

Policy Area 7 - Our Sustainable Local Economy (Delivering Objective 4)

Policy Intention: This policy would seek to building on Policy 14 in the NNPA Local Plan. The policy would aim to support development that enables the creation of new business and the expansion of existing business which relate to the "special qualities" of Tarsset and Greystead but do not negatively impact on them. The policy could provide more local detail relevant to the T&G area.

NPPF:

Relevant Core Planning principles from the NPPF (paragraph 17):

- be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;
- proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs.
- take account of the different roles and character of different areas... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it

Chapter 3: Supporting a prosperous rural economy

Para 28: Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings*
- *promote the development and diversification of agricultural and other land-based rural businesses;*
- *support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres; and*
- *promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship*

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| <p>Local Plan:</p> <p>NNPA Core Strategy</p> | <p>EXISTING POLICY:</p> <p><u>Core Strategy Northumberland National Park (2009)</u></p> <p><u>Policy 14</u></p> <p><i>In order to create and retain a sustainable local economy the National Park Authority will support proposals which enable:</i></p> <p><i>a) The creation of new businesses and the expansion of existing businesses which relate to the special qualities of the National Park but do not negatively impact on them;</i></p> <p><i>b) The expansion of existing employment uses particularly tourism, recreation, farming and other types of diversification which do not negatively impact on the special qualities; and</i></p> <p><i>c) Home-based employment activities which do not adversely affect neighbours or neighbouring land uses.</i></p> |
| <p>Tynedale Local Plan</p> | <p><u>Tynedale Planning Policies</u></p> <p><u>Tynedale Local Plan</u></p> <p><i><u>Policy ED11:</u> The development of small scale employment generating enterprises through the provision of new sites, by redevelopment or conversions will be permitted within or adjacent to existing settlements where the following criteria are met:</i></p> <p><i>a) the design, scale and siting of the new development and the cumulative effects of all new development reflects and respects the character of the settlement; and</i></p> <p><i>b) developments do not have an adverse impact on the character and/or appearance of the settlement, its setting or the surrounding countryside; and</i></p> <p><i>c) there are no adverse impacts on the amenities of nearby residents or other land uses.</i></p> <p><i>In open countryside locations proposals for the extension, intensification or alternative employment re-use of existing employment sites will be permitted where the above criteria are met.</i></p> <p><i><u>Policy ED13:</u> Proposals for the diversification of a farm enterprise will be permitted, where the following criteria are met:</i></p> <p><i>a) where relevant, the proposal retains existing, or provides additional or alternative employment; and</i></p> <p><i>b) the new use does not compromise the continuation of the main agricultural function; and</i></p> <p><i>c) where possible, existing buildings are utilised; and</i></p> <p><i>d) developments do not have an adverse impact on the character and/or appearance of the existing farm, its setting or the surrounding</i></p> |

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| <p>Tynedale Core Strategy</p> | <p><i>countryside; and</i> <i>e) there are no adverse effects on the amenities of nearby residents or other land uses.</i></p> <p><i>Planning conditions or Legal Agreements may be used to avoid the construction of additional farm buildings or dwellings consequent on any approval.</i></p> <p><u>Tynedale Core Strategy (2007)</u></p> <p><u>Policy EDT1 (Economic Development and Tourism):</u> <i>The principles for economic development and tourism are to:</i> <i>(a) Support a buoyant and diverse local economy, which recognises the importance of tourism to the District.</i> <i>(b) Ensure sufficient land is available to meet the employment requirements of the District.</i> <i>(c) Protect existing and allocated employment land for its intended purpose.</i> <i>(d) Protect and enhance existing tourist facilities and infrastructure, whilst also allowing new tourist development where appropriate in order to increase the range, quality and type of facilities available to tourists.</i></p> <p><u>Policy EDT3</u> <i>Small-scale employment development involving new buildings will be permitted in the open countryside where it forms part of a farm diversification scheme or the redevelopment or extension of an existing employment site.</i></p> |
| <p>Engagement:</p> | <p>Community Questionnaire: Questions were asked about the local economy: "How important is it for the NDP to encourage the following types of employment? The responses showed a clear preference for more 'traditional' employment (agriculture, landscaping business, apprenticeship schemes, food production. The least important were offices and tourism. Individual comments suggest that tourism in the area is considered to be at saturation point by residents. Although there was not a specific question about broadband and mobile phone reception, a number of individual comments suggested that this was an important issue.</p> |
| <p>Evidence:</p> | <p>Census Employment statistics from NCC Broadband/telecoms information</p> |

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| <p>Relevant Example Policy</p> | <p><u>Upper Eden NDP</u></p> <p><u>UENDP5 – Fibre to the Premises</u></p> <p><i>New development should demonstrate how it will contribute to and be compatible with local fibre or internet connectivity. This should be through a ‘Connectivity Statement’ provided for all planning applications. Further information on the contents of this statement will be available in guidance. This policy aims to see new development connect to the internet with a minimum symmetrical speed of 25Mbps and with realistic future proof upgrades available. Where no internet provider is available, as a minimum, suitable ducting that can accept fibre should be provided either to:</i></p> <ul style="list-style-type: none"> <i>• the public highway; or</i> <i>• a community led local access network; or</i> <i>• another location that can be justified through the connectivity statement.</i> <p><i>Where possible and desirable, additional ducting should be provided that also contributes to a community led local access network. Costs associated with additional works can be considered alongside affordable housing, or any other contributions in a viability assessment, submitted to the Council.</i></p> <p><i>Major infrastructure development must provide ducting that is available for community owned local access or strategic fibre deployment. Such developers are encouraged to have early discussions with local broadband groups.</i></p> <p><u>Lindfield and Lindfield Submission Draft (Nov 2013)</u></p> <p><u>Policy 6: Broadband</u></p> <p><i>The Neighbourhood Plan will support proposals to provide access to a super-fast broadband network to serve the village and other properties in the countryside. In doing so, it will require the location and design of any above-ground network installations to be sympathetically chosen and designed to reflect the character of the local area.</i></p> |
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