

Policy Area 8 - Tourism Development (Delivering Objective 5)

Policy Intention: To ensure that tourism development does not continue at a cost to local residents in the Parish. The intention of this policy is to give guidance on what kind of tourism development is likely to be acceptable, and what information should be required in a Supporting Statement with applications for new tourism development

NPPF:	<p>Chapter 3: Tourism is covered in Chapter 3, paragraph 28:</p> <p>Para 28: <i>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:</i></p> <ul style="list-style-type: none"> • <i>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</i> • <i>promote the development and diversification of agricultural and other land-based rural businesses;</i> • <i>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;</i>
Local Plan: NNPA Core Strategy	<p>EXISTING POLICY: (Below is the key policy - other policies in the plan are also relevant)</p> <p><u>Core Strategy Northumberland National Park (2009)</u></p> <p><u>Policy 15 - Sustainable Tourism and Recreation Development</u></p> <p><i>The National Park Authority will support proposals for sustainable tourism and recreation developments which:</i></p> <p><i>a. Maximise opportunities for visitors to increase their understanding and enjoyment of the special qualities of the National Park whilst not adversely impacting on them;</i></p> <p><i>b. Integrate with existing visitor facilities, particularly where they can be accessed by public transport;</i></p> <p><i>or</i></p> <p><i>c. Reuse buildings to provide: self catering and / or bunk house / camping barn accommodation.</i></p>

Tynedale Local Plan

Tynedale Planning Policies

Tynedale Local Plan (April 2000) (Saved Policies)

Policy TM1

Proposals for development, redevelopment or change of use involving the loss of an existing tourist facility and/or community service will only be permitted where the developer/applicant can demonstrate that the facility is no longer viable and no longer serves the need of the community in which it is located.

Policy TM2

Proposals to enhance existing facilities, attractions and infrastructure will be encouraged, particularly in the towns and villages of the District.

Policy TM4

In the open countryside, outside the Green Belt and the North Pennines AONB, proposals for small scale new build tourism development will be permitted where the following criteria are met:

- (a) the proposal can be absorbed into the landscape by taking advantage of natural features such as existing tree cover and/or the topography of the site and surroundings; and*
- (b) the proposal does not adversely affect long-standing, traditional, convenient community facilities or local job opportunities in existing settlements; and*
- (c) the proposal does not adversely affect the managed agricultural landscape or the viability of a farm business. Policy TM8*

Outside existing settlements new visitor accommodation will be permitted where this involves the extension of existing hotels, guest houses and farm accommodation and/or the conversion of existing buildings (see Policy BE11).

Policy TM9

Suitable proposals for hotel development will be encouraged: -

- (i) in the Kielder Tourism Priority Area where this complies with Policy TM5 [not saved]*

Tynedale Core Strategy

Tynedale Core Strategy (2007)

Policy EDT1 (Economic Development and Tourism):

The principles for economic development and tourism are to:

- (a) Support a buoyant and diverse local economy, which recognises the importance of tourism to the District.*
- (b) Ensure sufficient land is available to meet the employment requirements of the District.*
- (c) Protect existing and allocated employment land for its intended purpose.*
- (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.*

Policy EDT4

New build tourist accommodation other than small-scale camping, caravan and chalet development will not be permitted in the open countryside. Other small scale new build tourism development will be permitted in the open countryside.

Policy EDT5

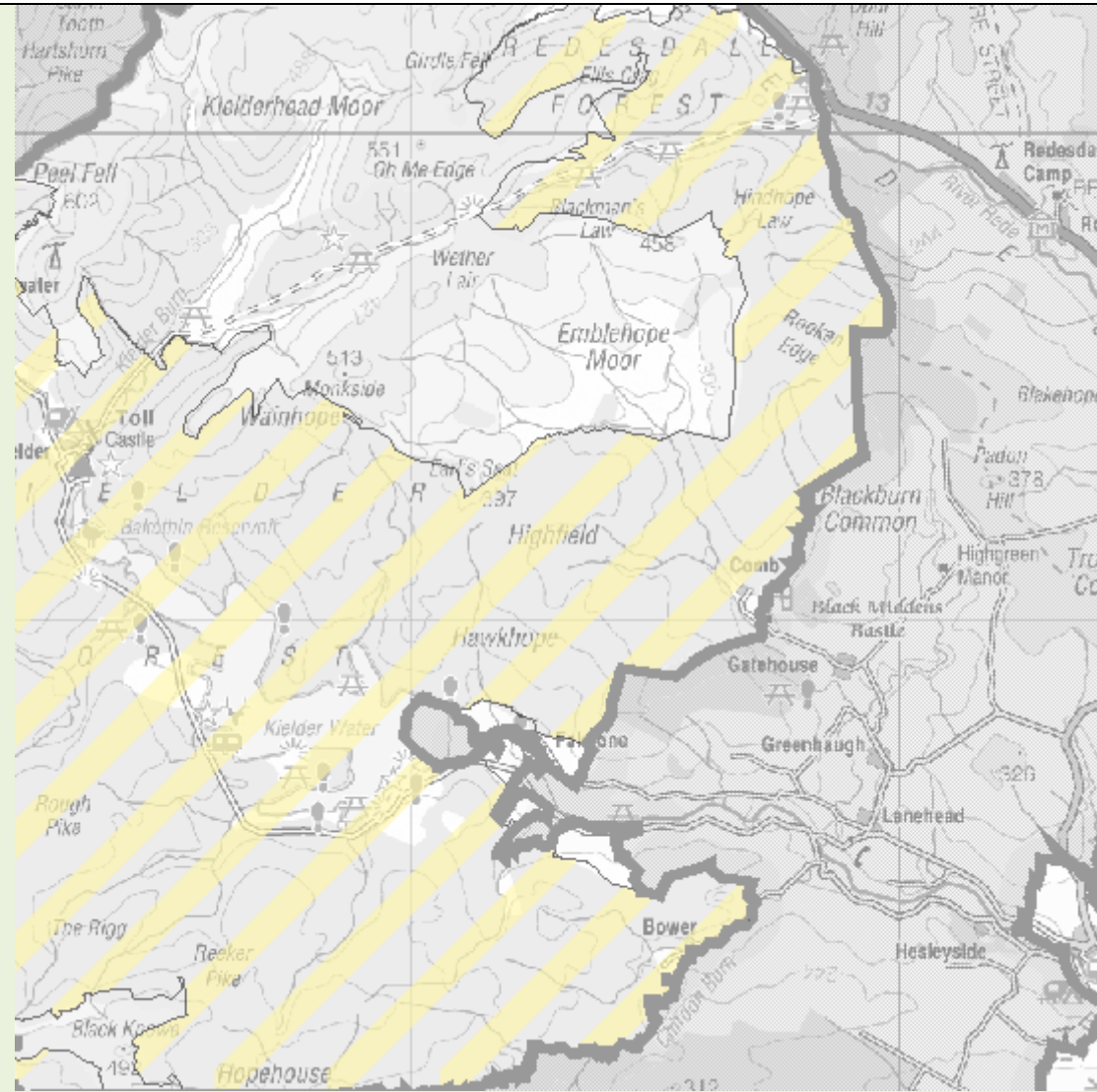
In the Kielder Tourism Priority Area, proposals for new-build tourism development, including those of a larger scale will be permitted.

NOTE: Much of the parish around Kielder and outside the National Park, is in the Kielder Tourism Priority Area as identified on the Proposals Maps (extract below)

Emerging NCC Core Strategy approach?

Does NCC propose to continue with the Kielder Tourism Priority Area approach?

Extract from
Tynedale
Proposals Map
showing Kielder
Tourism Priority
Area (yellow
hatched)



Engagement:	Community Questionnaire: Tourism was the least popular (apart from offices) for the type of employment use to be encouraged in the Parish.
Evidence:	Tourism Strategy? NCC evidence base/NNPA evidence base
Example Policy from Allendale Plan	<p><u><i>POLICY ANDP 5: New business accommodation and tourism facilities</i></u> <i>Planning permission will be granted for new business space and tourism facilities within or adjoining existing settlements. Planning permission will be granted for new small scale development for business space and tourism facilities associated with a farm diversification scheme or an existing employment site in the open countryside. Other than in exceptional circumstances, where the development can be shown to be making a positive contribution to its setting in the open countryside and to the purpose of designation of the North Pennines Area of Outstanding Natural Beauty, such development will not be permitted on isolated sites in the open countryside. All development will be assessed against criteria set out in policy ANDP1.</i></p> <p><i>[ANDP1 requires all development to comply with Design Guide, amongst other things]</i></p>