



Northumberland

County Council

CABINET

13 JULY 2021

BORDERLANDS PLACE PROGRAMME: TOWN PRIORITISATION AND PLACE PLAN PREPARATION FRAMEWORK FOR NORTHUMBERLAND

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Cabinet Member: Councillor Glen Sanderson, Leader

Purpose of report

To outline the implications of the Borderlands Place Programme for those towns prioritised in the Business Case approved by the Government to prepare a Place Plan to identify economic projects eligible for investment from the Borderlands Growth Deal

Recommendations

Cabinet is recommended to:

- **Note the 4-stage process agreed with the UK Government by which investment from the Borderlands Place Programme will be drawn down;**
- **Endorse the list of 7 towns prioritised to prepare Place Plans by the application of the Borderlands Town Index;**
- **Approve the approach and timeline set out in the Place Plan Preparation Framework; and**
- **Note that following the preparation of Place Plans, the subsequent scoping of projects to be included in the Borderlands Town Investment Plan for each town will inform any capital investment decisions required by the Council to support delivery.**

Links to Corporate Plan

The Borderlands Place Programme is a placemaking ‘whole town’ programme which contributes across most of the Council’s Corporate Plan Priorities but particularly to the “living”, “enjoying”, “thriving” and “connecting” strategic priorities.

Key issues

The Borderlands Inclusive Growth Deal announced jointly by the UK and Scottish Governments and the Borderlands Partnership in March 2021 commits £50 million (£30m in England and £20m in Scotland) to the delivery of a Borderlands Place Programme.

This represents a significant achievement as no previous Growth Deal includes such a commitment. This was because Government does not normally support the inclusion of programmes which inherently involve an element of local decision-making. However, this approach brings with it the additional challenge of ensuring there is an appropriate balance between Government assurance (consistent with the Treasury Green Book business case process) and local accountability (whereby the local authorities and associated town partnerships have some control on the projects that are delivered in their town).

This means that to drawdown funding from the Borderlands Inclusive Growth Deal, each prioritised town is subject to a comprehensive four-stage process of planning, programme and project development, assessment and selection to ensure that Borderlands resources are targeted on eligible economic interventions which will deliver the greatest benefits, in towns demonstrating the greatest level of need or opportunity. This will involve the progressive preparation of Place Plans and Borderlands Town Investment Plans (BTIPs) for each town.

To define the priority towns invited to prepare Place Plans, a standardised Borderlands Town Index has been applied. In Northumberland, a list of 7 priority towns have been defined as having a demonstrable need for intervention and the scope to develop a reasonable pipeline of potential economic projects that would be eligible for Borderlands investment. These are: Alnwick, Bedlington/Bedlington Station, Bellingham, Haltwhistle, Newbiggin-by-the-Sea, Prudhoe, and Rothbury.

Place Plans in each prioritised town will be developed by local partnerships consisting of relevant organisations and groups with an interest in that town’s regeneration – with similar representation to those involved in the Town Forums that are already in place for the main towns in the county.

The report sets out the process and timeline by which the Council will support and facilitate the preparation of these Place Plans for the seven towns in two phased waves over the next 16 months.

BACKGROUND

1. The Borderlands Inclusive Growth Deal announced jointly by the UK and Scottish Governments and the Borderlands Partnership in March 2021 includes the following commitment to a Borderlands Place Programme:

Through the Borderlands Place Programme, we will target investment in places that will help boost economic activity across the region. Recognising the importance of our smaller rural market and coastal towns to the local economy, this programme will provide £50 million of funding across the Borderlands area with UK Government committing up to £30 million in Cumbria and Northumberland and Scottish Government £20 million in the South of Scotland to support the revitalisation of towns across the Borderlands region, subject to full business case approval. A series of Place Plans will be developed for the region's priority towns and town centres. Towns will only enter the Place Programme should their Place Plan contain projects eligible for Borderlands investment.

2. At the heart of this commitment are the following investment objectives for the Programme:

- Attracting new businesses to our towns and town centres.
- Retaining and increasing our working age population and our resident workforce.
- Raising the quality of the physical environment in our towns and town centres.
- **Increasing the number of people living in our towns and town centres.**
- Delivering new jobs and a wider range of new opportunities for economic and social participation.
- Increasing the number of visitors who spend time and money in our towns and town centres.

3. In addition, the approach to delivery is underpinned by five key principles, as follows:

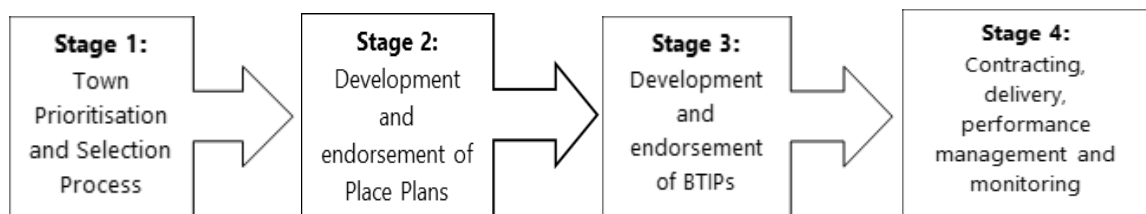
- *Place-Based*: Assessing investment needs and solutions for each place on its own terms: what the place wants to be in 20 years, what it needs, and what it offers.
- *Collective*: Looking at the contribution of each part to the whole: the added value to the place, the area, the region, and the country.
- *Systemic*: Bringing public, private, 3rd sector, and community assets together as part of a single, integrated system supporting communities, services and the economy.
- *Community-led*: Putting communities at the heart of decisions about the solutions that the Place Programme brings to the challenges facing their towns.
- *Prevention and Future Proofing*: Investment and action directed towards preventing further deterioration in our towns and town centres, and ensuring

they are equipped to respond to future change.

4. These key principles will ensure that we deliver tailored investment solutions that make a lasting difference to our towns and town centres. They put our communities at the centre of the process of identifying the challenges towns must address, determining the best solutions to address them and ensuring that investment makes a lasting difference to their vitality and sustainability.

Borderlands Place Programme Process

5. To drawdown funding from the Borderlands Inclusive Growth Deal, each prioritised town is subject to a comprehensive four-stage process (see the diagram below) of planning, programme and project development, assessment and selection to ensure that Borderlands resources are targeted on eligible economic interventions which will deliver the greatest benefits, in towns demonstrating the greatest level of need or opportunity.



6. The first stage in the process is the prioritisation of towns in each Local Authority area which demonstrate the greatest need or opportunity, and where investment has the potential to generate the greatest benefit for the town and the wider surrounding area. This paper sets out the rationale for the selection of Northumberland Towns.
7. Once a town has been prioritised for investment, and endorsed by the relevant Local Authority, a Place Plan will be developed by a local partnership, to describe the overall vision, aim and objectives of the town, and the range of interventions which are required to achieve that vision. Each Place Plan will be assessed and endorsed by the relevant Local Authority, which will consider the content of the Plan in its entirety, and, if the Place Plan includes Borderlands eligible projects, the Borderlands Partnership will assess the aspects of the Plan which are seeking investment from the Borderlands Inclusive Growth Deal.
8. Once the Place Plan has been endorsed, the town partnership will be invited to prepare a **Borderlands Town Investment Plan (BTIP) which is effectively the business case for the Borderlands Investment**, providing the details of the individual interventions seeking funding from the Borderlands Growth Deal. The BTIP will also be appraised and approved by the relevant local authority and the Borderlands Programme.

9. Once approved, the relevant accountable body will enter into a contract with the lead local organisation to deliver the BTIP. The lead organisation, which may be a local authority (unitary authority, district, town, city or parish council) or local Development Trust (subject to capacity and capability) will have overall responsibility for delivery of the BTIP, and reporting on performance to the accountable body and PMO.

Place Plans

10. Each prioritised town will develop a 'Place Plan' articulating the future vision for the town and the key changes that are needed to future proof the place, improve its economic success and sustainability, and avoid further economic and social decline.
11. These Place Plans will be tailored to the unique features of the town (e.g. economy, location, culture, heritage) describing how the place will build on its particular assets and strengths to address the needs, challenges and opportunities it is facing. As such, they will be wide in scope, addressing the full range of issues facing the town, including economic regeneration and growth, skills and education, housing, environment, transport, health, community, and crime, among others. They will include a range of interventions and projects to address the identified challenges and opportunities, requiring both capital and revenue funding.
12. Place Plans will be led and developed by existing partnerships of local communities, businesses and other town stakeholders, working with the grain of existing action plans and local priorities and aligning with other planned investments. This is similar to the approach being applied through our Town Forums and will ensure that Place Plans benefit from local support and leadership and build upon existing proposed private sector and public investments.

Borderlands Town Investment Plans

13. Place Plans that include Borderlands eligible projects will then go on to develop a 'Borderlands Town Investment Plan' (BTIP).
14. The BTIP will be narrower in scope, focusing on a relatively small number of investments and projects that are eligible for BIG Deal funding, set within the context of the wider needs, activities and developments in the town. This will be limited to economic regeneration-type capital projects that support inclusive economic growth objectives and contribute to addressing the three Deal challenges: growing the working age population; boosting productivity; and delivering inclusive economic growth.
15. On this basis, the Place Programme will support, as defined in the BTIP, a range of

capital interventions targeted at enhancing the economic infrastructure needed to ensure the sustainability and growth of our towns. This includes:

- Purchase and assembly of land and buildings.
- Remediation of vacant and derelict sites.
- Property development and enhancement, including schemes to encourage private, public and third sector investment in improving buildings, re-modelling business premises, and conversion of buildings to new uses to support the repurposing of towns, e.g. residential, leisure, community uses.
- Development of arts and cultural, visitor economy, community, and skills and education facilities.
- Enhancement of shop, business and commercial public facing fronts.
- Development of the upper floors of buildings for affordable housing and other uses.

Town Prioritisation Process

16. There are more than 100 towns across the Borderlands area with different and distinct characteristics, needs and opportunities including for example:
 - Functions: long-established market towns, former industrial towns, seaside and coastal towns.
 - Population: Settlement sizes ranging from 1,000 to 46,000 residents
 - Catchments: Towns in locations that are relatively isolated and which are the key service centres for a substantial geographic area; towns with much smaller catchment areas driven by their close proximity to others; towns located relatively close to our cities and largest towns.
17. Given this diversity and the breadth of issues faced by towns in our area, a Borderlands Town Index was developed to facilitate the town selection process. This is on the basis that the key decision about where to target investment must be based on a process that is ideally evidence based, robust in its justification, and transparent for our stakeholders and communities.
18. The key challenge in developing this Index was a lack of published datasets across the Borderlands area at the geographical level of towns that could be directly attributed to the strategic objectives of the Programme. To compensate for this, the Index is based on a two-stage gateway process as follows:
 - A quantitative assessment of a generic range of published indicators that defines the relative “economic health” of the towns in scope
 - The progressive application of a range of qualitative factors that correlate to the broader “levelling up” aims of the Programme
19. The Index has been applied by each of the constituent Borderlands Councils to their

respective areas in recognition of the distinctiveness of each part of the Borderlands area. All of the authorities have used this standardised approach. It provides a consistent and objective assessment as to the current relative resilience of our towns.

The prioritised towns for Northumberland

20. From a Northumberland perspective, the Borderlands Town Index has been applied to the hierarchy of settlements as detailed in the Northumberland Local Plan as follows (Towns are listed in order of reducing population size within each category):
- *Main towns - larger centres:* Blyth; Cramlington; Ashington; Morpeth; Berwick upon Tweed; Hexham; and Alnwick
 - *Main towns - smaller centres:* Bedlington/Bedlington Station; Prudhoe; Ponteland; Amble; and Haltwhistle
 - *Service centres:* Seaton Delaval/Holywell; Guidepost/Stakeford/Choppington; Newbiggin by the Sea; Corbridge; Rothbury; Wooler; Seahouses; Haydon Bridge; Belford; Bellingham; and Allendale
21. A summary of the application of the Borderlands Towns Index to this list of towns in the county is reproduced at Appendix 1. From this, a list of 7 priority towns have been defined as having a demonstrable need for intervention and the scope to develop a reasonable pipeline of potential economic projects that would be eligible for Borderlands investment. These are:
- Alnwick - Main/large town with population of 7,955
 - Bedlington / Bedlington Station - Main/small town with population of 16,963
 - Prudhoe - Main/small town with population of 16,963
 - Haltwhistle - Main/small town with population of 3,794
 - Newbiggin-by-the-Sea - Service centre with a population of 6,122
 - Rothbury – Service centre with a population of 2,333
 - Bellingham – Service centre with a population of 1,048

Resourcing implications

22. The allocation earmarked for England within the Place Programme, subject to business case approval is £30 million over the 10-year period of the Deal with the indicative split between Cumbria and Northumberland being £18 million and £12 million respectively. From our experience of investing in smaller towns, an investment threshold of £3 million provides a reasonable benchmark for catalysing transformational change. This obviously equates to the selection of 6 priority towns in Cumbria and 4 in Northumberland.
23. However, the UK Government expects that other public sector funding - most notably from the County Council and the relevant parish/town council - will

contribute to the delivery of the economic projects agreed within the Borderlands Town Investment Plans. For example, a commitment from the County Council to allocate a further £3million over the next 5 years would facilitate the inclusion of a fifth town.

24. It also has to be noted that the “£3million threshold per town” may not necessarily apply to all towns. The listing above illustrates that the seven short-listed towns serve different functions and are of different scales. They will also have variable opportunities to unlock private sector leverage. Finally, there may be scope for some of the emerging projects to be funded from other Borderlands programmes and projects - particularly the Hadrian’s Wall project and the Energy Programme.
25. Given this scenario, it is recommended that a Place Plan should be prepared for all 7 towns with the subsequent extent of the economic projects they generate defining the potential capital investment envelope. The subsequent preparation and approval of BTIPs would then allow the Council the scope to consider the extent of their capital contribution to their delivery over the next 10 years. Further details on the rationale for preparing Place Plans for each of the 7 towns is outlined at Appendix 2.

Place Plan Preparation Framework

26. Place Plans in each prioritised town will be developed by local partnerships consisting of relevant organisations and groups with an interest in that town’s regeneration – with similar representation to those involved in the Town Forums that are already in place for the main towns in the county. Each of the partners will be for communicating with, and consulting those that they represent, to inform and shape the design, development and delivery of Place Plans.
27. The Town and Community Regeneration Team within the Economy and Regeneration Service will, on behalf of the Council, lead and facilitate this collaboration and partnership working. This work will build on the existing arrangements whereby each of the towns already have a named contact point and will use any existing strategies and pipelines of potential regeneration projects as the starting point for preparing each of the Place Plans.

Roll-out Strategy

28. The 7 priority towns identified will require intensive guidance and support from the Council to successfully secure funding via the programme. The programme’s process requires each town to firstly produce a Place Plan, which itself requires a number of stages to be completed, and ultimately, if interventions identified in the Place Plan are adjudged as being eligible for BPP funding, to produce a Borderlands Town Improvement Plan (BTIP).

29. The journey necessary to prepare an effective Place Plan is summarised at Appendix 3. In each town, initial, early contact will be made with all County Councillors and Town and Parish councils before building up and engaging with local stakeholders and the community in general. However, given the extent of this work whilst taking account of the available capacity to support and the year-by-year release of the Borderlands funding, a phased approach to their subsequent preparation will need to be adopted.
30. This will take the form of two waves:
- Wave 1 will consist of Alnwick, Bedlington, Newbiggin and Alnwick – the rationale for this is that there is scope to align and bring added value respectively to the current Alnwick Garden Lillidorei investment; planned investments in Bedlington town centre and the forthcoming reopening of the rail station at Bedlington Station; and to finalise and operationalise the Newbiggin Economic Plan
 - Wave 2 will consist of **Haltwhistle**, Bellingham, **Prudhoe** and Rothbury – this will ensure alignment with the equivalent Hadrian's Wall Programme within the Borderlands Deal which over the next 12 months or so will also generate a pipeline of projects that will extend into its wider hinterland
31. The projected timeline for this work is outlined at Appendix 4. However, it should be noted that the delivery of projects developed from the Borderlands Place Programme may take some time to come to fruition. It is a core of the Programme that towns move at their own pace and that Place Plans and Borderlands Town Investment Plans take as long as required by individual Towns to develop. On this basis, the rollout timeline should be viewed as indicative only with delivery progress reported to Cabinet on a regular basis.

IMPLICATIONS

Policy	The project fully supports the NCC Corporate Plan and the Northumberland Economic Strategy
Finance and value for money	£12m funding from Northumberland will be secured through the adoption of the Place Programme within Borderlands. It is expected that up to £21m from a combination of Borderlands and other public sector funding over the next five years is achievable.
Legal	There are no direct legal implications. Legal advice will be sought as part of the establishment of the programme subject to funding approval including project-based state aid advice where applicable.
Procurement	In line with all other capital expenditure, programme spend will be subject to the Council's recognised procurement procedures.
Human Resources	Delivery will be undertaken using existing resource from within the Economy & Regeneration Service
Property	Implications for council property will be considered in detail at Place Plan and Borderlands Town Investment Plan stages as necessary.
Equalities	Impact Assessment attached Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input checked="" type="checkbox"/>
Risk Assessment	Detailed risk assessments will form part of the operation of the programme and the business case development for individual projects. As part of the council accountable body role for the programme a series of assurance processes will be put in place which manage and mitigate risk.
Crime & Disorder	None at this stage although there is potential for Crime & disorder issues to be raised at Place Plan stage and if so will be addressed appropriately.
Customer Consideration	There will be extensive partner and community consultation as part of the Borderlands Place Programme development in each of the nominated Towns
Carbon reduction	None at this stage but it is expected that Carbon Reduction projects will feature in many of the Place Plans and Borderlands Town Investment Plans developed by Towns.
Health & Wellbeing	A major focus of the projects likely to come forward through Place Plans and Borderlands Town Investment plans are likely to involve better town centres which are well equipped to support recovery from Covid-19 and be more resilient in the future.
Wards	Wards across Northumberland within the 7 nominated Towns

Appendices:

- 1 – Borderland's Town Index for Northumberland
- 2 – Prioritised Northumberland Towns
- 3 – Summary of the Place Plan Preparation Framework for Northumberland
- 4 – Proposed rollout of the Place Plan Preparation Framework

Report sign off.

Authors must ensure that officers and members have agreed the content of the report:

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Appendix 1 – Borderland’s Town Index for Northumberland

Local Plan classification	Measure	Population 2018	Quantitative Filter		Qualitative Filters						PRIORITY TOWNS
			Sum of rank of indicator = Score	Towns discarded due to relative lack of need - rank of less than 145	Town already benefitting from a catalytic regeneration mechanism and/or external funding investment	Large town that has scope to access another regeneration mechanism	Town has regeneration needs that will not be met by Borderlands Place Programme	Town will benefit from preparation of a Place Plan to harness the value of latent assets or respond to a local “shock”	Town serves a wider hinterland that has evidence of local need	Town has comparatively little evidence of regeneration need	
Main towns - larger centres	Blyth	39251	352		X						
	Cramlington	32561	233			X					
	Ashington	28100	341			X					
	Morpeth	14936	165		X						
	Berwick	13476	261		X						

	Hexham	11400	153		X					
	Alnwick	7995	235					√		ALNWICK
Main towns - smaller centres	Bedlington/Bedlington Station	16963	273					√		BEDLINGTON / BEDLINGTON STATION
	Prudhoe	12204	184						√	PRUDHOE
	Ponteland	10380	137	X						
	Amble	6063	257		X					
	Haltwhistle	3794	241						√	HALTWHISTLE
Service Centres	Seaton Delaval/Holywell	10099	242							X
	Guidepost/Stakeford/Choppington	9337	261				X			
	Newbiggin by the Sea	6122	366					√		NEWBIGGIN BY THE SEA
	Corbridge	3101	126	X						
	Rothbury	2333	203						√	ROTHBURY
	Wooler	2043	244		X					
	Seahouses	1867	224							X
	Haydon Bridge	1532	191							X

	Belford	1341	212								X	
	Bellingham	1048	163						√			BELLINGHAM
	Allendale	808	99	X								



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Appendix 2 - Prioritised Northumberland Towns

Towns prioritised in Northumberland to prepare a Place Plan	
ALNWICK	<ul style="list-style-type: none">• Supplementary local quantitative analysis on footfall and vacancy rates indicates that despite the presence of Alnwick Castle and Alnwick Garden, the town centre is under-performing from an economic perspective.• Scope to repurpose the historic centre via improvements to the commercial and visitor appeal of the Market Place and surrounding streets. Potential to also provide better sustainable travel links to Alnmouth rail station and the coast.
BEDLINGTON/ BEDLINGTON STATION	<ul style="list-style-type: none">• Town is one of the most deprived parts of the county with scope to use the reopening of the Northumberland Line to passenger services to help stimulate economic growth and opportunity.• Recently secured Getting Britain Building Fund investment will enable the first phase of a long-awaited investment following Tesco's withdrawal from a supermarket redevelopment but further investment is required to catalyse the regeneration of the town.
BELLINGHAM	<ul style="list-style-type: none">• Bellingham is the largest settlement in the North Tyne Valley area and serves an extensive rural hinterland with potential to enhance its service centre role through the repurposing of vacant sites including the former Auction Mart.• Significant scope to improve its walking and cycling connectivity to both Hadrian's Wall and the Kielder Forest and Water Park and accordingly generate new enterprises linked to this visitor offer.
HALTWHISTLE	<ul style="list-style-type: none">• Supplementary local quantitative analysis on enterprise activity indicates that despite sitting at the heart of the Hadrian's Wall World Heritage Site, the town is under-performing from an economic perspective• Scope to further exploit the town's rail connectivity on the Tyne Valley Rail Line to become the orientation point more tangibly for visitors to the central stretch of Hadrian's Wall complemented with additional space for new businesses
NEWBIGGIN	<ul style="list-style-type: none">• Despite being one of the county's most deprived communities, Newbiggin is the only significant place on the Northumberland coast that failed to achieve investment from CCF - due largely to the town's inability to come together around a coherent plan for the town. This has now been addressed with a draft Economic Plan that can be readily translated into a Place Plan with a pipeline of regeneration projects.

PRUDHOE	<ul style="list-style-type: none"> • Supplementary local quantitative analysis on footfall and vacancy rates indicates the town centre is under-performing from an economic perspective which is of particular concern as its hinterland extends to include some of the most deprived communities in the Tyne Valley • The presence of edge of town retail and industrial sites has served to “hollow out” the town centre and lower community aspirations but local community organisations have a pipeline of projects that potentially would make a significant economic impact
ROTHBURY	<ul style="list-style-type: none"> • Rothbury is a district centre on the edge of the National Park that serves an extensive rural hinterland that is characterised by an ageing population • Significant scope to enhance its role as a gateway to the National Park whilst strengthening its commercial and business assets in the same way that Wooler has done in recent years.

Appendix 3 – Summary of the Place Plan Preparation Framework for Northumberland

Step	Details	Timing
1	Elected members of each of the towns briefed (individually) on BPP and our rollout strategy	M1
2	Town/Parish Councils briefed on BPP and set the task of identifying stakeholders to form the town's BPPB	M2
3	Facilitated stakeholder mapping session with TPC and key stakeholders identified in the Place Selection Templates (e.g. DT, NCC elected members)	M2
4	Meet with Town/Parish Council to confirm proposed membership of each town's BPPB as ratified by NCC as the accountable body. <ul style="list-style-type: none"> Propose governance and terms of reference 	M3
5	Economic Regeneration facilitated strategy session with each BPPB <ul style="list-style-type: none"> Agree governance and terms of reference with BPPB members BPPB briefed on top level requirements of producing a Place Plan. Vision and objectives Potential 'long list' interventions necessary to achieve these Report produced by E&R team Establish bespoke area of NCC website for town including PBB member pen portraits and terms of reference, governance procedures, vision & objectives 	M3
6	Consultation on Vision, Objectives, intervention longlist <ul style="list-style-type: none"> prep live consultation Report on findings Publish findings on website 	M4-5
7	Review of responses to consultation <ul style="list-style-type: none"> review / confirmation of vision and objectives Analysis of project longlist against community feedback, eligibility criteria, deliverability, impact, funding package / match requirements Project Shortlisting proposal report BPPB facilitated meeting to consider and agree report 	M6-7
8	Facilitated session on the development of BPP <ul style="list-style-type: none"> BPPB briefed on detailed requirements and methodology of producing a Place Plan. Agree rough timeline and milestones Next steps published on website 	M8
9	Development of BPP by BPPB with support from E&R Team	M9 on

	<ul style="list-style-type: none"> • Monthly 'TDB' type meetings – updates, milestone review etc • community consultation on BPP and revisions as appropriate 	
10	Submission of BPP to LA (exec for approval, IC for information) before submission to the Borderlands Partnership Board for identification of those interventions eligible for BPP funding, resulting in a BTIP being prepared.	TBC

Glossary of Terms:

BPP - Borderlands Place Programme

BPPB - Borderlands Place Programme Board

BTIP - Borderlands Town Improvement Plan

DT - Development Trust

E&R Team - Economy and Regeneration Team

IC - Informal Cabinet

LA - Local Authority

NCC - Northumberland County Council

PCW - Per Calendar Week

TPC - Town / Parish Council

Appendix 4 – Proposed rollout of the Place Plan Preparation Framework

Town	2021						2022												2023	
	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb
	M1		M2	M3	M4		M5	M6	M7	M8	M9	M10	M11		M12	M13	M14		M15	M16
Alnwick	S1		S2& 3	S4& 5	S6		S6	S7	S7	S8	S9	S9	S9		S9	S10				
Bedlington	S1		S2& 3	S4& 5	S6		S6	S7	S7	S8	S9	S9	S9		S9	S10				
Newbiggin	S1		S2& 3		S4& 5		S6	S6	S7	S7	S8	S9	S9		S9	S9	S10			
Prudhoe	S1		S2& 3		S4& 5		S6	S6	S7	S7	S8	S9	S9		S9	S9	S10			
Haltwhistle	S1				S2& 3		S4& 5		S6	S6	S7	S7	S8		S9	S9	S9		S9	S10
Rothbury	S1				S2& 3		S4& 5		S6	S6	S7	S7	S8		S9	S9	S9		S9	S10
Bellingham	S1				S2& 3		S4& 5		S6	S6	S7	S7	S8		S9	S9	S9		S9	S10

S1 – S10 refer to the 10 steps in the proposed place plan framework detailed in appendix 3