

5 WORK

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

In allocating land for industry and commerce, planning authorities should be realistic in their assessment of the needs of business. They should aim to ensure that there is sufficient land available which is readily capable of development and well served by infrastructure. They should also ensure that there is a variety of sites available to meet differing needs. (paragraph 6, PPG4, Industrial and Commercial Development and Small Firms, November 1992).

Maintaining a healthy rural economy is one of the best ways of protecting and improving the countryside because so much depends on the investment of people and other resources. (paragraph 1.6, PPG7, The Countryside and the Rural Economy, January 1992).

The priority now is to promote diversification of the rural economy so as to provide wide and varied employment opportunities for rural people, including those formerly employed in agriculture and related sectors. (paragraph 2.3, PPG7).

The Government's policy is that the tourism industry should flourish in response to the market, while respecting the environment which attracts visitors but also has far wider and enduring value. (paragraph 1.2, PPG21, Tourism, November 1992).

Local Plans are not themselves a medium for publicising and promoting tourism; the policies that they contain may be aimed at facilitating tourist development. They may also seek to protect the tourist industry by ensuring that other land uses are distributed in a way that respects the qualities that underpin the tourist industry. (paragraph 4.13, PPG21).

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.**
- 5.0.2 The Borough of Berwick-upon-Tweed is essentially rural in character and farming and fishing, and to a lesser extent forestry, provide work for a significant proportion of the population, either directly on the land or sea, or indirectly through the transport of produce, processing it for wider markets, or supporting producers by providing essential services.
- 5.0.3 Berwick-upon-Tweed, Belford, Seahouses and Wooler, have been targeted for investment by public agencies in the provision of industrial land and workspace, with the objective of widening opportunities for employment. This investment has been successful in stimulating new business start-ups; much of this activity remains closely associated with agriculture and fishing and has grown from within the local community, but new businesses have also been attracted to the area.
- 5.0.4 The emerging importance of tourism as a provider of employment and generator of wealth is a comparatively new phenomenon in the local economy. The quality of the landscape of the Borough, its buildings, wildlife and freshness, are increasingly valued and recognised as a setting for day visits and extended stays. Many visitors interested in these aspects, particularly wildlife, visit in autumn and winter as well as the summer months, and the extension to the tourist season is welcome. The facilities and activities which are offered to visitors to support and enhance their stay have themselves often grown from communities and individuals who have retained close connections with agriculture and fishing; the land or the sea.
- 5.0.5 The Council considers that the future prosperity of the area will depend upon the forging of new partnerships and initiatives to stimulate opportunities for employment throughout the Borough, and its policy framework is designed to encourage public and private investment in work of all kinds, in the town, villages and the countryside.

5.1 People and Work

- 5.1.1 In 1981, some 14,500 persons from a resident population of 26,000 persons were of working age in the Borough. By 1991, the population had grown to some 26,700 persons, of which 15,500 were of working age. The proportion of those of working age who are actually active in work has also increased, from 75% in 1981, to almost 79% in 1991. This activity rate is the highest in the County. The overall increase masks, however, an underlying trend which suggests that more women are entering the market for work, whilst more men are leaving it.
- 5.1.2 Figures 4 and 5 show unemployment rates throughout the Borough, measured in January and July 1991. Whilst unemployment rates in the Borough are relatively low in the context of Northumberland, the Northern Region, and Great Britain as a whole,

INSERT FIGURE 4

there is a marked seasonal variation from summer to winter reflecting the dependence on agriculture, fishing and related industries and tourism.

5.2 The Spread of Work

- 5.2.1 The Ministry of Agriculture, Fisheries and Food enumerates that the agricultural workforce in the Borough totals 1,212 (1993), down 17.2% from 1,463 in 1983. Farm workers rather than owners and managers have been displaced. Structural change in agriculture brought about by increasing mechanisation and agricultural policy is likely to continue.
- 5.2.2 Employment in fishing is also contracting. A recent study by the North East Fishing Forum estimated that there were 122 full-time fishermen working from harbours in the Borough in 1982. By 1991, there were 78 fishermen. The full impact of the European Union's conservation measures has yet to be assessed.
- 5.2.3 The 1991 Census of employment enumerated that energy and water supply and the extractive industries account for around 2% of employees in the Borough. Employment in the energy sector has remained fairly constant and is not forecast to change significantly. The working of sand, gravel and rock are the main extractive industries in the Borough, although the recent development of small scale open cast coal sites and the existence of known reserves in parts of the Borough may have long term consequences for employment in this industry. Reserves of sand and gravel are also known and are likely to be exploited according to demand from the construction industry. However, employees tend to be transferred from one quarry to another and employment is, therefore, sustained rather than created. A Minerals Local Plan is being prepared by Northumberland County Council, as the minerals planning authority.
- 5.2.4 Employment in manufacturing amounts to some 27% of employment in the Borough. It is estimated in turn that 60% of employment in manufacturing is related to agriculture, forestry and fishing. During the 1970's and the early part of the 1980's considerable emphasis was placed on stimulating new investment and employment in manufacturing. Regional strategies and selective assistance were directed towards areas undergoing major structural change in industry; the Borough did not have assisted area status and could not compete effectively with Development Areas for inward investment. Nevertheless, by securing investment by the Development Commission in the provision of industrial land and workspace, local firms were given the opportunity to expand into modern premises within their communities and in close proximity to their customers. The reversal of the drift of population out of the Borough, which was a feature of the post-war years, from the 1970's onwards is due to this initiative.
- 5.2.5 Employment in construction accounts for only 3% of enumerated employees. The availability of work in the construction industry is closely related to prevailing economic conditions. The remoteness of the Borough, and the absence of significant investment by volume housebuilders or major construction projects, suggests that employment is likely to depend on smaller scale local businesses.
- 5.2.6 61% of employees in the Borough work in the delivery of services: some 28% in retailing, distribution and hotels and catering, 6% in finance, insurance and business services, 5% in transport and communications and 22% in the public services. Most growth in employment in the 1980's took place in services, and the Borough has experienced significant investment in retailing and tourism. National forecasts suggest that these areas of work will continue to grow, particularly in leisure, recreation and tourism. The development of, and investment in, information and communications technology may influence the geographical spread of this growth.

INSERT FIGURE 5

5.3 Place of Work

- 5.3.1 Employment in agriculture is spread throughout the Borough and every settlement is influenced by it.
- 5.3.2 Fishing is concentrated in Seahouses, Holy Island, Berwick-upon-Tweed and Beadnell, although there are a handful of isolated coastal shiels.
- 5.3.3 Almost 76% of the Borough's work is located in Berwick-upon-Tweed. Four of the five largest manufacturing firms in the Borough are located in the town. Only one manufacturer employing in excess of 100 persons is located outwith the town. Berwick-upon-Tweed is, therefore, a strategic centre for work, as well as for housing. The Tweedside and East Ord Industrial Estates are the largest concentrations of industrial activity in the Borough.
- 5.3.4 There are also industrial estates at Belford, Seahouses and Wooler, accounting for some 3.5%, 4% and 6% of employment in the Borough respectively.

5.4 Partnership in Work

- 5.4.1 Government at European, National and local levels has responded to structural change in the economy by devising area - or sector - based strategies to meet particular problems. The Council is now a partner in a number of such strategies, and the programmes established to implement them. The authority also plans for, and invests in, measures designed to improve the economic well-being of the Borough in its own right.
- 5.4.2 With the exception of the town of Berwick-upon-Tweed, the Borough forms part of the Northumberland Rural Development Programme Area, the means by which the Rural Development Commission delivers financial assistance and other support measures designed to address rural problems and opportunities.
- 5.4.3 The Parishes of Adderstone with Lucker, Beadnell, Ellingham and North Sunderland, in the south east of the Borough are part of the Alnwick and Amble Travel To Work Area, and during the period 1989-1993 were included in the Tyne and Wear South East Northumberland Integrated Development Operations Programme (TAWSEN). The programme has delivered European Regional Development Fund (ERDF) assistance to an area undergoing major change in its economy due to decline in traditional industries. Improvements to Seahouses Tourist Information Centre and environmental and highways improvements in the centre of Seahouses have been delivered through the TAWSEN programme.
- 5.4.4 Since January 1994, the whole of the Borough has been part of the European Union Objective 5b Programme Area for the Northern Uplands. This programme will deliver European Structural funds, including ERDF assistance, towards projects which will assist in addressing problems and opportunities in the area arising from structural change in agriculture and fishing. Significant energies are being directed at developing programmes and securing investment in the Borough through this programme. The Local Plan Strategy, Policies and Proposals are an integral part of this approach.
- 5.4.5 The Council is promoting a tourism development project based in the inland area of the Borough. The Till Valley Tourism Initiative involves a partnership drawn from a wide range of organisations. The principal objective is to develop a co-ordinated approach to the development of the area's tourism potential and realise its economic benefits, without harming the environment.
- 5.4.6 Throughout the same area the Council, in partnership with the Northumberland Training and Enterprise Council (NTEC) and Northumberland County Council, has sponsored a study to identify the strengths and weaknesses of the local economy, and courses of action which might be implemented to meet the problems and opportunities that exist. A Project Officer employed by the Community Council for Northumberland, with funding from the Rural

Development Commission and the ERDF through Objective 5b, has been appointed to develop this initiative in partnership with businesses and the wider community.

- 5.4.7 The Civic Trust Regeneration Unit has recently completed a study of Seahouses which examined the social, economic and environmental well-being of the village, and assessed the scope for action to regenerate activity across a broad front. A Project Officer has also been appointed in Seahouses, on a similar basis, to take this initiative forward.
- 5.4.8 The Council recognises the importance of these partnership programmes and their role in sustaining, expanding and diversifying social and economic opportunities in the Borough. In developing an overall framework to meet the future employment and economic needs of the area, in accordance with the Work Objectives, the Policy is:

POLICY W1

Proposals which arise out of consultations and partnership programmes, or specific action area plans, will be developed in accordance with the Local Plan Strategy. Development will be permitted provided that it accords with Policies in the Plan.

- 5.4.9 Where relevant, Policies in the Work Chapter are arranged according to the four landscape areas and the town of Berwick-upon-Tweed, consistent with paragraph 3.5.21 and other Subject Chapters. However, other Policies in addition to Policy W1 apply throughout the Borough, and these are dealt with first.

5.5 Agriculture and Forestry Development

- 5.5.1 The use of land and existing buildings on that land for the purposes of agriculture, does not constitute 'development' under the Town and Country Planning Act 1990, and does not, therefore, require planning approval. The construction, extension or alteration of a building, and the carrying out of excavation or engineering operations, does constitute development, but if it is reasonably necessary for the purposes of agriculture it may not require planning permission.
- 5.5.2 Under the Town and Country Planning (General Permitted Development) Order (PDO) 1995, a separate schedule of permitted development rights is available to agricultural units of 5 hectares or more, and to units of 0.4 hectares up to 5 hectares. In both cases the development must not give rise to, or alter or extend, a dwelling, or be situated within 25 metres of the metalled part of a trunk or classified road.
- 5.5.3 On holdings of 5 hectares or more, the buildings, structures or works must not exceed 12 metres in height and the ground area must not exceed 465m². There are additional restrictions on buildings to be used for the accommodation of livestock or associated structures such as slurry tanks and lagoons, when these are built within 400 metres of a 'protected building'. Protected buildings include most residential and other permanent buildings such as schools, hospitals and offices that are normally occupied by people.
- 5.5.4 On smaller holdings, permitted development rights are subject to the limitation that the external appearance of the premises must not be materially affected. There are similar limitations on development for livestock and slurry tanks and lagoons. Extensions and alterations to a building must not increase its height, its cubic content to more than 10% of the original, or bring the ground area to more than 465m².
- 5.5.5 The PDO also grants permitted development rights to certain forestry buildings and operations. Similar general restrictions apply to those described in paragraph 5.5.2 concerning dwellings and the proximity of development to roads.
- 5.5.6 Nevertheless, in all cases where permitted development rights for agricultural and forestry developments apply, the farmer or other developer does need to apply to the Council for determination as to whether prior approval is required, as the case may be, for the siting, design and external appearance of the building, the siting and means of construction of a

private way, and, in the case of agricultural developments, the siting of the excavation or deposit or the siting and appearance of the tank. The Council has 28 days to decide whether prior approval is required, and give notice of its decision. If it is, the normal timescale applies.

- 5.5.7 Where planning approval is required for farm or forestry buildings, the siting should relate to existing groups of farm buildings or be sited within the land form or against the hillside to enable integration with its setting. New buildings should not be prominently located on the skyline. The use of suitably coloured roof materials is particularly important. Regard should be had to the predominant colouring of existing buildings or in isolated locations the use of natural roofing materials or materials of a dark tone with low reflectivity. The Policy, consistent with Work Objectives 1-6 and 13, is:

POLICY W2

The development of new agricultural and forestry buildings, and improvements or extensions to existing buildings, will be permitted provided that;

- i) the proposal respects its relationship with existing adjoining buildings and uses, and the landscape;**
- ii) regard is had to the proposals size, height and bulk, materials, any proposed access and landscape works;**
- iii) it is sited so as to minimise the impact on the surroundings; and,**
- iv) isolated buildings have natural roofing materials or, are of a dark colour with low reflectivity.**

5.6 Loss of Workspace

- 5.6.1 The provision of workspace is important throughout the Borough to maintain the vitality and viability of its settlements. Housing, employment and services must be provided to retain or restore balanced communities.

- 5.6.2 In an environment of such value, the conservation and enhancement of which is of primary importance in sustaining and promoting social and economic activity, the retention of existing workspace and the creation of new workspace within existing buildings are the most appropriate means of ensuring that workspace is available.

- 5.6.3 Over many years, traditional workspace accommodation has been lost throughout the Borough's villages and farmsteadings, to conversions primarily for residential use. The Council considers that if this continues the ability of many areas to provide work for its inhabitants will be severely affected, to the extent that the population of communities can become unbalanced or depleted through the loss of younger people. In the remotest Parishes, this is already evident. If workspace is lost in a community, people have to travel out of the community for employment or move away altogether. Therefore, in accordance with Work Objectives 1-5, 10 and 13, the Policy is:

POLICY W3

The change of use of land or buildings within Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987, to a use other than B1, B2 or B8, will not be permitted unless the developer can demonstrate clearly that:

- i) it is not suited to continuing employment use; or**
- ii) it is adversely affecting the amenity of adjoining uses, land or the environment;**
or,
- iii) satisfactory provision has been made for the relocation of the activity to an alternative site, in accordance with Policies elsewhere in the Plan.**

The change of use of land or buildings between Classes B1, B2 and B8, where not permitted under the Town and Country Planning (General Permitted Development) Order 1995, will be considered against Policy W4.

- 5.6.4 Under the Town and Country Planning (General Permitted Development) Order 1995, changes of use are permitted to Class B1 (Business) from Classes B2 (General Industrial) and B8 (Storage and Distribution), and to Class B8 from Classes B1 and B2, except where the change is to, or from, a Class B8 Use and relates to more than 235m² of floor space in the building.

5.7 New Workspace in Existing Buildings

- 5.7.1 As noted in paragraph 5.6.2, the provision of workspace within existing buildings is a further means by which economic activity can be sustained throughout the Borough, whilst protecting the landscape, nature conservation interests and the character of settlements. The provision of self-contained visitor accommodation also has a beneficial impact on the local economy, and for this reason is also to be encouraged. The conversion of existing buildings to provide permanent residential accommodation is considered in Chapter 4.
- 5.7.2 The conversion of rural buildings to workspace is strongly supported in PPG7. It can help to reduce demands for new buildings, encourage new enterprises and provide employment. Proposals should not be rejected unless there are specific and convincing planning reasons that cannot be overcome by attaching reasonable conditions to planning permissions. However, their form, bulk and general design should at least remain in keeping with its surroundings. Where the building is listed, Framework Policies F17 and F18 will apply. The interests of species protected by law, such as bats and barn owls, will also need to be safeguarded. The Policy, consistent with Work Objectives 1-6, 9, 10 and 13, is:

POLICY W4

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The use of an existing building or farm steading for activities within Classes B1 (Business) or B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987, or self-contained residential accommodation for visitors, will be permitted provided that:

- i) it will not adversely affect the amenity of surrounding land, uses or the environment;
- ii) any alterations or extensions will not adversely affect the character and form of the building;
- iii) a satisfactory means of vehicular access can be obtained;
- iv) it can reasonably be provided with adequate electricity supplies;
- v) potential adverse effects on species protected by law, including barn owls and bats, will be mitigated in accordance with Policy F10; and,
- vi) it accords with Policies elsewhere in the Plan.

Where self-contained residential accommodation for visitors is proposed, planning conditions will be used to ensure that all accommodation is for holiday use and not as principal residential accommodation.

5.8 New Build Workspace

- 5.8.1 Where new workspace is required and the adaptation or conversion of an existing building is not a feasible option, the development of new-build workspace will be encouraged providing it accords with its surroundings. Elsewhere in this Chapter, land is identified in Seahouses, Norham, Belford, Wooler and Berwick-upon-Tweed, for such development. Nevertheless, new build accommodation may be required elsewhere. In such cases it should relate to an existing settlement. The Policy, consistent with Work Objectives 1-6, 9, 10 and 13, is:

POLICY W5

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The development of new-build accommodation for uses within Classes B1 (Business) or B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987, on any site not identified in the Plan for such uses will be permitted provided that:

- i) regard is had to the availability of suitable buildings or sites, including sites released under Policy W3 and Policy W4;

- ii) it will not materially adversely affect the character, appearance or amenity of surrounding land uses, or the environment;
- iii) a satisfactory means of vehicular access, parking and servicing utilities can be obtained; and,
- iv) it accords with Policies elsewhere in the Plan.

5.9 Bad Neighbour Uses

5.9.1 Where a use which falls within Class B2 of the Town and Country Planning (Use Classes) Order 1987, or other use, would be likely to, or could reasonably, adversely affect the amenity of surrounding uses, land or the environment, it will be restricted to land reserved for such uses in the Local Plan: at the Tweedside, East Ord and North Road Industrial Estates in Berwick, the Industrial Estates at Belford, Seahouses and Wooler, and the site identified for employment uses at Norham. In each case, the proposed development and location will be considered on its merits. The benefits of the development will be assessed against potential adverse effects on neighbouring uses, land and the environment, including other businesses. Satisfactory mitigating measures will be required to allow the development to proceed. The Policy is directed towards Work Objectives 1-5, 9 and 13.

POLICY W6

W12 **The development or change of use of land or buildings for uses within Class B2**
 W16 **(General Industrial) of the Town and Country Planning (Use Classes) Order 1987, or**
 W19 **other uses, where it could reasonably be anticipated that the use would, or could,**
 W20 **adversely affect the amenity of surrounding uses, land or the environment, will be**
 W25 **permitted provided that:**
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 W30 i) **it is located on land reserved for such uses in the Local Plan;**
 M10 ii) **the adverse effects of the development can be mitigated to the extent that the**
 M11 **reasonable interests of other land users and the wider community are**
 M14 **safeguarded; and,**
 C16 iii) **it accords with Policies elsewhere in the Plan.**

5.10 Information Technology

5.10.1 Advances in information technology have the potential to transform the way we work, nationally and locally, and enable more remote areas, such as the Borough, to compete more effectively with city centres and other centralised business locations. People will increasingly be able to work effectively from geographically remoter areas, whether as part of regional, national or international organisations or as small businesses competing in local, regional, national or international markets.

5.10.2 Information technology provides an opportunity for people to choose to work at home or to develop locations in rural locations for business use, bringing new options for the reuse of rural buildings. It is important that the potential for information technology is realised. Therefore, in accordance with Work Objectives 1-5, 9 and 13, the Policy is:

POLICY W7

W1 **Investment in the upgrading of the telecommunications network in the Borough to** W19 W20
 W3 **secure, where appropriate, the application of new technology in workspace will be** W25 W29
 W4 **encouraged, in particular, in support of opportunities for remote working. Related** W30
 W5 **development will be permitted provided that it accords with Policies elsewhere in the** M10
 W12 **Plan.** M11
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5.11 Tourism Development

5.11.1 The precise impact of tourism within the local economy, in terms of the income generated and the jobs, services and facilities supported, is extremely difficult to quantify; suffice to state that it is considerable. It would be reasonable to suggest that a large proportion of jobs is influenced, directly or indirectly, and everybody's lives are enhanced by the role of tourism

within the local economy, not least by the level of public and private services and facilities which are sustained.

- 5.11.2 If the full potential of tourism in the Borough is to be realised, particularly in its inland areas, and the benefits of support to local facilities and services, employment and wealth is to continue to be accrued, the Borough must compete effectively within a competitive market as part of the 'package' of attractions which north Northumberland and the neighbouring Borders Region of Scotland has to offer. The quality of the 'product' is of manifest importance, ensuring that the visitor always feels welcome and interested in the area. The Policy, consistent with Work Objectives 1-4, 6-9 and 12, is:

POLICY W8

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The development of activities, services and projects which provide employment, spread the benefits of tourism and support and enhance the experience of visitors, will be permitted provided that:

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

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R8 R9
R11 R12
R14 R17
R22 R23
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Proposals
3 5 6-8 10
13-15 19
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- 5.11.3 The provision of accommodation for visitors is an important activity in sustaining and promoting the role of tourism in the local economy. Hotels provide significant levels of employment within their prospective communities, and are an important part of the Borough's tourism infrastructure. The Council considers that the change of use of hotels to alternative uses is not in the best economic interests of the Borough, this being of sufficient weight to preclude the loss of existing hotel bedspace unless alternative provision is being made elsewhere in the locality, or the developer can otherwise clearly demonstrate that the property is no longer viable for use as a hotel, for reasons beyond the reasonable control of the operator, and that the loss of the facility will not materially damage the ability of the Borough to compete effectively in that part of the tourism sector. Provision of self catering accommodation, including camping and caravanning, will be considered against Policies in Chapter 6, other than at Berwick Holiday Centre and Haggerston Castle Caravan park which are significant providers of employment; Policies W14 and W27 apply. Therefore, the Policy, consistent with Work Objectives 3, 4, 7 and 13, is:

POLICY W9

The change of use of a building with an existing use Class C1 (Hotels) of the Town and Country Planning (Use Classes) Order 1987, will be permitted provided that; the Council are satisfied that the change of use would not materially diminish the range and diversity of the provision of such accommodation throughout the Plan Area.

- 5.11.4 Policies W3, W4 and W5 apply equally to tourism-related businesses. Policies for employment enhancing tourism projects are also included in the Landscape Area Sections of this Chapter, as appropriate. Projects with an emphasis on leisure and recreation are identified in Chapter 6. Chapter 7 - Movement - identifies a number of environmental improvement projects, and Chapter 8 - Supporting the Community - incorporates Policies on retailing.

5.12 The Coastal Zone

- 5.12.1 The Coastal Zone is largely undeveloped. Agriculture is likely to continue to be the dominant use of land and an important provider of work. The quality of the landscape and the coastline attracts visitors in large numbers and the provision of facilities and services is an important part of the local economy. Three of the area's principal settlements, Beadnell, Seahouses and Holy Island, have working harbours associated with fishing. Industrial development is concentrated in Seahouses.

- 5.12.2 The fishing industry in Seahouses and Holy Island is an important component in the economic make-up of the community; it is also an activity which has a strong social and cultural presence. Fishing from Beadnell has contracted severely, but may not be lost

entirely. The presence of working harbours and activity on the sea itself also contribute to the appeal of the coast to visitors. The Council wishes to sustain the area's fishing industry. Therefore, in accordance with Work Objectives 4, 6, 8 and 13, the Policy is:

POLICY W10

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Within the Coastal Zone, development in support of the operational needs of the fishing industry at Beadnell, Seahouses and Holy Island, will be permitted provided that it accords with Policies elsewhere in the Plan.

5.12.3 The essential infrastructure for the fishing industry, the harbours, may also function for other marine based activities or as visitor attractions. The Council intends to ensure that fishing operations have priority and, therefore, in accordance with Work Objectives 1-4, 7, 8 and 13, the Policy is:

POLICY W11

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Within the Coastal Zone, development of new or alternative facilities in the harbours at Beadnell, Seahouses or Holy Island, will be permitted provided that:

- i) it will not prohibit the operational activities of the fishing industry; and,**
- ii) it accords with Policies elsewhere in the Plan.**

5.12.4 The development of a small industrial estate at Seahouses by the Rural Development Commission in the 1970's, and the subsequent provision of workspace, reflects the strategic importance of the village in providing employment and services for a large part of the south-east corner of the Borough.

5.12.5 The Industrial Estate provides 1000m² of workspace over 1 hectare. The Rural Development Commission, in partnership with the Council and Northumberland County Council, recognises the importance of continuing investment in the provision of industrial land and workspace and has sought, obtained and serviced land for a further extension to the estate comprising 1.5 hectares. On the basis of recent rates of demand, this development is likely to ensure the availability of serviced land throughout the Local Plan period.

5.12.6 The workspace and serviced land which has been created on the Industrial Estate is a valuable economic resource and the Council considers that it should be reserved for business, general industrial or storage and distribution use, thereby maintaining a stock of purpose built workspace. Therefore, the Policy, consistent with Work Objectives 1-6, 8-10 and 12, is:

POLICY W12

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Within the Coastal Zone, the development of land or buildings at Seahouses Industrial Estate will be permitted provided that:

- i) it is for a use falling within Classes B1 (Business), B2 (General Industrial) or B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987;**
- ii) it accords with Policies elsewhere in the Plan.**

The change of use of land or buildings to uses other than Classes B1, B2 or B8 of the Use Classes Order will not be permitted.

5.12.7 The Council intends to encourage the creation of further employment in tourism in the area. The coast attracts large numbers of visitors, some of which will only be in the area for a day while others spend a holiday exploring the landscapes, beaches, islands and castles. The facilities and services which support these visits and enhance their enjoyment also provide local employment and generate wealth. Whilst some jobs are seasonal, the wider economic benefits of tourism are manifested in various ways, including for example, the wide range of shops in Seahouses. However, it is of paramount importance that development does not harm the components of the area which attract visitors in the first place.

5.12.8 The development of, or conversion of an existing building to, a new hotel or guest house in the Coastal Zone, may be appropriate, in which case the provisions of Policy F2 will be particularly important. In accordance with Work Objectives 1-5, 7, 9 and 13, the Policy is;

POLICY W13

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Within the Coastal Zone, the development of, or conversion of an existing building to, a new hotel or guest house, will be permitted provided that:

- i) where it is a new-build hotel, it is not located in the villages of Bamburgh or Holy Island;**
- ii) a satisfactory standard of layout and amenity will be provided, for guests and neighbouring uses; and,**
- iii) subject to criterion i) above, it accords with Policies elsewhere in the Plan.**

5.12.9 The most significant concentration of tourist accommodation in the Coastal Zone is to the north-east of Berwick-upon-Tweed, at Berwick Holiday Centre, which is closely related to the town but located in a prominent position on the coastline. Haggerston Castle Caravan Park is located in the Intermediate Areas of Landscape Value but immediately adjacent to the Coastal Zone (paragraph 5.15.6 and Policy W27 refer). The Council has encouraged the owners in their investment to upgrade the facilities and amenities of the site. Further investment will enhance the attractiveness of the centre and sustain visitor numbers, employment and the economic benefits which accrue to the town, and integrate the centre within its outstanding environmental setting. The Policy, consistent with Work Objectives 1-4, 7 and 9-11, is:

POLICY W14

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Within the Coastal Zone, development at Berwick Holiday Centre will be permitted provided that:

- i) it will improve visitor services and facilities; and/or,**
- ii) it will upgrade the environment and amenity of the site; and,**
- iii) it accords with Policies elsewhere in the Plan.**

5.12.10 As well as accommodation for visitors, it is also important to sustain attractions and activities for their interest. The inherent attraction within this area is the coastal landscape with its beaches, islands, castles, historic villages and nature conservation interests. These are outstanding but limited in terms of their dependence on reasonably good weather and information which is available.

5.12.11 The provision of passive interpretation facilities along the coast is addressed in Chapter 6. However, a need has been identified, together with a suitable site, for an interpretation centre for the marine environment at Seahouses, using the latest in modern technology to explore the internationally recognised value and interest of the seas around the Farne Islands, north to St Abbs Head and south to Alnmouth. This would add to people's experience of the coast, whether they visit the Farne Islands or stay on the mainland, and provide a valuable all-year-round wet weather resource for visitors, and an educational resource for schools and colleges. It would also add significant economic value to Seahouses as a visitor centre.

5.12.12 The full feasibility of this initiative remains to be assessed and the means of funding its development will need to be secured. It is an ambitious project but, nevertheless, the Policy, consistent with Work Objectives 1-5, 7-10 and 12, is:

POLICY W15

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Within the village of Seahouses, the development of 16.8 hectares of land and buildings at the former Seafield Restaurant and Caravan Park, Seafield Road, will be permitted for a mixed use development comprising;

- i) the development of land and buildings at the former Seafield Restaurant as a marine interpretation centre for the adjoining Berwickshire and Northumberland Coast candidate Marine Special Area for Conservation, including associated facilities and car parking;**
- ii) a supermarket in accordance with Policy C18;**

iii) a swimming pool.

The relocation and improvement of the Seafield Caravan Park will be subject to the implementation of criteria i), ii) or iii).

5.13 Tweed Valley Area of High Landscape Value

5.13.1 The Tweed Valley is dominated by agriculture, and the settlements of Wark, Cornhill-on-Tweed, Norham and Horncliffe currently support only small scale employment in other sectors, principally services. Agriculture is likely to continue to be the principal land use, although residents will continue to look to Coldstream for employment in the western part of the area, and to Berwick-upon-Tweed in the lower part of the valley. Activity related to tourism is not particularly well developed, and the Council considers that there is scope to extend the economic benefits of tourism in the area.

5.13.2 There are no industrial estates in the area. In the early 1980s, Northumberland County Council constructed a small workshop at Station Gardens in Cornhill-on-Tweed. Unfortunately, the site was constricted by its size and has not been a success. The Borough Council believes that significant workspace development is unlikely to be accommodated successfully in many locations without adverse effect on the character of the area. Rather, the key to securing investment in local employment generation will be the retention of existing workspace and the conversion of existing buildings to employment generating uses (Policies W3 and W4 refer). However, new build accommodation would be considered against Policy W5.

5.13.3 In addition, one site is identified which could reasonably accommodate limited workspace development. The site of the former agricultural hostel at the junction of the B6470 and C9 classified roads east of Norham and north of the former Norham Station, is well screened and has previously been developed. In accordance with Work Objectives 1-5, 8-10 and 13, the Policy is:

POLICY W16

W1 **Within the Tweed Valley Area of High Landscape Value, 0.48 hectares of land to the north of the B6470 classified road at its junction with the C9 classified road, is designated for a use or uses falling within Classes B1 (Business), B2 (General Industrial) or B8 (Storage and Distribution), of the Town and Country Planning (Use Classes) Order 1987. Development of this land will be permitted provided that:**
W6
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C16

- i) it accords with the Use Classes prescribed above;
- ii) any adverse affects of the development can be mitigated to the extent that the reasonable interests of other land users and the wider community are safeguarded;
- iii) existing planting within the site is retained to the extent that development is screened from views outside the site, other than from the B6470 road;
- iv) satisfactory vehicular access can be obtained from the B6470 road; and,
- v) it accords with Policies elsewhere in the Plan.

5.13.4 The Tweed Valley does not attract the same number of visitors as the coast or the National Park. It is a special landscape with very strong historical associations and is highly valued for game fishing. There is a chain of very fine country houses and castles on both the English and Scottish banks, and a comprehensive network of public rights of way.

5.13.5 The Council is of the opinion that encouragement should be given to appropriate projects which are designed to strengthen and diversify services and facilities to support tourism, particularly where employment and economic benefits will accrue.

5.13.6 The development of, or conversion of, an existing building to a new hotel or guest house in the Tweed Valley Area of High Landscape Value may be appropriate, in which case the provisions of Policy F3 will be particularly important. In accordance with Work Objectives 1-5, 7, 9 and 13, the Policy is:

POLICY W17

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C16

Within the Tweed Valley Area of High Landscape Value, the development of, or conversion of existing building to, a new hotel or guest house will be permitted, provided that:

- i) a satisfactory standard of layout and amenity will be provided, for guests and neighbouring uses; and,**
- ii) it accords with Policies elsewhere in the Plan.**

5.14 Kylee Hills and Glendale Area of High Landscape Value

5.14.1 Agricultural and forestry activities are likely to continue to be the prevailing land uses in the Kylee Hills and Glendale Area, and important providers of work, although two settlements - Belford and Wooler - have industrial estates, and there are two industries of note occupying sites in rural locations: Maxway Food Products Ltd at Milfield and A & J Scott at Wooperton.

5.14.2 The area is not widely recognised as a tourism destination, although it does fringe the National Park. The Council believes that the Etal Gorge, the Kylee Hills and the towns and villages in the area, have considerable scope for further developing visitor services and facilities, thus extending the economic benefits of tourism. In terms of developing the local economy and the development of tourism, the protection and enhancement of the local landscape and habitats is paramount.

5.14.3 The Industrial Estate at Belford is within the Intermediate Areas of Landscape Value. It comprises 8 hectares and provides some 5,800m² of workspace; 1.32 hectares of land remained available at 1st July 1991. The Council considers that a further 2 hectares of industrial land will be required in the village during the Local Plan period in order to sustain the provision of workspace.

5.14.4 The existing Industrial Estate is now separated from the village by the A1 Trunk Road, and the provision of an extension to the Estate is not considered appropriate. The Council envisages the development of new housing between Williams Way and The Meadows, whilst the development of a golf course and driving range has taken place at the southern approach to the village. The existing built envelope of Belford is well defined on its north, east and western edges to the extent that development would adversely affect the landscape setting of the village. The Policy, in accordance with Work Objectives 1-5, 8-10 and 12, therefore is:

POLICY W18

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C16

Within the Kylee Hills and Glendale Area of High Landscape Value, in the village of Belford, 2 hectares of land located to the west of South Road and south of the Meadows is designated for uses falling within Classes B1 (Business) and B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987. Development of this land will be permitted provided that:

- i) it accords with the Use Classes prescribed above;**
- ii) it will not adversely affect the amenity of surrounding uses, land or the environment, by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit;**
- iii) a landscaping strip of ten metres is provided along the northern boundary of the site;**
- iv) satisfactory vehicular access is provided, including any improvement works within the vicinity of the site; and,**
- v) it accords with Policies elsewhere in the Plan.**

5.14.5 The Industrial Estate at Wooler extends to some 4 hectares providing 4,700m² of workspace. With the exception of a small area extending to 0.17 hectares in the middle of the Estate, there is no industrial land available for development. The Council considers that the availability of land for the development of further employment opportunities is a key component in sustaining the economic well being of the village and the wider Glendale area, the extension of the existing industrial estate is considered to be the most appropriate means of achieving this. However, in accordance with the Planning Agreement with the owners of

Riverside and Bridge End Caravan Parks, the relocation of all caravans to the west of the A697 would release the Bridge End site for alternative use. Housing is the preferred use of this site in accordance with Policy S18, but employment related uses would be considered on all or part of the site. Therefore, the Policy, consistent with Work Objectives 1-5, 8-10 and 12, is:

POLICY W19

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C16

Within the Kylee Hills and Glendale Area of High Landscape Value, 1.5 hectares of land located to the north-east of the existing Industrial Estate at Station Road, Wooler, is designated for uses falling within Classes B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution), of the Town and Country Planning (Use Classes) Order 1987. Development of this land will be permitted provided that:

- i) it accords with the Use Classes prescribed above;**
- ii) any adverse affects of the development can be mitigated to the extent that the reasonable interests of other land users and the wider community are safeguarded;**
- iii) the layout of the Estate takes into account the alignment of the route of the proposed A697 Wooler by-pass;**
- iv) the design and layout of the Estate takes into account the high pressure gas main which crosses the site; and,**
- v) it accords with Policies elsewhere in the Plan.**

Development of these uses on 3.60 hectares of land at Bridge End in Wooler, will also be considered subject to the same criteria and the suitability of the site for housing in accordance with Policy S18.

5.14.6 The workspace and serviced land which has been created on the Industrial Estates is a valuable economic resource, and the Council considers that it should be reserved for business, general industrial or storage and distribution use, thereby maintaining a stock of purpose built workspace. A Policy to this effect for Belford Industrial Estate is included in Section 5.15. The Policy for Wooler Industrial Estate, consistent with Work Objectives 1-6, 8-10 and 12, is:

POLICY W20

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Within the Kylee Hills and Glendale Area of High Landscape Value, the development of land or buildings at Wooler Industrial Estate will be permitted provided that:

- i) it is for a use falling within Classes B1 (Business), B2 (General Industrial) or B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987; and,**
- ii) it accords with Policies elsewhere in the Plan.**

The change of use of land or buildings to uses other than Classes B1, B2 or B8 of the Use Classes Order will not be permitted.

5.14.7 The extension to Wooler Industrial Estate can best be achieved following the relocation of the lorry wash, lairage and parking space associated with Wooler Mart to a location within the Mart's own landhold. Lairage is land and buildings for the short term, i.e. overnight, accommodation of livestock. Therefore, the Policy, consistent with Work Objectives 3-6, 8-10 and 12, is:

POLICY W21

M22

Within the Kylee Hills and Glendale Area of High Landscape Value, in the village of Wooler, the development of lorry wash facilities, parking and lairage associated with Wooler Mart, on land to the north-west of Station Road, will be permitted provided that it accords with Policies elsewhere in the Plan.

5.14.8 The Council believes that Wooler has not been able to take full advantage of the economic and employment benefits which should accrue from its location in relation to the Northumberland National Park and the A697 Primary Road.

- 5.14.9 The town has the potential to develop its role as a gateway for visitors to an area which includes the Cheviot Hills, the Kyloe Hills and Glendale. It is ideally located, in the foothills of the National Park; accommodates a range of services including banks, shops, hotels, cafes and restaurants; and there is a range of potential opportunities: to develop visitor facilities, the town's role for local businesses to access services and information, to encourage diversification and growth, and as a gateway through which local communities can obtain services, activities and amenities which will improve their quality of life.
- 5.14.10 The Glendale Local Economic Development Partnership has been established by local people to respond to these opportunities, following the completion of the economic study introduced in paragraph 5.4.6, in partnership with the Council, Wooler Parish Council, Northumberland County Council, the Community Council for Northumberland, the Till Valley Tourism Initiative, NTEC, English Partnerships, Nomad Housing and local businesses including Redpath Bros. Ltd, County Auctions Ltd and Haven Leisure Ltd in their role as owners and operators of the Riverside Caravan Park.
- 5.14.11 A number of projects are being considered by the Partnership, many of which are incorporated in the Local Plan. These include: the redevelopment of the site at the junction of the A697 South Road and The Peth (Policy W22); reuse of the former Glendale Rural District Council offices at Padgepool Place (Policy W23) environmental improvements in the centre of the village (Policy M24); the redevelopment of the disused Co-op complex in High Street; the development of new workspace (Policy W19) and a lorry park (Policy M27); improved signing and footpaths (Policy M25), the provision of affordable housing for young people (Policy S6); the delivery of training; and improved co-ordinated and branded marketing.
- 5.14.12 The Council has identified the site adjoining The Peth and South Road as a key location for gateway visitor services. The land, which extends to some 0.9 hectares, has been used for storage and distribution but is now available for redevelopment. It has an extensive frontage to the A697, part of Northumberland's Primary Road network and an important tourist route, and is prominent in the approach to the village. It is considered that the realisation of Wooler as a gateway for visitors to Glendale can only be achieved if a strategic attraction can be provided. The Council will, therefore, encourage the redevelopment of the site for a range of activities which will attract and inform visitors. Support will be given for proposals which create facilities which will function as a primary destination for visitors, but which will also encourage visitors passing through the area to break their journey in the town. The Policy in accordance with Work Objectives 1, 2, 7 and 12, is:

POLICY W22

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Within the Kyloe Hills and Glendale Area of High Landscape Value in the village of Wooler, 0.9 hectares of land to the west of the A697, South Road is designated for a mixed use development incorporating uses falling within Classes C2 (Residential Institutions) and D1 (Non-residential institutions) of the Town and Country Planning (Use Classes) Order 1987. Development will be permitted provided that:

- i) it primarily accords with the Use Classes prescribed above and associated ancillary uses;**
- ii) it will serve as a strategic attraction for visitors to the area;**
- iii) the main building and small buildings within the site constructed of stone will be retained and incorporated within the redevelopment; and,**
- iv) it accords with Policies elsewhere in the Plan.**

- 5.14.13 A further element is the redevelopment of the former Glendale Rural District Council Offices at Padgepool Place, as a one-stop shop offering visitor information and interpretation, community resources and advice, training and further education, workspace studios, child care facilities, meeting rooms and drop-in space, and teleworking. The buildings are in the ownership of the Council but considerable investment is required to bring them up to standard, and redesign and refurbish the internal space accordingly. The Council will continue to work towards securing the necessary funds for this initiative, from the ERDF,

Rural Development Commission and others, as well as its own funds. The Policy, in accordance with Work Objectives 1-10, 12 and 13, is:

POLICY W23

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Within the Kyloe Hills and Glendale Area of High Landscape Value, land and buildings at Padgepool Place in Wooler, incorporating the former Glendale Rural District Council Offices, is designated for conversion to a mixed use development incorporating uses falling within Classes A2 (Financial and Professional Services), A3 (Food and Drink), B1 (Business), and D1 (Non-Residential Institutions) of the Town and Country Planning (Use Classes) Order 1987; these being primarily: visitor information and interpretation: exhibition space; informal cafe space; teleworking facilities; office and craft workspace; meeting rooms; training and education studios; indoor and outdoor play space; and related activities and facilities. Development will be permitted provided that:

- i) any alterations or extensions will not adversely affect the character and form of the building; and,**
- ii) it accords with Policies elsewhere in the Plan.**

5.14.14 In accordance with Policy F3 and the objectives of the Till Valley Tourism Initiative, the potential to accommodate large numbers of additional visitors, without detracting from the inherent attractions of the area, is considerable. Its attractions and features include: the neighbouring Cheviot Hills, with a name that is well known and wilderness qualities which are rare in England; the Kyloe Hills which offer fine walking country with views eastwards over Holy Island and west over lower ground to the Cheviots; an abundant wealth of archaeological interests, heritage, flora and fauna, including the legacy of the Border Wars; many interesting towns and villages including the Conservation Area at Chatton and others under consideration for designation (Policy F20), including Chillingham, Doddington, Etal, Ford and the centre of Wooler; the Castle and unique White Cattle at Chillingham; and numerous tourist attractions developed by Ford and Etal Estates including a working watermill and narrow gauge railway at Heatherslaw, Etal Castle and Heritage Centre and Lady Waterford Hall at Ford. All of these are situated within an area of almost unrivalled tranquillity covering over 500 square kilometres, with a population of just 5,000 people.

5.14.15 The above attractions, the development of a 'Gateway Centre' at Wooler and the continued conversion of rural buildings for tourism related uses (Policy W4), as practised with considerable success by Ford and Etal Estates, will assist. Other enterprises which provide a quality product for tourism will be supported and public agencies including the Borough Council will continue to invest in the related infrastructure. Policy W8 refers.

5.14.16 The development of, or conversion of an existing building to, a new hotel or guest house in the Kyloe Hills and Glendale Area of High Landscape Value may be appropriate, in which case the provisions of Policy F3 will be particularly important. In accordance with Work Objectives 1-5, 7, 9, 12 and 13, the Policy is:

POLICY W24

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M11
M14
C9
C16

Within the Kyloe Hills and Glendale Area of High Landscape Value, the development of, or conversion of an existing building to, a new hotel or guest house, will be permitted provided that:

- i) a satisfactory standard of layout and amenity will be provided, for guests and neighbouring uses; and,**
- ii) subject to criterion i) above, it accords with Policies elsewhere in the Plan.**

5.15 The Intermediate Areas of Landscape Value

5.15.1 In common with the three Landscape Areas previously described, the principal land use within the Intermediate Areas of Landscape Value is agriculture. It is likely to continue to be the principal land use, although residents in the north will continue to look to Berwick-upon-Tweed for employment. None of the settlements in the areas support significant amounts of workspace, although the Industrial Estate at Belford is included. The village of Belford is

within the Kylee Hills and Glendale Area of High Landscape Value. Economic activity and employment related to tourism is now particularly well developed, and the Council believes that there is scope to extend activity in this area.

- 5.15.2 The Council considers that new workspace can be provided most appropriately and realistically via the conversion of existing buildings (Policy W4 refers). Experience to date has shown that the scale of the settlements and the relative narrowness of their economic bases makes the provision of workspace in purpose-built buildings unlikely. However, new build accommodation would be considered against Policy W5.
- 5.15.3 As noted above and in paragraphs 5.14.3 - 4, Belford Industrial Estate is located on the opposite site of the A1(T) Belford By-pass, and therefore within the Intermediate Areas of Landscape Value. As elsewhere, the workspace and serviced land which has been created on the Industrial Estate is a valuable economic resource, and the Council considers that it should be reserved for business, general industrial or storage and distribution use, thereby maintaining a stock of purpose built workspace. The Policy, consistent with Work Objectives 1-6, 8-10 and 12, is:

POLICY W25

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W7
M10
M14
C16

Within the Intermediate Areas of Landscape Value, the development of land or buildings at Belford Industrial Estate will be permitted provided that:

i) it is for a use falling within Classes B1 (Business), B2 (General Industrial) or B8 (Storage and Distribution) of the Town and Country Planning (Use Classes) Order 1987; and,

ii) it accords with Policies elsewhere in the Plan.

The change of use of land or buildings to uses other than Classes B1, B2 or B8 of the Use Classes Order will not be permitted.

- 5.15.4 The Council is of the opinion that encouragement should be given to appropriate projects which are designed to strengthen and diversify services and facilities to support tourism, particularly where employment and economic benefits will accrue. Policy W8 refers.
- 5.15.5 The development of, or conversion of an existing building to, a new hotel or guest house in the Intermediate Areas of Landscape Value may be appropriate, in which case the provisions of Policy F4 will be particularly important. In accordance with Work Objectives 1-5, 7, 9 and 13, the Policy is:

POLICY W26

W3
W8
M10
M11
M14

Within the Intermediate Areas of Landscape Value, the development of, or conversion of an existing building to, a new hotel or guest house, will be permitted provided that:

i) a satisfactory standard of layout and amenity will be provided, for guests and neighbouring uses; and,

ii) it accords with Policies elsewhere in the Plan.

C9
C16

- 5.15.6 The Intermediate Areas of Landscape Value includes the site of the Haggerston Castle Holiday Park which incorporated 1,000 caravans and chalets. The park is a major holiday centre and provider of employment in the area. Planning permission to extend the site was granted in 1992. The owners have invested heavily in the upgrading and improvement of facilities and amenities within the complex, and the Council will encourage continued investment which is designed to restructure the image and function of the holiday park. The Policy, consistent with Work Objectives 1-4, 7 and 13, is:

POLICY W27

W8
M10
M11
M14
C9
C16

Within the Intermediate Areas of Landscape Value, development at the Haggerston Castle Holiday Park within the existing site boundaries will be permitted provided that:

i) it will improve visitor services and facilities; and/or,

ii) it will upgrade the environment and amenity of the site; and,

iii) it accords with policies elsewhere in the Plan.

Proposal
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5.15.7 The Intermediate Areas also include land at the border between England and Scotland, immediately to the north of Berwick-upon-Tweed at Lamberton Toll. The Council, together with Northumberland County Council and Borders Regional Council, has identified the border crossing on the A1 Trunk Road as an area with potential for the development of strategic tourist services and roadside facilities. The crossing point represents a unique opportunity to draw visitors to a development which takes advantage of a nation 'border', and the Council considers that the full potential of such a development can only be realised if the development straddles the border. The Policy, consistent with Work Objectives 1-5, 7, 9 and 13, is:

POLICY W28

W8
M14
C9
C16

Within the Intermediate Areas of Landscape Value the development of 5.9 hectares of land adjacent to the A1 Trunk Road at Lamberton Toll, north of Berwick-upon-Tweed, for uses falling within Classes A2 (Financial and Professional), A3 (Food and Drink), B1 (Business), C1 (Hotels), D1 (Non Residential Institutions) of the Town and Country Planning (Use Classes) Order 1987, together with a Petrol Filling Station, Emergency Vehicular Repair Facilities, Coach and Car Parking, Picnic Areas and Class A1 (Shops) as ancillary uses to the principal uses provided within the site will be permitted, provided that development is confined to the west of the A1 Trunk Road and:

- i) the development straddles the border between England and Scotland;**
- ii) land is reserved for non-commercial development comprising interpretative facilities marking the border crossing on each side of the road, the nature and extent of which must be agreed with the local planning authority;**
- iii) satisfactory and safe vehicular access and egress can be provided to and from the A1 Trunk Road for both north bound and south bound traffic, and these roadworks are carried out in their entirety as part of the development;**
- iv) the development would not adversely effect the vitality and viability of the Berwick-upon-Tweed town centre;**
- v) regard is had to the siting and design of the development including landscaping, signage and lighting, so as to minimise the impact on the coastal landscape; and,**
- vi) it accords with policies elsewhere in the Plan.**

5.16 Berwick-upon-Tweed

5.16.1 Berwick-upon-Tweed is a strategic settlement whose role in providing employment opportunities for a large area of north Northumberland and the eastern borders of Scotland, is acknowledged by both Northumberland County Council and Borders Regional Council. The town contains the largest concentration of workspace in the Borough, in which over 5000 people are employed. There are two Industrial Estates: Tweedside and East Ord Industrial Estate extends to almost 40 hectares, providing some 88,000m² of workspace; North Road Industrial Estate comprises 12 hectares and accommodates 7,800m² of workspace.

5.16.2 The significant role of the Rural Development Commission in the provision of industrial land and workspace has already been outlined. The Commission invested significantly in the town between the 1960's and 1990, providing some 12,300m² of workspace. In the mid 1970's, the Council acquired land to establish to the North Road Industrial Estate and invested in the provision of workspace. These investments have encouraged employment creation and inward investment in manufacturing and services.

5.16.3 The Northumberland County Structure Plan requires at least 20.0 hectares of land for general, local employment and business park use, to be identified in the Borough to meet the requirement for such land during the Local Plan period. Nearly 7.0 hectares are available elsewhere in the Borough (Table 16 refers). A further 5.31 hectares were available at the Tweedside and East Ord and North Road Industrial Estates at 1st July 1991. After taking into account the landscape setting of the town, the availability of infrastructure, the local transport network and the proximity of residential areas, the Council considers that a further 10.0 hectares of land is required, in accordance with the Structure Plan and Work Objectives 1-6 and 8-10. The Policy is:

POLICY W29W1
W6

Within the town of Berwick-upon-Tweed, 10 hectares of land immediately to the north-west of the North Road Industrial Estate is designated for uses falling within Classes B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution) of the Town and Country Planning (Use Classes) Order 1987. Development of this, and at the existing Industrial estate, will be permitted provided that:

W32
M10
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M14
C16

- i) it accords with the Use Classes prescribed above;
- ii) any adverse affects of the development can be mitigated to the extent that the reasonable interests of other land users and the wider community are safeguarded;
- iii) landscaping works, including ground modelling and/or planting on an area which includes a strip a minimum of twenty metres wide alongside the north-western site boundary are carried out;
- iv) the satisfactory extension of all existing services including foul and surface water drainage is achieved to sufficient capacity to meet the needs of general industrial development;
- v) vehicular access is obtained only from the existing Industrial Estate road network; and,
- vi) it accords with Policies elsewhere in the Plan.

The development of railfreight facilities in accordance with Policy M8 will also be permitted.

5.16.4 The North Road Industrial Estate has direct access from the A1 Trunk Road. In accordance with the requirements of PPG4, development relating to distribution and warehousing, particularly of bulky goods, will be directed towards this site.

5.16.5 The Northumberland County Structure Plan also identifies the need to earmark sites at strategic locations throughout the County, which will be attractive to, and suitable for, industries which require locations offering a high standard of amenity. The Council considers that land to the north-west of the A698 Ord Road, adjoining the Tweedside and East Ord Industrial Estates, should fulfil this role. After taking into account the landscape setting of the town, the availability of supporting infrastructure, the local road network and patterns of land use, the site is considered to be the only one which can be developed for this purpose. Therefore, the Policy, consistent with Work Objectives 1-5 and 8-11, is:

POLICY W30W1
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C16

Within the town of Berwick-upon-Tweed, 7.5 hectares of land to the north-west of the A698 Ord Road, is designated for uses falling within Classes B1 (Business) or B2 (General Industrial) of the Town and Country Planning (Use Classes) Order 1987, which require a greenfield setting and a location offering a high standard of amenity. Development will be permitted provided that:

- i) it accords with the Use Classes prescribed above;
- ii) any adverse affects of the development can be mitigated to the extent that the reasonable interests of other land users and the wider community are safeguarded;
- iii) the land remains in agricultural use until such time as contracts have been entered into for the development of the site for industrial use;
- iv) the land is developed in phases of not less than 2.5 hectares;
- v) a high standard of design, layout, landscaping, boundary treatment and parking and access arrangements are achieved in the development of the site, to integrate the development into the townscape and the landscape of the adjoining Tweed Valley Area of High Landscape Value; and,
- vi) it accords with Policies elsewhere in the Plan.

5.16.6 The Tweedside and East Ord Industrial Estate has developed over the past forty years, and the growth of many of the firms occupying sites has gradually absorbed land held for expansion or amenity. The Council is aware of problems associated with the Estate road

system, which has not kept pace with the demands of modern industry and growth in employment. Therefore, the Policy, in accordance with Work Objectives 1-6 and 8-11, is:

POLICY W31

C16 **Within the town of Berwick-upon-Tweed, a programme of environmental, parking, signing and access improvements at the Tweedside and East Ord Industrial Estate, will be undertaken in partnership with existing businesses, Northumberland County Council and others.**

5.16.7 The North Road Industrial Estate occupies a prominent and exposed position at the northern approach to the town. The Council wishes to see an improvement in the appearance of the Estate and secure a higher standard of amenity for businesses located there. In accordance with Work Objectives 1-6 and 8-11, the Policy is:

POLICY W32

W29
C16 **Within the town of Berwick-upon-Tweed, a programme of environmental improvements, comprising improved signing, landscaping and maintenance at the North Road Industrial Estate, will be implemented in partnership with businesses on the Estate and others.**

5.16.8 The Berwick-upon-Tweed Town District Plan designated land at Spittal Point for development associated with tourism. The Plan referred to development comprising hotel, restaurant or self-catering accommodation in purpose-built buildings.

5.16.9 Spittal Point is a prominent area of land at the mouth of the River Tweed. It is predominantly industrial - used and disused - and in several ownerships. British Gas (Northern) plc has recently closed its depot and distribution plant on part of the site. The area commands extensive coastal views and looks across and up the River Tweed to Berwick town centre and the three bridges which span the river. The Council believes that its 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. 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 Work Objectives 1-11. The Policy is:

POLICY W33

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M14
C9
C16
Proposal
11 **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 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.**

5.16.10 The Quayside on the northern side of the river in Berwick town centre is another site undergoing transition. The Rural Development Commission has converted a former granary into workspace and the Council has developed off-street car parking. Part of the Quayside between Berwick Bridge and the Little Dock has been repaired and laid out as public open space. The former ship repair yard will accommodate additional car parking.

5.16.11 Behind the Quay Walls, which separate the Quayside from the lower part of Berwick town centre, is a large 19th Century granary fronting Dewar's Lane which is redundant and decaying.

5.16.12 The Council considers that the redevelopment of the remaining buildings and spaces on the Quayside, together with the development of the Dewar's Lane Granary, is a significant opportunity to regenerate employment opportunities in lower Berwick and achieve environmental improvements, in an area where economic activity and employment have migrated to new sites. The legacy of disused buildings and spaces requires comprehensive treatment, and a regeneration study has already been undertaken to identify new uses for the site. However, redevelopment will be dependent on public funding to secure the long-term structural viability of the buildings and the quayside. European funding is being sought to progress the regeneration of the area. The Policy, consistent with Work Objectives 1-11 and the conclusions of the Regeneration Study, is:

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.

5.16.13 Since 1993, the town, or more specifically, the Council in partnership with a group of townspeople on behalf of the town, has participated successfully in a pilot study for a new national project called "Better Towns". The Project was initiated by British Telecom in association locally with NTEC. It is aimed at individual small towns of between 5,000 and 15,000 population which, for some time, as noted in Chapter 3, have missed out on the main focus of Government social and economic programmes and initiatives, which have been aimed principally at metropolitan areas.

5.16.14 The Berwick "Better Towns" Group is looking at a wide range of issues which need addressing to secure a better future for the town. Among their priorities are: education and training; health and welfare; the environment of the town; law and order; and facilities for young children. An initiative with which considerable progress has already been made, is the development of a telecentre for business and personal use; this is in accordance with Policy W7. The Council will continue to support the "Better Towns" initiative in accordance with the Local Plan Strategy and specific Policies and Proposals.

5.16.15 The development of, or conversion of an existing building to, a new hotel or guest house in the town of Berwick-upon-Tweed, may be appropriate, in which case the provisions of Policy F5 will be particularly important. In accordance with Work Objectives 1-5, 7-9 and 11, the Policy is;

POLICY W35

W1
W7
W8
M10
M11
M13
M14
C8
C9
C16
Proposal
11

W3
W8
M10
M11
M14
C9
C16

Within the town of Berwick-upon-Tweed, the development of, or conversion of an existing building to, a new hotel or guest house, will be permitted provided that:

- i) a satisfactory standard of layout and amenity will be provided, for guests and neighbouring uses; and,**
- ii) it accords with Policies elsewhere in the Plan.**

The development of an Hotel to a high standard of amenity will be permitted at West Hope, adjacent to A1(T) Berwick by-pass, subject to the above criteria, and provided that existing buildings are retained and incorporated within the development, unless a satisfactory development can not be hereby achieved.

5.16.16 The town of Berwick-upon-Tweed is an important part of the tourism 'product' of the area. Visitor facilities and services are spread throughout the town, but the most significant concentration of accommodation is the Berwick Holiday Centre, which comprises approximately 900 caravans on a site to the north of Berwick town centre, within the Coastal Zone. Paragraph 5.12.9 and Policy W14 refers.

5.16.17 The existing Northumberland County Council salt store and civic amenity site at Northumberland Road, Tweedmouth, is being relocated to a site at North Road Industrial Estate. The remainder of the site, which is owned by the Borough Council, is occupied by the Council's depot which may also relocate in the event of the sale of the site. Outline planning permission for the development of 28,000 square feet of retail floor space was refused in December 1993, due to the lack of demonstratable demand for the development of food and non-food floorspace on out-of-centre sites, and concern that, in the absence of such demand, the vitality and viability of the town centre might be adversely affected.

5.16.18 Nevertheless, the Borough Council believes that a new use should be found to improve the amenity of the site, particularly as it will become part vacant on relocation of the County Council's activities. The Borough Council believes that the location of the site is suited to the development of a motor car showroom or other motor vehicle related activity, such as the retail and fitting of parts, or, alternatively, other business or storage and distribution uses. Therefore, in accordance with Supporting the Community Objectives 1, 2, 4 and 12, the Policy is:

POLICY W36

M10
M11
M14
C9
C16

Within the town of Berwick-upon-Tweed, the development of 1.17 hectares of land at Northumberland Road, Tweedmouth, adjacent to the railway line, for the sale of motor vehicles or a use falling within Classes B1 (Business), B8 (Storage and Distribution), or a mixed use incorporating A1 (Shops) and B1 (Business) primarily concerned with the sale and fitting of motor vehicle tyres and other motor vehicle parts, 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; and,**
- ii) it accords with Policies elsewhere in the Plan.**

5.17 Industrial Land Supply

5.17.1 Table 16 shows the overall supply of general, local employment and business park land in the Borough during the Local Plan period, including existing and new land, compared to the Structure Plan requirement for such land of at least 20.0 hectares, between 1991 and 2006.

Table 16: General, Local Employment and Business Park Land in Berwick-upon-Tweed Borough, 1st July 1991 – 1st July 2006			
Settlement	Location	Area (Ha)	Cross Reference
Coastal Zone			
Seahouses	Seahouses Industrial Estate	1.50	Paragraph

			5.12.5
Tweed Valley Area of High Landscape Value			
Norham	North of B6470 Classified Road	0.48	Policy W16
Kyloe Hills and Glendale Area of High Landscape Value			
Belford	South Road	2.00	Policy W19 Paragraph 5.14.5 and Policy W20
Wooler	Wooler Industrial Estate	1.67	
Intermediate Areas of Landscape Value			
Belford	Belford Industrial Estate	1.32	Policy W26
Berwick-upon-Tweed			
Tweedmouth	Tweedside and East Ord Industrial Estates	1.51	Paragraph 5.16.3
Berwick	North Road Industrial Estate and extension	13.80	
Total		22.28	

5.18 Implementation of the Work Chapter

- 5.18.1 Responsibility for the implementation of the Work 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 Work 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.
- 5.18.2 Development itself will depend on a combination of public and private sector investment, in the provision of workspace and the infrastructure necessary to support development. The Council and its partners in the public, private and voluntary sectors will play an important role in developing projects and initiatives.
- 5.18.3 Primary Legislation, Statutory Orders, Government Guidance, funding structures and names referred to in the Chapter, are correct at 1st July 1995 but may be subject to change. Relevant amendments will be taken into account in considering proposals for development against Policies in the Plan, and in the review of the Plan.