

# Allendale Neighbourhood Development Plan

2015 – 2031

Made 1<sup>st</sup> July 2015





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## Foreword

### Allendale Parish Council Chair, Cllr Jan Simmonds

Allendale Parish Council is proud to be one of the first rural parishes in the country to prepare a Neighbourhood Plan.

The Parish Council sees the Allendale Neighbourhood Development Plan as a key opportunity to put localism into action, bringing forward a positive vision for our area which can be realised on the ground as decisions are made in the future.

Our gratitude must go to parish councillors and other local representatives of our communities who have sat on the Steering Group and tirelessly put together the Plan. The Parish Council has had a say throughout the process but above all it is people from the local area who have determined what has gone into making this Neighbourhood Plan, via an array of consultations and local events.

The Neighbourhood Plan aims to make sure that new development along the East Allen Valley is delivered in a way that will benefit the whole community, bearing in mind our unique location in the North Pennines Area of Outstanding Natural Beauty and our other natural assets, as well as what is needed to allow our local communities and economy to thrive.



### Allendale Neighbourhood Development Plan Steering Group Chair, Cllr Colin Horncastle

I was elected as chair of the Allendale Neighbourhood Development Plan Steering Group in 2011 knowing that putting localism into practice in a wide rural area like Allendale would be a big challenge.

The original application to do a neighbourhood plan came from a relatively small group of people and it was the job of the Steering Group to get the wider community on board and produce a Plan that could reflect the wide range of local views and opinions but which would be progressive and positive for the local people, the economy and the environment.

I am pleased to say that I think we have achieved this. This has been done with the help of local people who have sat on the Steering Group; all the people who have attended our events and responded to consultations; and the support given by Newcastle University, Locality, Planning Aid, the County Council and others.

We now have a set of policies which should allow homes and businesses to be built and expand in accordance with local needs and aspirations but respecting everything that is special about our environment. We have also created, through the Plan, a Local Green Space designation in the middle of Allendale Town.

I thank the Steering Group and the people of Allendale Parish for the support shown for the Plan through the referendum result.



## 1. Introduction

- 1.1 Allendale Parish Council has led the preparation of this Neighbourhood Development Plan, with the help of local volunteers and representatives from businesses and local community and voluntary organisations. The vision, objectives and policies have been prepared in response to priorities for action identified by the local community during engagement and consultation events that took place at the start of the plan making process which was launched in October 2011.
- 1.2 The Plan provides locally specific planning policies to address issues important to the local community some of which are not being adequately addressed through existing planning policies.

### How the plan has emerged

- 1.3 The Allendale Neighbourhood Development Plan was part of the original 'first wave' in a national programme of neighbourhood planning 'Front Runners'. These are pilot projects, intended to test new planning powers introduced through the Localism Act 2011. These new planning powers allow parish councils to prepare plans which will guide development and shape the way in which their parish grows and changes in the future.
- 1.4 The Plan sets out the community's vision for the future of Allendale Parish. A set of plan objectives were agreed through community consultation, and the policies set out in the Neighbourhood Plan are intended to support the realisation of these objectives.
- 1.5 The Plan now has legal status. It will help to give a much greater local flavour to how planning applications are decided within Allendale and ensure that the Parish gets the level and type of development that supports the local community; allows the local economy to flourish; and protects our local environment.

### Early stages of community engagement

- 1.6 The Steering Group, which guided the process of plan making, was set up by the Parish Council in July 2011. Since its inception, the Steering Group has been supported by community volunteers including representatives from the local business community and the local community and voluntary organisations
- 1.7 The plan making process was launched in October 2011, when priorities for action were identified by the local community during engagement and consultation events. These events drew out concerns about the interpretation and implementation of existing planning policies governing development in the area. The Parish Council agreed that certain matters could benefit from locally defined policies.
- 1.8 These ideas were refined during a series of community workshops during 2012. The details of and outcomes from community engagement are outlined in the Consultation Report that supports the Plan. All background supporting documents are available on the local community website: [www.allenvalleys.co.uk](http://www.allenvalleys.co.uk).

### Pre-Submission stage

- 1.9 A six week period of consultation took place on the pre-submission draft Neighbourhood Plan between January and March 2013. The Parish Council formally consulted people living and working in the Parish, along with other organisations having an interest in development in the Parish, on a set of twelve draft policies, intended to address local issues highlighted through earlier community engagement.
- 1.10 The consultation was publicised in the local area. Leaflets were delivered to all properties in the Parish. Local advertisements were posted around the Parish and placed in the local press. Statutory consultation bodies and other local organisations were informed in writing about the draft Plan. Community drop-in events were held on Friday 8 February, 2013 in Allenheads and Allendale Town.
- 1.11 The written responses received contained approaching a hundred separate comments, many supportive of the draft Plan or making constructive suggestions.
- 1.12 As an additional exercise, an independent pre-submission check of the Plan was carried out by 'Locality', a national neighbourhood planning support organisation appointed by the Government.
- 1.13 The Steering Group concluded that minor changes to the Plan would be sufficient to address the representations including the recommendations from the independent pre-submission check. It was not considered that any significant additions to the Plan were needed and therefore a further full consultation, prior to submission, would not be needed.
- 1.14 The Parish Council did, nevertheless, conclude that some additional work was required to make sure that the necessary legal requirements were being met and the evidence for the policies in the Plan was as clear as possible. Additional work was commissioned including:
- A sustainability review;
  - A survey on local housing needs; and
  - A survey seeking local views on the proposed Local Green Space designation.

### Sustainability issues

- 1.15 As part of the neighbourhood planning process, the Parish Council, sought a screening opinion from Northumberland County Council, as local planning authority, on whether the Allendale Neighbourhood Development Plan would need to be subject to a Strategic Environmental Assessment (SEA) under European Union Directive 2001/42. The County Council's opinion was that SEA would not be required.
- 1.16 Notwithstanding the County Council's opinion that SEA is not required, and in order to meet legal obligations to show that the plan contributes to achieving sustainable development, the Parish Council commissioned a sustainability review of the Plan's objectives and policies. This review was carried out independently through Planning Aid England. The review was verified locally through a community workshop held on 3rd July 2013. The sustainability review concluded that the Plan, taken as a whole, contributes to the achievement of sustainable development.

### The Submission Plan for Independent Examination

- 1.17 Taking into account representations made to the Pre-Submission Draft Allendale Neighbourhood Development Plan (January 2013), and the additional evidence collected to support the Plan, revisions were made to the Plan. These were approved by the Parish Council and a final draft Submission Plan was presented to Northumberland County Council for Independent Examination in February 2014.
- 1.18 All Neighbourhood Plans must be subject to independent examination before they can proceed to referendum and approval. The purpose of the independent examination is to ensure that legal requirements on plan preparation and consultation have been met; and that the Plan meets the prescribed 'basic conditions'. The basic conditions require that neighbourhood plans:
- are prepared having regard to national policy and guidance;
  - are in general conformity with the strategic policies in the development plan;
  - contribute to the achievement of sustainable development; and
  - are compatible with European Union obligations on environmental impact and human rights.
- 1.19 Northumberland County Council arranged the appointment of an Independent Examiner with the agreement of the Parish Council. Prior to commencement of the independent examination the Submission Plan was publicised by the County Council for a six week period. The independent examination was conducted by way of written representations. The Independent Examiner, Christopher Collison, conducted his examination during November 2014 and presented his findings in a report dated 8 December 2014. The report concluded that, subject to minor modification, the Plan may proceed to Local Referendum. All of the modifications recommended by the Independent Examiner were made to the Plan and were included in the text and policies presented in the Referendum Plan.

### Referendum

- 1.20 A referendum was held on Thursday 26 March 2015. 79% of those who voted were in favour of the Plan being brought into force. Following this positive referendum result, Northumberland County Council resolved to make the Allendale Neighbourhood Development Plan part of the statutory development plan for Northumberland at the Full Council meeting on Wednesday 1<sup>st</sup> July 2015.
- 1.21 In practice, this means that policies in the Allendale Neighbourhood Development Plan supersede any relevant policies in the Tynedale Core Strategy (2007) and any relevant saved policies in the Tynedale District Local Plan (2000). The Neighbourhood Plan will now be used in day to day decisions on planning applications.
- 1.22 The plan period for the Allendale Neighbourhood Development Plan will run from 1st July 2015 until **31 March 2031**.

## The Planning Policies

1.23 The Allendale Neighbourhood Development Plan comprises 11 planning policies and now forms part of the statutory development plan. The policies support sustainable development and many of them include the phrase '*...planning permission will be granted...*' as a means of giving clear direction to decision makers and developers. Where policies contain this phrase it will be interpreted in accordance with established legislation and national guidance. The planning system in England is plan-led. Planning legislation requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The policies in the Plan are now the starting point in reaching a decision on any planning application submitted in the Parish where those policies are relevant in reaching that decision.

## Monitoring and Review

1.24 The process for preparation of neighbourhood plans was described as 'light touch' by the Government when legislation was first debated and when it was brought into effect in 2012. Having regard to the resources available to Allendale Parish Council, it is proposed that a light touch approach will be applied to monitoring and review of the Plan.

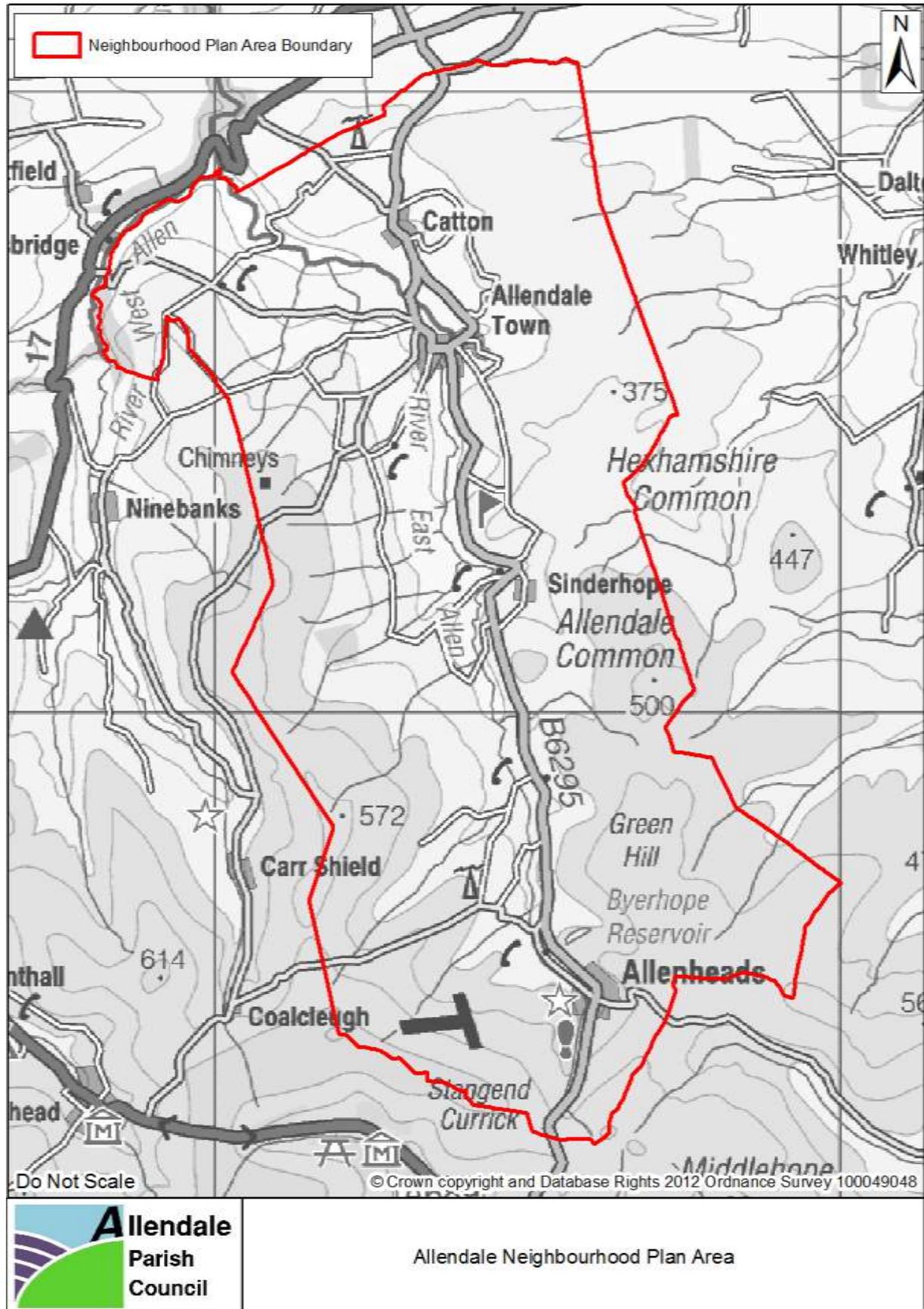
1.25 With the support of the County Council as local planning authority, the Parish Council intends to review the nature and outcome of planning applications submitted within the Parish annually. This will involve monitoring planning decisions on all development where the policies in the Plan should have effect. Principally this will require the following activity subsequent to the making of the Plan:

- Recording planning applications received by the County Council during each financial year;
- Assessing the extent to which consideration of the policies in the Plan are referenced in the decision making process; and
- Noting the extent to which decisions are made in accordance with representations made by the Parish Council where these make reference to the Plan.

1.26 Support will be required in carrying out analysis on planning decisions in the Parish. It is expected that this will come from the County Council as part of their duty to support neighbourhood planning. The data required for analysis will be readily available to the County Council through their planning application monitoring processes.

1.27 The outcome of the annual monitoring process will be reported by the Chair of the Parish Council at the Annual Parish Meeting.

# Allendale Neighbourhood Development Plan: Made Plan



## 2. Vision for Allendale Neighbourhood Plan

- 2.1 It is important to present a vision for the Parish in order to set the broad context for the Plan in terms of community aspirations. The vision was tested through the consultation process and is considered to represent community aspirations about how the Parish should be viewed in the future.

### ***The Parish of Allendale:***

***A group of sustainable, vibrant, linked rural communities focussed around a strong service centre at Allendale Town, adapting to the changing needs of our population.***



### 3. Objectives for the Plan

- 3.1 The objectives below reflect the Parish Council's aspirations as lead body for the preparation of the Plan and the communities' expression of matters that are important directly to life in Allendale. They are locally specific and are designed to meet community needs and expectations.
- 3.2 The objectives underpin the Plan policies. These seek to support the vision for Allendale and will contribute towards the delivery of sustainable development in the Parish.
- 3.3 The Plan objectives are set out below:

**Objective 1: Maintaining sustainable communities**

Provide a positive framework within which decisions on planning applications can be made for the benefit of continuing the sustainability of communities across the Parish.

**Objective 2: Managing environmental impacts**

Minimise our negative impacts and maximise our positive impacts on the environment and resources reasonably required to live, work and enjoy life in the Parish of Allendale.

**Objective 3: Sustaining local resources**

Reduce the level of finite resources used to meet development needs in the Parish including through reuse or recycling.

**Objective 4: Economic development within environmental limits**

Develop and diversify the Allendale economy through inward investment, support for existing business networks, and by encouraging enterprise to enable development of new home-grown businesses and jobs where this would not significantly and adversely affect the quality of the local environment.

**Objective 5: Meeting housing needs**

Encourage provision of housing, including affordable housing to meet identified needs where doing so would not significantly and adversely affect the quality of the local environment.

**Objective 6: Delivering local infrastructure**

Support and encourage the continued provision of social, community, recreational and other leisure infrastructure reasonably required to meet local business, community and visitor needs.

**Objective 7: Conserving our assets**

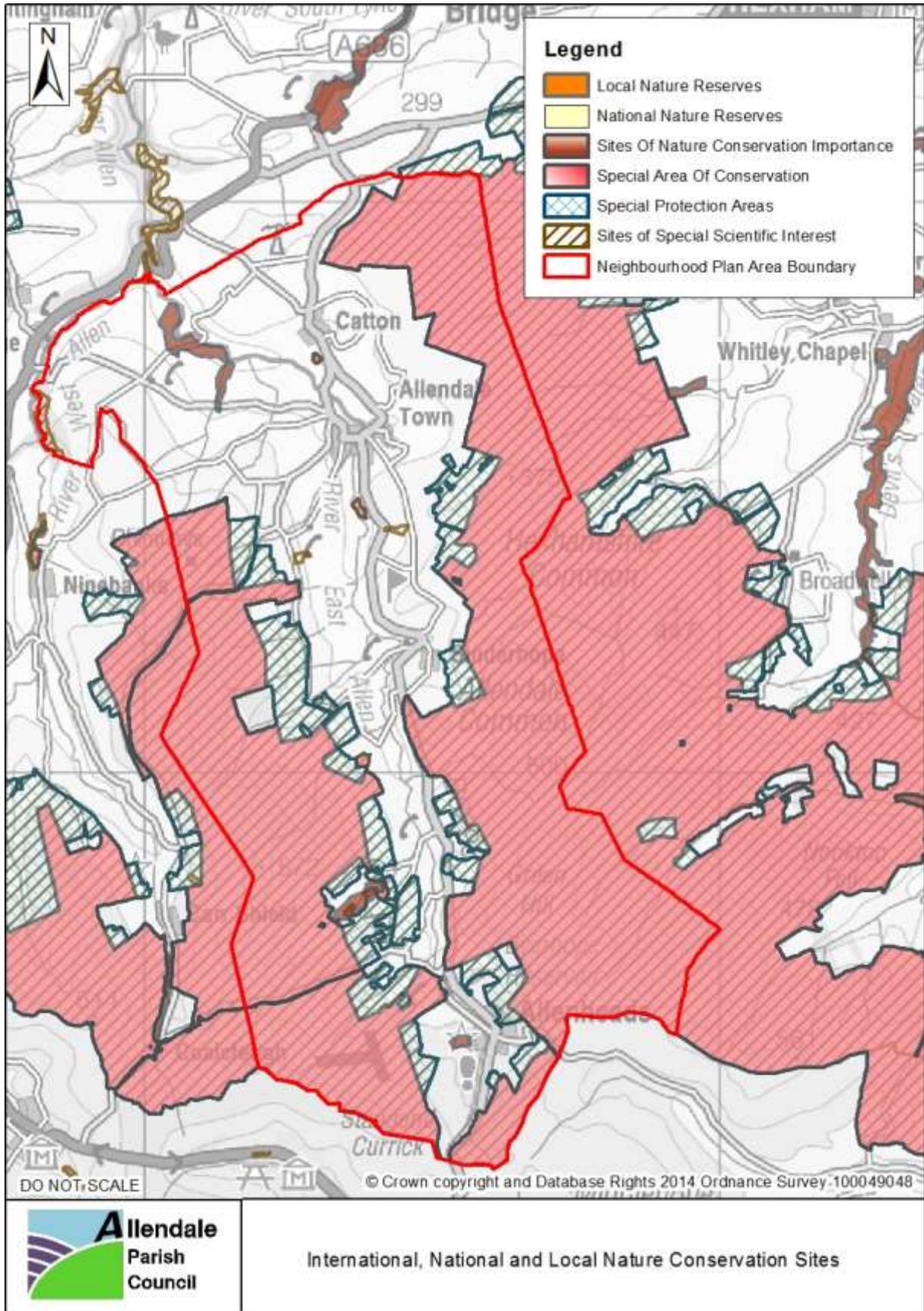
Conserve and enhance the landscape, biodiversity, natural habitats and cultural heritage of the Parish, having due regard in all decision making to the purpose of its designation as an Area of Outstanding Natural Beauty.

## 4. Management of Development and Growth in Allendale

### Purpose and Reason for Policy

- 4.1 Policy ANDP1 provides a positive framework for locally distinctive decision making. It supports the presumption in favour of sustainable development established in the National Planning Policy Framework (NPPF). The policy will assist with the management of growth in the Parish and in securing a long term viable future for Allendale's local communities.
- 4.2 It provides a general development management policy which sits at the heart of the Plan. The remaining policies in the document should be applied in conjunction with ANDP1. Support for new development has been expressed throughout the various stages of community engagement on the Plan. The main provisos have been that there should not be a proliferation of isolated development and that building should not have a negative impact on the special character and appearance of the landscape and settlements in the Parish.
- 4.3 The Policy sets out specifically to support the aims and purposes of the designation of the whole of the Parish and adjoining areas as an Area of Outstanding Natural Beauty (AONB).





## **POLICY ANDP 1: General Development Principles**

Planning permission will be granted for development at a scale and in locations that accord with policies set out in the Neighbourhood Development Plan where it can be shown that the development would support and maintain the continued sustainability and viability of communities across the Parish by providing:

- new homes, including affordable housing, to meet the objectively assessed local housing needs of the Parish;
- new and expanded business premises;
- tourism related development and tourist accommodation; and
- infrastructure associated with leisure, recreational pursuits, and social, community and educational activities throughout the Parish.

All development shall be designed and located having regard to the principles and advice set out in the North Pennines AONB Building Design Guide (2011) and the North Pennines AONB Planning Guidelines (2011) and any other relevant design guidance for AONB areas extant at time the application is determined. It shall be located to ensure that it does not significantly and adversely affect the:

- amenity of nearby residents or other sensitive land uses; or
- character and appearance of the settlement or area in which it is located.

All development shall avoid harm to the significance of social, built, historic, cultural and natural heritage assets of the Parish.

Development that significantly and adversely affects the landscape character, appearance, tranquillity and dark skies of the North Pennines Area of Outstanding Natural Beauty will not be permitted.

Development on isolated sites in the open countryside that is not well-related to any existing built development, will only be permitted:

- where it is essential for farming or forestry purposes including the provision of housing for rural workers where it is essential that they live permanently at or near their place of work in the countryside; or
- where development involves conversion or demolition and re-build of disused buildings in accordance with Policies ANDP7 and ANDP8; or
- where development exhibits exceptional quality and outstanding or innovative design leading to significant environmental enhancement; or
- for other uses that are considered appropriate in the open countryside, but only in exceptional cases and where there is no reasonable alternative.

Where development requires appropriate assessment under the Birds or Habitats Directives planning permission will only be granted if there will not be an adverse effect on the integrity of any European site, either alone or in combination with any other plan or project.

## 5 Housing Development

### Purpose and Reason for Policy

- 5.1 The amount of housing to be provided in the Parish will be set through the development plan. Currently, for Allendale, this means the Tynedale Core Strategy (2007).<sup>1</sup> This will be replaced in due course by a new Local Plan for the whole of Northumberland which is being prepared by Northumberland County Council.
- 5.2 The County Council consulted on its 'Local Plan Core Strategy: Full Draft Plan' document in December 2014. That document identified a requirement for 100 dwellings to be built in Allendale Town during the 20 year plan period, ending March 2031. Additional development is also expected to take place in the smaller villages and hamlets throughout the parish and in adjoining parishes.<sup>2</sup> This level of housing development would be largely consistent with the conclusions in the recent Allendale Local Housing Needs Survey commissioned by the Parish Council.
- 5.3 The Northumberland Local Plan Core Strategy is yet to reach submission. It proposes that Allendale Town will continue to be a focus for new dwellings. However, it recognises that an increasing proportion of new dwellings may be delivered as a result of more relaxed policies on building conversion, reuse and redevelopment set out in the Neighbourhood Plan.
- 5.4 Throughout consultation on the Neighbourhood Plan, concerns from the community have been directed towards the scale of individual developments, rather than a specific quantum of development over the plan period. However, a delivery rate of 5 dwellings per year is similar to historic rates of house building in the Parish. This is evidenced in the Background Report to the Plan.
- 5.5 Policy ANDP2 therefore sets an expectation that only small scale new housing development schemes should be allowed. The growth of settlements should appear as natural or organic additions which might normally be expected to have occurred over time rather than as larger new streets or estates of housing. The policy supports new housing development at a small scale in locations that do not compromise the character and appearance of the area. 'Small scale' is defined in the Glossary to the Plan. In general terms this will mean housing schemes of up to 9 dwellings.
- 5.6 Development is not restricted to Allendale Town or other specified settlements. However, Policy ANDP2 is intended to operate within the framework set by all other policies in the Plan. This generally seeks to prevent development in isolated locations. Where development is proposed beyond established settlements, such as on farmsteads or where it would be associated with other groups of rural buildings, it is intended that such development must be limited to being within a discernible curtilage of the existing building or group of buildings.

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1 The figures in the Tynedale Core Strategy follow policy set by Regional Spatial Strategy for the North East, although the Strategy was revoked in April 2013.

2 The figure for new dwellings takes account of all additional dwellings likely to be required, including both market and affordable housing, whether this is new build or building conversions.

## **POLICY ANDP 2: Scale of Housing Development**

Planning permission will be granted for individual dwellings and small scale housing development schemes, including affordable housing, that contribute to meeting the objectively assessed housing needs of the Parish as

- set out in the statutory Development Plan, taking account of the fact that Allendale is the main settlement in the parish; and
- supplemented, as necessary, through up to date housing needs surveys.

Housing development will be required to :

- (a) be of a nature and scale that reflects and respects the character and appearance of the area in which it is situated and it can be readily visually accommodated into the surrounding landscape or townscape without adverse impact on the character of its setting;
- (b) not result in an adverse impact on the amenity of any existing neighbours, including businesses; and
- (c) not otherwise adversely impact sensitive land uses.



## 6. Affordable Housing

### Purpose and Reason for Policy

- 6.1 The provision of additional affordable housing to meet the needs of existing residents in the Parish and those who have connections to the area was identified by the community as an issue to be addressed through the Plan. Housing needs studies conducted in the past, have demonstrated unmet need in the Parish. A significant amount of new affordable housing has been provided more recently through the construction of 25 new houses in Allendale Town at Denefields and at Deneholme Annex. However, to provide a useful current assessment of housing need, the Parish Council commissioned a Local Housing Needs Survey. The outcome of the Survey provides evidence that helps substantiate the need for a policy to control future occupation of affordable housing to ensure a long term supply is available.
- 6.2 The Survey, carried out during the summer of 2013, sought to assess the housing needs of local people living within the Parish, and to assess the extent to which the existing housing stock could meet the needs of people who expressed an intention to move house or create a new household in the Parish or elsewhere.
- 6.3 The Survey identified a shortfall in housing within the Parish that is likely to become available to meet local needs over the next five years. The findings demonstrate that, in the interests of providing suitable housing for local people, retaining young people and families and having a sustainable and balanced population, a small amount of housing growth is critical.
- 6.4 When considered alongside the fairly low level of housing that the emerging Core Strategy expects to be delivered in Allendale the Survey findings demonstrate that it is important for future housing growth to cater for the needs of the local population first and foremost.
- 6.5 Whilst the Parish Council has not set out specifically to quantify the need within the Parish for affordable housing through the Neighbourhood Plan, Policy ANDP3 does seek to ensure that, where new affordable housing is built, it is first occupied by local people in housing need and that it remains available as such in the long term. It is appropriate to retain control over first and future occupation of affordable housing and this policy presents the opportunity to exert those controls by way of planning obligations. Policy ANDP3 requires that future occupation of any new affordable housing should be controlled by reference to a geographical priority order of people in need. This approach is normally described as a 'cascade' arrangement. People currently in need and living in the Parish should be housed first followed by those in adjoining parishes, and only after it is established that no people are found to be in need in those areas should consideration be given to housing people from other areas.



- 6.6 The Parish Council's preference is to create new affordable housing in the main existing settlements in the Parish, that is: Allendale Town; Allenheads; and Catton. However, the Parish Council considered it inappropriate to set any requirement through the Plan that affordable housing be provided only in those settlements ahead of any other sustainable locations where a need has been demonstrated

### **POLICY ANDP 3: Retention of Affordable Housing**

Where planning permission is granted for affordable housing, first and future occupation of each affordable dwelling will be controlled by planning obligation. This will ensure that occupation is limited in the first instance, and in subsequent sales or lettings, to people meeting local needs and, where appropriate, local connections criteria as set out in Annexe A of the Neighbourhood Plan. Where this cannot be achieved a cascade arrangement for first and future sales and lettings shall be set out in the planning obligation. This will require occupation first by people in housing need in the Parish, then those from adjoining parishes, then those in need across Northumberland. This mechanism shall have permanent effect in controlling the occupation of the dwelling as affordable housing.



## 7. Rural Business Development

### New Businesses: Purpose and Reason for Policy

- 7.1 To enable the communities of Allendale to have a vibrant and sustainable future it is important to maintain and expand a diverse and prosperous local economy. However, in terms of business and employment development opportunities this presents a number of challenges including:
- Relative isolation from larger population centres and consumer markets;
  - Added transport costs to access markets outside the parish;
  - Inadequate broadband and mobile phone services;
  - Poor access to larger centres of education and research; and
  - Environmental and physical constraints on growing businesses within the Parish
- 7.2 Unemployment rates in the Parish are relatively low at about 5%. Although the proportion of the population in employment is close to the national average at 60%, there is a much greater level of self-employment.
- 7.3 The local economy has diversified recently with 'professional and technical activities' and 'wholesale and retail' sectors now accounting for more businesses than agricultural<sup>3</sup>. The Rural Businesses in the North East Survey (2009) showed that the Allen Valley has a high proportion of 'skilled' and 'managerial and professional' workers. Many are attracted to move to the area by the high quality environment and often bring established businesses or start new, remotely operating enterprises.
- 7.4 It is important that Allendale continues to attract businesses like this into the area, but also encourage entrepreneurship in the existing population to diversify the types of business local people are active in within the Parish. Farm diversification is also important to widen sources of income to allow the agricultural function to remain viable, whilst providing new business space and tourism facilities.



3 Rural Businesses in the North East of England: final survey results (2009)

- 7.5 Tourism is a key element of the Allendale economy. The Plan promotes it as a growth sector both for day and overnight trips, particularly based on outdoor recreation. Most tourism development is naturally drawn to Allendale's settlements. However, it is accepted that tourist facilities may need to be accessible to visitors in those places they like to visit.
- 7.6 The Parish Council strongly supports the growth and development of small businesses of all types throughout the Parish. Particular support is provided through the Plan for tourism related activity, but also for businesses started by people looking initially, or permanently, to work from home.
- 7.7 The Plan supports the creation of new business space through the re-use of existing buildings and the construction of appropriate new buildings within or bordering settlements, having regard to other policies in the Plan, particularly Policy ANDP1.
- 7.8 New build business space and tourism facilities in the open countryside, including extensions to existing businesses, will be supported if they are linked to existing employment development or a farm diversification scheme, within reasonable environmental limits. This recognises the dispersed nature of businesses in Allendale, balanced against the need for sustainable development and protection for the landscape.
- 7.9 The Plan also allows for new employment development in the countryside where this would make a positive contribution to the purpose of the AONB. This is particularly intended to allow for development linked to outdoor recreation. Such development would be considered against criteria set for the protection of the character and appearance of the area including built, natural and cultural heritage matters, and ecological interest.

### **POLICY ANDP 4: New business accommodation and tourism facilities**

**Planning permission will be granted for new business space and tourism facilities, other than overnight tourist accommodation, as follows:**

- (a) within or adjoining existing settlements, on a scale appropriate to the settlement, taking account of the fact that Allendale is the main settlement in the Parish; or**
- (b) in the open countryside**
  - (i) where associated with a farm diversification scheme or an existing employment site of a small scale; or**
  - (ii) otherwise, including on all isolated sites, only 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.**

**All development will be assessed against criteria set out in policy ANDP1.**

## Tourist Accommodation: Purpose and Reason for Policy

7.10 For the tourism industry in the Parish to flourish it is vital that the range and quality of visitor accommodation is allowed to develop. However this must be balanced with protecting the attractions that draw people to Allendale.

7.11 The Plan supports the development of permanent accommodation including hotels, hostels and holiday homes within or adjoining existing settlements. The intention of Policy ANDP5 is to allow development that supports existing facilities; maximises accessibility for visitors to those facilities and features in the Parish that attract visitors whilst offering protection to the special landscape character of the area.

7.12 New non-permanent facilities will be permitted, including at suitable countryside locations. Proposals should be considered on their merit having regard to the impact development may have on the character of the area, with special attention given to ensuring adequate effective screening of camping, chalet and caravan sites.



### **POLICY ANDP 5: New build tourism accommodation**

**The construction of new permanent buildings for overnight tourist accommodation will only be permitted in locations within or adjoining existing settlements taking account of the fact that Allendale is the main settlement in the Parish.**

**Planning permission will be granted for new small scale camping, chalet and caravan developments and for additional space or accommodation at existing sites in accessible areas including areas of open countryside provided:**

- **they are, or can be, adequately and effectively screened; and**
- **they conform to criteria set out in policy ANDP1.**

## Working from home: Purpose and Reason for Policy

- 7.13 Many current businesses are sole traders and microbusinesses, and many operate from a home office or workshop. Strong support was expressed through community engagement on the Plan to actively encourage people to run businesses from home. The intention of Policy ANDP6 is to allow recognition of the need, on occasion, for ancillary workers to visit home workers where it has been determined that planning permission is required for the home-working activities. This could include visiting support services such as book keepers or accountants, which do not form part of the home run enterprise.
- 7.14 The policy also recognises that people may not have a suitable space within their home from which to run a business, or they may wish to distinctly and deliberately separate their work and living space. Policy ANDP6 supports the construction of extensions, the conversion of outbuildings, and the development of new free standing buildings in gardens from which businesses can operate. This is intended to maximise the opportunity for home run enterprises to be created and supported in the long term in Allendale Parish.
- 7.15 Policy ANDP6 applies where a material change of use occurs, such that planning permission is required. A criteria based approach to impact assessment allows consideration of the creation of higher impact uses in more rural and isolated locations where no neighbours or sensitive other activities would feel any adverse effects. The policy is positive towards entrepreneurial activity, but remains balanced by the need to consider development impact which will differ in every case.

### **POLICY ANDP 6: Working from Home**

**Planning permission will be granted for the use of part of a dwelling for office and/or light industrial uses, and for small scale free standing buildings within its curtilage, extensions to the dwelling or conversion of outbuildings for those uses provided that:**

- **other than minor ancillary support, servicing and maintenance, all work activities are carried out only by the occupants of the dwelling; and**
- **no significant and adverse impact arises to nearby residents or other sensitive land uses from noise, fumes, odour or other nuisance associated with the work activity; and**
- **any extension or free standing building shall be designed having regard to policies in this Plan and should not detract from the quality and character of the building to which they are subservient by reason of height, scale, massing, location or the facing materials used in their construction.**

## 8. Conversion of Redundant Buildings

### Purpose and Reason for Policy

- 8.1 Opportunities exist within Allendale Parish to reuse redundant buildings located in the open countryside. Previous planning policies have allowed for the conversion of such buildings but set a strong preference for small-scale employment uses, holiday accommodation, recreational uses, tourist facilities and new rural enterprises, including farm diversification. While those policies did not prevent the conversion of buildings for residential use they require that it is first demonstrated that the building cannot be developed for an employment use and that efforts have been made to find a commercial or business related use for the building.



- 8.2 Community engagement revealed support for the conversion of redundant buildings to a residential use without needing to give consideration to an employment generating use first, which was considered to be too onerous. The only concern expressed was in relation to containing external additions that could adversely affect local character. Support was also expressed for affordable housing in such buildings.
- 8.3 More recently, changes to the planning system were introduced which allow conversions from agricultural to residential use without the need to a planning application on the grounds that rural communities could benefit from more affordable homes by making better use of barns and other agricultural buildings. However, these changes do not have effect in Areas of Outstanding Natural Beauty.
- 8.4 Policy ANDP7 promotes the conversion of redundant buildings, thereby helping to prevent them becoming derelict to the extent that they are no longer capable of conversion. The Policy supports business, tourism and permanent residential use provided that the conversion and any ancillary works respect local character and that particular regard is given to respecting the purposes of designating the North Pennines AONB. Proposals must also fulfil criteria relating to: structural soundness; prevention of harm to protected species and their habitats; access and parking arrangements; and the need to consider landscape and visual impact arising from the conversion.
- 8.5 Policy ANDP7 only applies to the conversion of redundant buildings in open countryside locations as national and other local policy remains supportive of the reuse of buildings and previously developed land within settlements.

## **POLICY ANDP 7: Conversion of Buildings in the Open Countryside**

Subject to conformity with policies elsewhere in the Plan and to criteria set out in Policy ANDP1, there will be support for the conversion and reuse of redundant and disused buildings in the open countryside to create:

- permanent residential accommodation;
- permanent business and employment space;
- residential tourist accommodation and tourism facilities; and
- live-work accommodation

Planning permission will be granted where all of the following requirements are met:

- (a) Reports of surveys conducted by appropriately qualified and experienced people have been submitted with the planning application demonstrating that:
  - protected species and their habitats will not be harmed during building works or as a result of the conversion. Any future potential impact on those species and their habitat will be required to be satisfactorily mitigated or compensatory measures provided for any acceptable loss;
  - there will be no unjustified harm to the significance of a heritage asset and the local or national importance of the historic fabric, features and setting of any building being converted have been suitably assessed and where necessary recorded in accordance with a scheme of works agreed with the local planning authority before planning permission is granted for conversion;
- (b) Safe and convenient access arrangements to the site exist or can be created;
- (c) Sufficient off-street car parking can be provided to ensure that highway safety is maintained;
- (d) The conversion, alteration and any extension to the building is designed and implemented having regard to advice provided in the North Pennines AONB Building Design Guide (2011), the North Pennines AONB Planning Guidelines (2011) and any other relevant design guidance for AONB areas extant at time the application is determined;
- (e) In all cases, the design and location of ancillary works including access, curtilage boundary treatments and any outbuildings should not have an adverse and unacceptable impact on the landscape and visual amenity of the area; and
- (f) Permitted development rights will be removed to ensure reasonable controls exist over future extension and modification of buildings converted to alternative uses under this policy in the interests of landscape and visual amenity across the AONB.

This policy will apply to proposals for the conversion and adaptation of existing agricultural buildings that form part of a farm diversification scheme provided the main agricultural function of the farm is maintained and subject to compliance with Policy ANDP1.

## 9. Demolition and Reconstruction of Disused Buildings in the Open Countryside

### Purpose and Reason for Policy

- 9.1 Previous planning policies are restrictive in terms of allowing the reuse of disused buildings where this would require significant rebuilding. Community engagement responses showed support for opportunities to redevelop buildings in the open countryside where they have reached the position of being beyond economic repair.
- 9.2 Policy ANDP8 supports the demolition and reconstruction of derelict, disused, abandoned and dilapidated buildings in the open countryside for uses supported elsewhere in the Plan. This can include residential use, tourism accommodation, business and employment use and live-work accommodation.

### **POLICY ANDP 8: Demolition and Reconstruction of Derelict Buildings**

Planning permission will be granted for the demolition and reconstruction of existing derelict, disused, abandoned and dilapidated buildings in the open countryside which were originally permanent structures and of substantial construction. Buildings may be reconstructed to create uses supported by policies elsewhere in the Neighbourhood Development Plan. This can include permanent residential accommodation, including affordable housing; tourist accommodation or other tourism facilities; business and employment uses; or mixed-use and live-work accommodation subject always to criteria set out in Policy ANDP1 and subject to the following conditions being met:

- (a) Reports of surveys conducted by appropriately qualified and experienced people shall be submitted with the planning application demonstrating that:
- the buildings to be demolished are structurally unsafe and that they cannot safely and economically be brought back into beneficial use through conversion;
  - protected species and their habitats will not be harmed during or as a result of the demolition, reconstruction and reuse of the building. Any future potential impact on those species or their habitat will be required to be satisfactorily mitigated or compensatory measures provided for any acceptable loss; and
  - the local or national importance of the historic fabric, features and setting of any building being demolished have been assessed and where necessary recorded in accordance with a scheme of works agreed with the local planning authority before planning permission is granted for reconstruction;

*continued....*

- (b) Safe and convenient access arrangements to the site exist or can be created;
- (c) Sufficient off-street car parking can be provided to ensure that highway safety is maintained;
- (d) The new building shall be constructed substantially using facing materials salvaged from the demolition process and other locally sourced appropriate facing materials;
- (e) The new building shall be designed to reflect and respect the scale, form, mass and appearance of the original building having regard to advice provided in the North Pennines AONB Building Design Guide (2011), the North Pennines AONB Planning Guidelines (2011) any other relevant design guidance for AONB areas extant at time the application is determined;
- (f) In all cases the design, appearance and location of ancillary works including access arrangements, curtilage boundary treatments and any outbuildings should not have an adverse and unacceptable impact on the landscape and visual amenity of the area;
- (g) Permitted development rights will be removed to ensure reasonable controls exist over future extension and modification of reconstructed buildings in the interests of landscape and visual amenity across the AONB; and
- (h) Proposals resulting in the loss of any significance or harm to a heritage asset will need to demonstrate that they are necessary to achieve public benefits that outweigh that harm or loss.

This policy will not apply to the demolition and reconstruction of modern portal framed or similar agricultural or commercial buildings or to the demolition and reconstruction of temporary buildings or structures.



## 10. Extensions to Dwellings

### Purpose and Reason for Policy

- 10.1 Supplementary Planning Guidance currently used to determine planning applications for extensions to dwellings in the open countryside limits the size of extensions to a 33% addition in volume compared to the original dwelling. This approach only applies to dwellings in the open countryside. Elsewhere, proposed extensions are judged on their merit having regard to the relative impact of the extension on the host dwelling and its impact on nearby residents.



- 10.2 Community engagement responses suggest that the current approach to extensions to dwellings in the open countryside is seen locally as overly prescriptive. The Plan establishes a criterion based policy which relies on a judgement being made regarding the scale and design of extensions in comparison to the host dwelling, that is: the dwelling as it exists at the time the extension is proposed.

### **POLICY ANDP 9: Extensions to Dwellings**

**Planning permission will be granted for extensions to dwellings in settlements and in the open countryside where these accord with Policy ANDP1 provided that:**

- **the overall design, size, appearance, scale, height and mass of the extension remains visually and functionally subservient to the host dwelling;**
- **the external facing materials used in the construction of the extension match or complement the materials used in the construction of the host dwelling;**
- **no significant and adverse impact arises from the development on the amenity of neighbouring residents;**
- **the cumulative effects of such extensions across the surrounding countryside are acceptable; and**
- **the effects of any significant increased run-off from rainwater arising on the additional hard surfaced area created by the extension can reasonably be mitigated.**

## 11. Small Scale Energy Development

### Purpose and Reason for Policy

- 11.1 The potential effect of climate change is an issue for Allendale and it is obliged like all areas to contribute to national carbon reduction and renewable energy generation targets. The need to diversify the source of Allendale's energy supply is also an economic concern: local renewable generation can provide energy security, help tackle fuel poverty, and in some cases provide extra income for residents. Nationally the Energy Saving Trust estimates that by 2050, domestic and microgeneration could provide 30-40% of the UK's electricity needs and help to reduce household carbon emissions by 15% per annum<sup>4</sup>.
- 11.2 The cost of fuel is a major local issue. The Parish is not served by the gas network. However, the Allen Valley has good wind resource and many properties have room for domestic generation technology. Since 2009 planning permission has been granted for thirteen small scale renewable development schemes, the majority being small scale wind turbines. However, examples of poor and intrusive siting of turbines exist in the Parish and surrounding areas. The Plan therefore proposes criteria set out in Policy ANDP10 to guide more sensitive siting of future development. It remains an overriding principle that development must not harm the special character and tranquillity of the AONB.
- 11.3 The Plan supports domestic and micro energy generation recognising that low-carbon energy generation can help meet local needs whilst addressing wider environmental concerns. Domestic scale generation can provide all or a significant proportion of the energy needs of the building to which it is attached or associated. The Plan also recognises that micro-generation technology can be installed at a scale suitable to provide for a community energy scheme, or for a domestic scheme to generate additional revenue. Policy ANDP10 looks to replace existing development plan policy that limits small scale and domestic wind energy generation to those properties that are not currently grid-connected.



<sup>4</sup> [Potential for Microgeneration: Study and Analysis](#), EST, eConnect, Element Energy, November 2005

## **POLICY ANDP 10: Small Scale Renewable and Low Carbon Energy Schemes**

Planning permission will be granted for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties in settlements and countryside locations provided that:

- The impact of the energy generating infrastructure either individually or cumulatively with existing infrastructure does not conflict with criteria in Policy ANDP1;
- The energy generating infrastructure is located as close as practicable and is in proportion to the scale of the existing buildings or proposed development it is intended to serve;
- The siting, scale and design of the energy generating infrastructure does not compromise public safety and allows continued safe use of public rights of way;
- Adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference;
- Full regard is given to the detailed guidelines set out on pages 46 to 50 of The North Pennines AONB Planning Guidelines 2011; and
- Where appropriate, the energy generating infrastructure and its installation complies with the Micro-generation Certification Scheme.

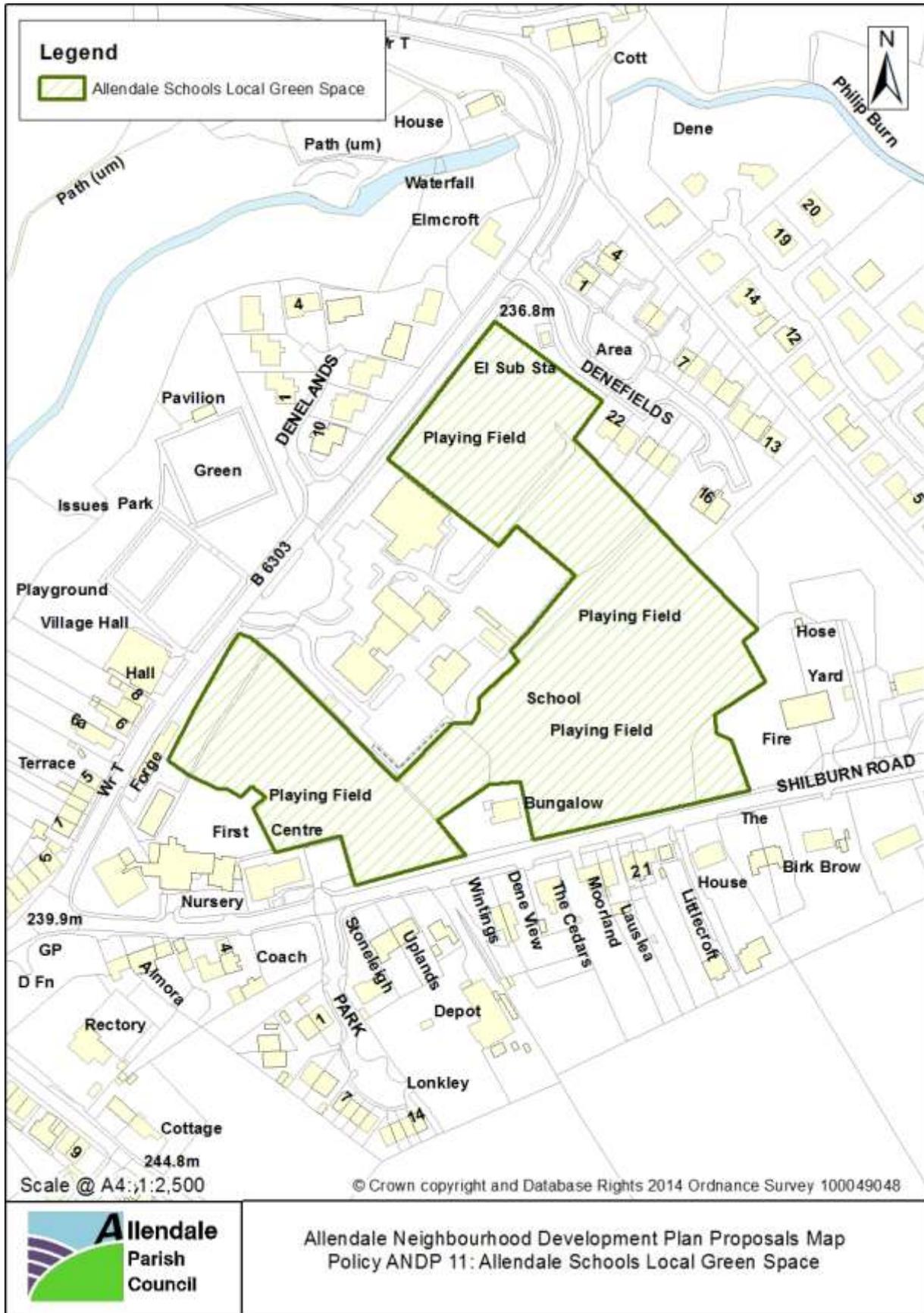
The energy generating infrastructure must be removed as soon as reasonably practicable once it is no longer used for energy generation. This will be secured by planning conditions or planning obligations attached to any planning permission for the infrastructure.

## 12. Protecting School Fields

### Purpose and Reason for Policy

- 12.1 Since work commenced on the preparation of the Neighbourhood Plan, schools in Allendale have been reorganised so that the village now has a Primary School, catering for children up to 11 years old, rather than First and Middle Schools, covering all ages up to 13.
- 12.2 When the proposed changes were put forward, the Parish Council became concerned that some school field areas may be regarded as surplus and available for built development. While these playing fields are offered some protection through policies in the Tynedale Core Strategy, these are local policies which may lose strength as the evidence on which they are based becomes out of date.
- 12.3 There was an opportunity for the Parish Council, through the Neighbourhood Plan, to designate the playing fields associated with Allendale's Schools as Local Green Space. This new type of designation allows local communities to identify and protect green areas that are of importance to them because of their recreational and amenity value. The level of protection is equivalent to Green Belt, meaning that built development can only be approved in very special circumstances.
- 12.4 Evidence in the Green Infrastructure Study carried out to support the emerging Northumberland Local Plan Core Strategy points to the potential for the fields to help meet shortfalls in publicly accessible sports fields. These findings offer some support for the long term protection of the fields. However, having regard to independent advice provided through the pre-submission health-check, the Parish Council agreed that it was important to establish the value the local community attaches to the fields and how the local community might see the fields being used in the future.
- 12.5 The Parish Council carried out a survey of people living in those properties in closest proximity to the fields. Of the responses received to the survey, 96% of people agreed that the land surrounding the schools should be protected as Local Green Space. Over half of respondents valued the fields for their tranquillity and almost as many referred to wildlife benefits. When asked what future use might be acceptable the most popular answer was sports pitches. Other uses supported through the survey included: playgrounds; public open space; private growing space; community shared food growing spaces; and community orchard.
- 12.6 In light of these results and other available evidence, the Plan provides protection to the areas shown on the Proposals Map as Local Green Space. Policy ANDP11 provides protection to the defined area and sets out the exceptional circumstances where development may be permitted.

# Allendale Neighbourhood Development Plan: Made Plan



## **POLICY ANDP 11: Protecting School Fields**

The existing area of school fields in Allendale identified on the Neighbourhood Development Plan Proposals Map shall be protected as Local Green Space. This designation reflects the particular importance the local community attach to the land by virtue of its recreational and amenity value and its proximity to people served by the land.

Opportunities will be sought and encouraged to enhance the value of this Local Green Space to the community:

- as an area of playing pitches; and
- as appropriate, for its:
  - biodiversity;
  - visual amenity;
  - contribution to the character of the town;
  - contribution to local cultural heritage; and
  - contribution to the general health and wellbeing of the community.

Within the Local Green Space, no development will be allowed except:

- small scale ancillary development that would help enhance its value to the community as a playing field or for those other qualities identified above; or
- where very special circumstances can be demonstrated showing that the benefits from development clearly outweigh the harm arising to the Local Green Space.



## **Annex A: Definition of Local Connection and Local Need**

### **Local Connection**

For the purpose of applying the policies in the Plan ‘local connection’ refers to people who are aged 16 years or above and who meet 2 or more of the following criteria:

- The person was born in Allendale Parish or lived in the area as a child up to the age of 16; and/or
- The person normally resides in the Parish and has done so for at least 3 years; and/or
- The person has family who are currently resident in the Parish of Allendale and have been so for at least 15 years; and/or
- The Parish of Allendale is the person’s permanent place of work.

### **Local Need**

For the purposes of applying the policies in the Plan, ‘local need’ means people who meet the ‘local connections’ criteria, who are in need of housing locally, but cannot meet those needs locally because they either cannot afford to buy a suitable home that may be currently available or cannot identify a suitable home in the parish that meets their needs to rent or buy and they fall within one of the situations listed below:

- An existing resident or family who have lived in the Parish of Allendale for at least the last three years and is seeking to establish a separate household; or
- People from outside the Parish who meet the criteria of having a ‘local connection’; or
- Households currently living permanently within the Parish in a dwelling which is either shared but not self-contained, overcrowded, or is otherwise unsatisfactory by health standards; or
- People who have to leave tied accommodation within Allendale Parish; or
- People who are taking up permanent employment in an already established business within the Parish; or
- People who do not live in the Parish but who are proposing to locate a viable business in the Parish which will help promote the sustainability and viability of Allendale Parish.

### **Eligibility and Occupancy Cascade Arrangements**

For the purposes of applying the policies in the Plan and in preparing controls over future sales, lettings and occupancy arrangements for affordable housing a cascade arrangement will be set out in planning obligations associated with the grant of planning permission for new affordable housing. This will establish a clear hierarchy on eligibility to occupy new affordable dwellings. Properties will be sold or let first to people in need in the local area before being advertised wider.

Homes will first be made available to residents in the parishes of Allendale, West Allen and Plenmeller with Whitfield. If, after advertising for 4 weeks there are no applicants who meet the eligibility criteria, then applications will be invited from residents in the surrounding parishes of Kirkhaugh with Knaresdale and Hexhamshire. If no eligible applicants come forward after advertising for a further 4 weeks then an invitation to apply to occupy the dwelling will be opened out to all Northumberland residents. Finally, after a further 4 weeks applications to occupy the dwelling may be accepted from any person outside of Northumberland.

## Glossary

**Affordable housing:** Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

**Amenity:** A positive element or elements that contribute to the positive character of an area, such as lack of noise and disturbance, openness, landscape, opportunities for recreation etc.

**Area of Outstanding Natural Beauty (AONB):** An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. Northumberland has the Northumberland Coast AONB and part of the North Pennines AONB.

**Basic conditions:** The Localism Act (the Act) sets basic conditions that neighbourhood development plans or orders must meet. These are that the plan or order:

- must have appropriate regard to national policy and advice contained in guidance issued by the Secretary of State.
- must contribute to the achievement of sustainable development
- must be in general conformity with the strategic policies contained in the development plan for the area
- must not breach, and be otherwise compatible with, EU and Human Rights obligations

**Biodiversity:** The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

**Climate Change:** Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Now accepted as partly attributable to increased carbon dioxide (CO<sub>2</sub>) emissions, such as those resulting from the burning of fossil fuels in vehicles, power stations, factories and homes.

**Core Strategy:** A Development Plan Document setting out the spatial vision, objectives and key strategic policies for a Local Planning Authority area, having regard to the Sustainable Community Strategy.

**Development:** Defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also "permitted development").

**Development Plan:** This includes adopted Local Plans and neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

**Green Infrastructure:** A network of multi-functional green space which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

**Habitat:** An area or type of natural area within which certain species or groupings of species can exist naturally. They should not be considered in isolation but instead they are linked, overlapping and take many forms.

**Heritage asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Host building:** The building as it exists at the time any application for alteration or extension is made.

**Household:** A person living alone or a group of people living together at the same address and with common housekeeping.

**Independent Examination:** The process by which an independent person examines a plan document to ensure that it is 'sound' (in the case of a Local Plan) or meets Basic Conditions (in the case of a neighbourhood plan).

**Infrastructure:** The physical entities (for example roads, railways, sewers, pipes, telecommunications lines) that is necessary for communities to function and move around

**Landscape Character:** The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

**Live / Work accommodation:** A specially designed office or workshop that incorporates living accommodation.

**Local planning authority:** The public authority whose duty it is to carry out specific planning functions for a particular area, primarily the preparation of a Local Plan and the determination of planning applications.

**Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan and is adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

**Low Carbon Energy:** Energy which requires the burning of fossil fuels (i.e. not renewable) but generated through processes and technologies that release less carbon dioxide than conventional means, for example combined heat and power plants (CHP), and heat pumps.

**Material considerations:** A material consideration is a matter that should be taken into account in making a decision on a planning application. Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing

- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

**Microgeneration Certification Scheme:** internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies microgeneration technologies used to produce electricity and heat from renewable sources. It is mandatory for receiving government financial subsidy including the Feed-in Tariff and the Renewable Heat Incentive.

**Minor ancillary support, servicing and maintenance:** In the context of working from home, this refers to occasional visits (weekly or less) from representatives of other businesses, bookkeepers etc. or intermittent deliveries or servicing visits, averaging less than once a day.

**National Planning Policy Framework (NPPF):** A Government document that sets out nationally important planning issues. It replaces Planning / Mineral Policy Statements and Guidance Notes.

**Neighbourhood plans:** A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

**Open Space:** Usually used in relation to built-up areas. Refers to all open areas of public value, which can offer opportunities for sport, and recreation, as well as a visual amenity and haven for wildlife. Public open space is where public access may or may not be formally established.

**Original building:** A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

**Permitted Development:** Certain limited or minor forms of development that may proceed without the need to make an application for planning permission.

**Planning obligation:** A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**Previously Developed Land or ‘Brownfield’ Land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Regional Spatial Strategy (RSS)** This was part of the development plan but was abolished in 2013 by Order using powers taken in the Localism Act of 2011. It identified the scale and distribution of new housing and specified priorities for regeneration, the environment, transport, infrastructure, economic development, agriculture, minerals and waste treatment. Many of these elements must now be dealt with in the Local Plan, Core Strategy.

**Renewable Energy:** Energy produced using renewable sources such wind, water or biomass. Off shore renewable energy generation projects such as offshore wind or wave power are dealt with by the Marine Management Organisation and the Infrastructure Planning Unit rather than local planning authorities.

**Small scale housing development schemes:** Policy ANDP2 makes reference to small scale housing development which is the Parish Council’s preferred means by which new housing will be delivered to meet affordable and market housing needs across the Parish. Policy ANDP2 does not set a numeric limit on the scale of housing development because this is likely to be seen as being overly prescriptive and potentially preventing otherwise acceptable development, particularly where development may involve conversion and re-use (including redevelopment) of brownfield sites. Small scale should be seen in general terms as applying to a scheme that is modest and limited in scope or extent. In the absence of any other national or local policy based definition it is expected that the scale of development will be judged having regard to Government criteria established for differentiating between ‘major’ and ‘minor’ developments. In particular, Government guidance for residential development defines ‘minor’ development as one where the number of dwellings to be constructed is between 1 and 9 inclusive. Where the number of dwellings to be constructed is not given in the application, a site area of less than 0.5 hectares should be used as the definition of a minor development. Schemes larger than 9 dwellings are classed as ‘major’ development. Such schemes should not normally be seen as small scale for the purpose of interpreting Policy ANDP2.

**Small scale non-housing development schemes:** For non-residential uses, a small-scale development is one where the floorspace to be built is less than 500 square metres or where the site area is less than 0.5 hectares.

**Supplementary planning documents:** Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

**Sustainable development:** International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five ‘guiding principles’ of sustainable development: living within the planet’s environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly. National Planning Policy Framework (2012) sets out the government’s expression of what constitutes sustainable development.