individual components is required to inform the pattern of change. A detailed and comprehensive assessment and appraisal of the significance of the site, which will investigate its community and social importance as well as its aesthetic qualities, needs to be undertaken; it will require multi-disciplinary and specialist input; its production therefore lies outwith the scope of this Brief. The developer will therefore be required to undertake this analysis, which will follow the Conservation Plan process.¹⁰

⁹ Spittal Conservation Area Appraisal; McIntyre Associates, 2003

¹⁰ A Model Brief for a Conservation Plan is available from English Heritage

Guideline 9

A Conservation Plan will be prepared for the site, comprising:

- **A concise description of its buildings, their origins, important features, and social and cultural connections;**
- **A description of the significance of the buildings, identifying their heritage value and vulnerability, both individually and collectively; short and medium term threats to their significance; measures to mitigate those threats and an assessment of the risks attached to their implementation; policies which will apply to all work to the buildings (which will not be specific to any particular development proposal) to protect their significance;**
- **An element-by-element review of the buildings, identifying their relative and relevant significances; proposed guidelines based on the policies to govern protection, repair, removal and the recycling of materials; opportunities for conversion and new development;**
- **Plans showing the historic sequence of development within the site and the present buildings.**
- **Sources for additional information.**

Restoration and re-use

- 4.21 The external materials used in the construction of the existing buildings in the site are a mix of traditional (stone, brick, timber and slate) and man-made (asbestos and cement sheeting, and plastic coated metal cladding). Reference has been made to the site's hard boundaries and enclosed character.
- 4.22 Spittal's traditional building materials are reddish sandstone and slate or clay pantiles. Some later buildings have dry or wet-stone dash, or rendered finishes.
- 4.23 The Conservation Plan will identify and highlight the significance of those buildings within the site, which it will be desirable to retain. The retention, repair and re-use of these buildings will help to integrate any new development into the grain of Spittal's townscape.

Guideline 10

Where existing buildings and structures are identified for retention and re-use, the traditional materials used in their external finishes will be retained and repaired where necessary. Any alterations will be carried out using similar materials. Additions to these buildings will reflect their proportions, architectural detail and external

finishes. Internal features, which are deemed to be of archaeological, architectural or historic significance, will be retained, protected and repaired where necessary.

Guideline 11

Where buildings or structures are to be removed, the developer will prepare a schedule of materials and building components that can be economically recycled into the design of the proposed new development.

- 4.24 The principles, which underpin this Brief and its advocacy of the preparation of a Conservation Plan, are to plan and manage the process of change within the site. Its current character and appearance are the result of incremental change but all of its buildings were contemporary on construction and stood as new features in an evolving townscape. The Brief seeks an integrated and comprehensive redevelopment of the site; it anticipates the retention of important buildings and new build. Provided that the cultural and aesthetic heritage interests of the site are secured at an appropriate level via the Conservation Plan process, consideration can then be given to the architecture and spatial distribution of new development.

Guideline 12

Where new buildings are proposed within the site their layout and design should express or reflect Spittal's:

- **Cultural influences: its maritime and riverine associations; industrial heritage (based upon extraction and land based industries); tourism:**
- **Architecture: the use of pink and buff sandstone and brick; slate and tiled roofs, pitched at 45 degrees; chimney flues; variety of architectural styles; narrow intersecting streets; enclosed and regularly massed houses; linearity; clearly defined and hard edged boundaries:**
- **Spatial relationships: views to the sea and estuary; views of Berwick and its bridges; open and vast skies.**

Contemporary design will be preferred over replication or pastiche.

- 4.25 Without pre-empting the outcome of the Conservation Plan process and its findings, it is probably reasonable to assume at this stage that some of the older buildings within the site have deteriorated to the point where they are beyond economic repair. Some of the modern buildings are also likely to be of little significance or importance, either culturally or aesthetically. In seeking an integrated redevelopment of the site the removal of buildings will present opportunities for the creation of new structures and spaces linked to or intermingled with those that are to be

retained. The integration of new features with retained structures will have a significant bearing on the appearance and character of the development and its contribution to the immediate and long-range views of the Point. Its most memorable characteristics stem from the relationships between individual buildings, where their variable mass and form create strong geometric patterns and significant tall landmarks.

Guideline 13

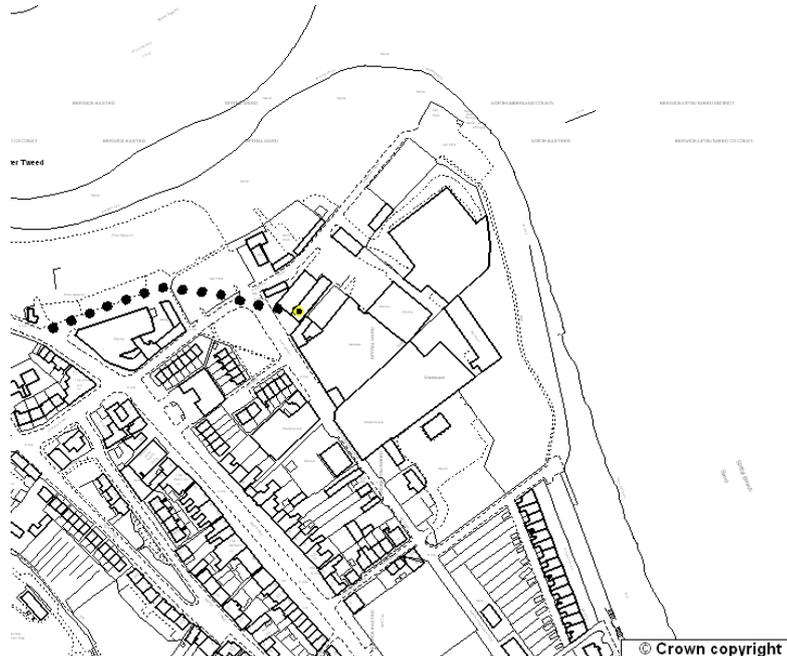
Subject to the outcome of the Conservation Plan process the incorporation of new buildings and spaces within the site, interspersed or integrated with retained buildings and structures, will be supported. Under circumstances where the site's tall structures are to be removed, the redevelopment scheme will incorporate two discrete clusters of buildings with a vertical emphasis. These clusters will be located generally in the vicinity of the existing chimney and elevator and will be constructed to a maximum of four residential storeys to eaves height; the incorporation of living rooms in roof-spaces will be allowed within pitched roofs. Their horizontal mass and form will be compressed to:

- **Re-express the broken silhouette prominent in low level views of the Point, obtained generally from the west and north-west;**
- **Maintain views through the site to the seascape and coastal landscape in vistas obtained from the town's Elizabethan fortifications, bridges, its more elevated parts and beyond.**

Access

- 4.26 Policy W33 of the local plan relates to a defined site, which is identified on the proposals map and expresses a requirement to consider "the provision of adequate access." In the context of its surroundings and given the narrowness of both Sandstell and Commercial Roads, the site is unlikely to be successfully redeveloped without consideration being given to an alternative means of linking the site with the principal roads serving Spittal. It is considered that there is only one realistic option to satisfy this requirement. It is to construct a link between the eastern end of Dock Road and the Point, via the land north of the Berwick Salmon Company and Glenisla Foods Ltd., the Borough Council's surface car park at Sandstell Road and the northern end of North Greenwich Road. This alignment is shown in diagrammatic form at Figure. 4.

Figure 4



Guideline 14

A new vehicular access will be provided to the site as part of and prior to its redevelopment: it will comprise the construction of a new road, designed to adoptable standard. Its general alignment will cross the unmade forecourt to the north of the premises occupied by the Berwick Salmon Company and Glenisla Foods Ltd. (with direct access from Dock Road), the Borough Council's surface car park at Sandstell Road and North Greenwich Road. The design of the new road will take into account:

- **The provision of satisfactory service arrangements for the two fish processing industries, including turning arrangements for commercial vehicles;**
- **The protection of the River Tweed Estuary Special Area of Conservation;**
- **The appearance and setting of the Sandstell Road Shiel, a building listed as being of architectural and historic interest.**

4.27 Given that this alignment will create an access to the site within its north-west corner, it would appear that development will commence in the vicinity of the "Forecourt". As part of the Planning Obligation referred to in Guidelines 7 and 8, and to ensure that the site is capable of being comprehensively serviced and developed, the developer will be required to show the configuration of the access and the pattern of roads designed to serve the entire site.

Guideline 15

The terms of the Planning Obligation detailed at Guideline 7 will also incorporate the means of securing and implementing the layout of access roads and services, which will secure the comprehensive development of the site.

- 4.28 The main roads in Spittal run north-south with minor roads crossing east-west, linking Middle Street with Main Street and Main Street with the promenade and foreshore. There is also a network of public footpaths and alleyways that provide direct pedestrian access between the streets and the seafront; they are a valuable and much-used amenity and make an important contribution to the character of the village.

Guideline 16

The layout of the proposed development will provide at least one uninterrupted public pedestrian access route through the site, generally on an east-west alignment and linking the existing network of footpaths and alleyways to the west of the Point to the seafront.

Expectations and Aspirations

- 4.29 Although this Brief is primarily concerned with guiding the physical development of the Point, its purpose is also to create the right context and conditions for its redevelopment. The Borough Council, landowners, local community and their public sector partners seek the redevelopment of the site. However it will be important to secure, as far as possible, a consensus on the appropriateness of proposals amongst those with an interest in the Point, to help overcome potential obstacles to redevelopment.
- 4.30 The Point is a highly visible symbol of social and economic change; to some in the local community it manifests decline. The Borough Council and its partners in the local community expect redevelopment proposals to reverse this perception by promoting high standards in its design and execution. Under these circumstances the direction of change in the future is dependent upon physical intervention and the investment of scarce resources on the one hand and a degree of social influence and ownership of the options for change on the other. The government's introduction of the Local Development Framework promotes greater community involvement at all stages in the development process and it is considered particularly appropriate to apply its principles to consideration of the future of the Point.

Guideline 17

Prior to the submission of detailed proposals, the developer will undertake an agreed process of engagement with all those with an interest in the development of the site; principally the local

authority and its regeneration partners, landowners, the local community and their representatives. This engagement will promote, in two stages:

- **A review of aspirations for the site;**
- **Consultation on options for redevelopment, including relevant timescales.**

The Promotion of Interest in the Site

4.31 Although the Point enjoys a prominent location and is generally perceived to represent a unique opportunity for development in an outstanding setting, the market has been slow to respond to its challenges. This may be due, in no small measure, to the historical competitiveness of Berwick-upon-Tweed in the administrative region of the north-east.

4.32 A combination of factors has produced a notable, positive shift in the town's competitiveness, not least its position in relation to the city region based around Edinburgh, and there is potentially a new impetus to promote the development of the site. The private and public sectors have the opportunity to work in partnership to translate this impetus into physical investment in change. Success will be achieved provided that individual partners ensure that the site is competitive in bidding for scarce resources (both private and public), and where respective roles and relationships are defined, understood and acknowledged and where appropriate and timely action is taken by partners when necessary.

4.33 Recent guidance¹¹ indicates the government is "committed to maximising the re-use of previously-developed land and empty properties and the conversion of non-residential buildings for housing, in order both to promote regeneration and minimise the amount of greenfield land being taken for development." To this end "The national target is that by 2008, 60% of additional housing should be provided on previously developed land and through the conversion of existing buildings."

4.34 Regional Planning Guidance (RPG) and Development Plans provide clear guidance on the location of new development. Current RPG identifies an annual completion rate of housing completions in Northumberland as follows:

700 dwellings per annum for 2002-2006

800 dwellings per annum for 2006-2016

The report of the Panel from the Examination in Public of the draft Northumberland County and National Park Joint Structure Plan First

¹¹ Planning Policy Guidance 3: Housing; Office of the Deputy Prime Minister

Alteration, disaggregates these figures into annual completion rates for the Borough of Berwick-upon-Tweed, these amount to:

60 dwellings per annum for 2002-2016

4.35 In allocating sites for housing in development plans, local planning authorities are required to apply a sequential test to assess development potential, using the following criteria:

- The availability of previously-developed sites;
- Location and access to employment, shops and services;
- The capacity of local infrastructure;
- Building and sustaining communities;
- Physical and environmental constraints.

“The presumption is that previously-developed sites should be developed before greenfield sites.”¹²

4.36 The Borough Local Plan was adopted in 1999 and will be replaced with a Local Development Framework in the next three years: in the meantime the Borough Council finds itself with an oversupply of designated housing sites and extant planning permissions. It is considering the adoption of an interim policy statement to manage the reduction in the supply of houses in the short term, to ensure that local policy conforms to RPG and strategic planning allocations.

4.37 For its part the Borough Council has considered the future of the Point against the prevailing national, regional, strategic and local planning context.

Guideline 18

The Borough Council supports national objectives in the future supply of housing and will translate regional and strategic allocations over the short and medium terms into the local planning context. In completing its Urban Housing Capacity Study, submitting its Local Development Scheme and developing its Core Strategy within the Local Development Framework, the Borough Council will highlight the strategic importance of the Point. Attention will also be drawn to the opportunities it provides to underpin environmental and community sustainability and its potential meet the spatial requirements of the Community Plan. Its development potential will be prioritised accordingly.

Regional, sub-regional and local regeneration strategies and action plans establish the context for targeting public funding towards regenerative activity. The principal sources of funding currently available

¹² Ibid.

are European Regional Development Funds, and the government's Single Capital Pot. These resources are administered and prioritised within the north-east region and Northumberland. Bidding is competitive and subject to rigorous appraisal. Resources are both programme and time-limited and applied on the principle of gap funding, i.e. to assist in the implementation of activity that neither the private nor public sector can fully support financially, acting individually or in partnership. Resources have not, so far, been identified to assist the redevelopment of the Point.

Guideline 19

The Borough Council will use its offices and those of its partners in regeneration to raise both the profile of the Point and awareness of its importance; it will promote and prioritise its inclusion in programmes and action plans at regional, sub-regional and local levels.

- 4.38 The Borough Council itself owns land at the Point, both within the site and on the alignment of the proposed new access road. The authority has taken a view on its role as a stakeholder in its redevelopment.

Guideline 20

To promote and facilitate redevelopment, the Borough Council shall either seek the Secretary of State's approval to dispose of land in its ownership within and in the vicinity of the Point at less than market value, or take advantage of the General Disposal Consent of August 2003. Alternatively the Council will transfer the ownership of the land to the developer allowing the market value of the land to be incorporated as match funding in bids for external resources.

- 4.39 Subject to authorisation by the Secretary of State the local authority has powers conferred by the Town and Country Planning Act 1990 to acquire land compulsorily for planning purposes. In general terms it is expressly empowered to acquire land which:

- Is suitable for and required in order to secure the carrying out of development, re-development or improvement;

And also:

- Any land adjoining that land which is required for the purpose of executing works for facilitating its development or use.

- 4.40 The Borough Council has not previously exercised these powers but has resolved that it will give consideration to the principle of compulsory acquisition to facilitate the redevelopment of the Point.

Guideline 21

To facilitate redevelopment, under circumstances where the developer is unable to acquire land through negotiation or agreement, the Borough Council will consider exercising its powers under Section 226 of the Town and Country Planning Act 1990 to acquire land within or adjoining the site compulsorily.

- 4.41 Guideline 4 describes the non-residential uses that the Borough Council will encourage within the site; some of the existing business uses fall outside the identified range of activities and will need to relocate if they are to continue to operate. The authority has recently acquired land adjacent to the North Road Industrial Estate to allow its expansion for Business and General industrial use.

Guideline 22

Where necessary and appropriate the Borough Council will facilitate the relocation of existing businesses from within the site to industrial land under its control at the extension to the North Road Industrial Estate.

Identifying constraints and mitigating their effects

- 4.42 Sensitivities relating to the site and its surroundings have been described above. Ground contamination, dereliction and vehicular access are the most obvious physical constraints acting on the redevelopment of the site. The plethora of interlocking land ownerships may also be a material obstacle to investment in new activities.
- 4.43 The Developer will be required to commit resources to consultation, desktop and site evaluation work prior to the preparation of detailed proposals. Further work at the development stage, e.g. monitoring, recording and/or protecting areas of archaeological importance may involve ongoing costs. Statutory and non-statutory processes will need to be acknowledged in the lead up to and during development. Table 1 describes the relationship between the principal processes that will steer the development. It should be noted that this information is illustrative and designed to show how activities may overlap; it is neither time nor date specific and some processes are likely to extend beyond the period covered by the table. It does however demonstrate that there is likely to be an extended lead-in time before building work begins.
- 4.44 The Borough Council recognises the influence of the property market with regard to local demand, the importance of land values and the cost of infrastructure. However the authority has neither in-house specialisms in these fields, nor has it commissioned specific market intelligence to inform the preparation of this Brief.

4.45 There is current developer interest in the site and the town's residential property market appears to be buoyant. Nevertheless and given the site's complexities, the availability of public sector finance to support the viability of redevelopment will be explored. The Borough Council will scope opportunities for strategic investment in the site, e.g. assistance with remediation, the provision of infrastructure, off-site works and relocation packages and targeted investment to support particular sectoral activity, e.g. workspace and tourism.

Guideline 23

In addition to Guideline 20 the Borough Council will explore both short and medium term opportunities for gap funding to support eligible work associated with the redevelopment of the Point.

Table 1
Guideline 25: Statutory and non-statutory processes

Process	1 Month	2 Month	3 Month	4 Month	5 Month	6 Month	7 Month	8 Month	9 Month	10 Month	11 Month
Conservation Area Designation	Dark blue	Dark blue									
Review of Aspirations	Red										
Conservation Plan	Red	Red	Red								
Consultation				Light blue							
Land Acquisition				Red	Red	Red	Red	Red	Red		
Conservation Area Consent					Light blue	Light blue	Light blue	Light blue			
Planning Permission					Light blue	Light blue	Light blue	Light blue			
Listed Building Consent					Light blue	Light blue	Light blue	Light blue			
Decontamination											Brown ▶▶▶
Relocation				Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown ▶▶▶
Road Closure & Diversion Orders						Red	Red				
Sourcing External Resources				Brown	Brown	Brown	Brown	Brown	Brown	Brown	Brown ▶▶▶

Key: Dark blue – Local Authority; Red – Developer; Light blue Local Authority & Developer; Brown – Local Authority & Developer, ongoing ▶

Appendix 1 Consultees

Transco PLC
A.P. and L.S. Archer
Terence Younger
K. Johnson and L. Phillips
Alan Malone
SecondSite Properties Ltd.
Arthur Lawton and C.J. Johnston
W. and C. Leith and K. Hovers
Messers B & M Motors
Russell M. Holborn
Ralph Holmes
A. Batey
R. Boston
Glenisla Foods Ltd.
Berwick Salmon Company Ltd.
English Heritage
One NorthEast
Northumberland County Council
Northumberland Strategic Partnership
Northumberland Coast AONB Partnership
Berwick Borough Local Strategic Partnership
Berwick-upon-Tweed Civic Society
Spittal Improvement Trust
Berwick-upon-Tweed Chamber of Trade and Commerce
Berwick Harbour Commission
Tweed Forum
Tweed Commission
Environment Agency
English Nature
Northumbrian Water
British Gas
Scottish Power
BT
S.E.P.A
D.E.F.R.A
Countryside Agency

Appendix 2
Regional, Sub-Regional and Local Policy and Strategy Context

Introduction

The following information is intended to provide a summary of Regional, Sub-Regional and Local land use and socio-economic planning and policies, which are relevant to Spittal Point in its geographical and socio-economic context.

The identification of relevant planning policy will clarify those issues that a planning application will need to address and set out the criteria against which it will be measured.

Information has also been collated from policy and strategy documents to enable prospective developers to assess whether their proposals are generally aligned with the priorities of regeneration partnerships operating in the area.

Where possible hyperlinks and web site addresses have been given for the relevant documents so that they can be read in their entirety.

Land Use Policies

At regional level the current land use planning document is the Regional Planning Guidance for the North East (RPG1), published by Government Office for the North East on behalf of the Office of the Deputy Prime Minister. This will be replaced in due course by a Regional Spatial Strategy for the North East, prepared on behalf of the North East Assembly.

RPG1

One of the four priorities of the guidance is “to secure rural regeneration”, and in terms of its locational strategy, “to enhance the role of market towns and other main rural centres in serving their hinterland in order to act as a focus for future development and redevelopment.”

Policies advocate a sequential approach to identifying sites for development to ensure that priority is given to development in the most suitable locations.

An economic renaissance is sought by encouraging inward investment, developing SMEs and growing indigenous businesses, and providing a portfolio of good quality attractive employment and business sites and premises.

A preference is expressed for the provision of new housing on previously developed land, in sustainable locations in urban areas.

The Regional Spatial Strategy is currently at Pre-Consultation Draft Stage.

Northumberland County Structure Plan

The current Northumberland County Structure Plan was adopted in May 1996. Its policy framework predates RPG1. Northumberland County Council has

recently published the report of the Panel, which conducted the Examination in Public into the Northumberland County and National Park Joint Structure Plan 2002 to 2016, First Alteration.

<http://www.northumberland.gov.uk/drftp/7424.pdf>

The First Alteration is intended to update and roll forward the existing Structure Plan.

The Proposed modifications to the Plan have been published and can be viewed at:

http://www.northumberland.gov.uk/reports/structure_plan/EIP_Further_docs/lat_est_additions/ScheduleOfProposedModifications.pdf

Reference is made at paragraph 4.9 to the proposed **Replacement Policy M5**, concerning renewable energy initiatives: the policy states;

Local Planning Authorities will support and encourage major development for the generation of electricity from all renewable resources, except in the National park, Areas of Outstanding natural Beauty, heritage Coast, the Hadrian's Wall world Heritage Site and sites of national and international importance for nature conservation. In those areas exceptional reasons must be shown to justify such development and proposals will be subject to Policy M1.

Elsewhere, such major proposals will be assessed taking into account of their implications for the interests set out below, including the effect of any mitigation measures proposed.

- a) landscape character and capacity;
- b) visual amenity;
- c) archaeological and built heritage;
- d) nature conservation interest;
- e) living conditions nearby, including from noise and other emissions;
- f) the local economy;
- g) accessibility by road and public transport;
- h) the disposal of waste;
- i) agriculture and other land based industries;
- j) any cumulative impact with other similar development;
- k) the economic, social and environmental benefits of the development beyond the local area, and;
- l) any other material considerations identified in Local Plans and Supplementary Planning Guidance.

Because wind and water energy can only be harnessed where they are found, Policy S10 shall not apply to such proposals.

Northumberland County Structure Plan May 1996

<http://www.northumberland.gov.uk/drftp/4495.pdf>

Policy S8 states:

The towns of Alnwick, Amble, Ashington, Bedlington, Berwick-upon-Tweed, Blyth, Cramlington, Haltwhistle, Hexham, Morpeth and [...] will be the focus of the majority of future development and redevelopment. [...] The level of development appropriate to each settlement will be determined in local plans, in accordance with Policy S11.

Policy S11 states:

The scale of development appropriate in individual settlements, shall be determined in Local Plans, within the context of Structure Plan policies, ensuring that development does not adversely affect landscape character, heritage and nature conservation interests. Priority will be given to sites within the existing developed area, provided that this is consistent with maintaining open space and townscape character. Development on the fringes of the built up area should have regards to the needs of agricultural and countryside activities.

With regard to employment the plan states at **Policy ED3**:

Within settlements, the development of new premises for small scale employment uses, including tourism, will be encouraged provided that it is in character and scale with the settlement and would not adversely affect landscape character, heritage and nature conservation interests.

With regard to tourism, Policy **R2** states:

The Local Planning Authority will permit the development of new tourist accommodation in permanent buildings within existing settlements, provided that they respect the character and scale of that settlement, would not adversely affect landscape character, heritage and nature conservation interests or the local transport network. [...].

Northumberland County and National Park Joint Structure Plan First Alteration – Deposit Plan May 2003

<http://www.northumberland.gov.uk/drftp/4567.pdf>

Amended **Policy S6** reiterates current Structure Plan Policy S8.

Replacement Policy S11 renumbered to **Policy S10** states:

In meeting development needs the following sequential approach should be followed:

- a) previously developed land in settlements;
- b) urban extensions on previously developed land;
- c) urban extensions on greenfield land;
- d) previously developed sites beyond settlements;

The allocation and release of sites for development should be assessed against the sequential approach, having regard to the following criteria;

- the accessibility of the development to jobs, homes and services on foot, cycle and by public transport;

- the contribution the development could make to building communities which would help to sustain services or support additional appropriate infrastructure;
- its affect on landscape character, heritage and nature conservation interests;
- the suitability of the site for mixed use developments;
- physical and infrastructure constraints.

Replacement Policy H5 renumbered to **Policy H4** states:

Local Planning Authorities should include policies in Local Plans which:

- a) seek to provide a mix of housing in terms of size, tenure and cost;
- b) will contribute to achieving sustainable communities by incorporating mixed uses where appropriate, including social, employment, educational, shopping and sport and recreational facilities;
- c) encourage good quality design which contributes to local distinctiveness;
- d) make efficient use of land and seek higher development densities in locations which are within or adjoining town centres, or have a high level of accessibility to jobs and services on foot, cycle and by public transport.

New **Policy ED8** states:

Local Planning Authorities will encourage the development of information and communication technologies businesses and seek to facilitate the development of information and communication technologies infrastructure and related facilities, provided that they accord with Policy M5.

Policy ED3 as set out above is reiterated as renumbered **Policy ED10**.

Policy R2 is retained.

Berwick-upon-Tweed Borough Local Plan – Adopted April 1999

<http://www.berwick-upon-tweed.gov.uk/index2.htm>

The local plan pre-dates RPG1 but refines regional and strategic guidance to the local context. A Local Development Framework will replace the Local Plan in due course.

The site-specific policy, **Policy W33**, is reproduced in the Brief.

The plan notes that;

“Advice contained in Circular 13/96 "Planning and Affordable Housing" indicates where local surveys or other data demonstrate a lack of 'affordable' housing to meet local needs that in settlements with a population of more than 3,000, an appropriate element of affordable housing should be sought on all residential sites of more than 1.5 hectares, or in development of 40 or more dwellings. Within the Borough this approach is only applicable to the settlement of Berwick-upon-Tweed including Tweedmouth, Spittal and East Ord. In settlements with a population of 3,000 or less, appropriate elements of

affordable housing may be sought on residential sites of more than 1 hectare, or development of 25 or more dwellings. It is therefore important when considering the development of affordable housing to clearly demonstrate a local need. In some cases this may be the product of a village appraisal, in others it may derive from data that is held by the Council itself or by the Community Council of Northumberland: in each case the Borough Council will identify the relevant data and bring it to the attention of the prospective developer.”

Policy S6 sets out the Borough Council’s position as follows:

The development of affordable housing to meet an identified community need will be permitted on sites which are suitable in terms of proximity to local services and facilities and access to public transport. The Council will negotiate with developers for the inclusion of an appropriate element of affordable housing on sites of;

- i) 1.5 or more hectares or a development of 40 or more dwellings in the town of Berwick-upon-Tweed including Tweedmouth, Spittal and East Ord; and**
- ii) 1 or more hectares or a development of 25 or more dwellings in other settlements listed in Policy S3.**

Exceptionally, land which would not otherwise be released under the terms of the Plan, may be released, provided the Council is satisfied;

- iii) that needs arising are not met by other provisions; and,**
- iv) that the development is not detrimental to the area’s character and appearance.**

Where affordable housing is provided under the terms of this policy, the developer will be required to enter into binding agreements, to ensure that the affordable dwellings are provided and that they are occupied, and remain available for occupation, only by persons within particular categories of need for such housing.

With regard to traffic management and parking the following policies apply:

Policy M14

The adequacy of proposed provisions for vehicle parking in new development will be assessed against the standards set out in Column A of the Appendix A table. The operational minimum standards set out in Column B will be accepted for development in Conservation Areas or in defined settlement envelopes at Bamburgh, Doddington, Ford and Wark. Elsewhere, including, in the case of residential estate development, sites penetrated by frequent local bus services, the Column B standards may be accepted where, after consultation with the local highway authority, the council is satisfied that there are no adverse implications for road safety or traffic management.

The Appendix A table is reproduced as Table 1.

Table 1

Car Parking Spaces per Dwelling

		IN CURTILAGE			COMMUAL		
		Column A	Column B		Column A	Column B	
			Max	Min		Max	Min
General Purpose	1/2 Beds	2	1	0	1.5	0.75	0
	3/4 Beds	3	2	0	2.5	1	0
	4+ Beds	4	3	1	3	2	1
Aged Persons Non Sheltered		1	1	0	1	0.5	0

On shared surface developments additional on-street visitor parking will be require:-
1 additional car space per 5 dwellings (1/5). This requirement will be reduced to 1/7 and 1/10 where Column B applies. Such spaces shall be distributed uniformly throughout the shared surface.

Other Development

		Column A	Column B	
			Maximum	Minimum
Aged Persons Sheltered	Warden	1	1	0
	Resident Staff	1/1 Staff	1/2 Staff	0
	Residents	1/4 Residents	1/6 Residents	0
	Visitors	1/4 Residents		0
Residential/Care Homes	Staff	1/1 Staff peak levels	1 + 1/2 Staff	1 + 1/4 Staff
	Residents	1/4 Bedrooms	1/8 Bedrooms	0
	Visitors	1/4 Bedrooms	1/8 Bedrooms	0
	Operational	50m ² min	50m ² min	0
Day Care	Staff	1/1 Staff	1/2 Staff	1/4 Staff
	Patients	1/10 Patients	1/20 Patients	1/40 Patients
	Operational	50m ² min	50m ² min	0
Places of Worship		1 + 1/10 seats (min 10)	1 + 1/25 Seats (min 5)	1 + 1/100 Seats (min 2)
	Operational	50m ² min	50m ² min	50m ² min
Assembly Halls	Staff	1/2 Staff	1/5 Staff	0
	Visitors	1/5m ²	1/20m ²	0
	Operational	50m ² min	50m ² min	50m ² min
Hospitals	Staff	1/3 Beds	1/5 Beds	1/10
	Out Patients	1/3 Beds	1/5 Beds	1/10 Beds
	Visitors	1/3 Beds	1/10 Beds	1/25 Beds
	Operational	200m ² min + 100m ² per 1000m ² floorspace	200m ² min	200m ² min
Clinics and Surgeries	Medical Staff	1/1	1/1	1/1
	Admin Staff	1/3	1/5	0
	Patients – (Appointments)	4/Consulting Rooms	2/Consulting Rooms	1/Consulting Room
	Operational	50m ² min	50m ² min	50m ² min
Restaurants	Staff	1/3 Staff	1/5 Staff	0
	Customers	1/5m ²	1/10m ²	0
	Bar	1/2.5m ²	1/5m ²	0
	Operational	50m ² min	50m ² min	50m ² min
Public House (if there are rooms to let or function rooms consider as a hotel)	Staff	1/3 Staff	1/5 Staff	0
	Customers	1/2.5m ²	1/5m ²	0
	Operational	50m ² min	50m ² min	50m ² min

		Column A	Column B	
			Maximum	Minimum
Libraries	Staff Customers Operational	1/2 Staff 1/30m ² 50m ² min	1/3 Staff 1/50m ² 50m ² min	0 0 50m ² min
Offices	Staff Visitors Operational	1/30m ² gross 1/150m ² gross 50m ² min	1/50m ² gross 1/300m ² gross 50m ² min	0 0 50m ² min
Warehousing	Staff Operational (up to 500 m ²) Operational (500m ² +)	1/50m ² gross 150m ² +100m ² per 1000m ²	1/75m ² gross 100m ² +70m ² per 1000m ²	0 70m ² min +50m ² per 1000m ²
Car Repairs	Staff Customers Operational	1/40m ² gross 3/50m ² service area 50m ² min	1/50m ² gross 3/50m ² service area 50m ² min	1/75m ² gross 3/50m ² service area 50m ² min
Car Sales	Staff Sales Customers Operational	1/40m ² gross 1/200m ² display area 50m ² min	1/50m ² gross 1/240m ² display area 50m ² min	1/75m ² gross 1/400m ² display area 50m ² min
Shops (up to 1000m ²)	Staff Customers Operational	1/100m ² gross 1/20m ² gross 150m ²	1/150m ² gross 1/30m ² gross 100m ²	0 0 50m ²
Supermarkets (above 1000 m ²)	Staff Customers Operational	1/100m ² gross 8/100m ² gross 600m ²	1/50m ² gross 8/100m ² gross 600m ²	1/200m ² 8/100m ² gross 600m ²
Non Food Retail (above 1000 m ²)	Staff Customers Operational	1/100m ² gross 4/100m ² gross 600m ²	1/200m ² gross 4/100m ² gross 600m ²	1/400m ² gross 4/100m ² gross 600m ²

At Schools and playgroups it is essential to provide space for parents and contract buses to set down/pick up pupils/students. The visitor provision shown below includes an allowance for this facility.

		Column A	Column B	
			Maximum	Minimum
Nursery Schools/ Playgroups	Staff Visitors Operational	1/1 Staff 1/5 Children 50m ² min	1/1.5 Staff 1/10 Children 50m ² min	1/2 Staff 1/20 Children 50m ² min
First Schools	Teachers Visitors Operational	1/1 Teachers 1/5 Pupils 50m ² min	1/1 Teachers 1/10 Pupils 50m ² min	1/1 Teachers 1/20 Pupils 50m ² min
Middle Schools	Teachers Visitors Operational	1/1 Teachers 1/10 Pupils 50m ² min	1/1 Teachers 1/20 Pupils 50m ² min	1/1 Teachers 1/30 Pupils 50m ² min
High Schools	Teachers Staff Students/Visitors Operational	1/1 Teachers 1/3 Staff 1/20 Students 50m ² min	1/2 Teachers 1/5 Staff 1/40 Students 50m ² min	1/4 Teachers 1/10 Staff 1/100 Students 50m ² min
College	Lecturers Staff Students Visitors Operational	1/1 Lecturers 1/3 Staff 1/5 Students 50m ² min	1/2 Lecturers 1/5 Staff 1/10 Students 50m ² min	1/4 Lecturers 1/10 Staff 1/20 Students 50m ² min

Policy M15

In new residential development of more than four dwellings, the construction of roads to a standard eligible for adoption as a public highway, with the incorporation of appropriate traffic calming measures to minimise traffic speeds and secure a safe residential environment, having regard inter alia to the safe operation, where appropriate, of public service vehicles, will be required.

Policy W34

Within the town of Berwick-upon-Tweed, the development of the land and buildings at Berwick Quayside and Dewar's Lane, for dwellings together with uses falling within Classes A1 (Shops), A2 (Financial and Professional Services), A3 (Food and Drink), B1 (Business), C1 (Hotels) or D1 (Non-Residential Institutions), will be permitted provided that:

- i) the former Granary at Dewar's Lane and part of the former S.S.E.B. building at the Quayside, to be agreed by the local planning authority, are retained;
- ii) the slip-way for the repair and manufacture of boats is retained;
- iii) public open space parking and circulation spaces is provided within the redevelopment of the Quayside, the location and extent of which will be agreed by the local planning authority;
- iv) a suitable means of access to the Dewar's Lane Granary is secured from the Bridge Street Car Park;
- v) views of the Elizabethan walls from the south of the river are as far as practicable opened up; and,
- vi) it accords with Policies elsewhere in the Plan.

Particular encouragement will be given to the development of a Youth Hostel, in accordance with the specifications of the Youth Hostel Association; accommodation for the provision of Further or Higher Education; workspace accommodation; interpretation facilities for the adjacent Tweed Estuary Proposed Special Protection Area; and/or other services and facilities which will enhance the town's infrastructure for tourism. An element of housing, within existing buildings or as infill between the Dewar's Lane Granary and the Quay Walls, will be considered against Policies elsewhere in the Plan.

Social and Economic Policies and Strategies**Regional Documents****Regional Economic Strategy**

<http://www.onenortheast.co.uk/lib/liReport77/RES.zip>

The Regional Economic Strategy, "Raising Our Potential", is published by One NorthEast; its vision for the Region is:

"We will harness and enhance the human, cultural and environmental resources of the Region so that, by 2010, the North East is vibrant, self reliant, ambitious and outward looking. To do so, we will raise the aspirations and profile of the Region, making it more prosperous and more inclusive."

This is a high-level strategy document that seeks to realise its vision by advocating change, including “Realising the Renaissance of our Rural and Urban Communities”. The renaissance should ensure that communities are more self reliant and socially inclusive, whilst the Region’s environment, heritage and culture are conserved and enhanced.

Regional Cultural Strategy for the North East of England

<http://www.culturenortheast.org/strategy/index.html>

This too is a high-level strategy document, designed to respond to and inform the government’s cross cutting agendas on a range of initiatives including urban regeneration, rural development and sustainability/environmental policies.

The strategy notes that the Region’s built heritage and natural assets are the foundations of its tourist industry, that the industry is growing fast and still has an untapped potential to increase its contribution to employment and the economic regeneration of the Region.

It aspires to support and encourage clusters of SMEs in the cultural and creative sectors and celebrates Regional strengths in “the contemporary reworking of traditions, buildings, and historic sites – breathing new life and meaning into familiar land marks.”

North East Tourism Strategy 2004 – 2007 Draft for Consultation

<http://www.onenortheast.co.uk/lib/liReport/159/North%20East%20Tourism%20Strategy.pdf>

Another high-level strategy prepared on behalf of the Interim Regional Tourism Forum. Its vision is:

“The North East of England will become a sought after destination 365 days a year – for leisure and business visitors – with activities, attractions, facilities and accommodation that consistently exceed visitor expectations.”

This will be achieved by meeting eight objectives including:

- attract more domestic and overseas tourists from outside the region
- increase employment in tourism, and tourism-related businesses
- accelerate the rate of investment in tourism facilities
- enhance and conserve the region’s natural, heritage and cultural assets.

Within the region’s rural areas it advocates the provision of more accommodation, “including youth hostels” along the national cycling routes that cross the region. In market towns “iconic new buildings or conversions” have a central role in strengthening the tourism offer.

The North East Rural Action Plan

<http://www.onenortheast.co.uk/lib/liReport/47/RURAL%20ACTION%20PLAN.pdf>

Prepared on behalf of One NorthEast, The Countryside Agency, Government Office for the North East and The North East Assembly, the plan sets out ten key priority areas for action, including:

- The development of tourism and culture.
- Building a diversified rural economy.

It too recognises that the foundations of the increasingly important regional tourism industry are its built heritage, cultural and natural assets. The plan also notes that creative industries¹³, which are predominantly lifestyle businesses, when encouraged and supported in rural locations “can provide innovative opportunities for both commercial and promotional activities.”

Sub-Regional Documents

Linkage and Leverage – Northumberland’s Cultural Strategy 2002/2008

<http://www.nsp.org.uk/downloaddoc.asp?id=37>

Culture is considered to be important to Northumberland on the basis that it can assist in the regeneration of the county by providing jobs and economic return.”

The strategy has six priority aims, including:

- Marketing Northumberland and improving its strategic infrastructure.
- Providing an environment for sustainable cultural businesses.

More specifically the strategy advocates:

- Identifying key sites across the county to act as cultural gateways, introducing and interpreting Northumberland’s culture and customs for residents and tourists.
- Investigating the barriers to a successful cultural economy, for example, good quality affordable housing, childcare and workspace available to artists.

Northumberland Tourism Strategy

<http://www.nsp.org.uk/downloaddoc.asp?id=28>

This strategy has been prepared on behalf of the Northumberland Strategic Partnership and takes Northumberland’s Cultural Strategy as its reference point; its mission statement is:

¹³ “Those activities which have their origin individual creativity, skill and talent, and which have a potential for wealth and job creation through the generation and exploitation of intellectual property.” – Department of Culture, Media and Sport.

“To create more wealth and jobs in the Northumberland tourism industry whilst safeguarding the County’s high quality environment.”

It amplifies the cultural strategy’s six priority aims, advocating that improvements to the County’s strategic infrastructure in settlements should be progressed through the Market Towns Initiative.

It also proposes:

- The creation of new, sustainable attractions in Northumberland, “including at least one major new investment every year.”
- The delivery of “sustainable tourism projects that are appropriate to the high landscape and conservation importance of the Northumberland AONB.”

Northumberland Rural Strategy & Action Plan

<http://www.nsp.org.uk/downloaddoc.asp?id=337>

This strategy, prepared by the Northumberland Strategic Partnership covers Northumberland’s four rural authorities, including Berwick-upon-Tweed. It provides a framework to guide economic, social and environmental regeneration in rural Northumberland; aims to raise the economic performance of rural Northumberland and improve the quality of life of its people. The strategy seeks to capitalise on the County’s unique assets and opportunities whilst addressing its deep-seated and inter-related problems.

The Rural Strategy aims to provide a clear and long-term direction for the policies and resources of the organisations with the potential to deliver social and economic change in rural Northumberland. It also advocates a step change in the rural areas’ well being rather than an increase in the volume of activity.

This document notes that the County’s environmental, cultural and heritage assets are playing an increasing role in the County’s economy and states that the role and contribution of Northumberland’s distinctive rural culture and heritage towards sustainable economic growth and social inclusion will be developed.

The plan refers to the work of Sustrans in developing a range of proposals to extend the National and Regional cycle networks through the County. Heritage cycle routes have been established, which follow places of interest within Northumberland, and are linked to access points by train. The Coast and Castles cycle route has been established.

Uniquely the document acknowledges that there is considerable potential to improve links between the north of the County, the Scottish Borders and the rapidly expanding economy of Edinburgh and the Lothians.

A Community Strategy for Northumberland

<http://www.nsp.org.uk/downloaddoc.asp?id=19>

This is an overarching vision designed to inform the service and delivery plans of partners working to improve the environmental, social and economic well being in the County.

It notes that the County's greatest asset is its environment but acknowledges that there are areas "which bear the scars of the county's industrial heritage and which require sympathetic improvement and attention." One of the strategy's main Aims is to:

"To combine environmental quality with economic and social progress and promote improvements in the standards of environmental care which contribute to enhanced quality of life and personal well-being."

The strategy also acknowledges the need to secure:

"The promotion of small businesses and the development of an entrepreneurial culture to encourage individuals to create their own employment opportunities."

It seeks:

"A variety of business premises [...] developed in key local strategic sites, according to surveyed business demand."

Local Documents

Berwick Borough Local Strategic Partnership – Community Strategy

<http://www.bblsp.org.uk/area2/a21.htm>

The Local Strategic Partnership's vision for Berwick Borough is that it is a place where:

- People can live healthy, active and fulfilling lives as part of vibrant and strong communities.
- High quality businesses can prosper and local people have the confidence and skills to access the choice of jobs that they offer.
- The natural and built environment is valued, considered, enhanced and promoted.
- People can access the homes they want in attractive and safe neighbourhoods.

Its priorities include:

- Developing key, well promoted tourist attractions

- Encouraging the use of innovation to develop new manufacturing, processing and service based businesses.
- Developing and growing the tourism season through increasing the range of attractions and wet weather facilities available and generally improving the overall visitor experience.

Appendix 3
Berwick-upon-Tweed Borough Local Plan 1999
Work Objectives

- 5.0.1 Having the opportunity to work in a chosen activity would enrich the quality of life of every resident in the Borough. In examining the future needs of individuals and communities in accordance with the Local Plan Strategy, the objectives are:
1. To encourage the expansion and diversification of the Borough's local economy.
 2. To encourage the expansion and diversification of the Borough's employment base.
 3. To provide for a range of employment and business opportunities which is accessible to all persons within the community.
 4. To accommodate new, expanding, diversifying and existing work activities in a manner which conserves or enhances the environmental wealth of the Borough.
 5. To identify land, buildings and other resources to meet the requirements of existing and emerging economic activities in the Borough.
 6. To support indigenous work activities such as farming and fishing, and related services and manufacturing and processing industries.
 7. To develop the role of tourism in the local economy.
 8. To maximise social and economic activities through local and regional public and private sector partnerships and Governmental programmes and initiatives.
 9. To attract inward investment.
 10. To locate employment where housing and facilities and services such as shops, schools and places of entertainment, are easily accessible by walking, cycling or public transport, wherever practicable.
 11. To promote development in Berwick-upon-Tweed, to maintain the town's role as a sub-regional centre for housing, employment and the provision of services.
 12. To encourage development in Belford, Seahouses and Wooler, to maintain their roles as secondary centres for housing, employment and the provision of services in the Borough.
 13. To encourage the maintenance and development of work activities throughout the Borough, to support employment opportunities, the level of services and the viability of rural communities.

Appendix 4
Guideline 4 – Use Classes
Town and Country Planning (Use Classes) Order 1987

Class A1: Shops

Use for all or any of the following purposes:

- (a) for the retail sale of goods other than hot food,
- (b) as a post office,
- (c) for the sale of tickets or as a travel agency,
- (d) for the sale of sandwiches or other cold food for consumption off the premises,
- (e) for hairdressing,
- (f) for the direction of funerals,
- (g) for the display of goods for sale,
- (h) for the hiring out of domestic or personal goods or articles,
- (i) for the washing or cleaning of clothes or fabrics on the premises,
- (j) for the reception of goods to be washed, cleaned or repaired, where the sale, display or services is to visiting members of the public.

Class A2: Financial & Professional Services

Use for the provision of:

- (a) financial services, or
- (b) professional services (other than health or medical services), or
- (c) any other services (including use as a betting office) which is appropriate to provide in a shopping area, where the services are provided principally to visiting members of the public.

Class A3: Food & Drink

Use for the sale of food and drink for consumption on the premises or of hot food for consumption off the premises.

Class B1: Business

Use for all or any of the following purposes:

- (a) as an office other than a use within class A2 (financial & professional services),
 - (b) for research and development of products or processes, or
 - (c) for any industrial process,
- being a use which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, or grit.

Class C1: Hotels

Use as a hotel or as a boarding or guesthouse where, in each case, no significant element of care is provided.

Class D1: Non-Residential Institution

Any use not including a residential use:

- (a) for the provision of any medical or health services except the use of premises attached to the residence of the consultant or practitioner,
- (b) as a crèche, day nursery or day centre,
- (c) for the provision of education,
- (d) for the display of works of art (otherwise than for sale or hire)
- (e) as a museum,
- (f) as a public library or public reading room,
- (g) as a public hall or exhibition hall,
- (h) for, or in connection with, public worship or religious instruction.

Class D2: Assembly & Leisure

Use as:

- (a) a cinema,
- (b) a concert hall,
- (c) a bingo hall or casino,
- (d) a dance hall, a swimming bath, skating rink, gymnasium or area for other indoor or outdoor sports or recreations, not involving motorised vehicles or firearms.