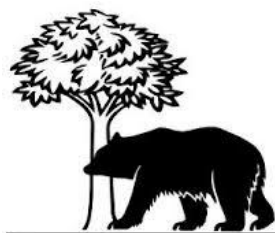


Berwick-upon-Tweed Neighbourhood Plan

Update

Help us shape the planning policies to guide the future development of Berwick, Tweedmouth and Spittal

April 2026



Berwick-upon-Tweed
Town Council

1. Background to neighbourhood planning

Neighbourhood plans contain planning policies which are used to assess planning applications. They are prepared by town and parish councils, rather than the county council. The policies within them can deal with a wide range of planning issues, like housing, employment, green spaces, heritage and transport. Once they have passed examination and have been agreed by the local community, they have the same status as the [Northumberland Local Plan](#) which is prepared by Northumberland County Council and contains planning policies for the whole county.

The preparation of a neighbourhood plan allows the community to play a much stronger role in shaping their area. A plan should include planning policies that are relevant to the local area, but importantly it should not repeat policies that are already defined within the Northumberland Local Plan and cannot conflict with strategic policies set out within it. Planning policies can only relate to matters that require planning permission.

Neighbourhood plans can also include wider community aspirations that do not need planning permission such as public transport provision, parking management and tackling incidents of antisocial behaviour.

A key stage of the preparation of a neighbourhood plan is to define its scope. Since work started on the Berwick-upon-Tweed Neighbourhood Plan, there have been several engagement events. Given the time that has passed since the last consultation, the Town Council considers it important to obtain feedback on the scope of the plan prior to preparing a draft for further feedback.

The starting point to define the scope of our plan is to consider the key issues facing our town, the opportunities, and the policies contained within the Northumberland Local Plan. This document seeks your views on the planning issues and policy scope that will guide future planning applications in Berwick, Tweedmouth and Spittal.

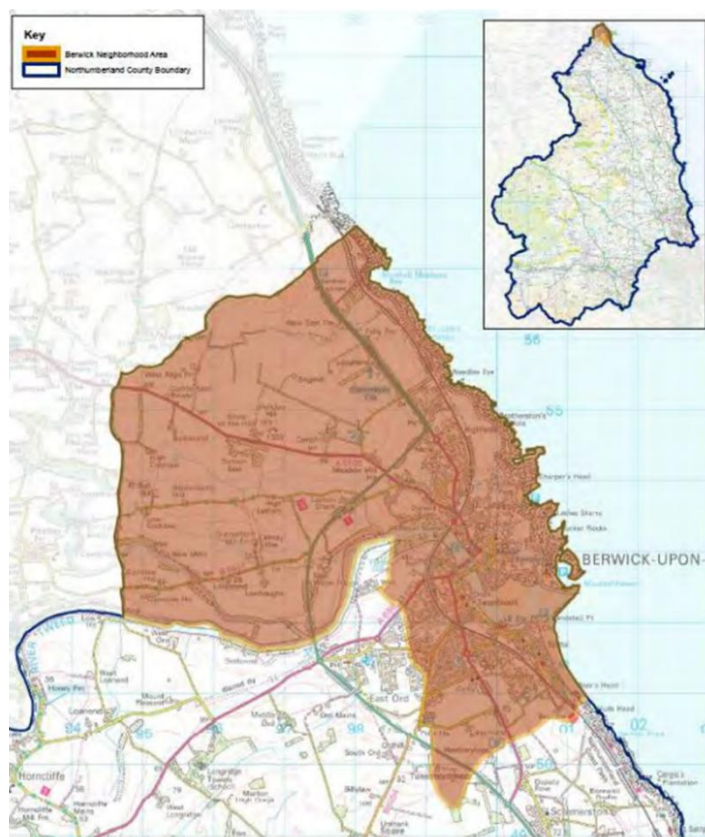


Figure 1 - Berwick Neighbourhood Plan Area

2. Issues and opportunities

Previous engagement on the plan has highlighted many positive elements of the town which should be protected and enhanced, including that:

- it is a great place to live
- it has a rich history and natural environment
- there is easy access to parks, river, coast and countryside
- it has a low crime rate
- it has a market ready workforce.

Feedback on the issues for the plan includes the need for policies and community actions to:

- influence the design of new development
- continue to improve and enhance the town centre and tourism
- protect our heritage, natural environment and important open spaces
- protect community facilities
- support the delivery of affordable housing
- support and enhance public transport, as well as facilities for pedestrians and cyclists
- promote public health
- assist and support economic regeneration.

Q1: Are there any other key issues and opportunities for the neighbourhood plan to address?



3. Vision and objectives

The vision for a neighbourhood plan should describe how the plan area will look if the policies and actions within it are successful at the end of the plan period in 2040. The draft vision and objectives have been informed by the early engagement. The planning policies and community actions contained within the plan should deliver the objectives.

We are seeking feedback on the draft vision and objectives for our plan.

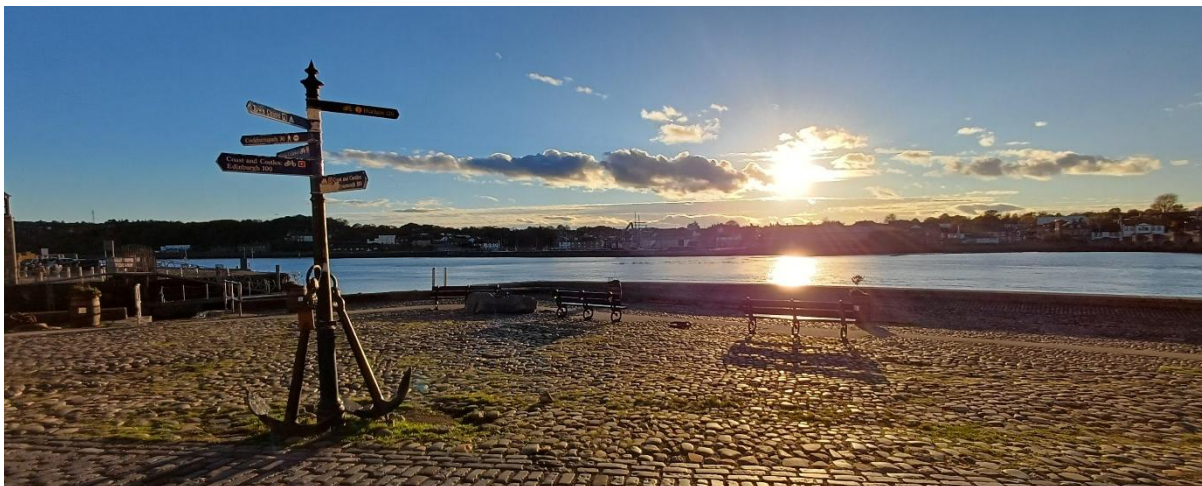
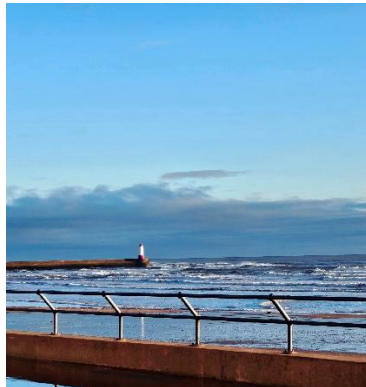
Vision: Berwick-upon-Tweed in 2040
<p>In 2040 Berwick-upon-Tweed will be an attractive and thriving place to live, work and visit. The community will be resilient and well-connected.</p> <p>New development will respect and respond to the town’s exceptional historic fabric, riverside setting and coastal landscape. The River Tweed, the coastline, the town walls and the wider natural environment will continue to shape the form and character of the town, with development enhancing public access, key views and the quality of streets and spaces.</p> <p>The town centre will remain the heart of the community. It will support local businesses, cultural activity, tourism and everyday services. It will continue to adapt to changing retail and economic patterns through well-designed regeneration and investment that supports both residents and visitors.</p> <p>Sustainable economic growth and investment will provide opportunities for young people while also responding positively to the needs of an ageing population through accessible housing, services and public spaces.</p> <p>Growth will be well-planned, environmentally responsible and locally distinctive — reinforcing the town’s strong sense of place and ensuring that future generations inherit a town that is both historically rich and forward-looking.</p>
<p>Objective 1 – High quality and locally distinctive development Ensure that new development enhances the character, appearance and setting of Berwick-upon-Tweed, including by: respecting building heights, protecting important views, delivering high-quality public realm and pedestrian friendly environments.</p>
<p>Objective 2 – Conserving and celebrating heritage and landscape Protecting and enhancing designated and non-designated heritage assets and the town’s natural environment, including by: encouraging the sensitive reuse of historic buildings, protecting key open spaces and seeking to ensure development strengthens the relationship between the town, river and coast.</p>
<p>Objective 3 – A strong, adaptable and vibrant town centre Supporting the vitality and viability of the town centre as the primary focus for retail, culture and services, including by: reinforcing the town centre as the preferred location for new retail and commercial development, encouraging the reuse of vacant and underused buildings, supporting improvements to shopfronts and the public realm, and promoting a balanced mix of uses that serve residents and visitors.</p>
<p>Objective 4 – Sustainable economic growth and investment Supporting economic development that strengthens the local economy, complements existing businesses and attracts investment, including by: supporting employment and regeneration opportunities and encouraging investment linked to cultural, heritage and environmental assets.</p>

Objective 5 – Meeting community needs

Ensuring development supports the needs of residents at all stages of life, including by: supporting an appropriate mix of housing and tenure, the provision of affordable homes, encouraging inclusive design as well as accessible and adaptable housing, and safeguarding valued community facilities.

Objective 6 – Green infrastructure and sustainable connectivity

Protecting and enhancing green spaces, allotments and green corridors, and improving sustainable movement across the plan area, including by: designating local green spaces, strengthening links between green spaces, promoting walking, cycling and public transport connectivity, and ensuring new development improves permeability and access.



Q2: Should we use the draft vision and objectives for the neighbourhood plan? We would welcome any comments/suggested amendments.

4. Northumberland Local Plan

Once adopted, our neighbourhood plan will form part of the development plan for Berwick-upon-Tweed. We therefore do not need to repeat the policies that are included within the [Northumberland Local Plan](#)¹. However, we should consider where we can add locally important detail. This section provides an overview of how the Northumberland Local Plan policies will help support the delivery of the vision and objectives and suggests areas where it may be beneficial to add local detail within our neighbourhood plan.

Economic growth

The Northumberland Local Plan includes several policies to support the growth of the economy. It includes employment land allocations ([ECN6](#), [ECN7](#), [ECN8](#) and [ECN9](#)), including an enterprise zone at Ramparts Business Park ([ECN4](#)) and planning policies to support employment development ([ECN1](#)), homeworking ([ECN11](#)) and tourism development ([ECN15](#)). Policies within the Northumberland Local Plan seek to protect employment land from loss ([ECN10](#)) to other non-employment development as well as supporting and promoting tourism and the visitor economy ([ECN15](#)).

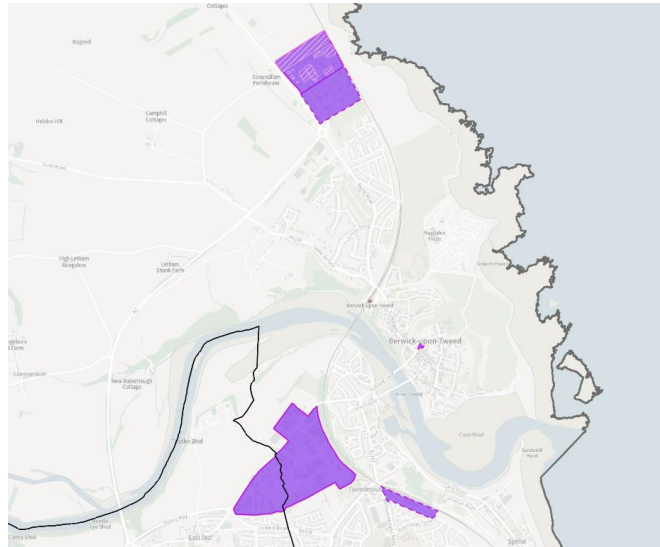


Figure 2: Local plan employment land allocations

Q3: Should we rely on the policies in the Northumberland Local Plan which support economic growth and tourism? If not, please explain why and what additional local policy approach you think is needed.

Town centre and retail

Figure 3 provides an extract from the Northumberland Local Plan policies map which identifies boundaries for the town centre. Policies within the Northumberland Local Plan seek to protect and enhance the primary shopping area² and key shopping frontages³, supporting development that would maintain or enhance the role of the town centre and resist development that would undermine it ([TCS1](#), [TCS2](#), [TCS3](#), [TCS4](#) and [TCS5](#)).

The neighbourhood plan provides an opportunity to reinforce the role of the town centre as the primary retail and service focus, ensuring that new retail development supports the vitality and viability of the historic core. The plan could:

- Extend the key shopping frontage - from Castlegate along Marygate, down Hide Hill along Bridge Street and up West Street;
- Extend the town centre boundary - to include existing commercial and community uses, such as the retail units on Main Street in Tweedmouth;
- Remove the primary shopping area designation as it does not have any planning benefits as changes to permitted development rights have reduced its practical planning function.

Figure 3 illustrates where changes could be made through the neighbourhood plan.

¹ You can also search for the relevant policy in the local plan pdf by using Ctrl F

² Defined area where retail development is concentrated

³ Frontages within the primary shopping area where it is sought to keep the majority in retail or similar active frontage uses

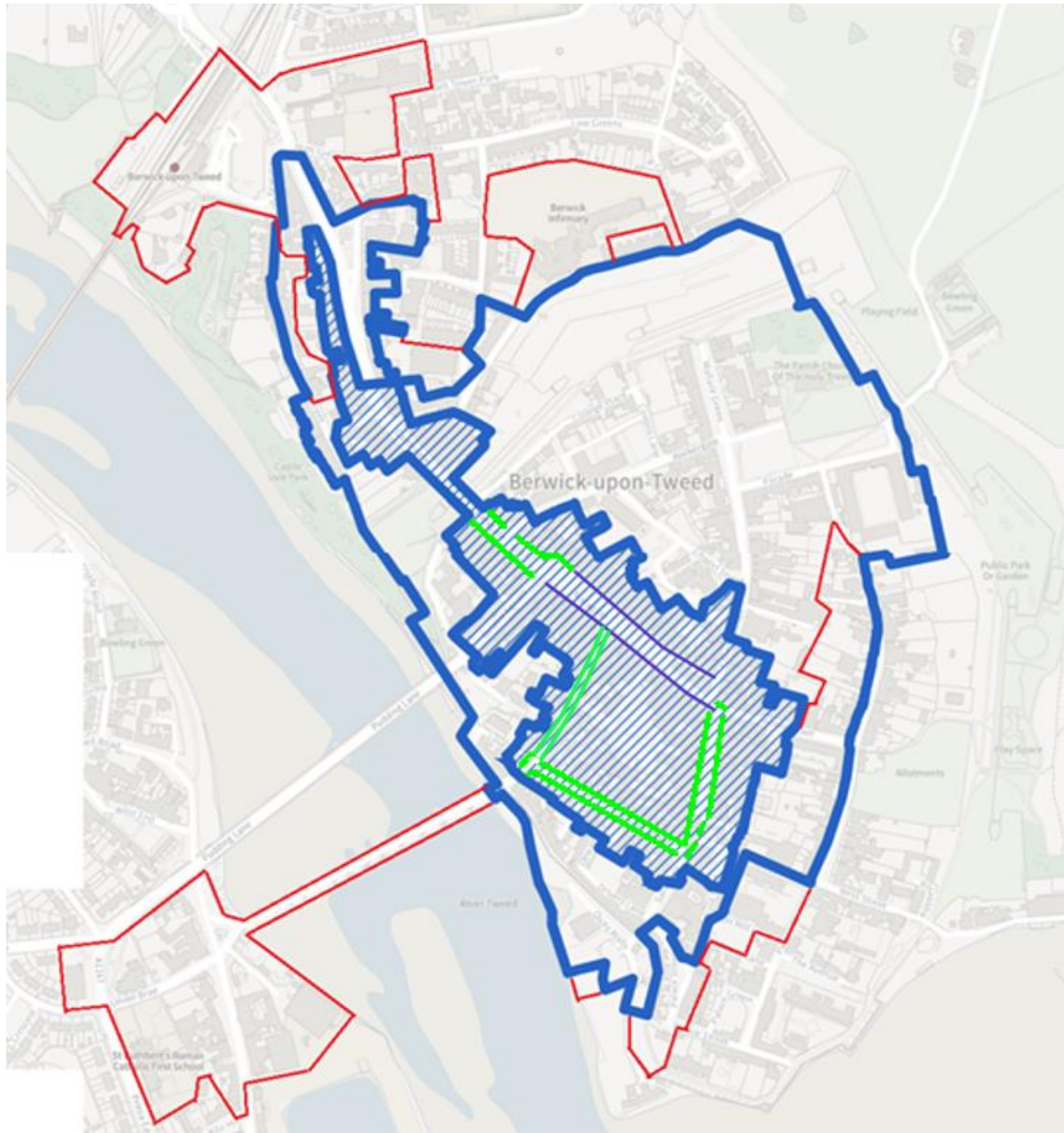







Figure 3: Northumberland Local Plan retail allocations and possible changes

-  NLP town centre boundary
-  NLP primary shopping area (to delete)
-  NLP existing key shopping frontages
-  Possible new extension to town centre boundary
-  Possible new extension to key shopping frontages

Q4: Should the neighbourhood plan look to update retail allocations for the town, including extending the town centre boundary and extending key shopping frontages?

Housing

The Northumberland Local Plan identifies a housing requirement for Berwick-upon-Tweed for the delivery of 680 homes between 2016 and 2036. Of this requirement, between 1 April 2016 and 31 March 2025 82 homes have been built and there is planning permission for an additional 792 dwellings⁴. This suggests that there is sufficient supply to meet the required market need for new housing. However, it is acknowledged that action is needed to ensure sites are brought forward for development.

Policies are included in the Northumberland Local Plan to focus any new housing development within the identified settlement boundary ([STP1](#)), require the provision of affordable housing as part of housing developments ([HOU6](#)) and to support the delivery of self-build, custom build, community led housing ([HOU5](#)), as well as the provision of homes for older and vulnerable people ([HOU11](#)). In parishes where more than 20% of homes have no permanent residents, the Northumberland Local Plan allows that new dwellings are limited to those which can only be occupied as a principal residence ([HOU10](#)). As a result of the level of detail contained within the Northumberland Local Plan, at this stage we do not consider it necessary to include specific policies or allocations for housing in our neighbourhood plan.

Q5: Should we rely on the policies within the Northumberland Local Plan to manage the location of new housing? If not, please explain why and what additional local policy approach you think is needed.

Design

The Northumberland Local Plan includes design policies which define design principles for the county ([QOP1](#)), highlight amenity considerations ([QOP2](#)), establish public realm design principles ([QOP3](#)), require the provision of landscaping and protection of trees ([QOP4](#)), as well as on sustainable design ([QOP5](#)). Despite the Northumberland Local Plan containing several policies, design is an area where many neighbourhood plans add local detail through the inclusion of design codes and/or detailed design policies. Early engagement highlighted the importance of the distinctiveness of the plan area, as well as the need for a design code for the Berwick and Tweedmouth Middle School sites and guidance on shopfronts. We therefore consider it would be beneficial for our plan to include policies to guide the design of new development.

It is proposed that the plan would include the following policies:

- Design – this policy would advocate for public engagement, consultation and design review as part of the process of preparing design and access statements. This policy could include specific criteria regarding development at Marygate, Quayside Car Park, The Old Bridge, shopfronts and development involving the public realm.
- The public realm – this policy would provide a framework to seek to ensure that new development delivers a well-designed public realm which enhances connectivity, functionality and aesthetics.
- Middle School Sites design code – this policy (or policies) would include a design code/guidance promoting medium density, high quality and pedestrian-friendly design on the sites. Ensuring that the development would continue the character of the urban form and encourage less car dependency for healthier lifestyles and to mitigate climate change.

Q6: Should the neighbourhood plan include a policy or policies that would be used to manage the design of new development?

⁴ Monitoring information provided by NCC

Protecting and enhancing the natural environment

The wealth and diversity of the natural environment of the plan area is enormously valued by the local community and visitors to the area. Both the River Tweed and the coastline to the east of Berwick support diverse marine habitats and ecosystems, meaning a significant amount of local, national and international natural environmental designations are located in the plan area (see figure 4). The Northumberland Local Plan includes many policies which will ensure these sites are protected and enhanced ([ENV1](#), [ENV2](#), [ENV3](#), and [ENV4](#)).



Figure 4: Overview of natural environment designations (local plan)

Q7: Should we rely on the policies within the Northumberland Local Plan to protect and enhance the natural environment? If not, please explain why and what additional local policy approach you think is needed.

Local Green Space and Protected Open Space

The Northumberland Local Plan allocates areas of protected open space ([INF5](#) - see figure 5). However, it does not identify areas of local green space, which has a greater level of protection. The identification of local green space is an important role for neighbourhood plans – an allocation which would prevent inappropriate new development on these sites other than in very special circumstances. The spaces do not need to be publicly accessible, but they cannot comprise an extensive tract of land. They must also be in close proximity to the local community and be demonstrably special to it. Initial work has identified almost 40 potential local green space sites.

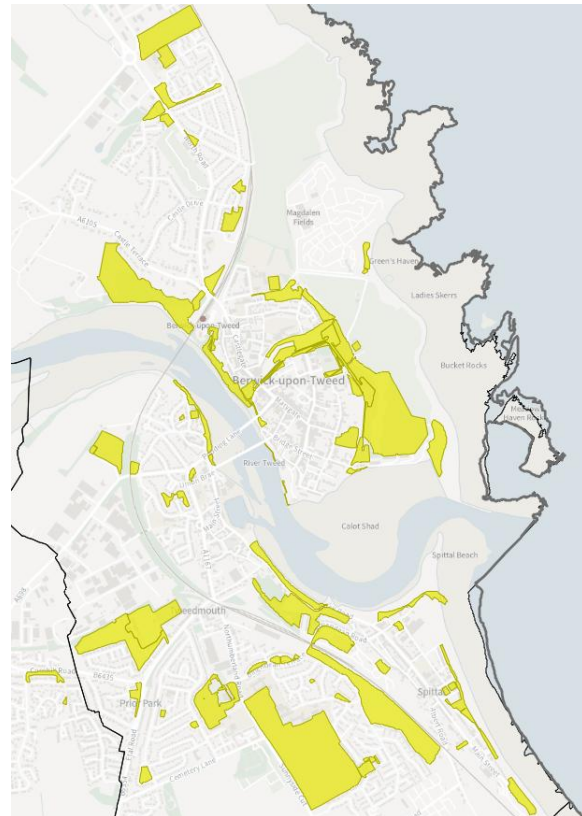


Figure 5 - Protected Open Space, allocated in the local plan

Table 1 - Potential Local Green Space Sites

Map no.	LGS no.	Name	What3words
1	LGS01	Castle Dene Park	///forks.tone.freed
2	LGS02	Castle Vale Park	///actors.unit.dive
3	LGS03	Bell Tower Park	///scout.spider.bump
4	LGS04	Magdalene Fields	///slices.aware.beside
5	LGS05	Flagstaff Park	///stale.direct.badly
6	LGS06	Five Arches	///desk.sleeps.supper
7	LGS07	Dock Road	///scar.storm.belong
8	LGS08	Spittal War Memorial	///drum.fears.stove
9	LGS09	Spittal Promenade	///employ.pounds.darker
10	LGS10	Pier Road	///fault.stand.chains
11	LGS11	Ramparts Copse	///option.tolls.posts
12	LGS12	Parade Green	///loft.fats.relate
13	LGS13	Lowry's Shelter	///visit.handed.hint
14	LGS14	Tweedmouth Riverside	///chained.suffice.facing
15	LGS15	Osborne Crescent	///hatch.holly.sang
16	LGS16	Greenses Garden	///pouch.wider.text
17	LGS17	The Avenue	///calm.update.wedge
18	LGS18	Palace Green	///barks.avoid.sugars
19	LGS19	SuDS Pond, Loaning Meadows	///cats.fails.bells

Map no.	LGS no.	Name	What3words
20	LGS20	Goodie Patchie	///marked.outer.clever
21	LGS21	Woodland Walk, Shielfield Terrace	///studio.trials.darker
22	LGS22	West End Place	///amused.ballots.tribe
23	LGS23	West End ‘Village Green’	///type.apron.picked
24	LGS24	Queen’s Garden	///fence.print.joke
25	LGS25	Union Park	///puddles.valid.woes
26	LGS26	Osborne Road ‘Pensioner’s Rest’	///cloak.organs.potato
27	LGS27	Ord Drive	///trend.pits.cloud
28	LGS28	Informal Cycle Tracks	///oddly.moons.played
29	LGS29	Rose Garden Middle St	///bank.sounds.item
30	LGS30	Football Field S end of Spittal Prom	///origin.bronze.entry
31	LGS31	Promenade picnic area	///yoga.soccer.amount
32	LGS32	Seafield Park, Sea Road	///fakes.snack.baking
33	LGS33	Grassy area St Helens Terrace to car park	///truck.deflection.moods
34	LGS34	Village Green East Street	///nights.eating.energy
35	LGS35	Common Land and dunes	///origin.fuel.cope
36	LGS36	Billenden Football pitch and grassy area	///about.sank.snaps
37	LGS37	Wild area below Eastcliffe	///look.mining.panels
38	LGS38	Grassy area NE of Spittal Hall Road	///cover.tight.stores
39	LGS39	Sandstell Road Car Park	///origin.fuel.cope

We believe our plan should identify areas of local green space which are of importance to the local community and may also consider whether additional areas should be identified as protected open space.



Q8: Should the plan identify areas of local green space and protected open space sites that are important to the local community? If so, are there any additional sites which you would like to propose for inclusion and explain why?

Allotments

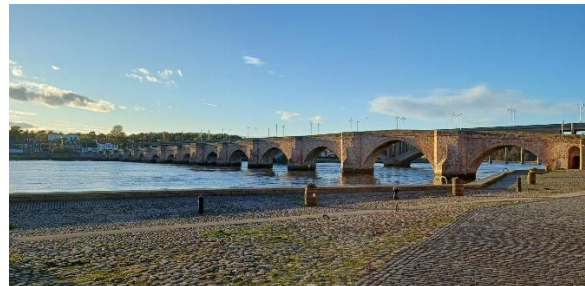
Within the plan area there are five sets of allotments. The allotments at Five Arches, Blakewell Gardens, Kelso railway line and St Bartholomew’s Crescent are managed by Berwick-upon-Tweed Town Council. The Lions House Allotments are run on a self-managed basis by a charitable trust. Allotments are valued by the local community and are part of the green infrastructure of the plan area. Given their importance, it is proposed that the plan will include a policy to seek to ensure that the existing level of allotment provision is retained and protected, as well as providing support to the extension of existing or the development of new allotments.

Q9: Should the plan include a policy to protect allotments?

Streetscape

The elevated position of Berwick-upon-Tweed allows expansive coastal views from the north, with historic ramparts and military earthworks in the foreground. Across the river to the south, panoramic views are available of the valley and landmark bridges to the settlements of Tweedmouth and Spittal, interspersed with areas of open farmland as the land gradually rises away from the river. The Tweed Estuary and the Tweed Valley provide considerable areas of open space. The distinctiveness of the area is hugely valued by the local community.

As a result, it is proposed to include a policy within the plan to maintain and where possible enhance the important views including those of the River Tweed and the coastline, the Town Hall, Tweed bridges, Clock Tower and Spittal Point. The policy could also highlight the need to protect and enhance the physical connection between the town, on both sides of the river, as well as the waterfront. In order to preserve the unique built form of Berwick, the policy would resist development that would negatively impact on positive elements of the landscape, vistas and streetscapes, for example, development within Berwick should not exceed prevailing building heights within the immediate townscape unless it can demonstrate no adverse impact on identified key views.



Q10: Should the plan include a policy to protect and enhance important views which could be from within the town, into the town or outwards from the town ?

Conserving and enhancing the built environment

Berwick-upon-Tweed contains a wealth of historic assets, including 307 listed buildings (17 of which are grade I and 22 grade II*), 9 scheduled monuments, a registered battlefield and three conservation areas. Engagement on the emerging plan has identified that the distinctiveness of the plan area is hugely valued by the local community. The Northumberland Local Plan includes policies to ensure that heritage assets are conserved and enhanced in accordance with their significance ([ENV1](#), [ENV7](#) and [ENV9](#)).

There is the opportunity through a neighbourhood plan to identify heritage assets that are important to the local community. A non-designated heritage asset is a building, monument, site, place, area or landscape having a degree of heritage significance meriting consideration in planning decisions, but which does not meet the criteria for nationally designated heritage assets. Initial work has identified almost 40 potential heritage assets to be identified (see table 2). The identification of a non-designated heritage asset would not in itself place restrictions on the ‘asset’, or introduce additional consent requirements over and above those already required for planning permission. It can, however, help to inform planning decisions in a way that conserves and enhances local character and identity.

Table 2 - Potential Non-Designated Heritage Assets

Map no.	Location	What3words
Housing		
1	2-8 North Road (inclusive)	///craft.bonus.orchestra
2	5-39 North Road (inclusive)	///split.cheeks.handle
3	10 North Road	///saying.good.title
4	Summerhill Terrace	///fence.grit.liability
5	6-48 Castle Terrace	///each.custom.buzz
6	The Elms, Castle Terrace	///fork.vouch.hers
7	1-19 Castle Terrace (inclusive)	///rinse.total.over
8	Gate Post Remnant – Castle Terrace	///learns.chats.clever
9	Castlehills Lodge	///chain.images.modes
10	Fallden Terrace & Howick Terrace	///pint.frozen.lance
11	Askew Crescent	///public.slave.foster
12	4-84 Shielfield Terrace	///affair.insist.slang
13	Turret Villa, Tweedmouth	///knee.cages.lungs
14	20-32 West End Road (The Tammy Shops)	///edge.chemistry.hooks
15	178/180 Main Street, Spittal	///stow.nail.sooner
Social Importance		
15	Coronation Park Shelter	///copy.gown.buzz
16	Pier Road Shelter	///fault.status.novel
17	Lowry Shelter	///sweep.senses.ladder
18	Spittal Prom Shelter (South)	///ends.report.trash
19	Spittal Prom Shelter (central)	///puns.employ.mouse
20	Brown Bear, Hide Hill, Berwick	///rugs.noting.slimy
21	Caesar’s Palace, Hide Hill, Berwick	///market.frock.tuned
22	Brewer’s Arms, Marygate, Berwick	///influencing.worth.sunset
23	Clock Tower – remnant of old infirmary	///strut.branch.blunt
Civic and Military		
24	Cemetery Lodge & 2 chapels, N Road, Berwick	///smug.expose.keep
25	1939-45 defences below the Royal Border Bridge	///award.error.saints
Links to Historic River Uses		
26	Carr Rock Stone Quay	///neon.lies.patrol
27	Quayside Lookout, Berwick Bridge (North side)	///cotton.pump.remote
28	Lifeboat House, Spittal	///horses.puns.kicks
29	Stone Mason’s Workshop, Port of Berwick	///desk.jaws.mute

Map no.	Location	What3words
30	Whitesand Shiel (New Road)	///hero.ozone.photo
31	Broad Shiel	///ledge flaunting.monday
32	Chateau Pedro (New Road/Askew Walk)	///washed.useful.lower
33	North Bells Shiel	///flickers.librarian.grin
34	Gardo Shiel (Port of Berwick)	///desk.jaws.mute
35	Bank Hill Ice House	///prefer.belly.noise
36	30 Ravensdowne Ice House	///meals.belong.darker
Other Industry		
37	Billendean Viaduct, Spittal	///worked.dine.bucks
38	Borough Water Works, Dock Road, Tweedmouth	///little.learns.exist
39	Gas Manager’s House, N Greenwich Road, Spittal	///mixer.crust.player
40	Spittal Point Chimney	///descended.lively.fault
Monuments		
41	Conqueror’s Well (Chaleybate), New Road	///copies.sector.list
42	Queen Victoria Jubilee Fountain, Castlegate	///slope.flames.vibrate



Q11: Should the plan identify heritage assets that are important to the local community? If so, are there any other buildings or structures that you would like to be included and explain why?

Community facilities

National planning policy identifies community facilities as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship. These facilities enhance the sustainability of local communities and residential environments. Through early engagement the following community facilities have been identified as having great importance to the local community:

Table 3 - Community Facilities

Area ⁵	Name	What3words
General		
B	Berwick Community Trust, William Elder Building	///fresh.cloud.input
B	Berwick Library/Tourist Information	///crate.urgent.brains
B	Berwick Family Hub	///notice.scale.blend
B	Berwick Youth Project	///invest.thick.decent
B	North Northumberland Voluntary Forum	///damp.parent.decent

⁵ B = Berwick, T = Tweedmouth, S = Spittal

Area ⁵	Name	What3words
B	Maltings – currently closed for refurbishment	///bucket.faced.voting
B	Maltings Cinema - currently at Barracks	///comb.mostly.taxi
B	Strawyard	///chins.summer.muddy
B	Granary Gallery/YHA	///deeply.healers.echo
B	Parish Centre, Holy Trinity/Parish Church	///tennis.lame.chefs
B	St Aidans	///those.occurs.recent
B	Gymnasium Gallery (closed for refurb)	///discouraged.proof.cats
B	Berwick Barracks (closed for refurb)	///comb.mostly.taxi
B	Visitor Centre	///score.mash.harder
B	Main Guard	///gently.shuts.crib
B	St Cuthbert's Parish Centre - Walkergate	///bumpy.sooner.brains
B	King James Court (Mtg rm)	///cool.hotels.stews
B	Hospice Shop Violet Terrrace (Mtg rm)	///accent.dent.rich
B	Newcastle Building Society (Mtg rm)	///yarn.gifted.faster
B	Guildhall (Town Hall)	///potato.nation.become
B	Palace Green Pavilion	///vets.wings.crunch
S	Family Fun Centre (Arcade/Café on Promenade)	///slim.worked.slows
S	Northern View	///sugar.flags.crash
S	Spittal Community Centre	///cool.brief.rally
Sports		
B	Berwick Sports and Leisure Centre	///beats.most.clots
B	Berwick Bowling Club	///hosts.counts.mount
B	Magdalene Fields Cricket Club	///tight.truth.sketch
B	Magdalene Fields Tennis Club	///trap.doctor.legs
B	Newfields Football Field	///recall.hired.wacky
B	Magdalene Fields Golf Club/Course	///slices.aware.beside
T	Shielfield Park	///depend.novel.sooner
T	Tweedmouth Bowling Club	///enjoyable.demand.taped
T	Five Arches	///joke.piles.games
S	Spittal Bowling Club	///school.life.piles
S	Billendean Park	///hood.suffice.rabble
Places of Worship		
B	Holy Trinity Church (Berwick Parish Church)	///urban.cars.boots
B	Catholic Church of Our Lady and Saint Cuthbert	///spits.thinks.credit
B	Berwick Baptist Church	///leans.hails.scarf
B	Church of Scotland, St Andrew's Wallace Green	///films.bets.mess
B	Berwick Methodist Church	///insist.submit.smiled
B	Berwick Salvation Army Community Church	///horns.plates.public

Area ⁵	Name	What3words
B	Muslim Prayer Group – William Elder	///fresh.cloud.input
T	Tweedmouth Parish Church	///lamps.notion.lions
S	St John's Church Spittal	///stress.basis.below
Parks - overlaps with LGS?		
B	Coronation Park	///coast.deeper.buns
B	Flagstaff Park and Rose Garden	///stale.direct.badly
B	Castlegate Park	///depend.body.pipes
B	Castle Vale Park	///actors.unit.dive
S	Seafield Park?	///fakes.snack.baking
S	Spa Well ?	///driver.orders.wash
Schools and Colleges		
B	Holy Trinity Church of England First School	///allows.axed.rental
B	Berwick Middle School	///glitz.loves.port
B	St. Mary's Church of England First School, Berwick	///petal.drips.mugs
T	Grove School, Tweedmouth	///falls.point.leaned
T	Tweedmouth West County First School	///topped.decreased.fantastic
T	Tweedmouth Prior Park First School	///early.faster.fluid
T	Tweedmouth Community Middle School	///lines.purely.boring
T	St. Cuthbert's Catholic First School	///agent.editor.trying
T	Kiln Hill Pre School Ltd, Tweedmouth	///cliff.bride.films
S	Spittal County First School	///sudden.bind.wisdom
S	Spittal Community School	///sudden.lush.roof
S	Northumberland College, Berwick Campus (4 sites)	///ready.exist.bills
S	Berwick Academy	///farm.tribal.origin
Playgrounds		
B	Flagstaff Park	///lower.lanes.ruler
B	Greenses Haven	///last.calms.covers
B	Newfields	///goods.suffice.points
B	Highcliffe	///rise.stole.maybe
T	Osborne Place	///shows.space.parks
T	Springdale	///venues.forms.obey
T	Leisure Centre	///motel.admits.ramp
S	Spittal Play Park	///rally.logic.pools
S	Spittal Splash Park	///rushed.diary.humans
NHS Hospital/Health Clinics		
B	Berwick Infirmary	///tent.margin.mock
B	Well Close Medical Group	///sticks.cargo.necks
B	Berwick Minor Injuries Unit	///strut.branch.blunt

Area ⁵	Name	What3words
B	Berwick-upon-Tweed Dentist Brucegate	///tunes.heave.wake
B	Tweed Dentist, Marygate (to be opened)	///orders.rust.tent
B	Berwick Hospital	///shower.fried.lance
T	Northumberland NHS Care Trust, Tweedmouth incl. Tweedmouth Dental Clinic	///battle.tuned.hulk
T	Union Brae Surgery, Tweedmouth	///album.dress.maybe
T	Tweedmouth Dental Clinic	///laser.wells.waving
Pubs		
B	The Barrels Ale House	///remark.comb.game
B	The Curfew Micropub	///mercy.vibrate.chose
B	The Red Lion	///formed.tiger.lanes
B	The Free Trade	///submit.thanks.sushi
B	The Pilot Inn	///boot.album.game
B	The Brown Bear	///basin.galaxy.water
B	The Leaping Salmon	///fills.universally.mostly
B	The Queen's Head	///treat.again.helps
B	The King's Arms	///stamp.opera.cherry
B	The King's Head, Church Street	///regime.ahead.puppy
B	The Brewer's Arms	///influencing.worth.sunset
B	The Castle	///august.yappy.stars
T	The Angel Inn	///volunteered.nods.dwell
T	The Thatch	///toward.spared.spits
S	The Blenheim	///lock.song.decreased
S	The Bear Claw Brewery	///drive.bared.grain
Public Toilets		
B	Castlegate Car Park	///engage.orders.banana
B	Woolmarket	///award.lasted.shape
B	Greenses Haven	///twin.thus.giant
S	Promenade	///lasted.nodded.insist



Q12: Should the plan identify important community facilities and protect them from loss? If so, are there any additional facilities that you would like to be included and explain why?

Sustainable transport

The Northumberland Local Plan includes policies to:

- Promote sustainable connections including sustainable transport choices and addressing the needs of people with disabilities and reduced mobility, ensure delivery of cycle parking, protect, enhance and support public rights of way, supporting provision of EV charging points ([TRA1](#))
- Manage the effects of development on the transport network ([TRA2](#))
- Improve the core road network (A1 and A1167) ([TRA3](#))
- Identify car parking standards ([TRA4](#))
- Support rail transport facilities ([TRA5](#))
- Support improvements to port facilities ([TRA8](#)).

Following feedback from early engagement, the neighbourhood plan could add local detail to the Northumberland Local Plan by including a policy that supports defined cycle corridors, enhancement to the river path, links to Tweed Trail and requirements for connectivity and the accessibility of new development.



Q13: Should the plan include a sustainable transport/accessibility policy within the neighbourhood plan? If so, are there other elements which you consider should be included?

Possible planning policy areas and themes for community actions

Based on the issues outlined above, we consider that the following may form the main policy areas of the neighbourhood plan:

- Retail and town centre
- Design, including public realm and Middle school sites design code/policy
- Local green space
- Protected open space
- Allotments
- Streetscape (important views)
- Non-designated heritage assets
- Community facilities
- Sustainable transport/accessibility.

Q14: Should the plan include the suggested possible planning policy areas? Are there other elements that should be identified?

As part of the process of developing the neighbourhood plan, some areas of community concerns were identified that cannot be addressed through the planning system. However, as part of the neighbourhood planning process they can become ‘community actions’, which are supported by Berwick-upon-Tweed Town Council. These proposals can be delivered in conjunction with other local organisations. The following themes for community actions have been identified:

- Monitoring the impact of short-term holiday accommodation on the availability of housing
- Work with NCC to explore opportunities to introduce Article 4 Directions within the conservation areas to require planning permission for development that would normally be permitted development, to manage the impact of development on the character of the area
- Scoping opportunities to deliver hotel accommodation
- Opportunities to enhance public transport
- Considering opportunities to increase car parking in appropriate locations.

Q15: Should the plan include the identified themes for community actions? Are there others that should be identified?

How to get involved

We would welcome your feedback to help inform the scope of our neighbourhood plan. We will be holding a drop-in session on Saturday April 18th and Saturday April 25th 2026 between 10-2pm at the Town Council Office on Marygate. There is a questionnaire that you can complete to provide feedback online or in paper format.

This consultation document and the related questionnaire are available:

- Online on the Town Council website <https://www.berwick-tc.gov.uk/neighbourhood-plan> or by scanning the QR code.
- In hard copy at the Town Council offices, Berwick Community Trust & Spittal Community Centre. If you are completing a paper questionnaire you can drop them off at these sites.
- If you would like the information on email – contact us at info@berwick-tc.gov.uk

Comments can also be emailed to info@berwick-tc.gov.uk or made in writing to Berwick-upon-Tweed Town Council, Unit 1, 82–88 Marygate, Berwick-upon-Tweed, TD15 1BN.



We need your comments by 30th of April 2026

Next steps

Once we have considered the feedback, we will use this to inform the first draft of the neighbourhood plan. This could include further work to develop the evidence to support policies and allocations in our plan. Depending on the issues that we are looking to address we may need to undertake further early engagement before we publish a draft neighbourhood plan for comment.

When we have received feedback on the draft plan, we will revise it where required and submit it to Northumberland County Council. The plan will then be examined by an independent person and when it passes examination the local community will be asked to vote in a referendum on whether they support the plan.

We will keep the neighbourhood plan section of our website up to date with information on the progress of the plan. If you would like to be notified of opportunities to get involved in the preparation of the plan, please contact us. Any personal data supplied will only be used in relation to the Neighbourhood plan in accordance with General Data Protection Regulations. You can view a copy of our [Privacy Policy](#) on our website.