

8 SUPPORTING THE COMMUNITY

The Government's Planning Policy Guidance (PPGs) state:

The diversity of uses in town centres, and their accessibility to people living and working in the area, make an important contribution to their vitality and viability (Paragraph 2.11, PPG6 Town Centres and Retail Developments, June 1996).

Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy. Fast, reliable and cost-effective communications can attract business, help firms remain competitive, promote new methods of employment such as remote-working, and offer new choices in education, entertainment, shopping and banking (paragraphs 1 and 2, PPG8, Telecommunications, December 1992).

Renewable energy resources can usually only be developed where they occur, and each authority should consider the contribution their area can make to meeting need on a local, regional and national basis. Investment in renewable energy development can make an important contribution to the national economy, and can help meet our international commitments on limiting greenhouse gas emissions (paragraph 23, PPG22, Renewable Energy, February 1993).

- 8.0.1 There is a wide range of services and activities which have developed and exist to support and sustain individuals and communities throughout the Borough. In the same way that Shelter, Work, Recreation, and Movement are addressed, the Local Plan recognises the needs of the Borough in health and social services, education, shopping, energy and water supply, telecommunications, the breadth of activities and programmes which have been adopted to address special needs in the community, and community facilities themselves.
- 8.0.2 In examining the ways and means by which services are delivered within the community, the objectives of the Local Plan are:
1. To enable a wide range of community services and activities to be provided, to consolidate and enhance the social wealth of the Borough.
 2. To ensure that community services and activities are accessible to all persons in the community.
 3. To provide a range of community services and activities which will attract visitors to the Borough.
 4. To meet the overall requirement for community services and activities in a manner which conserves or enhances the environmental wealth of the Borough.
 5. To recognise changes in the way that health care and supporting services are made available, and support their provision.
 6. To support the maintenance, improvement and community use of education facilities.
 7. To recognise changes in shopping and ensure that the vitality and viability of shopping facilities can be sustained and improved.
 8. To establish a framework within which the physical impact of mechanisms for the generation and supply of energy can be assessed.
 9. To support the water industry in undertaking improvements to sewage treatment works.

10. To accommodate the requirements of the telecommunications industry.
11. To recognise the needs of people with limited mobility and promote an environment within which they are not disadvantaged.
12. 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.
13. 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.
14. To encourage the maintenance and development of community services and activities throughout the Borough, to maintain the viability of rural communities.

8.1 Health and Social Services

- 8.1.1 Berwick Infirmary is part of the Cheviot and Wansbeck NHS Trust. It is served by local general practitioners and visiting consultant staff, and provides local GP beds, medical, surgical and long stay wards and accident and emergency cover. In addition, there is a maternity unit. Investment in the hospital has recently provided improved accident and emergency wards. The Borough Council would wish to support further improvements to the hospital to maintain and improve standards, in response to advances in health provision nationally. The Policy, in accordance with Supporting the Community Objectives 1, 2, 4, 5 and 12, is:

POLICY C1

Extensions, alterations or improvements to Berwick Infirmary will be permitted provided that:

- i) it will not adversely affect the amenity of adjoining uses, land or the environment; and,
- ii) it accords with Policies elsewhere in the Plan.

- 8.1.2 There are six General Practices serving the Borough, including two health centres - at Belford and Seahouses. There are dental surgeries in Berwick-upon-Tweed, Belford, Seahouses and Wooler. The Council will support the maintenance and improvement of General Practice provision. The Policy in accordance with Supporting the Community Objectives 1, 2, 4, 5 and 12-14, is:

POLICY C2

The provision of new health care facilities, and the extension, alteration or improvement of existing surgeries and health centres, will be permitted provided that:

- i) it will not adversely affect the amenity of adjoining uses, land or the environment; and,
- ii) it accords with Policies elsewhere in the Plan.

- 8.1.3 Northumberland County Council provides Social Services in Northumberland and has an office in Berwick-upon-Tweed. Relocation of these offices is being sought within redevelopment of the town's bus station. Policy C30 refers.

8.2 Education

- 8.2.1 Northumberland County Council operates a tertiary education service based on a structure of First, Middle and High Schools. There are five First Schools in Berwick-upon-Tweed, and others at Seahouses, Holy Island, Cornhill-on-Tweed, Horncliffe, Norham, Belford, Branton, Chatton, Ford, Kirknewton, Milfield, Lowick, Wooler, Ellingham and Scremerston. There are two Middle Schools in Berwick-upon-Tweed and one each in Seahouses, Belford, and Wooler. The County High School in Berwick-upon-Tweed draws pupils from the northern

part of the Borough, including Belford and Wooler. The High School at Alnwick has a catchment area which extends into the southern part of the Borough. Northumberland College has an annexe at Berwick County High School. The Council will support the retention and improvement of these schools, and the Policy, consistent with Supporting the Community Objectives 1, 2, 4, 6 and 12-14, is:

POLICY C3

The retention and improvement of First, Middle and High School provision throughout the Borough will be supported, and Northumberland County Council will be encouraged to extend community access to, and use of, educational facilities.

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8.2.2 The Borough Council is investigating the potential of extending Further Education provision and attracting a Higher Education establishment to the Borough. Northumberland College and Borders College have expressed interest in developing a base linked by telecommunications technology to their operations elsewhere on either side of the border. Berwick Quayside is considered to be an appropriate location in accordance with Policy W34. The potential of attracting a satellite campus for one of the Higher Education establishments will continue to be explored.

8.3 Shopping

8.3.1 Government guidance on shopping is provided in PPG6, Town Centres and Retail Development (June 1996).

8.3.2 Berwick-upon-Tweed is a key location for shopping in north Northumberland and the eastern Borders of Scotland. The Council estimates that, between 1974 and 1991, the amount of retail floorspace throughout the town increased from some 11,250m² to 28,200m².

8.3.3 Seahouses and Wooler provide a significant level of local shopping opportunities, and there has been an increase in the amount of retail floorspace in each settlement, to approximately 1,377m² and 1,456m² of shopping floorspace respectively, in 1991.

8.3.4 The continuing vitality and viability of these centres is important to the future economic and social welfare of the area and a major consideration of the Local Plan. However, it depends not only on good retailing, but on the range and quality of other activities and their accessibility to people living and working in the area.

8.3.5 Figure 11 in Revised PPG6 identifies the main indicators of vitality and viability in a town centre as: diversity of uses such as offices, shopping, other commercial, leisure, cultural and entertainment activities; Retailer representation and intentions to change representation, including street markets; shopping rents; Proportion of vacant street level property (although vacancies can arise even in the strongest town centre and this indicator must be used with care); Commercial yields on non-domestic property (i.e. the capital value in relation to the expected market rental); Pedestrian flows; Accessibility; Customer views and behaviour; Perception of safety and occurrence of crime; and the state of the town centre environmental quality. The Council is considering, with NTEC, the application of these factors to an assessment of the vitality and viability of Berwick town centre.

8.3.6 In considering new retail development, the revised guidance states that a sequential approach to selecting sites should be adopted. First preference should be for town centre sites, where suitable sites are available, followed by edge-of-centre sites, and only then by out-of-centre sites in locations that are, or can be made, accessible by a choice of means of transport. Policies in this respect are included for Berwick-upon-Tweed, Seahouses and Wooler in the relevant Landscape Area Sections of this Chapter. Elsewhere, the Council wishes to support the development of retailing in the Borough, including the extension, alteration and improvement of existing shops, and farm shops. The Policy, in accordance with Supporting the Community Objectives 1-4, 7 and 12-14, is:

POLICY C4

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The development of new shopping floorspace, including the extension, alteration or improvement of existing shops, will be permitted provided that;

- i) it is not located in Seahouses including North Sunderland, Wooler or Berwick-upon-Tweed including Tweedmouth, Spittal or East Ord, where policies C18, C25 and C35 refer respectively;
- ii) it is located within the settlements of Bamburgh, Beadnell and Holy Island; Cornhill-on-Tweed, Horncliffe, Norham and Wark; Belford, Chatton, Crookham, Doddington, Etal, Ford and Milfield; and Ancroft, Bowsden, Branxton, Brownieside, Donaldson's Lodge, Duddo, Ellingham, Fenwick, Lowick, Lucker, Scremerston, Swinhoe and Warenford;
- iii) it is a local shop primarily serving a population within a convenient walking distance;
- iv) it will not adversely affect the amenity of adjoining uses, land or the environment; and,
- v) it accords with policies elsewhere in the Plan.

POLICY C5

The development of a new or the extension, alteration or improvement of an existing farm shop, will be permitted provided that;

- i) it will not adversely affect the amenity of surrounding land uses or the environment;
- ii) the proposal respects its relationship with existing adjoining buildings and uses, and the landscape;
- iii) a satisfactory means of vehicular access, parking and servicing can be obtained;
- iv) it will not significantly adversely affect the viability of nearby village shops;
- v) it would not generate a significant increased demand for travel by private motor vehicle; and,
- vi) it accords with Policies elsewhere in the Plan.

POLICY C6

The development of new shopping floorspace in the countryside, outside of the settlements identified in Policy C4 or a free standing farm steading in accordance with Policy C5, will not be permitted.

- 8.3.7 Village shops play a vital economic and social role in the rural areas maintaining villages as viable communities. Care is required when considering applications for the change of use of existing shops. If these services and facilities are lost, this can have an adverse affect on the community, particularly on those members who do not have access to a car. In considering planning applications that would result in the loss of a viable community service, the applicant will be required to provide evidence that the existing business has been made available at a realistic price, for a reasonable length of time on the open market, and that no reasonable offers have been refused.

POLICY C7

The change of use of buildings from village shops within Use Class A1 to C3 (dwellinghouses) of the Town and Country Planning (Use Classes Order 1987), will be permitted provided that;

- i) satisfactory provision has been made for the relocation of the activity to an alternative site, in accordance with Policy C4 or Policy C5; or
- ii) the developer can demonstrate clearly that there is insufficient demand for a shop to justify the continued use of the building for this purpose;
- iii) the site is suitable for its proposed use in terms of its relationship with neighbouring land or buildings; and,
- iv) it accords with policies elsewhere in the Plan.

- 8.3.8 The Council considers that the design and character of shopfronts and advertisements is also important in maintaining and enhancing the role of town and village centres. Throughout

the Borough, the character and appearance of buildings and spaces within which shopping activity is located is broadly of a high standard, and in Berwick town centre in particular, many individual buildings which incorporate shops are listed as being of Special Architectural or Historic Interest.

- 8.3.9 In response to the growth in retail activity which took place in the 1980s, the Council adopted a series of policies on shopfront design which have been used to determine applications for alterations to shops and advertisement consent in Berwick town centre. The objectives were: to retain traditional shopfronts; to retain and emphasise the vertical separation of buildings in shopping streets; to introduce consistency in the choice of colour and texture in the materials used throughout individual buildings; to encourage good design and the use of high quality materials in modern shopfronts; and, to improve the design of advertisements.
- 8.3.10 These Policies have helped to bring about a gradual improvement in the appearance of shopfronts throughout the town centre. In reviewing the policy framework, it is considered appropriate to extend the policies to cover the design and appearance of shopfronts and advertisements throughout the Borough; particular regard is required in Conservation Areas or in association with buildings listed as being of Special Architectural or Historic Interest. In accordance with Supporting the Community Objectives 3, 4, 7 and 12-14, the Policies are:

POLICY C8

Proposals for new shopfronts or alterations to existing shopfronts will be considered against the design criteria set out in Appendix B, The Design of Shopfronts.

- 8.3.11 Policy C9 on the display of advertisements is extended to include other commercial uses.

POLICY C9

Applications for the express consent for the display of advertisements on premises falling within Classes A1 (Shops), A2 (Financial and Professional Services), A3 (Food and Drink), C1 (Hotels) or D2 (Assembly and Leisure) of the Town and Country Planning (Use Classes) Order 1987, will be permitted provided that:

- i) where relevant it accords with Appendix B to the Local Plan, The Design of Shopfronts;
- ii) the design and position of the advertisement accords with the scale of the building and the patterns and proportions of its architectural features; and,
- iii) the design and position of any lighting accords with the scale of the building and the patterns and proportions of its architectural features.

8.4 Energy Supply

- 8.4.1 The Borough has a history of coal extraction, particularly in its north-eastern corner. The Scremerston seam has been identified by the British Coal Opencast Executive as having reserves of coal which are likely to be capable of being won economically by open-cast methods. The Northumberland County Structure Plan and Minerals Local Plan, which is currently under preparation, form the development plan for the consideration of mineral applications. The Local Plan is a material consideration in determining any applications for mineral development.
- 8.4.2 The east coast high pressure gas pipeline, which transfers natural gas from the North Sea fields via terminals in north-east Scotland to the rest of the country, passes through the Borough. British Gas have identified the need for a compressor station in the Milfield Plain to maintain the flow of gas through the pipeline.
- 8.4.3 Overhead electricity lines are a feature in the landscape throughout the Borough and its settlements. Part of the national grid crosses north-south through the Borough from the Tweed Valley near Coldstream, through the Milfield Plain and southwards to Alnwick District alongside the boundary of the National Park. All but the most minor developments of electric lines require the consent of the Secretary of State, under section 37 of the Electricity Act 1989, and the local planning authority is consulted as part of this process. The Policy is;

POLICY C10

In considering proposals to alter or to reinforce existing overhead electricity supply lines, the Council will aim to minimise intrusion affecting the local landscape, and to avoid detrimental effects on the use and occupation of affected land, and on wildlife conservation and archaeological interests. Special care will be taken to prevent, or to minimise, the exposure of cables, masts or pylons against the sky as seen from public viewpoints. New overhead transmission lines will be endorsed only where no harm to the appearance of statutorily protected coastal or national park landscape is involved, and where other recognised areas of high conservation value and residential areas are as far as practicable avoided. Where such environmentally sensitive areas cannot be avoided, the Council will urge that consideration be given to the installation underground of relevant sections of the proposed line.

- 8.4.4 The Government, through ETSU for the Department of Trade and Industry, has established policies to stimulate the development of new and renewable energy sources wherever they have prospects of being economically attractive and environmentally acceptable, in order to contribute to: diverse, secure and sustainable energy supplies; a reduction in the emission of pollutants; and, encouragement of internationally competitive industries. Guidance has been published in PPG22, Renewable Energy (February 1993), together with technical annexes (all but one of which published later, in October 1994) which outline the main characteristics of different forms of renewable energy with the potential to be deployed in the United Kingdom on a significant scale: wind energy; waste combustion; hydro power; wood fuel; anaerobic digestion; landfill gas; and, active solar systems.
- 8.4.5 The Government's commitment to the generation of electricity from renewable energy sources has promoted interest in the development of wind farms in the Borough. The Kyloe-Chillingham ridge has been the subject of particular investigation and there are currently two mast-mounted anemometers at Hepburn and Lyham Moors. It is possible, during the Local Plan period, that proposals for wood fuel, anaerobic digestion, active solar systems and hydro power may arise in the Borough. Arrangements are in hand to transfer the Borough's waste, which presently is tipped at landfill sites, to Tyneside for energy generating combustion. Therefore, the potential for combustion and landfill gas in the Borough is minimal. It should be noted that the amount of waste generated makes such operations less economic locally.
- 8.4.6 On-shore wind energy has emerged as one of the more promising renewable energy sources of electricity generation in the United Kingdom, which has one of the windiest climates in Europe, following experience in the USA, Denmark and the Netherlands where several thousands of wind turbines are already operating. Wind turbines proposed for development in the UK are generally rated at several hundred kilowatts, with a rotor diameter of 25-30 metres and a hub height of 30-35 metres, although the future trend is likely to be towards larger machines. Factors which may influence the size and number of turbines in a development include the physical nature of the site, and the capacity of the local electricity distribution network. Well-specified and well-designed wind farms should be located so that increases in ambient noise levels around noise sensitive developments are kept to acceptable levels. Noise levels from turbines are generally low and under most operating conditions, it is likely that turbine noise would be completely masked by wind-generated background noise.

POLICY C11

In considering development likely to have a material effect on wind speeds close to a wind farm, or permitted wind farm, delivering, or intended to deliver, power to a national distribution system, regard will be had to predicted effects of the development on the performance of the installation.

- 8.4.7 Wood fuel can be obtained from conventional forestry and short rotation coppicing: growing wood for fuel as an alternative farm crop, typically willow and poplar. Wood gives off carbon dioxide when burned but is regarded as "CO₂ neutral", because the carbon released on combustion is only that which was absorbed during tree growth. When it is used instead of

fossil fuels, a net reduction in carbon emissions is achieved. In the short term, the exploitation of this resource will be relatively small scale, i.e. supplying farms and individual buildings. Such plants will be small and may easily be incorporated into existing buildings. The following issues will be particularly relevant: visual intrusion, particularly the chimney stack; noise from engines, boilers, handling equipment and traffic; the local ecology; and traffic in the local road network.

- 8.4.8 Anaerobic digestion is a method of waste treatment that produces gas with a high methane content from organic materials such as sewage sludge and farm slurry. Consequently, it is likely to be located adjacent to waste treatment plants or intensive livestock farms. The methane can be used to produce heat, electricity, or a combination of the two. It has the benefit of using waste substances which are otherwise difficult to dispose of in an environmentally acceptable manner. The planning implications include siting, traffic and odour. Small digesters on farms can sometimes be accommodated within the existing complex of buildings. Similarly, sewage sludge digesters will often be unnoticeable amongst the existing array of tanks and ponds. Mitigating measures such as odour control systems may be required.
- 8.4.9 The development of systems for collecting and using solar energy raises a number of considerations which need to be taken into account: siting where they can collect the most energy from the sun; the need for a sufficient area of solar collector to produce the required heat output; and the potential effect on Listed Buildings or Conservation Areas. In certain cases planning permission will not be required and developers are advised to contact the Council.
- 8.4.10 Hydro-electric power generation is well-established in the United Kingdom and is perhaps the most well-known form of renewable energy. However, it is important that it is developed compatibly with other river uses.
- 8.4.11 Policies in respect of wind power and other, small scale, renewable energy projects are included in the Landscape Area Sections to this Chapter. Other than wind power, there has been minimal interest expressed in the development of renewable energy in the Borough. The following Policy identifies the means by which the Council will consider applications for major renewable energy projects other than wind power, should they come forward during the Local Plan Period, consistent with Supporting the Community Objectives 1, 4 and 8, and national policy:

POLICY C12

C20 **In assessing proposals for the development of renewable energy schemes, other than**
 C23 **wind power, designed to connect into the regional or national electricity supply**
 C26 **network, particular regard will be given to the following issues:**

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- i) **within the Coastal Zone Policy C20 will apply;**
 - ii) **the immediate and wider impact on the landscape;**
 - iii) **the need to protect features and areas of heritage and nature conservation interest;**
 - iv) **the measures that would be taken, both during and after construction, to minimise impacts of the installation on the appearance of the area in general and on the users and occupiers of neighbouring land in particular; and,**
 - v) **the local and wider benefits that the proposal may bring, particularly in terms of reducing pollution.**

All proposals will be balanced against Policies elsewhere in the Plan. In doing so it will be acknowledged that certain renewable energy sources can only be harnessed where the resource occurs.

8.5 The Water Industry

- 8.5.1 Policy F16 in Chapter 3 is concerned with new development and water. However, water and sewerage companies themselves are in the course of a major investment programme to comply with national and European law to: improve the quality of bathing waters; find

alternative disposal means for sewage sludge at present disposed of at sea; and improve the quality of drinking water. A major investment programme at Berwick sewage treatment works is nearing completion. Department of the Environment Circular 17/91 (November 1991) gives guidance on the planning implications of this programme.

- 8.5.2 The Circular requires local planning authorities to give sympathetic consideration to development proposals aimed at enhancing the treatment of sewage. In appropriate cases the applicant may have to demonstrate that there is a weighty national or local need for the development in the location concerned. If the location is controversial, measures to mitigate the adverse affects of the development will be required. The Policy, in accordance with Supporting the Community Objectives 1, 4 and 9, is:

POLICY C13

In considering the operational developments of water undertakings, special regard will be had to avoid adverse effects upon the use and occupation of adjoining land, and on the conservation of landscape or wildlife. Should such adverse affects be unavoidable, planning permission if granted maybe subject to conditions or appropriate binding agreements.

8.6 Telecommunications

- 8.6.1 Modern telecommunications are an essential and beneficial element in the life of the local community and in the national economy. Fast, reliable and cost-effective communications can attract business to an area and help firms remain competitive. It is equally important for broadcasting and for small businesses, and for new methods of employment, such as home-working. Good communications can enrich life at home and offer new choices in education and entertainment, in shopping and banking. Modern telecommunications can benefit the environment through reducing the need to travel, and hence reducing vehicle emissions of carbon dioxide and other pollutants.
- 8.6.2 Over the last few years there have been many changes in the telecommunications industry, as it has been opened up to wider competition under the Telecommunications Act 1984. Local planning authorities need to bear in mind the requirements imposed on telecommunications operators by the Act. Government guidance to the planning system is provided in PPG8 Telecommunications (December 1992).
- 8.6.3 Some minor operations or changes of use may not constitute development which requires planning permission, i.e. where they do not have a material effect on the external appearance of the building. Most conventional television aerials and their mountings or poles have long been treated in this way.
- 8.6.4 Similarly, much minor telecommunications development is permitted under the Town and Country Planning (General Permitted Development) Order 1995.
- 8.6.5 Part 24 of the Order covers the installation, alteration and replacement of "telecommunications apparatus" as defined in Schedule 2 of the 1984 Act, by licensed telecommunications code system operators. All types of apparatus required for the code operator's system may be installed in, on, over or under land, or altered or replaced, subject to a number of limits and conditions. The Council trusts that licensed operators are aware of these limitations and conditions.
- 8.6.6 Part 25 covers other telecommunications development and permits the installation, alteration or replacement of a microwave antenna and any structure intended for its support, again subject to limitations and conditions. Developers are recommended to contact the local planning authority for confirmation of whether planning permission is required. In all cases where planning permission is required for telecommunications development, other than for satellite dishes and in the Coastal Zone, the Policy, in accordance with Supporting the Community Objectives 1, 2, 4 and 10, is:

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- POLICY C14**
The development of new telecommunications equipment will be permitted provided that:
- i) it is sited and designed to minimise its impact on the landscape and amenity of adjoining uses, land and the environment;
 - ii) it is not located in the Coastal Zone, in which case Policy C21 applies; and,
 - iii) it accords with Policies elsewhere in the Plan, subject to the operational requirements of the telecommunications industry in terms of landform.
- The use of an existing mast or tower, or other building where it will not adversely affect the external appearance of the building, will be encouraged.

- 8.6.7 Part 1, Class H of the Town and Country Planning (General Permitted Development) Order 1995, covers the installation, alteration or replacement of a satellite antenna (satellite dish) on, or within the curtilage (the grounds), of a dwellinghouse. Such works are permitted provided that there is not more than one satellite dish on, or within the curtilage, of the house and, where it is not located within the Northumberland Coast Area of Outstanding Natural Beauty or a Conservation Area: the dimension of the dish does not exceed 45cm in any direction when installed on a chimney, and 90cm elsewhere; and it does not exceed the height of the chimney when installed on the chimney, or the height of the roof when installed on the roof. There are additional limitations within the Northumberland Coast AONB and Conservation Areas: the dish should not be located on a chimney, or on a building which exceeds 15 metres in height, or on a wall or roof slope which fronts a highway. In all cases where permitted development rights apply under Class H of Part 1, it is subject to the condition that the dish, as far as practicable, is sited so as to minimise its effect on the external appearance of the building; and it is removed as soon as reasonably practicable once it is no longer needed for the reception or transmission of microwave radio energy. When planning permission is required, the Policy, in accordance with Supporting the Community Objectives 1, 2, 4 and 10, will be:

- W7
C14
- POLICY C15**
The installation, alteration or replacement of a satellite antenna, commonly referred to as a satellite dish, will be permitted provided that:
- i) it will not adversely affect the amenity of adjoining uses, land or the environment;
 - ii) it is sited on, or within the curtilage of the building, so as to minimise its effect on the external appearance of the building;
 - iii) it shall be removed, as soon as reasonably practicable once it is no longer needed for the reception or transmission of television or radio signals; and,
 - iv) it accords with Policies elsewhere in the Plan.

8.7 Accessibility for Persons with Limited Mobility

- 8.7.1 The particular needs of people who are disadvantaged in their ability to enjoy or use their surroundings by limited personal mobility, and the means to alleviate or remove these disadvantages, are now major objectives in society. The geography, topography and built environments of the Borough present particular problems in achieving these objectives, but, during the lifetime of the Plan, it is recognised that further advances need to be made in improving access to both the natural and built environments of the Borough, for all members of the community. The Policy, in accordance with Supporting the Community Objectives 1, 2, 4 and 11, is:

POLICY C16

In considering the design, layout and landscaping of any development which disabled persons may be expected to use, regard will be had to the provision of access and facilities for the development including; gradients, circulation and door widths, flush thresholds, disabled toilets and parking, and tactile ground surfacing.

8.8 Community Facilities

8.8.1 The Borough has a comprehensive network of Village, Parish and Church Halls and Community Centres, which provide accommodation for meetings and recreational and social functions. In recognising the value of this network, the Council operates a scheme through which financial assistance can be made available to organisations seeking to improve facilities in halls. The maintenance or improvement of this network will be a vital component in sustaining community life, and, therefore, the Policy, in accordance with Supporting the Community Objectives 1, 2, 4 and 14, is:

POLICY C17R2
R12

The extension, alteration or improvement of existing Village, Parish and Church Halls and Community Centres, or the development of new facilities will be permitted provided that:

- i) it will not adversely affect the amenity of adjoining uses, land or the environment; and,**
- ii) it accords with Policies elsewhere in the Plan.**

8.9 The Coastal Zone

8.9.1 The village of Seahouses contains the largest concentration of shopping floorspace in the coastal area. In 1991, the Council estimated that there was some 1,400m² of retail floorspace. There is also a weekly market. Elsewhere, there are individual shops at Bamburgh, Beadnell and Holy Island. It is acknowledged that tourism and day visits during the summer months make a significant contribution to shopping activity and sustain retail outlets through the winter months. Outside Seahouses and North Sunderland, retail development is covered by Policy C4. Within Seahouses and North Sunderland, the Policy, in accordance with Supporting the Community Objectives 1-4, 7 and 13 and paragraph 8.3.6, is:

POLICY C18M10
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Within the Coastal Zone in the villages of Seahouses and North Sunderland, the development of new shopping floorspace, including the extension, alteration or improvement of existing shops, will be permitted provided that:

- i) it will not adversely affect the amenity of adjoining uses, land or the environment;**
 - ii) it will not adversely affect the vitality and viability of Seahouses village centre;**
 - iii) it accords with Policies elsewhere in the Plan; and,**
- where the development is of a new shop:**
- iv)(a) it is a local shop primarily serving a population within a convenient walking distance; or,**
 - iv)(b) it is located within the existing village centre of Seahouses; or, if no suitable site is available, it is located at the edge of the village centre; and only if no suitable site is available in, or at the edge of, the village centre, it is located elsewhere within Seahouses and North Sunderland villages.**

8.9.2 In Seahouses, the Council has exercised strict control over the development of a new amusement centre which would otherwise be detrimental to amenity and the provision of retailing in the village. This control will continue over the Local Plan period and be extended to other settlements in the Coastal Zone where, in respect of their character and function, the development of an amusement centre would be particularly intrusive. The Policy, in accordance with Supporting the Community Objectives 1 and 4, is:

POLICY C19

Within the Coastal Zone, the development of new amusement centres, the change of use of premises to amusement centres and the extension of existing amusement centres, will not be permitted.

8.9.3 In a similar vein, and not least because of the designation of the greater part of the Coastal Zone as an Area of Outstanding Natural Beauty and Heritage Coast, the coastal landscape and its wildlife habitats of international importance are considered to be an unsuitable location for the development of renewable energy projects, other than small scale projects designed to supply an individual or small group of consumers. The Policy, in accordance with Supporting the Community Objectives 1, 4 and 8, is:

POLICY C20

C12 **Within the Coastal Zone, the development of renewable energy projects, including wind farms, designed to connect to the regional or national electricity supply network, will not be permitted. In considering small scale renewable energy projects designed to supply individual premises or groups of premises, regard will be had;**

- i) to their satisfactory integration into the landscape, or townscape;**
- ii) to the avoidance of materially adverse effects, or cumulative effects, on the use and occupation of neighbouring land, or on its landscape or nature conservation interests; and,**
- iii) it accords with Policies elsewhere in the Plan.**

8.9.4 The coastal landscape is also considered to be worthy of protection from the visual impact of telecommunication equipment, with the possible exception of installations which are required to aid marine navigation. The Policy, in accordance with Supporting the Community Objectives 1, 4 and 10, is:

POLICY C21

W7
C15 **Within the coastal zone the development of new telecommunication equipment will be permitted provided that;**

- i) it can be demonstrated, that a coastal location is essential for the proper operation of the facility;**
- ii) the siting and design of the installation takes into account the character and appearance of the coastal landscape;**
- iii) it can be demonstrated that the attachment of the required antenna(e) to an existing mast or tower, or to a building whose appearance would not thereby be affected unacceptably, is not reasonably practicable; and,**
- iv) it accords with Policies elsewhere in the Plan.**

8.9.5 The Borough's coastline is largely soft in form and its beaches and dunelands are subject to constant erosion and renewal by natural processes. Within the Coastal Zone, settlements are not generally susceptible to incursion by the sea. However, a sea defence scheme has been completed at Seahouses and there are other small areas where defence work is considered appropriate. The Policy, in accordance with Supporting the Community Objectives 1, 4, 12 and 13 is:

POLICY C22

Within the Coastal Zone at Holy Island and the seafront at Spittal, the design, character and materials incorporated into coastal defence schemes should take into account the character and appearance of the immediate coastal landscape. Development will be permitted provided that it accords with Policies elsewhere in the Plan. Priority will be given to soft engineering solutions wherever practicable.

8.10 Tweed Valley Area of High Landscape Value

8.10.1 There are individual shops in Norham and Cornhill-on-Tweed, but no significant concentrations of retail floorspace. People rely on Berwick-upon-Tweed, Coldstream and Kelso, as well as destinations further afield, to meet their shopping requirements. Policy C4 refers.

8.10.2 The central area of the village of Norham is particularly adversely affected by overhead electricity supply lines and telephone lines, and the Council is actively seeking funding to

undertake work to underground these lines. The proposal, in accordance with Supporting the Community Objectives 1 and 4, is:

PROPOSAL 22

Within the lifetime of the Local Plan, Berwick-upon-Tweed Borough Council will aim to establish a partnership programme, with Scottish Power, BT, the Rural Development Commission and others, whereby the overhead electricity supply and telephone lines in the centre of Norham will be replaced by underground cables.

- 8.10.3 The intrinsic character of the Tweed Valley Area of High Landscape Value, which is largely enclosed but includes the dominant feature of Halidon Hill, is such that it may be an unsuitable location for the development of wind farms. The Policy, in accordance with Supporting the Community Objectives 1, 4 and 8, is:

POLICY C23

C12 **Within the Tweed Valley Area of High Landscape Value, proposals for the development of windfarms designed to connect into the regional or national electricity supply network will be considered. Particular regard will be given to the following issues:**

- i) **the requirement for an Environmental Statement under any current Regulations;**
- ii) **the local wider and cumulative impacts on the landscape;**
- iii) **the need to protect features and areas of heritage and nature conservation interest;**
- iv) **levels and effects of noise, shadow flicker and electromagnetic interference;**
- v) **the measures that would be taken, both during and after construction, to minimise the impact of the development on adjoining land uses and residential amenity; and,**
- vi) **the local and wider impacts of the development, including safety, employment, tourism, education and levels of pollution.**
- vii) **All proposals will be balanced against Policies elsewhere in the Plan. In doing so it will be acknowledged that wind energy can only be harnessed commercially where the annual mean wind speed is sufficiently high.**

- 8.10.4 The Borough Council considers that the scale and character of the landscape is such that it would be able to accommodate the development of sensitively sited small scale renewable energy projects designed to supply an individual farmstead and related dwellings, or other business. The Policy, in accordance with Supporting the Community Objectives 1, 4 and 8, is:

POLICY C24

Within the Tweed Valley Area of High Landscape Value in considering small scale renewable energy projects designed to supply individual premises or groups of premises, regard will be had;

- i) **to their satisfactory integration into the landscape, or townscape;**
- ii) **to the avoidance of materially adverse effects, or cumulative effects, on the use and occupation of neighbouring land, or on its landscape or wildlife interest; and,**
- iii) **it accords with Policies elsewhere in the Plan.**

8.11 Kylee Hills and Glendale Area of High Landscape Value

- 8.11.1 Wooler and, to a lesser extent, Belford, support significant levels of shopping facilities for local needs, supported by tourism particularly in the summer months. Elsewhere, there are individual shops at Chatton, Etal, Ford and Milfield. With the exception of Wooler, retail development is covered by Policy C4. Within Wooler, the Policy, in accordance with Supporting the Community Objectives 1-4, 7 and 13 and paragraph 8.3.6, is:

POLICY C25

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C16

Local Policies should be read within
text of the Framework Chapter

Within the Kylee Hills and Glendale Area of High Landscape Value in the village of Wooler, the development of new shopping floorspace, including the extension, alteration or improvement of existing shops, will be permitted provided that:

- i) it will not adversely affect the amenity of adjoining uses, land or the environment;**
 - ii) it will not adversely affect the vitality and viability of the village centre;**
 - iii) it accords with Policies elsewhere in the Plan; and,**
- where the development is of a new shop:**
- iv)(a) it is a local shop primarily serving a population within a convenient walking distance; or,**
 - iv)(b) it is located within the existing village centre of Wooler; or if no suitable site is available, it is located at the edge of the village centre; and only if no suitable site is available in, or at the edge of, the village centre, it is located elsewhere within Wooler village.**

8.11.2 The Kylee-Chillingham ridge has been the subject of two planning applications to erect equipment to measure windspeeds and is clearly an area within which the development of a wind farm may be technically and economically viable. The ridge is an important and definitive landscape feature, the visual impact of which extends beyond the Kylee Hills and Glendale Area of High Landscape Value into the Northumberland National Park, Coastal Zone and other landscape areas. There may be sites within which the development of a wind farm can be assimilated into the wider landscape, and the Council is willing to explore this possibility with potential developers. Therefore, in accordance with Supporting the Community Objectives 1, 4 and 8, the Policy is:

POLICY C26

C12
C27

Within the Kylee Hills and Glendale Area of High Landscape Value, proposals for the development of windfarms designed to connect into the regional or national electricity supply network will be considered. Particular regard will be given to the following issues:

- i) the requirement for an Environmental Statement under any current Regulations;**
- ii) the local wider and cumulative impacts on the landscape;**
- iii) the need to protect features and areas of heritage and nature conservation interest;**
- iv) levels and effects of noise, shadow flicker and electromagnetic interference;**
- v) the measures that would be taken, both during and after construction, to minimise the impact of the development on adjoining land uses and residential amenity; and,**
- vi) the local and wider impacts of the development, including safety, employment, tourism, education and levels of pollution.**
- vii) All proposals will be balanced against Policies elsewhere in the Plan. In doing so it will be acknowledged that wind energy can only be harnessed commercially where the annual mean wind speed is sufficiently high.**

8.11.3 The Borough Council considers that the scale and character of the landscape is such that it would be able to accommodate the development of sensitively sited small scale renewable energy projects designed to supply an individual farmstead and related dwellings, or other business. The Policy, in accordance with Supporting the Community Objectives 1, 4 and 8, is:

POLICY C27

C12
C26

Within the Kylee Hills and Glendale Area of High Landscape Value in considering small scale renewable energy projects designed to supply individual premises or groups of premises, regard will be had;

- i) to their satisfactory integration into the landscape, or townscape;**

- ii) to the avoidance of materially adverse effects, or cumulative effects, on the use and occupation of neighbouring land, or on its landscape or nature conservation interests; and,
- iii) it accords with Policies elsewhere in the Plan.

8.12 The Intermediate Areas of Landscape Value

- 8.12.1 Within the Intermediate Areas of Landscape Value, shopping provision is extremely sparse and there is a considerable reliance upon Berwick-upon-Tweed, Alnwick, Coldstream and Kelso and - to a lesser degree Belford, Seahouses and Wooler - for shopping needs. Only Lowick village supports more than one shop. Most settlements support no shopping facilities. Nevertheless, the Council will support the provision of new local shopping. Policy C4 refers.
- 8.12.2 South of Berwick-upon-Tweed, the intermediate landscape areas include substantial areas where the British Coal Opencast Executive has identified reserves of coal which it believes can be worked by opencast methods. Northumberland County Council is currently preparing a minerals Local Plan for the County.
- 8.12.3 There may be some interest in the development of renewable energy projects in the area, particularly wind farms. The open nature of the landscape means that development may have a considerable visual impact over a wide area. There may be sites within which the development of a wind farm can be assimilated into the wider landscape, and the Borough Council is willing to explore this possibility with potential developers. Therefore, in accordance with Supporting the Community Objectives 1, 4, 8 and 14, the Policy is:

POLICY C28

C12
C29 **Within the Intermediate Areas of Landscape value, proposals for the development of windfarms designed to connect into the regional or national electricity supply network will be considered. Particular regard will be given to the following issues:**

- i) the requirement for an Environmental Statement under any current Regulations;
- ii) the local wider and cumulative impacts on the landscape;
- iii) the need to protect features and areas of heritage and nature conservation interest;
- iv) levels and effects of noise, shadow flicker and electromagnetic interference;
- v) the measures that would be taken, both during and after construction, to minimise the impact of the development on adjoining land uses and residential amenity; and,
- vi) the local and wider impacts of the development, including safety, employment, tourism, education and levels of pollution.
- vii) **All proposals will be balanced against Policies elsewhere in the Plan. In doing so it will be acknowledged that wind energy can only be harnessed commercially where the annual mean wind speed is sufficiently high.**

- 8.12.4 The Council considers that the scale and character of the landscape is such that it would be able to accommodate the development of sensitively sited small scale renewable energy projects designed to supply an individual farm steading and related dwellings, or other business. The Policy, in accordance with Supporting the Community Objectives 1, 4 and 8, is:

POLICY C29

C12
C28 **Within the Intermediate Area of Landscape Value, in considering small scale renewable energy projects designed to supply individual premises or groups of premises, regard will be had;**

- i) to their satisfactory integration into the landscape, or townscape;
- ii) to the avoidance of materially adverse effects, or cumulative effects, on the use and occupation of neighbouring land, or on its landscape or nature conservation interests; and,

iii) it accords with Policies elsewhere in the Plan.

8.13 Berwick-upon-Tweed

- 8.13.1 The Berwick-upon-Tweed Town District Plan designated 1.25 hectares of land at Hiveacres Farm for the provision of a new First School to serve the south-west area of the town. This designation recognised the planned growth of new housing in the area and the need to provide land for a First School in a location which was accessible to an emerging concentration of population. The Local Plan carries forward the majority of the sites designated for housing development in the District Plan. The demand for first school places generated by new residential development in the plan period can be accommodated by existing provision. However it is acknowledged that further housing development is likely to occur within this area beyond the plan period and will necessitate the provision of a new first school to meet the needs of the community within this area.
- 8.13.2 As well as furthering a strategic role in housing and employment, the town of Berwick-upon-Tweed provides a wide range of services for a large number of communities in north Northumberland and the eastern borders of Scotland. The town as a whole, has experienced considerable growth in shopping provision. Between 1974 and 1991, the amount of floorspace for convenience goods shopping principally food and drink, has increased from 2,600m² to almost 9,500m². Comparison goods shopping floorspace has increased over the same period from 8,700m² to 18,700m². This development is directly attributable to expenditure generated by a catchment area population for shopping which extends far beyond Berwick town, the impact of tourism and shifting patterns in the nature of retailing itself.
- 8.13.3 The Council has responded by acknowledging the environmental constraints which determine the scale, pattern and nature of shopping in Berwick town centre and the limits to new development, and allowed the construction of new supermarkets and retail warehouses in locations outside the town centre. The functions of town centre shopping and the nature of out-of-centre retailing are considered to be interdependent and complementary.
- 8.13.4 In Berwick town centre, the Council considers that conservation policies which acknowledge the importance of the historic fabric within the town walls, establish a framework against which there is only one opportunity for the comprehensive development of new shopping facilities: the bus station and depot between Marygate, Walkergate and Chapel Street. In recognition of the importance of the site, and to encourage its development in a manner which will make a positive contribution to the town centre, a Development Brief has been prepared. The Development Guidelines set out in the Brief form the basis of the Council's Policy for redevelopment of the site, in accordance with Supporting the Community Objectives 1-4, 7 and 14, is:

POLICY C30

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Within the town of Berwick-upon-Tweed, 0.5 hectares between 80 and 90 Marygate and extending at the rear to Walkergate and Chapel Street is allocated for development comprising waiting and transfer facilities for 4 standard and (unless the council agrees otherwise) 4 minibuses and, at street level, public conveniences, shops (Use Class A1), financial and professional services provided principally to visiting members of the public (Class A2), food and drink sales premises (Class A3) and, (elsewhere than on the Marygate frontage) premises for assembly and leisure (Class D2); and additionally (at any higher level) business uses (Class B1), non-residential institutions (Class D1) and/or dwellings (Class C3). In considering proposals, regard will be had;

- i) to the vehicular capacity of the junction of Marygate and Walkergate to cater for the anticipated traffic flows at least throughout the plan period; and,
- ii) to the provision of a convenient route for pedestrians, free of steps, between Marygate, and Chapel Street at the rear, and to its alignment so that it links with any proposed continuation on the north east of Chapel Street of which the Council has given notice to an applicant before approving detailed proposals.

- 8.13.5 It has been a long-standing policy of the Council to resist the change of use of ground floor premises in Marygate to office uses including Classes A2 and B1 of the Town and Country Planning (Use Classes) Order 1987. The Council considers that the vibrancy, vitality and viability of Marygate as the primary shopping street within the town centre should be sustained and, therefore, in accordance with Supporting the Community Objective 1-4, 7 and 12, the Policy is:

POLICY C31

- C8 **Within the town of Berwick-upon-Tweed, to the south-east of the junction with Golden**
C9 **Square, the function of Marygate as the primary shopping area within the town centre will be sustained. The change of use of ground floor premises fronting Marygate from Classes A1 (Shops) and A3 (Food and Drink) to Classes A2 (Financial and Professional Services) and B1 (Business) within the Town and Country Planning (Use Classes) Order 1987, will not be permitted.**

- 8.13.6 In Berwick-upon-Tweed town centre, and in Marygate in particular, pressures to maximise retail floorspace and frontages at ground floor level and problems associated with separate tenancies of upper floors, particularly residential tenancies, have combined - as in other town centres throughout the country - to squeeze out upper floor uses. In many towns and cities, the result has been that town centres become almost deserted at night. This has been of less significance in Berwick because of the proximity of traditional residential areas such as Ravensdowne, and the active role played by the Council and others - including the Berwick Preservation Trust - in restoring buildings and upper storeys for residential use. In addition, a number of gap sites have been infilled with housing.

- 8.13.7 Nevertheless, Marygate retains a high proportion of vacant and under-utilised upper floorspace which is detrimental to the streetscape and the vitality of the town centre, and is inefficient in terms of the use of resources; housing, which otherwise, would need to be provided through new-build, often on greenfield sites on the edge of town, can be provided within existing buildings and be conveniently located within the town centre. Therefore, the Policy, in accordance with Supporting the Community Objective 12, is:

POLICY C32

- S28 **Within the town of Berwick-upon-Tweed, development which would inhibit the independent use of the upper floors of commercial premises within the town centre, will not be permitted except where it can be demonstrated that the use of the upper floors is required by the ground floor user to the extent that the floorspace will not be severely under-utilised.**

- 8.13.8 It is the objective of the Council to create a new town square at Eastern Lane, between the Maltings Arts Centre, Eastern Lane and the rear of properties in Marygate and Hide Hill. The development of the Arts Centre, and the conversion of the Eastern Lane Granary to housing, have shown the way forward, but a number of matters remain to be overcome, not least the fragmented ownership and arrangement of parking which extends throughout the greater part of the central space. Policy M39 refers.

- 8.13.9 In 1992 a planning application was approved for the alteration and extension of premises at 26-28 Hide Hill which, if developed, would result in a new three storey residential frontage and fill in the remaining gap around the southern half of the car park, between the rear of Barclays Bank at 22-24 Hide Hill and premises opposite at 12-14 Eastern Lane. This would leave the gap sites to the rear of 20 Hide Hill and 39-51 Marygate, and land to the rear of properties between 15-23 Marygate and Eastern Lane, requiring further consideration.

- 8.13.10 The Council considers that redevelopment of the gap sites is an urgent priority. A variety of uses including retailing, services, offices, tourism activities including workshops, and residential uses, would be appropriate.

POLICY C33

- M31
M39
C8
C9
C16

Within the town of Berwick-upon-Tweed, the development of land at Eastern Lane, to the rear of 39-51 Marygate and adjacent to Eastern Lane Car Park to the rear of 20 Hide Hill, incorporating uses falling within Classes A1 (Shops), A2 (Financial and Professional Services), A3 (Food and Drink), B1 (Business), C1 (Hotels), C3 (Dwelling houses), D1 (Non-residential institutions) and D2 (Assembly and Leisure), of the Town and Country Planning (use Classes) Order 1987, will be permitted provided that:

- i) it will not adversely affect the amenity of adjoining uses, land or the environment;
- ii) the design of the development is co-ordinated with the treatment of the spaces in the Eastern Lane area proposed under policy M39; and,
- iii) it accords with Policies elsewhere in the Plan.

8.13.11 In the event that redevelopment of the bus station and depot is implemented in accordance with the provisions of Policy C30, and the library and social services offices are relocated from their present site at Church Street, the Council considers that the buildings fronting Church Street formerly used as a school and vicarage should be retained and incorporated within the future use of the site. In considering new uses it is noted that the potential exists to form a new vehicular access from the car park in Chapel Street. The Policy, in accordance with Supporting the Community Objectives 1-4 and 12, is:

POLICY C34

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C16

Within the town of Berwick-upon-Tweed, the development of land and buildings at Church Street, between 57 Church Street and the Masonic Hall, incorporating uses falling within Classes A2 (Financial and Professional Services), B1 (Business), C1 (Hotels), C2 (Residential institutions), C3 (Dwellinghouses), D1 (Non-residential institutions) and/or D2 (Assembly and Leisure), of the Town and Country Planning (Use Classes) Order 1987, will be permitted provided that:

- i) satisfactory alternative provision is made for the current library and social services office uses;
- ii) the buildings within the site fronting Church Street will be retained and incorporated within the new use of the site;
- iii) it will not adversely affect the amenity of adjoining uses, land or the environment;
- iv) where practicable regard is had to the provision of a convenient route for pedestrians, free of steps, between Church Street and the rear boundary of the site and to its alignment so that it links with any proposed continuation south west of Chapel Street of which the Council have given notice to an applicant before approving detailed proposals; and,
- v) it accords with Policies elsewhere in the Plan.

8.13.12 Elsewhere in the town, retail development has taken place in recent years at Northumberland Road, Tweedmouth and North Road, Berwick. Further retail development will be considered against the following Policy, in accordance with Supporting the Community Objectives 1, 4, 7 and 12, and paragraph 8.3.6.

POLICY C35

M10
M11
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C16

Within the town of Berwick-upon-Tweed, the development of new shopping floorspace, including the extension, alteration or improvement of existing shops, will be permitted provided that:

- i) it will not adversely affect the amenity of adjoining uses, land or the environment;
 - ii) it will not adversely affect the vitality and viability of Berwick town centre;
 - iii) it accords with Policies elsewhere in the Plan; and,
- where the development is of a new shop:
- iv)(a) it is a local shop primarily serving a population within a convenient walking distance; or,
 - iv)(b) it is located within the existing town centre of Berwick; or, if no suitable site is available, it is located at the edge of the town centre; and only if no suitable site

is available in, or at the edge of, the town centre, it is located elsewhere within the town of Berwick-upon-Tweed.

- 8.13.13 With the likely exception of wind power generation, the development of other small scale renewable energy projects to serve an individual household or business may be satisfactorily accommodated at locations in the town. The Policy, in accordance with Supporting the Community Objectives 1, 4, 8 and 12, is:

POLICY C36

- C12 **In the town of Berwick-upon-Tweed, in considering small scale renewable energy projects designed to supply individual premises or groups of premises, regard will be had;**
- i) to their satisfactory integration into the landscape, or townscape;**
 - ii) to the avoidance of materially adverse effects, or cumulative effects, on the use and occupation of neighbouring land, or on its landscape or nature conservation interests; and,**
 - iii) it accords with Policies elsewhere in the Plan.**

8.14 Implementation of the Supporting the Community Chapter

- 8.14.1 Responsibility for the implementation of the Supporting the Community Chapter does not rest solely with the Council, although the Development Control process will be the regulatory mechanism. In this respect, the Policies will be continually monitored to ensure that they are relevant, useful and effective, for the Council's Officers and Development Committee, and assessed against the Objectives of the Chapter and the Local Plan Strategy. Consistency in interpretation and implementation will be a critical aspect, for developers, the wider community, the Council, and Inspectors appointed by the Secretary of State in respect of any Appeals which arise. Where development is carried out which requires, but is without, planning permission, or is contrary to any planning permission which has been granted, enforcement action will be taken or retrospective planning approval will be required to rectify the position, in accordance with the provisions of the Town and Country Planning Act 1990.
- 8.14.2 The delivery of Health and Social Services and investment in Education is outwith the control of the Council, the Local Plan Policies give support and encouragement to Health Authorities, Trusts and Northumberland County Council - the Local Education Authority - in securing new facilities or improving existing establishments.
- 8.14.3 The future vitality and viability of Berwick town centre and the delivery of retailing and other services in villages throughout the Borough, particularly Belford, Seahouses and Wooler, will depend largely on the activities of the private sector. The Council will endeavour to provide support wherever practicable, including the implementation of the environmental improvement and traffic management Policies detailed in Chapter 7. The appointment of a Town Centre Manager would require private and public sector funding.

