

Haydon Parish Neighbourhood Plan

Submission Draft

November 2021

Contents

Foreword		3
1. Introduction		4
Background to neighbourhood planning		4
Planning context		4
Background to the Haydon Parish Neighbourhood Plan		5
Next steps		7
2. Background to Haydon Parish		8
Brief history of the parish		8
Population		9
Households, housing and tenure		10
Travel to work and employment		11
Services and facilities		11
Natural, historic and built environment		12
Quality of life		12
3. Key issues for the Haydon Parish Neighbourhood Plan		13
4. Vision, outcomes, objectives and sustainability statement		14
Vision		14
Outcomes		14
Objectives		15
Sustainability statement		16
5. Delivering the vision – planning policies		17
Introduction		17
Sustainability and climate change		17
Built and historic environment		22
Natural environment		28
Housing		35
Vibrant and thriving communities		43
Local economy		45
Accessibility and transport		47
Annex 1	Delivering the vision – community actions	50
Annex 2	Design Codes (separate document)	54
Annex 3	Designated heritage assets	55

The associated policies map illustrates the proposed land allocations and area-based designations. This is available on haydon-bridge.co.uk/community-plan.php.

Foreword

The Haydon Parish Neighbourhood Plan sets out a vision, set of objectives and range of policies for the Haydon Parish Neighbourhood Area for the period to 2036. The plan addresses the challenges and opportunities we face as a community now and in the future, including: sustainability and climate change; protecting and enhancing our built, historic and natural environment; housing; our community and its facilities and services; the local economy; and accessibility and transport.


Once approved by the community and adopted by the County Council and Northumberland National Park Authority the Neighbourhood Plan will become a formal part of planning policy for our Parish. It will be used by planning officers at both the County Council and National Park Authority to determine planning applications. For example, anyone wishing to build houses in the Parish will be expected to accord with the policies within it. It will also help to protect our heritage and natural assets and help us to address major challenges such as climate change.

However, the Neighbourhood Plan is more than a planning document. It also includes a set of community actions, that sit alongside the policies and reflect issues identified by local residents during the consultation work for the plan.

The last Parish Plan in 2008 resulted in some major and tangible achievements, including the refurbishment and re-opening of The Bridge as a community library and visitor information centre, and many other community initiatives, such as setting up the luncheon club and refurbishing the riverside picnic area. The confidence the Parish Council gained from the community consultation for the last plan provided the direction and mandate for such initiatives, and we hope that the new Neighbourhood Plan will guide the Parish Council in the future with the same confidence.

On behalf of the Parish Council, I would like to thank the Parish Councillors, volunteers and planning authority representatives on the Steering Group which has led the development of the plan. I would also like to thank the Haydon News and its volunteers for distributing the surveys and for hosting regular updates on the progress of the plan, Community Action Northumberland for their support, and our planning consultant for her work and guidance in developing the plan with us. Most of all I would like to thank the residents of Haydon Parish who have attended meetings, completed surveys and made sure that their views are incorporated in the Plan.

The Parish Council fully endorses the Neighbourhood Plan. It is OUR plan. We hope as many of you as possible will get involved in turning it into reality.



Esmond Faulks
Chairman, Haydon Parish Council

1. Introduction

Background to neighbourhood planning

- 1.1 Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Neighbourhood plans are community-led, prepared by parish councils and in areas without parish councils they are prepared by neighbourhood forums. Plans set out guidance on how new development will be managed. They do this by creating land use 'planning policies'. Plans can deal with a wide range of issues like housing, employment, heritage and transport. In some cases, they may only focus on one or two issues that are of particular importance in a local area. Policies within neighbourhood plans cannot block development or support less than already committed in the statutory development plan. What they can do is shape where that development will go and what it can look like.
- 1.2 Neighbourhood plans can also cover issues which are not related to the use and development of land. They can provide a useful document in which a parish council can establish priorities for action to improve their area. These are often referred to as 'community actions'. However, the main purpose of a neighbourhood plan is to set policies for the use and development of land.
- 1.3 Once a neighbourhood plan has been: examined by an independent examiner, agreed at the referendum stage by the local community and 'made' (brought into legal force) by the local planning authority, it becomes part of the statutory development plan. Planning law requires that planning applications are determined in accordance with the development plan unless material planning considerations indicate otherwise.

Planning context

- 1.4 As they are part of the development plan, neighbourhood plans must be prepared in accordance with legal requirements. The way in which neighbourhood plans are prepared and the policies they contain are tested by an independent examiner who assesses whether the plan meets the 'basic conditions' to ensure they are legally compliant. Neighbourhood plans must:
 - Have regard to national planning policy and guidance;
 - Be in general conformity with the strategic policies of the development plan;
 - Contribute to the achievement of sustainable development; and
 - Be compatible with legal obligations.

National planning policy and guidance

- 1.5 National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) respectively.

Development plan

- 1.6 Haydon Parish straddles two local planning authority areas, those of Northumberland County Council (NCC) and Northumberland National Park Authority (NNPA). The development plan for Northumberland currently consists of the saved policies of the former local planning authorities that made-up Northumberland before local government reorganisation in 2009. For Haydon Parish, these are: the Tynedale District Core Strategy (2007) and the saved policies of the Tynedale District Local Plan (2000). NCC has prepared a new local plan which will replace the existing saved planning policies. This was submitted for examination in May 2019 and is currently undergoing public examination. The development plan for the part of the parish that

lies within the national park is the Northumberland National Park Local Plan, this was adopted in July 2020.

- 1.7 The Haydon Parish Neighbourhood Plan ('the plan') has been informed by both the adopted and emerging planning policies and their associated evidence base.

Sustainable development

- 1.8 The purpose of the planning system is to help achieve sustainable development as defined by the NPPF. This specifies that the presumption in favour of sustainable development should be the basis for every plan and every planning decision. In brief, 'sustainable development' is about development which delivers economic, environmental and social progress for this and future generations. The basic conditions statement, that accompanies this submission plan, explains how the implementation of the plan is expected to contribute to sustainable development.

Legal obligations

- 1.9 Neighbourhood plans must be compatible with legal obligations, specifically strategic environmental assessment (SEA) regulations and habitats regulations, through an appropriate assessment (AA). The SEA is a way of ensuring that the environmental implications of policies are taken into account before plans are brought into force. The AA process aims to ensure that the plan will not result in significant damage to internationally important nature conservation sites. NCC provided a screening opinion on whether a SEA and/ or AA was required for the plan. The conclusion of the screening opinion for the SEA was that based on the characteristics of the draft neighbourhood plan and the area characteristics, in the opinion of NCC, the plan is unlikely to have significant effects on the environment and SEA is therefore not required. This was supported by the statutory consultation bodies. The HRA screening opinion was that the neighbourhood plan will not have a likely significant effect on European Sites within 10km of the plan boundary, wither alone or in combination. Natural England agreed with this conclusion.

Background to the Haydon Parish Neighbourhood Plan

- 1.10 Haydon Parish Council agreed to prepare a neighbourhood plan in June 2018. A steering group was established with delegated authority to prepare the plan. The first meeting of the steering group took place in September 2018. The steering group comprises: parish councillors, representatives from the Haydon Bridge and Haydon Parish Development Trust and local residents. The work of the steering group is supported by officers from both NCC and NNPA and an independent planning consultant, funded by a government grant.
- 1.11 The parish (figure 1) was designated as a neighbourhood area for the purposes of neighbourhood planning by NCC on 5 November 2019 and by NNPA on 11 December 2019. Several early engagement activities have taken place:
- April 2019: two drop-in sessions were held to raise awareness of the opportunities presented by neighbourhood planning and enable the community to identify issues for the plan;
 - February 2020: a follow up drop-in session was held to enable the community to comment and shape the direction of a number of the plan objectives;
 - November 2020: a household survey and a business survey were delivered to all addresses across the parish to seek feedback on a number of key issues;
 - December 2020 – January 2021: engagement via the primary school and local groups with parents of younger children, as well as cubs and scouts groups; and

- Articles in the monthly community magazine the Haydon News and on the community Facebook page Haydon Bridge Matters to update the community on the progress of the plan.
- 1.12 The early engagement and a significant amount of evidence work, including on design and housing needs, informed the preparation of a pre-submission draft neighbourhood plan, which was subject to consultation for eight weeks during August and September 2021. A large amount of work has taken place during the Covid19 pandemic. The steering group has continued to communicate and work together online and has adapted to using a range of different methods when face to face engagement with local residents has not been possible.

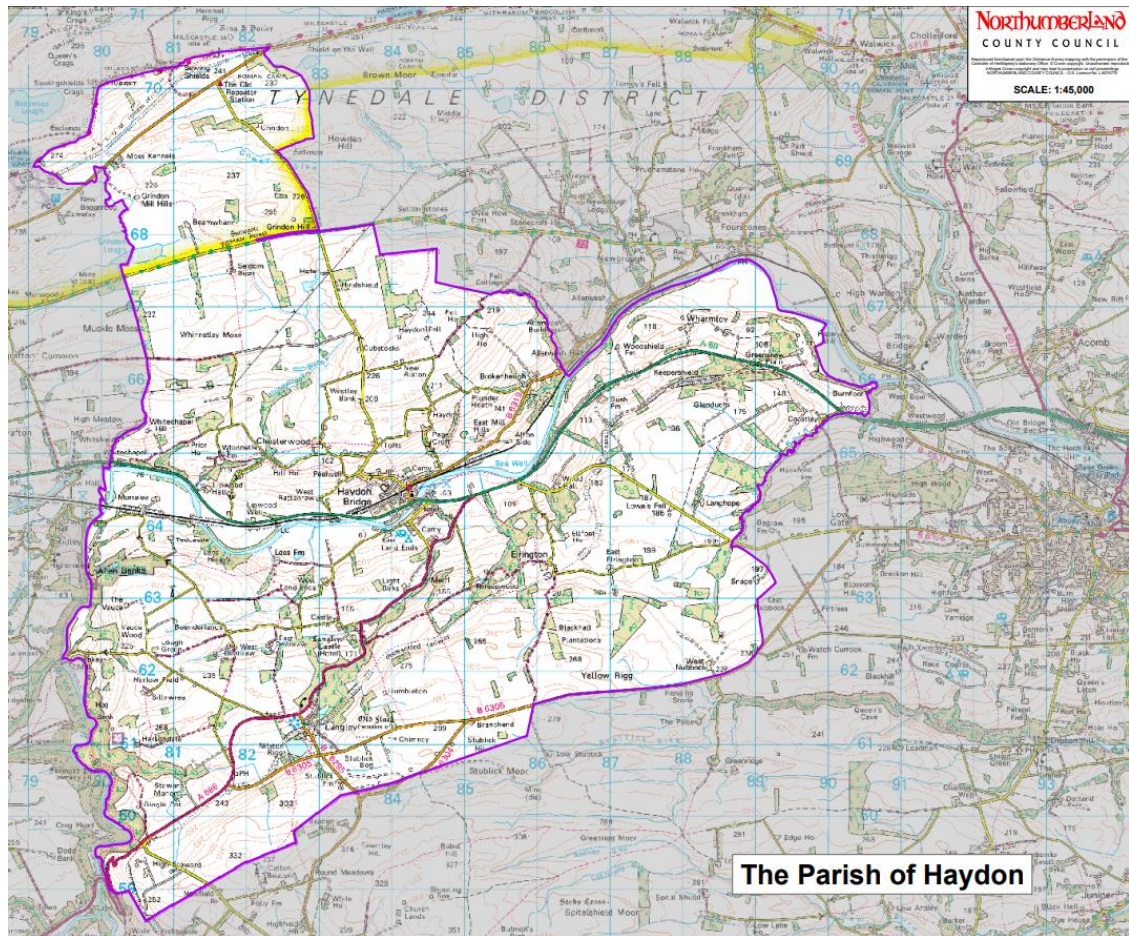


Figure 1: Neighbourhood plan area

- 1.13 This submission draft plan is the result of significant engagement and evidence work; it identifies:
- The context in which the plan has been prepared – an overview of Haydon Parish, the **opportunities and challenges** for the plan to address;
 - A **positive vision and outcomes** for the future of the Haydon Parish;
 - How the vision of the plan will be **delivered through planning policies** i.e., the policies that **will be used to determine planning applications** within the plan area - providing a framework for sustainable development; and
 - How the vision of the plan will be **delivered through community actions** i.e., measures which are **intended to encourage action and influence decisions** taken by relevant bodies.

- 1.14 The period covered by the plan is to 2036. This aligns with the emerging Northumberland Local Plan. During this period, the neighbourhood plan will be reviewed and updated where required.
- 1.15 This submission draft plan is a revised version of the pre-submission draft plan (July 2021). It has been amended to take account of the comments received on the pre-submission draft. A consultation statement has been prepared which sets out how engagement has informed the preparation of the plan. This, alongside the background information and evidence documents that have informed the preparation of the plan, is available on haydon-bridge.co.uk/community-plan.php.

Next steps

- 1.16 The plan must be subject to independent examination before it can proceed to referendum and approval. The purpose of the independent examination is to ensure the legal requirements of plan preparation and consultation have been met. NCC will arrange the appointment of an independent examiner and for this submission draft plan to be available for consultation for a period of at least six weeks¹. It is expected that the examination will be conducted by way of written representations. However, the examiner may choose to include a public session to inform their report, but this is not a requirement.
- 1.17 Once completed, the examiner's report will be published by the local planning authority. It must contain one of three recommendations:
- Proceed to referendum without modifications;
 - Proceed to referendum with minor modifications; or
 - Not proceed to referendum.

¹ It is likely that the consultation will last for eight weeks.

2. Background to Haydon Parish

A brief history of Haydon Parish

- 2.1 Our parish has a long and varied history. The easy crossing point of the River Tyne in the middle of the parish would have provided a strong attraction for human settlement in Haydon Parish for thousands of years. Ancient carved stones at Tony's Patch, Joicey's Shaft, and High Shaw show that human occupation extends back to Neolithic times, over 4000 years ago, when people first began to practice farming. It is likely that this early human habitation was followed by a continuous period of settlement until the present day. Evidence of this includes: Bronze Age people burying their dead at West Wharmley and Low Morralees around 3000 years ago; native settlements during the Roman period; deserted medieval villages scattered through the parish; bastles and peles built during the period of border raiding between the 12th and 16th centuries; and, closer to the present time, considerable evidence of mining and the coming of the railways.
- 2.2 The History and Directory of Northumberland, Hexham Division, Edited by T F Bulmer was originally published in 1866. A later edition with a foreword dated 1886 tells us about Haydon Ecclesiastical Parish "The parish stretches from Stublick to Sewingshields on the Roman Wall, a distance of about 6½ miles as the crow flies, and from Capon Wood in the east to Whitechapel in the west, about 4 miles". At the time this book was published, the parish was divided into the townships of Brokenheugh, Deanraw, Elrington, Haydon Bridge North Side, Haydon Bridge South Side, Langley, Lipwood, Moralee and Whinnetley.
- 2.3 Haydon was originally part of Warden Parish, but it became a parish in its own right in 1879. The population in the parish has fluctuated. Census data shows the population of Haydon Parish in 1801 to be 1084. By 1881 it had increased to 2365. In 1886 there were 7 churches or chapels in the Parish. A grammar school opened in Haydon Bridge in 1685 but by 1879 this had become an elementary school. There were also schools at Deanraw and Grindon and a schoolroom was added to the UMFC Chapel at Langley in 1877. A library and newsroom was established in Haydon Bridge in 1836, which later became the Reading Rooms.
- 2.4 Coal Mining at Stublick, in addition to many smaller drift mines, provided an alternative employment to agriculture from the early 18th century. Other industrial enterprises associated with coal and lead mining flourished in the area including the opening in 1843 of Haydon Bridge Ironworks. There was also a renowned fireclay sanitaryware manufacturers at Langley. The Langley Barony Lead Mines were developed in the 1870s having a short but spectacular life. The most dramatic remains are an adit (a horizontal passage leading into a mine for the purposes of access or drainage), in the Honeycrook Burn north of Chesterwood, along with an engine and boiler house with chimney, hoist and crusher.
- 2.5 The opening of the Newcastle to Carlisle Railway in 1836 brought its own particular advantages to Haydon Bridge, especially the transporting of lead from the North Pennines to the goods yard at Haydon Bridge and then by rail to Newcastle. It also boosted tourism in the village. The goods section yard with turntable was closed in 1965 but the passenger facilities are still available and vital to the village. The gated level crossing was one of few remaining operative until it was replaced by all singing and dancing barriers in January 2009, but the classic Victorian signal box remains.
- 2.6 Haydon Spa is located about a mile east of Haydon Bridge and is a warm natural sulphurous spring. This was enclosed in 1863 to collect the spa water but suffered a landslide in 1897. The

Spa Well was subsequently restored as a tribute to Queen Victoria on her Diamond Jubilee. In 2001 the area again land slipped but an access path was re-engineered to allow visiting today, although the access path is currently temporarily closed pending further works by NCC.

- 2.7 The three public houses in Haydon Bridge have interesting backgrounds. Most famous is the Anchor Hotel which was known in 1442 as a court room with gallows facilities handy in the yard outside. In 1865 an adjoining house was constructed as a rent collection point for the Greenwich Estates. The Three Tuns, an 18th century building in Ratcliffe Road, was renamed the General Havelock Inn after the Indian Army Major General Sir Henry Havelock and is now a famous restaurant. The Railway Hotel on Church Street was also renamed from the Grey Bull to acknowledge the arrival of the Newcastle-Carlisle line. In Langley, the Carts Bog Inn dates back to 1775 and was originally built as a coaching inn, the old cow byre now houses the restaurant. The name Carts Bog is believed to have been as a result of carts carrying minerals from the Alston lead and silver mines which would get stuck in local bogs and the coaching inn was opened to offer the drivers warmth and a hearty meal. Haydon Bridge's town hall was built in 1908 and saw life as a cinema before being converted in 1958 to a working men's club.
- 2.8 One of the most famous of the structures in the area is Langley Castle. The land where the castle now stands used to be the seat of the Barons of Tynedale in the 12th century. The house eventually passed to the Lucy family by virtue of marriage. Sir Thomas de Lucy fought for King Edward III in the 1346 battles of Crecy and Neville's Cross. The castle was gutted by fire in the early 1400's. Langley Castle remained in ruins until the late 19th century when it was bought by a local historian, Cadwallader Bates. He began an extensive restoration project which was continued by his wife Josephine after his death in 1902. Josephine died in 1933 and the building was abandoned until World War II when it was used as an army barracks. After the war, until 1972, the castle served as St. Cuthbert's girl's school. The castle is now a luxury hotel.
- 2.9 By the late 19th century, there were over 100 trades and professions being carried out in Haydon Bridge. The Victorians built high quality private housing, such as the mansions at North Bank and the building of housing continued throughout the twentieth century. Several large housing developments were started in the 1940s, adding about 200 houses to the village over the following years. Greenwich Gardens was completed in 1968 and later Langley Gardens was added in 1974 with its distinctive roofs. Since the turn of the century a further burst of house building activity has taken place, with the development of Innerhaugh Mews, and the three phases of the Showfield, with additional smaller scale private and social housing developments including Foundry Court, South Gables, Stone Halt, Anchor Court, Larkin Terrace and Houseteads Walk. Ironically, as the housing stock and population has increased over time, the number and range of facilities in the village has decreased.
- 2.10 By the 1960s, the Old Bridge could no longer cope with the volume of traffic using the A69. The new bridge was completed in 1970 to alleviate congestion, however this resulted in an increased volume of traffic including heavy goods vehicles, until the completion of the A69 bypass in 2009, which diverts traffic away from the village.

Population

- 2.11 The 2011 census illustrates that the parish had a population of 2,184 residents. The Haydon Parish Housing Needs Assessment (2020 – HNA) estimates that the total number of people living in the parish in March 2020 is 2,462². This reflects the recent increase in the housing stock.

² Haydon Parish Housing Needs Assessment (2020) <http://www.haydon-bridge.co.uk/documents/HaydonParishHNAFinal.pdf>

- 2.12 The age structure of the parish in 2011 reveals that a large proportion of the population of the parish are aged 45-65, with lower proportions of the population falling into the younger age bands, when compared with Northumberland as a whole and England (see figure 2). Between 2001 and 2011, the population of the parish increased from 2,027 to 2,184, with stability in most age groups except for a reduction in 25-44 year olds and young children, with a significant increase in the 45-64 age group.

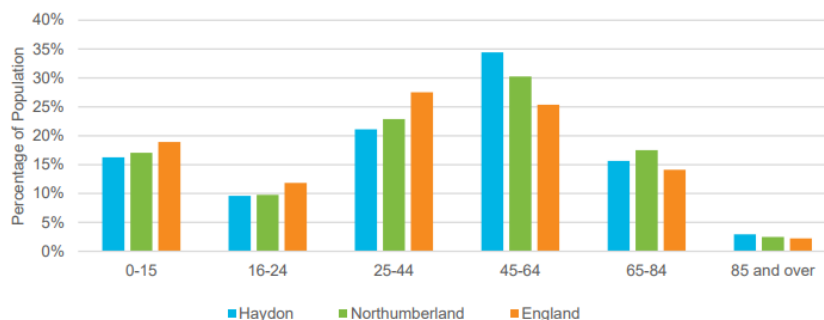


Figure 2: Age structure (2011) from HNA

Households, housing and tenure

- 2.13 The 2011 census illustrates that the parish had 943 households, occupying 1,011 dwellings, compared to 830 households in 2001. Since the 2011 census an additional 120 dwellings have been built. The HNA estimated total number of households in the parish in March 2020 was 1,063 households, living in 1,132 dwellings. Similarly, the number of dwellings in the parish has increased to 1132 dwellings in December 2020, compared with 1,011 in 2011 (census) and 889 in 2001 (census). As table 1 shows there has been a major growth in the population, and numbers of households and dwellings in the last 20 years.

Table 1: Percentage growth in population, households and dwellings in Haydon Parish 2001-2020

	Population	Households	Dwellings
Percentage growth 2001 - 2020	21%	28%	27%

- 2.14 The mix of adults and children living in a dwelling is important to help understand the size and type of housing needed in the future. Census data reveals that Haydon Parish closely resembles the county as a whole in its proportion of families and one person households, as well as the broad age balance (see table 2). The census information accords with the findings of the housing needs survey³ which indicated that 25.6% of respondents live alone (the 2011 census figure was 26.5%).

Table 2: Household composition (2011)

Household composition		Haydon Parish	Northumberland	England
One person household	Total	26.5%	29.9%	30.2%
	Aged 65 and over	12.1%	14.0%	12.4%
	Other	14.4%	15.9%	17.9%
One family only	Total	70.1%	66.3%	61.8%
	All aged 65 and over	9.1%	10.3%	8.1%
	With no children	25.1%	21.0%	17.6%
	With dependent children	24.3%	24.9%	26.5%
	All children Non-Dependent ²⁹	11.6%	10.1%	9.6%
Other household types		3.4%	3.8%	8.0%

Source: ONS 2011, AECOM Calculations

- 2.15 Based on 2011 census data:

³ <http://www.haydon-bridge.co.uk/documents/HaydonBridgeHNSFINALReport.pdf>

- 58% of households own their own homes, either outright or with a mortgage or loan - 8% less than in Northumberland as a whole, and 5.5% less than the England average;
- The level of social renting is slightly lower in Haydon Parish than the county average but there are nearly 6% more households renting from private landlords than the county average;
- The level of shared ownership increased by 225% between 2001 and 2011. However, this reflected an increase of just 18 dwellings on the low starting figure of 8 in 2001;
- Information on types of housing shows a lower level of detached and semi-detached houses and flats and a higher level of terraced housing than the average for Northumberland.

2.16 The 2011 census shows that nearly 97% of households have central heating. However, Haydon Parish is off grid for gas, and the household survey⁴ highlighted the high dependence of most households on fossil fuels, mainly oil, but also wood and coal, for heating their homes.

Travel to work and employment

- 2.17 The household survey showed that 46% of those respondents in work travel over 10 miles to work, nearly a third travel between 5 and 10 miles and just over one in five (22%) work from home.
- 2.18 Employment figures from the 2011 census show that of residents aged 16-74, 70.5% are in employment, of whom around half are in full-time employment. There are more men than women in employment and more men than women in full rather than part-time work. A quarter of those people in employment are self-employed. The household survey showed that just over a quarter of residents who are in employment work in the parish, which highlights the importance of local businesses to the economy of the parish.

Services and facilities

- 2.19 Haydon Parish has a range of community facilities and services including: GP surgery and pharmacy; post office; community centre and village hall; shops including supermarkets, newsagents and a butcher; pubs, restaurants and takeaways; primary and high schools; library; churches and church halls; garage; hotel and visitor accommodation.
- 2.20 Apart from the village hall, hotel and other facilities in Langley and tourism accommodation in different parts of the parish, these services and facilities are all situated in Haydon Bridge itself. The household survey highlighted the importance of Haydon Bridge village centre in the life of the parish and the value that residents see in the range of facilities provided.
- 2.21 Local community groups and businesses provide a variety of activities and events including: art and cultural events, sports, family fun events, functions and private parties, live music, social eating and drinking. These facilities make a significant contribution to the vitality and viability of the neighbourhood plan area and have a positive impact on the sustainability of the villages of Haydon Bridge, and Langley and surrounding area, enhancing quality of life and often providing an important focal point for social interaction.

Natural, built and historic environment

- 2.22 Haydon Parish is a predominantly rural area surrounding the village of Haydon Bridge, it has a rich and diverse environment which includes nationally important landscapes and heritage

⁴ <http://www.haydon-bridge.co.uk/documents/Final300121reportonHaydonParishNeighbourhoodPlanHouseholdSurvey.pdf>

assets. The northern most part of the parish lies within Northumberland National Park and includes part of the Hadrian's Wall World Heritage Site. The North Pennines Area of Outstanding Natural Beauty lies within the boundary to the south west.

- 2.23 The parish also contains a number of important natural environment designations, including: Border Mires, Kielder-Butterburn Special Area of Conservation (SAC); Tyne and Allen River Gravels Special Area of Conservation (SAC); Muckle Moss National Nature Reserve, which is also a Site of Special Scientific Interest (SSSI); Starwardpeel Woods and Hexhamshire Moors SSSIs; numerous areas of ancient woodland; and Whinnetley Moss, Honeybrook Burn – Tony's Patch, Langley Woods Local Wildlife and Geological Sites.
- 2.24 There are large areas of open space and an extensive network of footpaths and bridleways connecting the town to the countryside, other hamlets in the parish as well as neighbouring parishes.
- 2.25 The parish is rich with heritage assets, both designated and undesignated. These include: Hadrian's Wall World Heritage Site, which is also a scheduled monument; 14 other scheduled monuments; 60 listed buildings, 2 of which are grade I, 6 are grade II* and 52 are grade II; and Haydon Bridge Conservation Area. The parish is also blessed with numerous non designated heritage assets that reveal and record the rich history and development of the area.
- 2.26 The household survey clearly illustrates how much residents value areas of the parish from both wildlife and landscape perspectives, with the riverside as the most valued area, and other more rural areas outside the village such as Tony's Patch, Haresby Lonnen, Chesterwood, the Old Church, Springwood/Threepwood and Geeswood also highly valued.

Quality of life

- 2.27 The household survey illustrated that generally, residents feel that the parish is a great place to live. The following were identified as what residents most like about living in the parish:
- Lovely countryside and wildlife (93%);
 - Local shops and services (81%);
 - Green spaces/walks close to the village (80%);
 - Access to major routes/transport links (72%);
 - Village/community unity of spirit (69%);
 - History and heritage of area (61%);
 - Close to family and friends (42%);
 - Community facilities (34%); and
 - Close to place of work (23%).
- 2.28 Other factors that were mentioned included: The Bridge community library and all it offers; church; Haydon News parish magazine; friendly; born and bred; native; community activities and events; excellent shops; peace and quiet; good village schools; newsagent; it's home; train service; friendliness; and feeling safe.
- 2.29 When asked about the future and how residents wanted to see the parish in the next 10 years, the following feedback was provided: friendly (84%); safe (83%); attractive (66%); affordable (48%); tranquil (42%); accessible (41%); traditional (34%); self-sufficient (32%); vibrant (20%); and unchanged (16%).

3. Key issues for the Haydon Parish Neighbourhood Plan

3.1 Although the local community think that Haydon Parish is a great place to live, the work supporting the preparation of the plan has also identified a number of key challenges that the parish faces going forward:

- Addressing sustainability and climate change, including flood risk as a priority and reducing the carbon footprint of the parish;
- Tackling the reliance of most households in the parish on fossil fuels to heat their homes, and supporting ways of moving to green energy options;
- Need for more affordable housing and housing for specific groups, in particular older households and people needing starter homes;
- Design of new development, particularly housing as well as improvements to existing housing, to ensure it is in keeping with the vernacular of the village and community;
- Impact of the scale of new housing development delivered over the last 10 years on the village character;
- Parking, particularly in the village centre for both cars and bicycles, as well as traffic flow and quality of road surfaces;
- Better and more accessible transport links, including cycleways, footpaths and byways linking different areas of the parish and links to other local towns;
- Protecting leisure, recreation and other green space areas;
- Enhancing the landscape and biodiversity in the parish for future generations;
- Protection and enhancement of community facilities and services – in particular for older people and young people;
- Promoting tourism, including growing the retail offer and addressing gaps in community facilities and services including a café/coffee shop (possibly community run);
- Supporting more employment opportunities in the parish, and support for local businesses to grow and develop;
- Need for faster broadband speed;
- Reducing litter and improving the general appearance of the village centre and wider parish; and
- Promoting community unity and addressing anti-social behaviour.

3.2 Residents identified two other key concerns relating to quality of life

- Ensuring that the village does not become a dormitory town of Hexham, thereby losing its village feel; and
- Ensuring that the infrastructure of the village can cope with the level of housing in the parish now and in the future.

3.3 The steering group assessed these issues and how they could be addressed, and then developed a vision and a set of policy themes and objectives for the plan, covering:

- Housing;
- Green space;
- Mobility and transport;
- Design and the conservation area;
- Community facilities and services;
- Local economy and employment land; and
- Flooding and climate change.

3.4 These were then refined into the vision, outcomes and objectives set out in this submission draft plan.

4. Vision, outcomes, objectives and sustainability statement

Vision

- 4.1 The vision and outcomes set out what the Haydon Parish Neighbourhood Plan intends to achieve over the plan period to 2036. It informs all the plan objectives, draft planning policies and possible community actions.

A vision for Haydon Parish in 2036

Haydon Parish will be a great place for all generations to live, work and flourish both now and in the future.

It will be a successful sustainable community committed to addressing climate change.

It will have a distinct identity, which attracts a growing number of visitors to Haydon Bridge and surrounding countryside to support the local economy.

Outcomes

- 4.2 The following outcomes will arise when the plan's vision is met:

Outcomes for Haydon Parish in 2036

The communities across the parish will be thriving, including those in our smaller settlements such as Langley and Chesterwood. Haydon Bridge will not be considered a dormitory town. It will have been protected from inappropriate large-scale development and its rural character retained.

The parish will be proactively addressing the implications of climate change as a threat to our community. Residents will be actively shifting to affordable renewable energy solutions in their homes and a number of community-led green energy initiatives will have been delivered. The carbon footprint of the parish has been reduced. New developments will have been located to minimise flood risk and flood mitigation measures will have been embedded. Our community will feel supported to withstand global shocks such as pandemics and economic downturns.

Excellent rail, bus, road and cycle links will connect the parish with the social and economic opportunities provided east and west as far as Tyneside and Carlisle. In the village of Haydon Bridge parking will have been improved and will be equipped for the age of electric cars and bicycles. There will be a dedicated cycle path from Haydon Bridge to Hexham.

Our community will be caring and inclusive. Everyone will have access to health, education, employment opportunities, key services and social and leisure facilities that meet the needs of all generations. Shops and services in the village centre will have been protected and enhanced. They will be valued and well used by residents and visitors.

Our whole community across different social, economic and age groups can access housing to meet its needs.

Our history and heritage will have been respected, celebrated and safeguarded.

Our green spaces biodiversity and wildlife corridors will have been protected and enhanced, including our access to and use of the countryside on foot, cycle and horseback.

Objectives

- 4.3 To deliver the vision and outcomes, seven objectives have been developed. These objectives clearly relate to the issues identified through engagement with the local community and other stakeholders. The planning policies and community actions contained within the plan should deliver the objectives.

Objectives
<p>Objective 1 – Sustainability and climate change</p> <p>Focusing the majority of development within the settlement boundary and ensuring all new development is sustainable and takes a proactive approach to mitigating and adapting to climate change. This includes:</p> <ul style="list-style-type: none">• Embedding a commitment to sustainable design, construction and use;• Fully understanding and addressing the current and future implications of flood risk;• Contributing to reducing the carbon footprint of the parish; and• Prioritising energy efficiency and use of renewable energy in existing as well as new development and reducing fuel poverty.
<p>Objective 2 – Built and historic environment</p> <p>Ensuring new development, including alterations to dwellings: meet the requirements of the Haydon Parish Design Code; reduce our carbon footprint; make a positive contribution to the historic and built environment of the parish; and respect and protect our heritage, including preserving and enhancing the significance of the conservation area, as well as protecting our designated and non-designated heritage assets.</p>
<p>Objective 3 – Natural Environment</p> <p>Protecting and enhancing the distinctive character of Haydon Parish, especially in relation to the landscape.</p> <p>Planning positively for the creation, protection and enhancement of networks of biodiversity and green infrastructure.</p> <p>Safeguarding spaces that are important to the community and the character of the area.</p> <p>Encouraging and supporting community led projects that enable Haydon Parish to both reduce its carbon footprint and enhance biodiversity.</p>
<p>Objective 4 – Housing</p> <p>Supporting housing developments which maintain and strengthen the role of Haydon Bridge as a service centre whilst protecting the important rural character of the area.</p>
<p>Objective 5 – Vibrant and thriving community</p> <p>Retaining, protecting and enhancing our valued community facilities, reducing the need to travel outside Haydon Parish and thus reducing our carbon emissions.</p> <p>Protecting and enhancing the village centre as a service centre, through supporting and encouraging local businesses to thrive and new businesses to emerge, thereby making Haydon Parish more resilient to global shocks.</p>
<p>Objective 6 – Local Economy</p> <p>Supporting the economy of the plan area, including the expansion of existing businesses and attraction of new businesses to the parish, thereby reducing the distance of travel to work and the level of carbon emissions.</p>

Encouraging businesses to reduce their carbon footprint and welcoming businesses in the parish that actively sequester carbon and increase biodiversity.

Objective 7 – Accessibility and Transport

Developing the transport network in the plan to:

- Be equipped for the era of electric cars and bicycles;
- Improve accessibility for all across the parish, particularly between the settlements in the north and south;
- Improve accessibility and safety of routes to neighbouring towns east and west, enabling the transition away from fossil fuels through dedicated non car routes;
- Enhance opportunities for walkers, cyclists, horse riders and those with disabilities; and
- Mitigate the impact of traffic in Haydon Bridge.

Sustainability statement

- 4.4 In May 2019, parliament declared a Climate Emergency, committing the UK to achieve net zero carbon emissions by 2050. NCC also declared a climate emergency in 2019 and the Parish Council did so in September 2021. Achieving this will be tough and requires all our households, communities and businesses to be fully engaged to enable this rapid transition to happen.
- 4.5 Our household and business surveys identified that local people want to live in a supportive, friendly, attractive and safe community with good local facilities. This will be important to: help each other deal with any adverse effects of climate change; support initiatives to enhance natural environment; reduce reliance on private vehicles; and increase opportunities to both work from home and employment opportunities in the parish.
- 4.6 The vision, outcomes and objectives highlight the commitment of the community to address climate change and build a sustainable future. This commitment is summarised in our sustainability statement below and runs through the objectives, policies and community actions in the plan.

Sustainability and the climate and ecological emergency

Consideration of the implications of the climate change and ecological emergency are central to all areas of this plan, in order for Haydon Parish to be a sustainable and resilient community both now and for future generations.

Efforts to both reduce the carbon footprint of Haydon Parish and to adapt to climate change as necessary will be actively encouraged and supported.

Efforts to protect and enhance the natural environment and support its resilience to climate change will also be actively encouraged and supported

5. Delivering the vision – planning policies

Introduction

- 5.1 This section sets out the planning policies which, along with the community actions in annex 1, will deliver the plan's vision, outcomes and objectives. The policies are grouped under the same themes as the objectives and cover:
- Sustainability and climate change;
 - Built and historic environment;
 - Natural Environment;
 - Housing;
 - Vibrant and thriving community;
 - Local economy;
 - Accessibility and transport.

Sustainability and climate change

Sustainable development

- 5.2 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. It highlights three overarching objectives economic, social and environmental. It explains that the purpose of the planning system is to contribute to the achievement of these objectives. The NPPF sets out a presumption in favour of sustainable development. The requirement for the planning system to meet the challenges of climate change is also identified. The NPPF stresses the need to: shape places in ways which contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources; and support renewable and low carbon energy. Planning policies are therefore required to take a proactive approach to mitigating and adapting to climate change, including considering the long-term implications of flood risk.
- 5.3 Sustainable development therefore underpins all of the policies in this plan and it reflects the aspirations of the local people to have a vibrant community that is growing and evolving over the years, valuing our heritage and our past but not standing still.
- 5.4 However, sustainable development is not just about new housing or employment premises in the narrow sense. Section 3 of the Haydon Parish Design Code (2020)⁵, which builds on the earlier Haydon Bridge Village Design Statement (2008)⁶ sets out a design vision that covers a much broader agenda including: landscape and views; connectivity; built form and materials; heritage; and sustainability. It also expects potential developers to engage with Haydon Parish Council before planning applications are submitted.
- 5.5 The design aims state that the future of the parish should be distinguished by:
- Its character as a genuine village community, not as a town or dormitory suburb of Hexham;
 - Its strong sense of place, rich countryside, built and intangible heritage, and historic and characterful village and hamlets;
 - A range of affordable housing, tenures and services to support and sustain the valued diversity and needs of our resident population;

⁵ <http://www.haydon-bridge.co.uk/community-plan.php>

⁶ <http://www.haydon-bridge.co.uk/community-plan.php>

- Its greenness, characterised by a strong focus on green space, the natural environment visible from all parts of the village, sustainability and carbon reduction; and
- Its valued sense of enclosure, together with the close links that exist between the village and its neighbouring hamlets and surrounding countryside.

5.6 Policy H1 therefore seeks to take a positive approach to new development that meet our defined sustainability criteria. This reflects what sustainable development is in Haydon Parish. These are set out in the policy and thereby improve and enhance our community, our environment and our well-being. We would expect that planning applications for development proposals that do not meet these sustainability criteria will be refused. The policy supports the delivery of all objectives in the plan. It should be noted that the matter of the provision of appropriate infrastructure is an important element of sustainable development. This issue is fully addressed within strategic policies contained within the development plan and does not need to be repeated in the neighbourhood plan.

Policy H1: Sustainable development

A presumption in favour of sustainable development will be exercised in the determination of planning applications. In seeking to ensure that development is sustainable, proposals must be supported by sufficient information to demonstrate how, where appropriate, they:

- a. Make efficient and effective use of land, by encouraging the re-use of previously developed land and buildings where possible and viable;
- b. Minimise the impact and mitigate the likely effects of climate change, including flood risk;
- c. Minimise any impact on amenity for new and existing residents, business and other land uses in the vicinity of the proposed development;
- d. Protect or enhance the significance of heritage assets and their settings;
- e. Support the health and well-being of the local community;
- f. Ensure the quality of the biodiversity and natural environment is protected and enhanced, demonstrating how biodiversity net gains will be achieved;
- g. Maintain and where appropriate enhance the positive elements of the landscape character of the area; and
- h. Have regard to the principles set out within the Haydon Parish Design Code and other relevant documents such as Building for a Healthy Life and the National Design Guide;
- i. Address contamination or land instability issues.

Sustainable location of new development

- 5.7 The Northumberland Local Plan defines a settlement boundary for Haydon Bridge as it is identified as a service centre. This boundary is replicated in the neighbourhood plan to ensure clarity in decision making. The use of settlement boundaries offers direction for growth, focusing it on more sustainable locations with a view to supporting existing facilities and services whilst also providing protection to the countryside. The Northumberland Local Plan also identifies Langley as a small village, to support a proportionate level of development.
- 5.8 Feedback from early engagement on the plan highlights the concern from what has been seen by local people as the overdevelopment of Haydon Bridge since the turn of the century.
- 5.9 Policy H2 seeks to focus the majority of new development within the Haydon Bridge settlement boundary whilst supporting a proportionate level of development within Langley. Development

within Langley would be required to reflect its role as a small village, as defined within the Northumberland Local Plan. As part of Langley lies within the North Pennines Area of Outstanding Natural Beauty the impact of development on the special qualities of the area would be a key consideration in the determination of planning applications. Policy H2 also describes when development in the countryside may be appropriate. This policy supports the delivery of objectives 1,2, 4,5 and 6. Proposals for major development in the Northumberland National Park and North Pennines Area of Outstanding Natural Beauty will be determined in accordance with the relevant local plan policies.

Policy H2: Sustainable location of new development

Development within the Haydon Bridge settlement boundary, as identified on the policies map and within Langley, will be supported provided it complies with relevant policies contained within the development plan.

Land outside the defined Haydon Bridge settlement boundary and the village of Langley will be treated as countryside, whose intrinsic character and beauty must be recognised in all decisions on planning applications on land in the countryside.

The following development will be supported in the countryside, where it meets the requirements of other relevant development plan policies:

- a. For areas outside Northumberland National Park, affordable housing, including community-led schemes, delivered on rural exception sites;
- b. Housing where there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at, or near their place of work in the countryside;
- c. Development that represents the optimal, viable use of a heritage asset and the public benefits of the proposal outweigh any harm caused;
- d. Additional housing created through the sub-division of an existing residential dwelling;
- e. A house, the design of which is of exceptional quality, in that it:
 - i. Is truly outstanding, reflecting the highest standards in architecture and would help to raise standards of design more generally in rural areas; and
 - ii. Would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area;
- f. The re-use of redundant and disused buildings to provide new housing, where this would enhance their immediate setting;
- g. The sustainable growth and expansion of all types of businesses, both through the conversion of existing buildings and well-designed new buildings;
- h. The development and diversification of agricultural and other land-based rural businesses;
- i. Sustainable rural tourism and leisure developments which respect the character of the countryside; and
- j. The development of accessible local services and community facilities.

Where a site lies within the Green Belt, as defined on the policies map, development proposals will be considered against the requirements of national planning policy.

Embedding energy efficiency and renewable energy

- 5.10 Haydon Parish is off grid for gas and highly dependent on fossil fuels for heating and hot water for homes and businesses. Feedback from the household survey shows that two-thirds of households are dependent on oil and one-third use wood and at least 9% coal as one of the sources to heat their homes. In relation to renewable energy, 8% of homes had some solar panels and a further 2% solar thermal, with 4% having air or ground source heat pumps and 1% biomass. The parish therefore has a very large challenge to move from fossil fuel dependency to renewable heating technologies as the norm. Furthermore, as the majority of the housing stock is contained within older properties, there is also the challenge of embedding energy efficiency measures.
- 5.11 The response to the household survey showed that there is an overwhelmingly positive attitude to developing renewable energy for domestic purposes, almost 85% of responses averaged across a range of renewable options. In addition, more respondents support larger scale renewable energy schemes than disapprove, with solar power, heat pumps and biomass being the most popular.
- 5.12 Policy H3 provides a positive commitment to embedding carbon reduction at the heart of design and construction of new dwellings and refurbishment of existing dwellings. The policy supports the delivery of objective 1.

Policy H3: Embedding energy efficiency and renewable energy

Developments which embed a commitment to sustainable design and construction will be supported, particularly those which reduce the need for reliance on carbon. Proposals must be supported by sufficient information to demonstrate how, where appropriate, they:

- a. Incorporate passive design measures to improve the efficiency of heating, cooling, ventilation and lighting;
- b. Include measures to reduce waste generated during construction and ensures there is appropriate storage space and segregation facilities for recyclable and non-recyclable waste;
- c. Ensure that energy and water efficiency measures are incorporated into the development;
- d. Incorporate on-site energy generation from renewable sources; and
- e. Reduce energy demands of historic buildings, subject to compliance with other relevant policies on historic assets.

Where planning permission is required, the sensitive retrofitting of energy efficiency measures and the appropriate use of micro-renewables in historic buildings will be supported where this does not result in harm to the significance of a heritage asset.

Community energy generation and infrastructure initiatives

- 5.13 Reducing the carbon footprint of the parish solely through reducing energy use in local homes and businesses will be a major challenge, given the age and nature of the housing stock (for example, older stone-built dwellings) both in the conservation area and more widely across the parish.
- 5.14 Other initiatives are also needed alongside, in particular energy generation and other carbon reduction measures. The parish council is actively looking at feasibility options for renewable

energy generation as a community action in this plan, as well as other carbon reduction initiatives (see natural environment). Funding carbon reduction initiatives is a major challenge. Should NCC introduce community infrastructure levy or if other funding becomes available, the following are considered to be parish priorities for funding:

- Community projects that encourage and enable houses to be better insulated;
- Support the provision of infrastructure to enable sustainable energy generation, storage, and dedicated local distribution;
- Community energy projects to address fuel poverty; and
- Support the development of car clubs and use of electric and alternative fuel vehicles.

- 5.15 Policy H4 provides a positive planning policy approach for community energy generation initiatives and identifies support for a range of renewable energy technologies as long as they meet the development criteria set out. Both initiatives support the delivery of objective 1.

Policy H4: Community energy and renewable energy technologies

Renewable and low carbon energy generation developments that are led by or meet the needs of local communities will be supported where the proposal complies with other relevant policies in the development plan.

In areas outside Northumberland National Park, where planning permission is required for individual and community scale renewable energy development including hydro-electricity, solar photovoltaic panels, air and ground source heat pumps, wind, local biomass facilities and wood fuel products, applications will be supported where they accord with the following criteria, where relevant to the proposal:

- a. The siting and scale of the proposed development is appropriate to its setting and position in the wider landscape;
- b. The development does not create an unacceptable impact on the amenities of local residents; and
- c. The development enhances biodiversity and the habitat where it is located.

New developments and flooding

- 5.16 As Haydon Parish is located on the flood plain, it has historically suffered from flooding. Most recently experiencing two major flooding events (2005 and 2015) in the last 15 years and other flooding incidents in years in between. The flooding relates to both fluvial and pluvial flooding. In the 2015 floods, 43 properties (both homes and businesses) were flooded by the River South Tyne and others damaged by surface water flooding – more than 50 properties in all.
- 5.17 The community responded by setting up a flood group and the parish council has worked with the Environment Agency, Northumbrian Water and NCC on developing flood prevention measures, such as improving flood defences. The parish council will continue to work with these agencies on their future flood plans for the parish.
- 5.18 Unfortunately, despite these measures flooding remains a considerable future risk to the parish, which is likely to be exacerbated as a result of climate change.
- 5.19 Some recent housing developments have included flood prevention measures such as water run-off holding tanks for periods of heavy rain. However, once the development is completed, in particular a private development where the houses have been sold, no agency has

responsibility to clean and maintain the flood water storage tanks, and this is an issue that needs addressing in relation to future planning approvals. A further issue is the small diameter of the mains sewage pipe that goes under the river South Tyne.

- 5.20 There is substantial national and local planning guidance and evidence regarding flood risk and new development, including that contained within national planning practice guidance⁷ and that prepared to inform the emerging Northumberland Local Plan (strategic flood risk assessment and water cycle studies)⁸. There is also the Environment Agency Flood Map⁹ for planning, to help identify which flood zone land is in. It should be noted that the flood map does not always give a full picture of historic flooding.
- 5.21 Policy H5 therefore does not look to repeat national and local policy guidance, it does however provide a positive framework which supports the development of flood prevention and alleviation schemes, provided they represent the most sustainable solution. It supports the delivery of objectives 1 and 4. Further flood prevention initiatives, such as tree planting, are set out under objectives 3 and the community actions annex of the plan.

Policy H5: Flood prevention and alleviation

The development of flood prevention and alleviation schemes, including sustainable drainage systems will be supported where it has been demonstrated that the development represents the most sustainable solution and that their social, economic and environmental benefits outweigh any adverse impacts caused by new structure(s) including the risk of flooding elsewhere.

Site specific flood risk assessments will be required in accordance with national policy and guidance, ensuring that inappropriate development in areas at risk from flooding is avoided.

Where flood prevention measures are included in a development it is essential that ongoing responsibility for their maintenance is set out within a planning condition or legal agreement.

Built and historic environment

Background

- 5.22 Haydon Parish sits in an area rich in both natural and built heritage. Policies for the natural environment are set out in paragraphs 5.41 to 5.74. Policies in this section concern the built and historic character of the parish as it is reflected in human interaction with and development of this part of South Tynedale from prehistoric times to the present day.

Design

- 5.23 The history of the parish in its landscape setting is set out in the Haydon Bridge Conservation Area Character Appraisal (2009 - CCCA), published by the former Tynedale Council in 2009. It highlights the significance of the Roman Wall for the entire Tyne Valley corridor, the emergence of a clearly identifiable village community in the Middle Ages, and, most visibly, the largely eighteenth and nineteenth century townscape that still largely characterises Haydon Bridge in the present, despite twentieth and twenty-first century developments.

⁷ <https://www.gov.uk/guidance/flood-risk-and-coastal-change>

⁸ <https://www.northumberland.gov.uk/Planning/Reports.aspx>

⁹ <https://flood-map-for-planning.service.gov.uk/>

- 5.24 The Haydon Bridge Village Design Statement (2008) identifies the following principles to guide new development in the parish:
- [It] should avoid the valley sides and terraces;
 - Large cluster developments should be avoided;
 - The green open spaces within and on the edge of the village that define its character [should] be retained, safeguarded and where appropriate enhanced (in particular land of amenity status, i.e. the riverside picnic area, Shaftoe Green);
 - Retention of existing, and provision of new planting using native and traditional species should form part of any future development proposals;
 - Developments should be accessible to local transport and village amenities to minimise the use of cars;
 - Whenever possible [development should] retain or incorporate features that provide links to Haydon Bridge's diverse industrial, cultural and development heritage.
- 5.25 The Haydon Parish, Northumberland Design Code (AECOM 2020), which was commissioned as part of the work for this neighbourhood plan builds on these earlier reports. It provides an analysis of the special characteristics of Haydon Parish and sets out practical design approaches to show how future developments can preserve and enhance local distinctiveness. The design vision and design aims (pages 18 and 19 of the design code) are summarised in paragraph 5.4 and 5.5 as underpinning policy H1 on sustainable development.
- 5.26 The parish council expects proposals for new developments to be in line with the best practice set out in the code, which also includes a design checklist based on established good practice. The design code does not only focus on the built form but has a strong focus on wider aspects of sustainability throughout. It expects developments to be consistent with the local vernacular and proposes a layered approach to site design covering:
- Working with the site character and its context: landscape features; green infrastructure; views; gateways and rural edge;
 - Connectivity and public realm: connectivity through primary, secondary and rural routes; pedestrian, cyclist and horse rider connectivity; public open space and play code; place making and tourism;
 - Pattern of built form: pattern and layout; housing typology; building line; sloping sites; corner buildings; boundaries; private gardens; vehicle parking; and inclusion of employment, commercial and public uses;
 - Architecture and materials: architectural character and materials; farmsteads conversions/extensions; bins, recycling and storage; cycle parking; and sustainability, including electric charging points, carbon neutral homes, solar panels, green roofs and walls, sustainable drainage and flood defences.
- 5.27 A key element of good design is engagement. The design code highlights the importance of the need for developers to engage with the parish council before planning applications are submitted. It states that high quality proposals that address identified needs should be supported but those that are not consistent with both the design code and the village design statement, should be refused.
- 5.28 The design code alongside the policies within this plan set out to ensure that: *"new development makes a positive contribution to the historic and built environment of the parish, including preserving and enhancing the character of the conservation area"*. This means reflecting the built environment as it has evolved over the last two or three centuries. The architectural styles of the 20th and 21st centuries need to add value to, rather than detract from, what has come to be cherished as a characterful Northumberland sandstone village.

- 5.29 The criteria set out in policy H6 restates the vision of virtuous development expressed in the Haydon Bridge Village Design Statement and the Haydon Parish Design Code, but with new emphases on sustainability and the environment that reflect the concerns of the present decade that are now acknowledged to be more urgent than they were believed to be earlier in the millennium. The policy supports objectives 1,2,3,4 and 7.

Policy H6: Design

Development should conserve and enhance local distinctiveness by demonstrating high quality design which both respects existing character and responds to the distinctive character of the area, it should have regard to the requirements of the Haydon Parish Design Code (annex 2). Development will be supported where it has been demonstrated to the satisfaction of the local planning authority that, where appropriate it:

- a. Maintains and where possible enhances the character of the locality, paying particular attention to the appearance, size, scale and density of the proposed development;
- b. Reflects the incremental and phased development of the neighbourhood area including its diverse range of architectural styles;
- c. Uses materials which complement those of adjoining and surrounding buildings;
- d. Conserves and enhances the significance of heritage assets including that generated by the relationship with their setting;
- e. Takes account of the topography and natural features of the site and considers the impact of the development when viewed from surrounding areas of countryside;
- f. Respects established building lines and introduces boundary treatments and roof lines that are in keeping with the street scene;
- g. Demonstrates a commitment to sustainable design and construction;
- h. Provides adequate refuse and recycling storage, which is incorporated into the scheme to minimise visual impact;
- i. Adopts the principles of sustainable drainage;
- j. Ensures the development will not prejudice the amenity of future occupiers or that of adjacent properties in terms of overshadowing, loss of light, dominance, loss of privacy, noise or general disturbance;
- k. Provides sufficient car parking and cycle storage to the satisfaction of the local planning authority, this should be appropriately sited within the development;
- l. Encourages cycling, walking and other forms of sustainable travel;
- m. Ensures that lighting associated with the development will not harm residential amenity, wildlife or the International Dark Sky Park;
- n. Incorporates measures to support species and habitats;
- o. Will not result in unacceptable levels of noise, air or water pollution; and
- p. Creates a safe, accessible and well-connected environment that meets the needs of its users.

Heritage assets

- 5.30 Heritage assets can be either designated or non-designated. Designated assets have statutory status and include listed buildings and conservation areas. A non-designated asset is a building, monument, site, place, area or landscape having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.

- 5.31 The NPPF defines a heritage asset as:

“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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).”

- 5.32 Heritage assets are an irreplaceable resource and the NPPF requires them to be conserved in a manner appropriate to their significance. Also, that planning decisions affecting a heritage asset are required to be based on a sound understanding of the significance of the asset and the impact of the proposal on that significance.
- 5.33 Haydon Parish is rich with heritage assets both designated and undesignated. These include: Hadrian’s Wall World Heritage Site, which is also a scheduled monument; 14 other scheduled monuments; 60 listed buildings, 2 of which are grade I, 6 are grade II* and 52 are grade II; and Haydon Bridge Conservation Area (see annex 3). The parish is also blessed with numerous non-designated heritage assets that reveal and record the rich history and development of the area. The Northumberland Historic Environment Record¹⁰ contains many non-designated heritage assets. For Haydon Parish there are 403 entries. These include examples of the farming, railway and industrial heritage of the parish as well as places of worship. Both the Northumberland Local Plan and Northumberland National Park Local Plan contain policies which provide protection to the designated and non-designated assets, the significance of which could be affected because of new development. It is therefore not necessary for the plan to repeat this protection. The plan does however include a number of community actions regarding heritage assets.
- 5.34 The Parish Council also acknowledges that within the plan area there are currently three entries on the national heritage at risk register (two entries at Langley Barony lead mines and features on Hadrian’s Wall) and there may be other heritage assets at risk. The Parish Council fully supports the need to resolve issues regarding heritage at risk but does not have the resources to take the lead on such work. However, it will work with Historic England and other stakeholders to support projects which are important to the parish.

Haydon Bridge Conservation Area

- 5.35 The Haydon Bridge Conservation Area Character Appraisal summarises the special character and significance of the Haydon Bridge Conservation Area. It highlights that the historic core of the village has a distinct eighteenth and nineteenth century character. This includes nineteenth century shop fronts, some of which are incorporated into houses. The shop fronts introduce colour, visual interest and well-crafted details. The appraisal explains that stone and slate are the dominant materials in the conservation area and that pitched roofs, chimney stacks and pots create simple and robust architecture. The combination of topography, street pattern, age and function of buildings, wide range of old styles and details, as well as a clear sense of history are acknowledged as the things which give the conservation area its distinctiveness and character.
- 5.36 The character appraisal details the importance of views, which are described as varied and attractive. Most views are informal, with no formal squares or boulevards. It highlights that the backdrop of the south slope of the Tyne valley is visually striking and reinforces the village’s rural context, whilst the most open and dramatic views in the conservation area are found along the river corridor.

¹⁰ The Northumberland HER can be accessed on the Keys to the Past website <http://www.keystothepast.info/>

- 5.37 It is explained that although virtually all the buildings in the historic core combine to give the conservation area its special character, the following key buildings, which bring additional quality as a result of age, design and position are identified:
- **St Cuthbert's Church and former vicarage** – the eighteenth-century church is in a pivotal position in the centre of the former village, where it has been for over two hundred years. The associated vicarage is a fine example of early nineteenth century architecture;
 - **Congregational Chapel** and **St John's Roman Catholic Church** and associated **presbytery** are large and visually robust mid to late nineteenth century buildings;
 - **Former station ticket office** (now 2 Station Cottages) is an attractive building which survives from the opening of the railway;
 - The **North Eastern Railways Signal Box** dates from 1877 and whilst it has been altered it is a historic piece of railway architecture in clear public view;
 - **38 Ratcliffe Road**¹¹ illustrates the shape of an earlier building and building line of earlier arrangements of the street;
 - The **Anchor Hotel** is of historic, architectural and locational significance;
 - The **Railway Hotel** is an eighteenth-century inn;
 - **Shaftoe Terrace Almshouses** add an interesting architectural style into the local area and have historic significance;
 - **Low Hall Farm** provides a reminder of the area's former economic dependence upon farming;
 - The eighteenth-century cottages, now **Temple Houses**, are of historic interest;
 - The **Old Bridge**, which was substantially rebuilt in the late eighteenth century, links the two halves of the village, it was the only crossing point of the South Tyne when it was first recorded in the fourteenth century.
- 5.38 Boundary and retaining walls are identified as being dominant and crucial elements in the built form of the conservation area. The character appraisal explains that they are of historic and visual importance as they thread their way through and around the village alongside roads.
- 5.39 The steering group identified a number of important non-designated assets within the conservation area:
- **Selwood House, Haydon Lodge and Haydon Park House** – which are fine examples of mid to late 19th century properties associated with the increasing prosperity of the time;
 - **Original shop fronts** on Ratcliffe Road, Church Street and Shaftoe Street; and
 - **Alexandra Terrace** – a good example of the Edwardian architectural rhythm and scale within the village.
- 5.40 Policy H7 seeks to ensure that new development in or affecting the Haydon Bridge Conservation Area will preserve or enhance the character or appearance of the area and its setting. What are described as its “prevailing character and distinctiveness”, and “historic architecture and townscape” are precious but precarious assets whose quality is hard-won. It does not take much for a development out of keeping with the area's sense of place to compromise and even spoil it irreparably. We are fortunate that this enjoyable aspect of Haydon Bridge's Conservation Area has largely (if not entirely) escaped the kind of urbanising and suburbanising damage other historic towns and villages have suffered from. Policy H7 and other relevant policies within the plan are designed to keep it that way, but with an eye not for preserving the past in aspic for its own sake but as an inheritance that enhances the quality of life of our

¹¹ Whilst the CACA identifies 36 Ratcliffe Road, this is a typographical error.

community in the present day, and that will enrich its future. This policy will support the delivery of objective 2, and 4.

Policy H7: Haydon Bridge Conservation Area

Development in or affecting the setting of the Haydon Bridge Conservation Area, will be supported where it preserves or enhances the character or appearance of the conservation area and its setting.

The following are key considerations when assessing the impact of development on the character or appearance of the conservation area and its setting:

- a. Maintaining the distinct eighteenth and nineteenth century core, including nineteenth century shopfronts on Ratcliffe Road, Church Street and John Martin Street;
- b. Reflecting the locally distinctive architectural characteristics, vernacular building forms and materials;
- c. Respecting the prevailing density and grain of the area;
- d. The impact on significant views that are important to the character and appearance of the area, including the important backdrop of the south slope of the Tyne valley, along the river corridor and those of important buildings and features; and
- e. Retention of boundary treatments, including stone field boundary and garden boundary walls, as well as retaining walls. New boundary treatments should reflect locally distinctive forms and materials.

Consideration must be given to the impact of development on the following key buildings, which are identified on the policies map and their role in the significance of the conservation area:

- CA1 St Cuthbert's church and old vicarage;
- CA2 Former Congregational Chapel;
- CA3 St John's Roman Catholic Church and presbytery;
- CA4 2 Station Cottages;
- CA5 North Eastern Railways Signal Box;
- CA6 38 Ratcliffe Road;
- CA7 Anchor Hotel;
- CA8 Railway Hotel;
- CA9 1-25 Shaftoe Terrace and wall and outbuildings to rear;
- CA10 Low Hall Farm;
- CA11 Temple Houses;
- CA12 The old bridge;
- CA13 Selwood House;
- CA14 Haydon Lodge;
- CA15 Haydon Park House; and
- CA16 1 to 11 Alexandra Terrace.

Development that would lead to substantial harm to, or total loss of, significance of any aspect of the conservation area that contributes to its significance will not be supported unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Where a development will lead to less than substantial harm to the significance of the conservation area this harm should be weighed against the public benefits of the proposal.

Natural environment

Background

- 5.41 The natural environment of Haydon Parish is enormously valued by the local community in providing opportunities to view and enjoy the landscape and the wildlife that it supports. This has been confirmed through community consultation on the plan. As part of the consultation respondents to the household survey were asked to name the top five things they liked about living in the parish. Two of the five were relevant to the natural environment:
- Lovely countryside and wildlife; and
 - Green spaces and walks close to the village.
- 5.42 Individual responses highlighted the importance the community places on particular aspects of the natural environment that make up the parish, including: the riverside area and associated walks; the variety of plant and animal species including the birds such as owls, lapwings and curlews as well as more common species. There were significant levels of support for improvements to the natural environment, open spaces and habitats from the local community. In light of the above, the natural environment forms a central dimension of the plan.
- 5.43 Neighbourhood plan objectives one and three are most relevant to the natural environment.

Landscape

- 5.44 The community consultation work highlighted the value that the community places in the rich and diverse landscape in which the parish is situated. Paragraph 109 of the NPPF is clear that one of the ways the planning system can contribute to and enhance the natural and local environment is by protecting and enhancing valued landscapes.
- 5.45 The valley sides surrounding Haydon Bridge are composed of mainly pasture or uplands, interspersed with woodland. The northern reaches of the plan area lie within Northumberland National Park and include part of the Hadrian's Wall World Heritage Site. The North Pennines Area of Outstanding Natural Beauty (AONB) designation also lies within the boundary to the south west.
- 5.46 Haydon Bridge sits within the narrow, distinctive corridor centred on the River Tyne which separates the North Pennines from the Border Moors and Forests. The landscape is made up of a mosaic of arable and pasture, conifer plantations, deciduous woodlands along with the more fertile lowland corridor of the river flood plain.
- 5.47 The design code provides information on the landscape character of the parish. This has been informed by the Northumberland Landscape Character Assessment (2010) and the Northumberland National Park Landscape Character Assessment (2019). The assessments provide principles and guidelines for each landscape character types (LCT), and it can be used as a mapping tool to guide areas for protection and management action for particular sites.
- 5.48 The character of the parish is distinguished by the glacial trough between the North Pennines and Northumberland with various LCTs forming a roughly similar pattern of landscape character to either side of the River South Tyne. Haydon Bridge is largely located within a lowland landscape along the River South Tyne valley, which is part of the Glacial Trough Valley Floor LCT: The assessment identifies that as a result of the existing settlement pattern, the area is under pressure for further development. Therefore, the overall approach should be to manage change while seeking to conserve and enhance character, taking advantage of opportunities offered by new development. The development guidelines identify the need to discourage new

built development from extending onto the valley floor and encourage the creation of strong settlement boundaries. Also, that the approach routes, key views and gateways to settlements should be given particular consideration. Furthermore, the creation of open space adjacent to existing settlements presents opportunities to enhance the setting of the town, strengthen distinctiveness and reinstate or reinforce characteristic landscape patterns.

- 5.49 The Glacial Trough Valley Sides LCT, includes historic estates such as Langley Castle. As with the Glacial Trough Valley Floor LCT, the assessment identifies that the area is under pressure from development and there is a need to strengthen existing characteristics, managing pressures for change. The development guidelines identify that new built development should be discouraged from extending onto the upper valley sides. Similarly, to the Glacial Trough Valley Floor LCT, it offers encouragement of the creation of good settlement boundaries and the importance of open space adjacent to existing settlements. It highlights the new development should not substantially alter the character, scale or form of existing settlements, with all development respecting local vernacular styles and materials.
- 5.50 On higher land, to both the north and south, is the Upland Commons and Farmland LCT, where the approach described in the appraisal should be to manage the restoration and enhancement of the landscape. Development guidelines highlight the need to discourage any development of new farm buildings that could compromise the pattern and scale of farmsteads across this landscape.
- 5.51 In accordance with the design code and the landscape character appraisals, policy H8 seeks to support development which protects the natural environment and important green spaces of the parish as well as retaining and enhancing additional landscape features and important views.

Policy H8: Landscape

Development should maintain and where appropriate enhance positive elements of the landscape character of the parish, as defined in the Haydon Parish Design Code, Northumberland Landscape Character Assessment, Northumberland National Park Landscape Assessment or other relevant documents.

New development should:

- a. Preserve, enhance and positively contribute to the character of the landscape of the parish;
- b. Be informed by the context of the site and its surrounding landscape in terms of: height; scale; massing; orientation; and position;
- c. Seek to conserve and enhance important local landscape features such as rolling landforms, hedgerows and woodland to the east of Haydon Bridge as well as the western approaches, distinctive gateways including Low Hall Farm, as well as regular field patterns with woodland parcels;
- d. Be sited carefully to fit within the existing settlement pattern and where extending the rural edge, development should create a soft urban edge which is graduated towards the village centre;
- e. Protect mature and established trees wherever possible;
- f. Take account of the topography and natural features of the site;
- g. Restore or create new landscape features, using locally native trees, shrubs and water features where appropriate.

Biodiversity

- 5.52 The plan area boasts a wide range of species and habitats, some of which are designated for their national and international importance. Internationally designated sites are: North Pennine Moors Special Protection Area (SPA); Border Mires, Kielder-Butterburn Special Area of Conservation (SAC) and Tyne and River Allen Gravels (SAC). Nationally designated sites are: Muckle Moss site of Special Scientific Interest (SSSI) and National Nature Reserve (NNR); Stawardpeel Woods SSSI; Roman Wall Escarpments SSSI; Hexhamshire Moors SSSI and Wharmley Riverside SSSI. There is also one locally designated site, Gees Wood Local Wildlife Site.
- 5.53 The parish also contains a number of priority habitats as defined by the Natural England Priority Habitat Inventory (North England). These include priority grassland types such as calaminarian grassland – an unusual habitat which forms on nutrient-poor soils with high levels of toxic heavy metals. Calaminarian grassland can form naturally but is generally associated with old mine workings or quarries. It is found in a wide variety of locations, though there is only an estimated 450 hectares of this habitat in the UK.
- 5.54 Areas of blanket bog, flushes, fens and swamp occur on the higher ground in the north of the plan area. Notable amongst these is Muckle Moss SSSI - a type of valley mire having very good species diversity and of importance for its species of butterfly.
- 5.55 A number of steep-sided tributaries of the River Tyne are present on the valley sides, around which areas of ancient and semi natural woodland have developed. Most notable of these is Stawardpeel Woods SSSI which is of ancient origin and occurs alongside the River Allen on the south-western edge of the Plan area. This SSSI was notified for supporting the only known population of dormice in Northumberland and is actively managed for this species. Other notable ancient or semi natural woodlands include Gees Wood Local Wildlife Site and Tony's Patch Nature Reserve which is owned and managed by the Northumberland Wildlife Trust. This site supports a rich diversity of woodland species and a number of uncommon invertebrates.
- 5.56 Biodiversity records provided by the Environmental Records Information Centre North East show that an extensive list of protected and notable species (as well as more common species) have been recorded in the plan area. These include mammals such as red squirrel, otter, water vole and bat species. Waterbodies such as Grindon Lough and Langley Dam, provide habitat for a high numbers of water birds, particularly in the winter months. The extensive areas of unimproved pasture provide habitat for birds that rely on these open habitats for breeding. These include a suite of wading bird species, most notably, curlew, which is considered one of the most urgent bird conservation priorities in the UK.
- 5.57 The riverside area, most highly valued by the local community in the household survey, supports a variety of breeding birds species including dipper, goosander, oystercatcher, grey wagtail and kingfisher and a resident population of geese.
- 5.58 Birds are a key part of the biodiversity of the built environment of the plan area. Buildings provide nest spaces for both resident and summer visitors, including house sparrows, starlings, house martens and swallows. Most notable is the Haydon Bridge population of breeding swifts, a species whose UK population is in serious decline, largely due to a loss of suitable nest spaces as old buildings are renovated or demolished. The River South Tyne is important for migratory and non-migratory fish species, supporting Atlantic salmon, migratory and non-migratory trout, European eel and lamprey species.

- 5.59 The NPPF makes clear that in order to contribute to the Government's commitment to halt the overall decline in biodiversity the planning system should minimize impacts on biodiversity and provide net gains where possible. In accordance with the NPPF the plan seeks to promote the preservation, restoration and re-creation of priority habitats, ecological networks, including green infrastructure and the protection and recovery of priority species populations.
- 5.60 The household survey expressed strong support for beneficial environmental activities including community tree planting (including help with planting, and gifting/loaning land and community orchard to support carbon reduction and reduce the risk of flooding; small holdings and habitat creation projects (e.g. wildlife ponds); and enhancing wildlife corridors.
- 5.61 Policy H9 will deliver plan objective 3 by protecting and enhancing the landscape and biodiversity. Further information is included within the natural environment background paper¹².

Policy H9: Biodiversity

Development should protect and enhance biodiversity, including sites identified on the policies map, by seeking to ensure no loss or significant harm to sites of biodiversity value, protected and priority species, their habitats or the corridors that connect them. Support will be given to proposals which promote the preservation, restoration and recreation of priority habitats and the protection and recovery of protected species.

Proposals should demonstrate how a measurable net gain for biodiversity, calculated in accordance with the latest government policy and advice, will be secured.

Where development would result in the loss or significant harm to biodiversity, applicants will be required to demonstrate, to the satisfaction of the local planning authority, that the adverse impacts will be adequately mitigated, or as a last resort compensated for.

Where appropriate, development schemes should embed proposals which look to enhance existing natural features and increase biodiversity within the wider site where appropriate and by providing a habitat for wildlife within the built environment (e.g. swift bricks).

To protect water dependent protected and priority species, developments on or near watercourses, drains, ponds or wetlands need to appropriately consider these species and buffer built development from key habitats/ areas to maintain corridors and allow for species dispersal.

Green infrastructure

- 5.62 Haydon Bridge benefits from a number of accessible public open spaces in character with the rural setting of the village as well as a good network of public footpaths which are well used by the local community. Early engagement on the plan highlighted that the local community are strongly of the view that these routes and spaces should remain intact; they also thought that opportunities should be taken to add value to them by introducing appropriate new uses.
- 5.63 Green infrastructure encompasses wildlife networks and corridors, open spaces and landscape corridors and linkages to the wider countryside. The NPPF defines green infrastructure as: "A

¹² <http://www.haydon-bridge.co.uk/community-plan.php>

network of multi-functional green and blue spaces and other natural features, urban and rural, which is capable of delivering a wide range of environmental, economic, health and wellbeing benefits for nature, climate, local and wider communities and prosperity". A network, green infrastructure can include: parks, open spaces, playing fields, wildlife corridors, streams and other water bodies, woodlands, street trees, allotments and private gardens.

- 5.64 As green infrastructure is close to where people live, it can play a key role in supporting the health of the local community. It also supports wildlife, climate change mitigation and adaptation, as well as helping to improve air quality. As a result of its importance in the built-up area and linkages to the wider countryside, the design code mapped the green infrastructure within Haydon Bridge (page 23, figure 24). This has been replicated on the policies map. The green infrastructure network defined on the policies map also includes sites of special scientific interest, local wildlife and geological sites, national nature reserves, ancient woodland, local green space and protected open space.
- 5.65 There is a need to improve or extend wildlife networks and ecological networks, not only those within Haydon Bridge itself, as they are an important part of the green infrastructure of the area, reduce fragmentation of the landscape and facilitate the movement of species to new and more favourable habitats, particularly in response to climate change. The NPPF highlights that to minimize impacts on biodiversity planning policies should identify and map components of local ecological networks, including wildlife corridors. These are areas of habitat that connect wildlife populations and interacts with the wider landscape. They can be many things, such as rivers and burns, railway lines, cycle ways and ancient and/or species rich hedgerows.
- 5.66 Haydon Parish sits within the Northern Upland Chain Local Nature Partnership area. The partnership has undertaken a habitat mapping project which identifies eight key priority habitats and identifies areas within the plan area where these could be extended to provide greater connectivity.
- 5.67 Policy H10 seeks to protect and where practical improve and extend the green infrastructure network and provides a framework for the assessment of planning applications. This will assist with the delivery of objectives 1 and 3.

Policy H10: Green infrastructure

New development should seek to protect and where practical, improve and extend the green infrastructure network, as defined on the policies map. When determining planning applications, applicants must demonstrate, to the satisfaction of the local planning authority how relevant development proposals:

- a. Integrate with, connect and enhance existing green infrastructure network adjacent to and within site boundaries and strengthen biodiversity and the natural environment;
- b. Strengthen and draw the rural character of the setting of Haydon Bridge through consideration of the locations and typologies of new green infrastructure delivered as part of new development e.g. at the rural edge and within new public space and on street frontages;
- c. Protect and enhance existing habitats and wildlife corridors, which include rivers and watercourses;
- d. Create new habitats and wildlife corridors to reconnect isolated sites and facilitate species movement;

- e. Allow the movement of wildlife and provide habitat for species, for example in the design of gardens and boundary treatments, using locally native species;
- f. Integrate green infrastructure with sustainable drainage systems and the management of flood risk;
- g. Address the management and maintenance of new and existing green infrastructure throughout and beyond the plan period.

Proposals that would include the loss of part of the green infrastructure network should demonstrate that alternative provision, equivalent to or better than the green infrastructure proposed to be lost in terms of its quantity and quality, can be provided in equally accessible locations that maintain or create new green infrastructure connections.

Local green space

- 5.68 Early engagement highlighted the importance to the community of green space and walks close to the village, and they are one of the top five things people valued about living in the parish. They are valued for a wide range of reasons including historic significance, richness of wildlife, tranquillity, recreational value and beauty.
- 5.69 The NPPF enables neighbourhood plans to designate areas of local green space for special protection, thereby preventing inappropriate new development on these sites other than in very special circumstances. These spaces do not need to be publicly accessible, although the designation must not be applied to an extensive tract of land and the site must be in reasonably close proximity to the community it serves. The land must be demonstrably special to a local community and hold a particular local significance.
- 5.70 In identifying and assessing potential local green space sites the steering group excluded:
- Sites already protected through another designation such as SSSIs;
 - Church sites that already have other protection (such as the St Cuthbert's Churchyard);
 - Other wildlife sites that are designated for protection, including nature reserves (such as Tony's patch);
 - Sites that are not in reasonably close proximity to the community (e.g. Grindon Lough); and
 - Footpaths that have not yet been formally designated (such as the footpath to Limestone rock).
- 5.71 The sites listed in Policy H11 meet the respective criteria set out in national policy guidance, as set out in the background paper on local green space and protected open space¹³.

Policy H11: Local green space

The following areas, as defined on the policies map, are designated as local green space which will be protected from development in a manner consistent with the protection of land within the Green Belt:

- LGS01 Land from Anchor Hotel to Spa Well;
- LGS02 Strother Close Green;
- LGS03 Land from Old Bridge to Brigwood;
- LGS04 Riverside Picnic area/ The Eland;

¹³ <http://www.haydon-bridge.co.uk/community-plan.php>

LGS05 Shaftoe Green Picnic Area and Park;
LGS06 Geeswood;
LGS07 Cemetery on Cemetery Road;
LGS08 Allotments on Station Road;
LGS09 Cricket pitch at Haydon Bridge High School.

Management of any development within these local green spaces must be consistent with national policy on Green Belts. Development of the land will not be permitted other than where very special circumstances can be demonstrated. Very special circumstances will not exist unless the potential harm to the local green space by reason of inappropriateness and other harm is clearly outweighed by other considerations.

Protected open space

- 5.72 In addition to local green space, there are a number of spaces that are valued for their local amenity value and for formal and informal recreational purposes, but which do not meet the detailed allocation criteria for designation as local green space.
- 5.73 The NPPF identifies the importance of access to high quality open spaces and opportunities for sport and recreation to the health and well-being of local communities.
- 5.74 Policy H12 therefore designates sites as protected open space, with the intention that they should be safeguarded and development only permitted where specific criteria are met. The policy also seeks to ensure that new developments provide an appropriate level of public open space. The local green space and protected open space background paper¹⁴ outlines the reasons why the sites are important and explains the process that has led to their proposed designation.

Policy H12: Protected open space

The following areas of open space, as defined on the policies map, have been identified as contributing to local amenity and character and will be protected from development:

POS01 Langley and Greenwich Gardens play area;
POS02 Haydon Bridge High School rugby pitches;
POS03 Haydon Bridge Athletic Football Club grounds;
POS04 Innerhaugh play area;
POS05 Showfield play area;
POS06 Land south of Belmont Gardens and west of Belmont; and
POS07 Land to the rear of 30-48 Ratcliffe Road.

Development that will result in the loss of protected open space will only be supported where the applicant has robustly demonstrated to the satisfaction of the local planning authority, that the:

- a. Open space is surplus to requirements; or
- b. Loss resulting from the proposed development would be replaced by open space of equal or better value in terms of quantity and quality, including amenity value, in a suitable location; or

¹⁴ <http://www.haydon-bridge.co.uk/community-plan.php>

- c. Development is for alternative recreation provision, the needs for which clearly outweigh the loss of the open space.

New development should provide, as a minimum, the standards of open and recreation space defined within the most up to date and relevant guidance defined by the local planning authority.

Housing

Supply of housing land

- 5.75 The emerging Northumberland Local Plan identifies that between 2016 and 2036, a minimum of 160 new dwellings should be built in the parish. Between 1 April 2016 and 31 March 2021, 117 dwellings have been completed. As a result, there is a minimum need to deliver 43 additional dwellings to 2036. In order to meet this need, the local plan proposes the allocation of two housing sites:
- Land west of Langley Gardens and north of Ratcliffe Road, for between 35 and 50 dwellings; and
 - Land at Station Road, for between 8 and 10 dwellings.
- 5.76 In addition, as of 31 March 2021, seven sites have planning permission for housing:
- East Land Ends, for 18 dwellings;
 - Land adjacent to Arran, Belmont Gardens, for 2 dwellings;
 - Land south of Belmont Gardens, for 3 dwellings;
 - Outbuildings west of Vauce Farm, Langley for 2 dwellings;
 - Rest & Be Thankful, North Bank for 1 dwelling;
 - Land south east of Hedgely, North Bank for 1 dwelling; and
 - Chesterwood Villa, for 1 dwelling.
- 5.77 Development of the allocated sites and those with planning permission has the potential to deliver between 71 and 88 dwellings. In addition to these sites, the Northumberland Strategic Housing Land Availability Assessment identifies another site that is considered suitable (in part) for housing. This is the Coal Cells site (reference 2536) which is located within the settlement boundary and NCC has identified that it has the potential to deliver around 8 dwellings although it is understood from the landowner that any future development is likely to be at a lower level. The parish council therefore does not consider it is necessary for the plan to identify further sites for housing development but acknowledges that windfall sites and rural exceptions sites could come forward to add to the housing supply to meet local needs. Further information is included within the housing background paper¹⁵.

Meeting housing needs – including the provision of affordable housing

- 5.78 Prior to the preparation of the plan, the local community expressed concern that the mix and scale of new housing provided within the parish does not meet their needs and also that there is a need for housing that people can afford. Therefore, in order to inform the policies of the plan, a separate housing needs survey¹⁶ and a housing needs assessment¹⁷ were commissioned.

¹⁵ <http://www.haydon-bridge.co.uk/community-plan.php>

¹⁶ <http://www.haydon-bridge.co.uk/community-plan.php>

¹⁷ <http://www.haydon-bridge.co.uk/community-plan.php>

- 5.79 The housing needs survey was sent to all households in the parish and had a response rate of 28%. Key findings were:
- No suitable homes available locally; existing homes too large; or respondents could not manage stairs;
 - There is a need to adjust housing accommodation as people grow older - downsizing, moving closer to village services and access issues using stairs;
 - Need to accommodate new households including homes for single people and couples, as well as young families; and
 - The largest demand is for: two-bedroom bungalows and two-bedroom houses; followed by three-bedroom houses and three-bedroom bungalows.
- 5.80 The housing needs survey also highlighted that affordability was a key issue for a proportion of households in housing need. 28% of households expressing a housing need were interested in renting affordable homes from a housing association (8 households), whilst 21% expressed a desire to rent homes from a private landlord (6 households). 32% of respondents, who indicated their household income and expressed a housing need, indicated an annual household income of less than £20,000.
- 5.81 Furthermore, the results showed strong support (82.9% in favour) for new affordable homes that address proven housing needs identified through the survey with a priority for people with a genuine local connection to Haydon Parish. 88.6% would be in favour of such housing if specifically designed for older people and 84.9% for starter homes for younger and other households. 61.5% would be in favour of such housing specifically designed for cohousing communities (residents have independent housing units but come together to manage their community and share activities) and 56.9% for live-work units (properties that combine workplace and home, but with a distinct space for each).
- 5.82 Wishing to downsize was the most common reason for wanting to move among respondents to the household survey, and this trend can be expected to become more important in future. Downsizing may simply involve a smaller amount of outside space to manage or fewer rooms which are still a good size. This makes properties easier to maintain.
- 5.83 The steering group has also found anecdotal evidence of local households, or households with a local connection seeking to move back into the parish, finding difficulty in securing social rented housing through the Northumberland Homefinder system.
- 5.84 The housing needs assessment, which was undertaken by AECOM as part of the governments technical support package for neighbourhood planning groups, identified:
- Compared with Northumberland, Haydon Parish has a higher proportion of detached and terraced homes and a much lower proportion of flats;
 - 14% of homes are bungalows, which is in line with the county average. Nevertheless, the household survey points to very high demand for bungalows, particularly those with two bedrooms. There are a number of one bedroom bungalows built in previous decades, which are less popular. These might be repurposed for younger households, while new bungalows should have a minimum of two bedrooms;
 - The housing in Haydon Parish is dominated by mid-sized homes with three bedrooms. Instead of providing more variety, recent building over the past 20 years has mostly focused on three bedroom homes despite how common they are already in Haydon Parish;
 - As a result of the current housing stock and the projected future composition of the population of the plan area, it identified that there will be a need for two and three

bedroom homes as a priority, despite the large number of three bedroom houses already present. Building smaller homes would provide options for young or new household and help to tackle affordability issues;

- 2011 Census data reveals that Haydon Parish had a particularly large proportion of the population aged 45-64. This large 45-64 group is likely to reach retirement age over the lifetime of the plan and could well become the largest source of demand for housing.

5.85 The key messages from the housing needs assessment in relation to affordability are:

- The parish has a lower level of home ownership and a higher level of private renting than across Northumberland and England as a whole;
- Since 2011, only 11 affordable homes (8 rent/3 affordable sale) have been built in the parish compared with 109 homes for sale at full market price;
- 32% of residents could not afford the deposit for an entry-level/starter home (estimated to be £11,500 for a £115,000 home);
- There is a large group who cannot afford to buy, who would be eligible for and benefit from more of the kinds of affordable housing that help people become homeowners – an estimated 101 households between now and 2036;
- There is a further group who cannot afford private rented and can only afford social rented housing and more of this is also needed as soon as possible;
- As a result of the skewing of housing development in the last 20 years towards market housing for sale, additional affordable housing, in particular social housing for rent, is a priority for development till the end of the plan period; and
- Community-led housing is one way to deliver more affordable housing.

5.86 The housing needs assessment highlights how few affordable homes have been built in the parish since the start of the plan period up to March 2020. With only 11 affordable homes (8 rent/3 affordable sale) built in the parish compared with 109 at full market price – only 9% of the total new dwellings built in that period. This compares with the NCC minimum target in the local plan of 15% affordable housing. Representing a shortfall of at least 7 units of affordable housing in the housing developed so far during the plan period. Since the completion of the housing needs assessment, 6 additional units for rent have been provided within the parish.

5.87 The emerging Northumberland Local Plan requires the provision of affordable housing at various rates of all new homes, depending on which 'value area' the site falls within. Haydon Parish lies within a 'medium value area', therefore 15% of affordable housing should be provided on sites of 30 or more dwellings. The local plan also identifies a target tenure mix. Within medium value areas this is identified as: 33% affordable homes to rent and 67% affordable home ownership. This tenure mix is negotiable on a site-by-site basis, having regard to the latest evidence, including local housing needs assessments, market conditions and interest from registered providers. The mix will be expected to ensure at least 15% of all homes on any site are for affordable home ownership products unless national exceptions apply. The housing needs assessment does not provide evidence to deviate from the approach contained within the local plan.

5.88 The local plan supports the development of community led housing as a vehicle to deliver at least a proportion of the new social rented housing required to meet local housing need. Both Haydon Parish Council and Haydon Bridge and Haydon Parish Development Trust are committed to exploring and taking forward this option, as reflected in the community actions for the plan.

- 5.89 A further way of securing additional affordable housing outside the settlement boundary and in more rural parts of the parish is through the use of rural exception sites. This matter is addressed in detail in the local plan and it is not considered that the neighbourhood plan could add anything further to this policy approach.
- 5.90 An important role for the planning system is to provide a policy framework to support the provision of a mix of homes to meet identified needs. The local plan contains policies regarding the mix of new housing development and a detailed approach to the delivery of affordable housing. The evidence at both county and parish levels identifies the need to support the provision of smaller homes, including houses, bungalows and possibly flats, particularly to support younger households looking to get onto the housing ladder and to meet the needs of an ageing population, in particular older households looking to downsize.
- 5.91 Policy H13 therefore aims to help support plan objective 4 and create and maintain a balanced and sustainable community across the plan area by providing the types of homes that current and future residents need.

Policy H13: Meeting housing needs

The mix of housing types and tenure delivered on housing sites, including the provision of affordable housing should have regard to and be informed by evidence of housing needs, including the Haydon Parish Housing Needs Survey (2020) Haydon Parish Housing Needs Assessment (2020) and the Northumberland Strategic Housing Market Assessment (2018) and any subsequent updates.

Development will be assessed according to how well it contributes to meeting identified needs, particularly through the provision of two and three bedroom homes, including two bedroom bungalows.

Land west of Langley Gardens and north of Ratcliffe Road

- 5.92 Land west of Langley Gardens is the largest site in the Haydon Bridge settlement boundary and is proposed to be allocated for housing in the local plan. Other than identifying an indicative dwelling number for the site, the local plan does not contain any details regarding the development of the site.
- 5.93 As a result of the size of the site and indicative level of development that could be supported as well as its position and relationship with the rest of the village, a master planning exercise has been undertaken to inform the future development of the site. Key considerations for the site are:
- The need to shape the type and mix of housing to be developed on this site as a way of counteracting the recent history of developer led new housing which has distorted the housing mix and tenure away from meeting the priority housing needs of the parish; and
 - To provide an exemplar to illustrate how the principles and aims of the Haydon Parish Design Code might be put into practice not just in relation to housing but addressing the wider sustainable development agenda in line with the sustainable development and design policies of the plan.

5.94 The master planning exercise has identified the following requirements, those of which that can be illustrated diagrammatically are shown on figure 3:

a. *Scale and density:*

The Northumberland Local Plan identifies a site capacity of 35 to 50 dwellings, as the site is 2.2ha, this would equate to between 16 and 23 dwellings per hectare. The design code identifies that within this part of the village, the density ranges between 18-39 dwellings per hectare. Therefore, the range identified within the local plan is appropriate;

b. *Tenure mix:*

In accordance with the local plan affordable housing policy, the tenure mix should include at least 15% of affordable housing to make up the identified need for affordable housing. However, it is considered that there is evidence to demonstrate a greater need within the parish. In accordance with the findings of the housing needs assessment, the priority will be affordable housing for rent rather than affordable housing for sale, including a number of community-led housing units;

c. *Housing for all ages:*

The aim will be to create a balanced community, suitable for a mix of age groups, with priority to:

- 1-2 bedroom starter homes for young people and families;
- Downsizer housing for older people with at least one bedroom downstairs and the second/third bedroom(s) upstairs;
- 3 bedroom family housing;
- Accessible units for people with limited mobility (could be ground floor of small flatted block and/ or bungalows);

d. *Phasing of development:*

The site should be developed during the plan period to meet local housing need in accordance with the findings of the housing needs assessment and housing needs survey. To secure the level of affordable housing needed it is acknowledged that it could be appropriate to develop the site in two phases. The provision of the required infrastructure should also inform the phasing of the development of the site;

e. *Landscape and views:*

The design should contribute to the character of the surrounding area and retain and enhance existing landscape features. The low-lying nature of the site means that both inward and outward views should focus on the surrounding agricultural valley sides and prominent ridge lines and retain the strong visual connection between the village and the countryside. As a gateway site on the western entrance to the village the development boundaries should create a soft urban edge retaining and enhancing existing landscape features such as hedgerows;

f. *Green infrastructure and biodiversity:*

The development should seek to integrate with, join up and enhance existing green infrastructure networks. Furthermore, it should seek to strengthen biodiversity and the natural environment, protecting and enhancing existing habitats and biodiversity corridors. Gardens and boundary treatments should be designed to allow movement of wildlife and provide habitat for local species. Additional low-level hedging may be required on Ratcliffe Road where there are gaps and to provide noise mitigation from the adjacent railway line and Ratcliffe Road;

g. *Public open space:*

Open space should be incorporated into the development of the site, with a central open space and linkages to the existing green infrastructure network. There is also potential to deliver open space provision on land to the south of Ratcliffe Road;

h. *Design and layout:*

The Haydon Parish Design Code (2020) provides guidance on type, scale, height, massing, roofline, materials, boundaries and private gardens to enable an overall design that fits with the village vernacular. The design should seek to break up the development into distinct elements by the use of courtyards and other such features;

i. *Sustainability:*

Sustainability is at the heart of this plan applicants should be able to demonstrate how they had embedded sustainability into the scheme, such as the provision of electric charging points and carbon neutral design, in line with the Design Code;

j. *Access and routes:*

The main vehicular access should be off Ratcliffe Road. A further road link to Langley Gardens could provide an access and exit route for traffic in the existing estate looking to go west. There should also be bicycle and pedestrian access routes through the existing housing estate (Langley Gardens) into the heart of the village. The design of the estate should ensure that vehicles cannot go at high speed;

k. *Vehicle parking:*

Car and bicycle parking should meet NCC parking standards;

l. *Flooding, surface water and foul drainage:*

There is no fluvial flood risk on this site. However, there are issues around surface water and foul drainage in Langley Gardens and other parts of the existing estate. Green infrastructure should be integrated with sustainable foul and surface water infrastructure and drainage systems and the management of flood risk;

m. *Infrastructure requirements:*

No specific infrastructure requirements have been identified in the Northumberland Infrastructure Delivery Plan (2018). However, it would be essential for all infrastructure, necessary to make the development acceptable in planning terms is either in place, or can be provided prior to the development being brought into use.

Policy H14: Land west of Langley Gardens and north of Ratcliffe Road

The development of between 35 to 50 dwellings on land west of Langley Gardens and north of Ratcliffe Road, as identified in the Northumberland Local Plan, will be supported where it can deliver the following:

- a. A range of housing types and tenures which meets local needs identified within the Haydon Housing Needs Assessment (2020) and Haydon Housing Needs Survey (2020):
 - i. the tenure mix should include at least 15% affordable housing, the priority being affordable housing for rent;
 - ii. house types should include one and two bedroom starter homes, homes suitable for those looking to downsize (including bungalows), three bedroom family homes and accessible homes suitable for those with limited mobility;
- b. A development which contributes positively and through appropriate landscaping integrates fully with the character of the surrounding area;
- c. High quality design, which has been informed by the principles contained within the Haydon Parish Design Code (2020) to ensure that the development fully reflects the village vernacular and embeds sustainability;
- d. A soft urban edge, which retains existing landscape features, such as hedgerows, should be created at the western entrance to the village;
- e. Biodiversity enhancements which link to existing wildlife corridors;
- f. An appropriate level of open space which integrates with the existing green infrastructure network;

- g. Safe access for all with: the main vehicular access from Ratcliffe Road, with a further link to Langley Gardens; and the provision of pedestrian and cycle routes to the centre of the village;
- h. Sufficient car and cycle parking, to the satisfaction of the local planning authority, which should be appropriately sited within the development;
- i. Appropriate surface and foul water infrastructure; and
- j. The infrastructure needs of the development.



Figure 3: Illustrative development principles for land to the west of Langley Gardens

Vibrant and thriving communities

Community services and facilities

- 5.95 Community infrastructure supports the health and well-being, social, educational, spiritual, recreational, leisure and cultural needs of the community and is provided through a wide range of venues. Community facilities are identified in the NPPF as: local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.
- 5.96 The audit of community facilities and services undertaken by the steering group illustrated that there are a wide range of community services and facilities and services in the parish, almost of all of which are located in the village of Haydon Bridge. As highlighted in early engagement (see section 2) these facilities and services, both the range and number, are highly valued by local residents and make an important contribution to the vitality and viability of the parish. They show that the parish has a strong community infrastructure. The household survey and early engagement provided strong support for the plan to include a positive policy framework both to protect existing facilities of benefit to the local community, and to support the development of new community infrastructure where gaps have been identified, for example to address low broadband speed.
- 5.97 Local communities identified the following important issues and gaps in relation to community facilities: need for a cafe in Haydon Bridge to provide social space and refreshments for local people, visitors and tourists; a lack of facilities and services for younger people; a lack of facilities for older people; a need for more community learning opportunities; an opportunity for a Saturday market; access to indoor and outdoor gym facilities. Provision of these is addressed under community actions in Annex 1.
- 5.98 The NPPF is clear that the planning system should support the development of new community facilities and that valued community facilities should be retained where appropriate. The emerging Northumberland Local Plan provides protection against the loss of local village convenience shops and public houses. It is however acknowledged that planning permission is not always required to change the use of a building or land and this restricts the opportunity to examine the possibility of securing the continued use of a facility threatened with closure. Notwithstanding this, policy H15 will contribute to the delivery of plan objective 5 which seeks to retain, enhance and protect important community facilities and services. An additional community action is to strengthen protection by looking at the feasibility of designating other community buildings (in addition to the library) with NCC under community right to buy.

Policy H15: Community services and facilities

Development proposals to enhance the provision of community services and facilities will be supported where the following criteria are met:

- a. The development will not generate unacceptable noise, fumes, smell or other disturbance to adjoining properties;
- b. The development will not have an adverse impact on highway safety; and
- c. Access arrangements and sufficient off-street parking can be provided to the satisfaction of the local planning authority without negatively impacting on adjoining uses.

The following facilities are identified as having great importance to the local community and are identified on the policies map:

- CF1 Haydon Bridge Community centre;
- CF2 Langley Village Hall;
- CF3 The Bridge: Community Library and Visitor Information Point;
- CF4 Haydon Bridge Health Centre;
- CF5 Shaftoe Trust Academy
- CF6 Haydon Bridge High School;
- CF7 St Cuthbert's Anglican Church;
- CF8 St John's Roman Catholic Church;
- CF9 Haydon Bridge Methodist Church.

The following commercial services are identified as being essential to the future sustainability of the parish: newsagents/ convenience store, pharmacy, post office/ supermarket, pub/ restaurant, butchers and garage.

A development that would result in the loss of the valued community services and facilities identified above will only be supported where the applicant can demonstrate to the satisfaction of the local planning authority that:

- d. It is no longer needed in its current form;
- e. A replacement service or facility of sufficient size, layout and quality is to be provided in an alternative suitable location; or
- f. It would not be economically viable or feasible to retain the service or facility and there is no reasonable prospect of securing an alternative community use of the land or building.

Haydon Bridge Village centre

- 5.99 Haydon Bridge is designated as a service centre in the draft Northumberland Local Plan. Service centres are those which are included in the second tier of the main settlement hierarchy and have a range of mainly essential services and serve hinterlands. The level of services allows visits to larger centres to be less frequent. Early engagement highlighted the importance of protecting and enhancing the village centre as the heart of the community, for retail, tourism and community services.
- 5.100 Since the 2008 Haydon Parish Plan the village centre has lost four businesses providing: hair and beauty; garage; grocer/ convenience store and a take-away. In their place only one new business in the village centre has opened providing a clock and watch museum and repairs and gifts. This highlights the vulnerability of Haydon Bridge going forward. The community cannot afford the closure of other village centre businesses because of the potential effect to the overall retail offer. The village centre includes: newsagents, pharmacy, post office/ convenience store, pubs, hotels, restaurants, butchers and a wider retail offer, these provide key services and facilities to the local community as well as to those who live outside the parish.
- 5.101 Policy H16 identifies a boundary for the Haydon Bridge Village Centre. This has been informed by the Haydon Bridge Service Centre Boundary that is defined in the Tynedale Core Strategy and those key services and facilities in the village that have been identified by the local community as being important. The boundary has been drawn to reflect where these key services and facilities are concentrated.
- 5.102 One of the positive effects of the Covid-19 pandemic, has been to encourage residents to make more and better use of local shops. Some local retailers have also responded by increasing the range of what they sold to the public, and/or began to offer home delivery to residents, for

example Claire's Newsagents, WMH Farm Fresh Meats and Murray Farmcare. Others, for example, the General Havelock, began and continue to offer a takeaway service. It will be important for local residents to continue this support and for local businesses to continue to diversify their offer in response.

- 5.103 Policy H16 therefore seeks to support the vitality and competitiveness of Haydon Bridge as a service centre to maintain or increase the quality of the service and retail offer in accordance with objectives 5 and 6 of the plan.

Policy H16: Haydon Bridge Village Centre

Development within Haydon Bridge Village Centre, as defined on the policies map, that diversifies and enhances the range of local shops, services and community facilities and creates jobs, strengthening the vitality and viability of the centre will be supported where the following criteria are met:

- a. The development will not generate unacceptable noise, fumes, smell or other disturbance to adjoining properties;
- b. The development will not have an adverse impact on highway safety; and
- c. Access arrangements and sufficient off-street parking can be provided to the satisfaction of the local planning authority without negatively impacting on adjoining uses.

Local economy

Overview of our economy

- 5.104 The economy background paper¹⁸ sets out the economic and employment context for the parish. Haydon Bridge provides both services and employment in the local area. In addition, given its proximity to Hexham, and the fact that it is equidistant to both Newcastle and Carlisle, it is part of a much wider south Tyne economic corridor. The 2011 census showed that 75% of residents aged 16-74 are economically active, and 71% are in employment, and of these 17% are self-employed. 3% are unemployed, 15% are retired and 2% are students.
- 5.105 The 2011 census also shows the main types of industries residents of Haydon Parish are employed in. It shows a wide range of employment. In terms of type of occupation, the largest category is skilled trades (19%) followed by professional occupations (15%). 69% of those in employment worked full-time and 31% part-time. The household survey, showed that over a quarter (27%) of residents in employment work in Haydon Parish, highlighting the importance of local jobs for the local economy.
- 5.106 Overall, there are around 120 known businesses based in Haydon Parish, compared with 71 known businesses at the time of the 2008 Haydon Parish Plan. Local businesses are vital to the economy of the parish and to employment. The increase in businesses reflects the growing number of small businesses that provide services online without the need for an office base. However, this will be an under-estimate as other often single person businesses will be working from home and will not be known to the steering group.

¹⁸ <http://www.haydon-bridge.co.uk/community-plan.php>

- 5.107 The business survey identified a number of challenges, including for our businesses: broadband speed; lack of or small size of premises or storage; lack of parking; external factors; sustainability and funding; lack of time to market and scale up; and new ways of working.
- 5.108 Businesses identified that the main ways in which the parish council can support the retention, development or growth of businesses in the parish are: promoting a business forum (52% of responses); developing planning policies that support different types of business development in the parish (52% of responses); supporting the development of a business hub - this could be shared offices or shared business support services (48% of responses); and other ideas included promoting the village as a tourist destination.
- 5.109 There was positive feedback in both the business and household surveys in supporting business development, including the possibility of allocating land for business use.
- 5.110 The Northumberland Local Plan includes several policies which will ensure, where planning permission is required, the retention and growth of local businesses, as well as protecting employment land from non-employment generating uses. Policies identify: the need to deliver economic growth whilst safeguarding the environment and community well-being; allocation and protection of sites for employment development (this includes Haydon Bridge Industrial Estate); support for home working; support for other employment uses in the built-up area; and support for the growth in the rural economy including diversification. As a result, it is considered that the neighbourhood plan could not add any further detail to that contained within the local plan.

Tourism

- 5.111 The NPPF requires planning policies to support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. The 2008 Haydon Parish Plan identified tourism as a key priority for securing the economic future of the parish after the opening of the Haydon Bridge bypass. Tangible action from that plan included:
- The refurbishment of Haydon Bridge Library, which is now run by the development trust through a volunteer workforce and providing a visitor information point as well as a community library;
 - Over the past year our teams of volunteers have noticed an increase in the use of our tourist facilities with large groups of walkers and cyclists visiting. The number of visitors using the Visitor Information Point has increased from 1,324 in 2013-14 to 1516 in 2019-20;
 - The library is also developing a growing local archive initiative which is attracting visitors to the parish whose family has had a local connection in the past;
 - A further initiative to broaden the offer to both local people and visitors has been the Haydon Hundred, a Cycle Sportive event held on the second Saturday in June offering three routes of 60, 100 and 140 kilometres. Marketed through the British Cycling website as well as locally, the event has run for seven years with 200-300 cyclists entered;
 - There are also a number of hotels, bed and breakfasts/guest houses, and holiday cottages in the parish, all of which enhance the tourist offer to visitors.
- 5.112 Early engagement highlighted the continuing importance of tourism to the economy of the parish and ambition to see the tourist offer continue to grow and evolve. Policy H17 will assist with delivering objective 6 as it will support existing and new tourism businesses.

Policy H17: Tourism

The development of tourism facilities and visitor accommodation within the Haydon Bridge settlement boundary and within Langley will be supported where the proposal complies with other relevant policies in the development plan.

In the open countryside tourism facilities and visitor accommodation development will be required to respect the character of the countryside and should make use of previously developed land and buildings where suitable opportunities exist, as well as complying with other relevant policies in the development plan.

Agriculture

- 5.113 Agriculture is an important part of the history and landscape of the parish. Large parts of the parish are in agricultural use. Whilst the 2011 census showed that agriculture is no longer one of the major industries (6.4% of employment), large parts of the parish are in agricultural use, mainly sheep and cattle but also arable farming.
- 5.114 Farming also plays a much wider and more fundamental role than just as a local employer. Early engagement highlighted the importance of farming and the rural landscape to people's sense of well-being and enjoyment of living in the parish. Farming is also critical to the protection and enhancement of the landscape and the health of the natural environment.
- 5.115 Farmers are looking at diversification into areas such as regenerative farming and tourism related initiatives. At a time of major challenge and change for the farming community after Brexit, Policy H18 supports plan objectives 3,5 and 6 and provides a positive policy framework for the farming community in the parish both to support the development and diversification of the industry and enhance the natural environment.

Policy H18: Agriculture

New development that would support the agricultural industry, including farm diversification schemes, will be supported where the proposal complies with other relevant policies in the development plan. Development should respect local character and local amenity, and by doing so, be sensitive to the distinctive character of historic farmsteads and buildings and that of the countryside.

Accessibility and transport

Sustainable transport

- 5.116 Haydon Bridge is well served by public transport having east west rail connections and bus routes. The household survey found that many people were satisfied with the current level of service although many thought services could be more regular. Some people considered the lack of north/south public transport a problem, particularly with links to Hadrian's Wall. It is also acknowledged that for the local community who live outside Haydon Bridge it is impossible to get to public transport without access to a car.
- 5.117 The private car forms the principal mode of transport in the parish. The household survey found that over 88% of residents used their cars for shopping trips and 64% for commuting to work.

Journeys between 5 and 10 miles were 88% car use for shopping and 73% for commuting, this is well within the potential realm of active transport either cycling or could take place via public transport. There was great dissatisfaction with the provision of car parking in the village, particularly on Ratcliffe Road. The provision of electric car charging points within the village is seen as important (67%). Car sharing was supported by 23% of respondents.

- 5.118 The NPPF encourages a reduction in greenhouse gas emissions through the introduction of measures which promote a decrease in the number of journeys made by car. It identifies that planning policies should support a range of transport modes, with priority given to walking, cycling and public transport as well as consideration of disabled access.
- 5.119 Haydon Bridge has an extensive network of rights of way in the form of footpaths, bridleways and byways. These are greatly valued by residents, 86% of respondents to the household survey said that the rights of way network were important to them and enhanced their enjoyment of living in the village. 93% of people stated that 'lovely countryside and wildlife' were one of the things people most liked about living in the village. Many residents thought that enhancing the network with circular routes and the addition of missing connections were important with significant number of respondents willing to become involved in an 'adopt a footpath' monitoring and maintenance group.
- 5.120 Cycling is also very important to residents. There is great support for the further development of cycle routes around the parish, cycle parking provision in the village and electric bike charging points. A cycle path between Haydon Bridge and Hexham is seen as hugely enhancing the village's sustainable connectivity to Hexham for both shopping and commuting as well as for tourism and leisure. These views were expressing in the household survey (88% support) and was the most frequently mentioned transport issue at the February 2020 drop-in event. Following the strong community support for the route, the parish council has identified this as a priority for the local transport plan. Discussions have taken place with Sustrans. Further work is underway with Active Travel Tynedale to take forward a proposal to the Northumberland Cycling and Walking Board. Funding for a feasibility study for the scheme would be sought from Highways England Designated Funds program. The general extent of the route has been informed by detailed work of members of the steering group in discussion with key stakeholders.
- 5.121 The walking and cycling network identified on the policies map consist of the public rights of way within the parish and the road network where this is suitable for cycling or walking (i.e. not the A69). In addition, the proposed cycle path to Hexham is shown.
- 5.122 Not all mobility and transport issues can be addressed though planning policies, therefore the plan includes a number of community actions, which are included in appendix 1. They address issues including: the provision of electric car charging points for residents and visitors; car sharing clubs; enhancing public transport by more frequent time tabling and the development of north/south routes, particularly to Hadrian's Wall; provision of new links to connect existing public rights of way; new additions of rights of way to the 'definitive map'; supporting the development of new cycle paths; the provision of secure cycle parking within the village; and the provision of electric bike charging points. Policies 19 and 20 will support the delivery of objective 5 through the delivery of sustainable transport.

Policy H19: Sustainable transport and new development

Development will be supported where it maximises the use of sustainable modes of transport. Applicants must demonstrate, where relevant to the proposal, how it has been designed and located to:

- a. Give priority to pedestrians, cyclists and public transport, whilst reducing the need to travel;
- b. Create places and streets that are user friendly and safe for cyclists and pedestrians, reflecting the requirements of the Haydon Parish Design Code;
- c. Support sustainable transport choices;
- d. Ensure as far as possible that development proposals can be served by existing public transport services, and where necessary, that new accessible public transport routes and/or improvements to the existing services and facilities can be secured;
- e. Ensure that the cumulative impact on traffic flows on the highway network will not be severe or that appropriate mitigation measures can be secured and are undertaken;
- f. Incorporate an appropriate level of parking as required by the appropriate policies of the development plan;
- g. Encourage the provision of electric charging points as part of new residential, employment, leisure or retail developments.

Policy H20: Walking and cycling network

Support will be given to development that will improve and extend the walking and cycling network, allowing greater access for all to new housing, the village centre, green spaces, the countryside and neighbouring towns.

The walking and cycling network identified on the policies map will be protected from development, unless:

- a. There is a clear and demonstrable justification for the loss of the route; and
- b. A suitable alternative route will be provided within an agreed timescale.

The route of a proposed new cycle route and footpath connecting Haydon Bridge and Hexham, the general extent of which is identified on the policies map, will be protected from development, unless a suitable alternative route is provided, which will similarly reduce the need to use a car.

Annex 1 Delivering the vision – community actions

Introduction

As part of the process of developing the plan, a number of areas were identified by the local community which cannot be addressed through the planning system. These have been identified as 'community actions' – they do however relate to one or more of the policy areas.

These community actions are supported by the parish council. However, many of them will be delivered by, or in conjunction with, other bodies such as the Haydon Bridge and Haydon Parish Development Trust, or other community groups, some of which might need to be set up specifically in order to take forward an action identified in the plan.

The community actions are grouped under the 7 plan objectives.

KEY: DT = Haydon Bridge Development Trust; HBNZ = Haydon Bridge Net Zero – the Parish Energy Group; PC = Parish Council;

NPG = The Neighbourhood Plan Steering Group

	Community action	Short term (12 months)	Longer term	Who
Objective 1: Sustainability and climate change				
1a	Secure funding for initial overall feasibility of community led renewable energy options for the parish. Go on to Secure funding for detailed feasibility and development of community scale renewable heat and power initiatives.			Development Trust (DT) working with Haydon Bridge Net Zero (HBNZ) – the Parish Energy Group
1b	Carbon Reduction in the home: Provide advice and support for individual household initiatives to move from carbon to renewable energy heating and power. Explore and take forward other projects linked to carbon reduction in the home and fuel poverty.			HBNZ and Parish Council (PC) and Rural Design Centre
Objective 2: Built and historic environment				
2a	Update the 2008 Village Design Statement			Neighbourhood Plan Group (NPG)
2b	Work with NCC to update the conservation area character appraisal, including looking at opportunities for conservation areas in other parts of the parish.			NPG/ PC

	Community action	Short term (12 months)	Longer term	Who
2c	Identify non designated heritage assets that are of importance to the local community which are not currently identified on the Northumberland Historic Environment Record (HER) and request their inclusion.			NPG and NCC conservation team
Objective 3: Natural environment				
3a	Undertake village gardening and enhancement projects to improve the general appearance of the village.			Haydon Bridge Gardening group (under auspices of DT)
3b	Explore the interest and potential for smallholding development to sell produce locally.			NPG/Tynedale West food network)
3c	Develop community spaces and habitat creation projects – e.g. wildlife ponds and enhancing wildlife corridors, community orchard, and community tree planting initiative linked to improving flood management and reducing flood risk.			NPG
Objective 4: Housing				
4a	Improve access to social housing for local people: Provide information for the community about how the Northumberland Homefinder system works for social housing lettings Develop a local lettings policy.			NPG/PC
4b	Test out feasibility and appetite to develop Community led social housing, and agree the development, ownership and management mechanisms to make this happen.			DT supported by PC
Objective 5: Vibrant and thriving communities				
5a	Secure access to the High School facilities outside school hours (e.g. tennis courts; sports hall and secure funding for equipment to develop a community gym in the hall).			PC
5b	Explore options to develop additional services for older people.			NPG

	Community action	Short term (12 months)	Longer term	Who
5c	Explore ideas to develop services for young people.			PC
5d	Work with the county council and other bodies to secure additional community learning opportunities and classes based within the parish.			NPG
5e	Work to promote high speed broadband for households and businesses in the parish (links to 6a).			PC/DT/NPG
5f	Work with the police to address anti-social behaviour.			PC
Objective 6: Local Economy				
6a	Supporting local business.			NPG/DT/RDC
6b	Develop further initiatives to promote Haydon Parish as a tourist destination and gateway.			DT & Tourism businesses
Objective 7: Accessibility and Transport				
7a	Support feasibility work with NCC, sustrans and other partners about developing a cycle route, which also is accessible for horses, from Haydon Bridge to Hexham (or potentially Wylam to Haltwhistle.	Feasibility	Do it	DT/HBNZ
7b	Undertake feasibility to establish 2-4 public electric car charging points in the village.			HBNZ
7c	Improving facilities for cyclists by: Securing funding to install secure cycle racks at key points in the village – e.g. train station. Developing ebike hire initiative.			DT/HBNZ/RDC
7d	Undertake footpath initiatives including: work on making footpaths more accessible; and setting up an 'adopt a footpath' scheme.			HBNZ
7e	Develop further initiatives with NCC and landowners to improve parking, traffic management and accessibility.			PC
7f	Undertake work to develop more and more affordable public transport.			PC/HBNZ

	Community action	Short term (12 months)	Longer term	Who
7g	Further investigate the level of interest in setting up a car sharing club and take forward if interest is shown.			DT/HBNZ

Annex 2 Design Codes

As part of the government's technical support programme, AECOM were commissioned to prepare a design code for the plan area. The design code was developed to ensure new development meets high standards and responds to the character of the local area. It includes the following design vision:

"Landscape and Views

New development protects the natural environment and important green spaces of the parish as well as retaining and enhancing existing landscape features and important views.

Connectivity

The public realm is people, not car, centred, supporting walkers, cyclists and horse riders.

Built Form and Materials

The design, materials, layout and views of all new housing supports and reinforces the character and distinctiveness of Haydon Bridge and its surrounding hamlets. Large clusters of developments of uniform design and materials which do not reflect the local area, particularly red brick, have been avoided.

Heritage

New development protects the historic and heritage assets both in the Conservation Area and the wider parish. Planning decisions are informed by the Haydon Bridge Village Design Statement (2008) and this Design Code.

Sustainability

The sustainability of the parish has been promoted and its carbon footprint reduced. Specific initiatives have been supported, particularly those focusing on:

- *Carbon capture;*
- *Energy efficient technologies and initiatives for existing housing, and innovative new low energy housing to support this aim, without compromising the integrity of other aspects of the Design Code; and*
- *Green energy generation.*

Engagement with Developers

*Potential developers engage with the Parish Council about how and where to develop and describe how their proposals accord with this Design Code, as well as the Haydon Bridge Village Design Statement **before** planning applications are submitted. High quality proposals that address housing need in terms of design, dwelling type, size and sustainability are supported. The local authorities use this Design Code (in conjunction with the Haydon Bridge Village Design Statement) to refuse developments that do not meet required standards or are not consistent with the criteria set out in these documents."*

The design codes themselves provide guidance on:

- Working with the site character and its context;
- Connectivity and public realm;
- Pattern of built form;
- Architecture and materials; and
- Sustainability.

The document also includes a design checklist which sets out the questions to ask and issues to consider when presented with a development proposal.

The design code is available at haydon-bridge.co.uk/community-plan.php

Annex 3 Designated heritage assets

World Heritage Site

Title	List Entry
Frontiers of the Roman Empire (Hadrian's Wall)	1000098

Scheduled Monuments

Title	List Entry
Langley Barony Mines, Haydon Bridge	1006413
Bastles at Chesterwood	1006432
Bridge at Haydon Bridge	1006490
Roman camp, 290m north west of Seldom Seen	1006497
Staward pele	1006592
Coesike East Roman temporary camp	1010937
Coesike West Roman temporary camps 1 and 2	1010938
Grindon School Roman temporary camp	1010939
Hadrian's Wall and vallum between the field boundary at Brown Dikes and the field boundary east of turret 34a in wall miles 32, 33 and 34	1010963
Hadrian's Wall and associated features between the boundary east of turret 34a and the field boundary west of milecastle 36 in wall miles 34, 35 and 36	1010964
The vallum and early Roman road between the field boundary east of turret 34a and the field boundary west of milecastle 36 in wall miles 34, 35 and 36	1010965
Langley and Blagill lead smelting mills, flue and chimney	1018211
Housesteads fort, section of Wall and vallum between the field boundary west of milecastle 36 and the field boundary west of turret 37a in wall miles 36 and 37	1018585
Earthwork and buried remains of Stublick Colliery, immediately south east of Stublick	1021259

Grade I Listed Buildings

Title	List Entry	Location
HAYDON OLD CHURCH	1042514	HAYDON OLD CHURCH OLD HAYDON
LANGLEY CASTLE	1154672	LANGLEY CASTLE LANGLEY

Grade II* Listed Buildings

Title	List Entry	Location
HIGH STAWARD FARMHOUSE WITH BACK YARD WALLS AND OUTBUILDINGS ATTACHED	1042507	HIGH STAWARD FARMHOUSE WITH BACK YARD WALLS AND OUTBUILDINGS ATTACHED HIGH STAWARD
MAIN GROUP OF FARM BUILDINGS AND WALLS TO NORTH EAST OF HIGH STAWARD FARMHOUSE	1042508	MAIN GROUP OF FARM BUILDINGS AND WALLS TO NORTH EAST OF HIGH STAWARD FARMHOUSE HIGH STAWARD
CHURCH OF ST CUTHBERT	1154539	CHURCH OF ST CUTHBERT CHURCH STREET HAYDON BRIDGE
SMITHY AND SHELTER SHEDS 60 METRES NORTH EAST OF HIGH STAWARD FARMHOUSE	1303736	SMITHY AND SHELTER SHEDS 60 METRES NORTH EAST OF HIGH STAWARD FARMHOUSE HIGH STAWARD

Title	List Entry	Location
OLD COAL MINE BUILDINGS SOUTH-EAST OF STUBLUCK FARMHOUSE	1370425	OLD COAL MINE BUILDINGS SOUTH-EAST OF STUBLUCK FARMHOUSE STUBLUCK
PIGSTIES 30 METRES NORTH EAST OF HIGH STAWARD FARMHOUSE	1370846	PIGSTIES 30 METRES NORTH EAST OF HIGH STAWARD FARMHOUSE

Grade II Listed Buildings

Title	List Entry	Location
MEMORIAL CROSS 300 METRES EAST OF LIGHT BIRKS FARMHOUSE	1042498	MEMORIAL CROSS 300 METRES EAST OF LIGHT BIRKS FARMHOUSE A686
HAYDON SPA	1042499	HAYDON SPA A69
HOUSE ADJOINING WEST END OF MELLOM COTTAGE	1042500	HOUSE ADJOINING WEST END OF MELLOM COTTAGE CHESTERWOOD
OUTBUILDING TO SOUTH-EAST OF GREEN	1042501	OUTBUILDING TO SOUTH-EAST OF GREEN CHESTERWOOD
WAR MEMORIAL 30 METRES SOUTH WEST OF PARISH CHURCH	1042502	WAR MEMORIAL 30 METRES SOUTH WEST OF PARISH CHURCH CHURCH STREET HAYDON BRIDGE
COASTLEY FARMHOUSE	1042503	COASTLEY FARMHOUSE COASTLY
WEST DEANRAW FARMHOUSE	1042504	WEST DEANRAW FARMHOUSE DEANRAW
HARSONDALE FARMHOUSE	1042505	HARSONDALE FARMHOUSE HARSONDALE
STATION COTTAGES	1042506	STATION COTTAGES 2 HAYDON BRIDGE HAYDON BRIDGE
ANCHOR HOTEL	1042509	ANCHOR HOTEL JOHN MARTIN STREET HAYDON BRIDGE
LIPWOOD HOUSE COTTAGE TO NORTH WEST OF LIPWOOD HOUSE	1042510	LIPWOOD HOUSE COTTAGE TO NORTH WEST OF LIPWOOD HOUSE LIPWOOD
STABLE RANGE TO NORTH OF LIPWOOD HOUSE	1042511	STABLE RANGE TO NORTH OF LIPWOOD HOUSE LIPWOOD
SEWINGSHIELDS FARMHOUSE	1045001	SEWINGSHIELDS FARMHOUSE SEWING SHIELDS
18-24, SHAFTOE STREET, HAYDON BRIDGE	1045002	18-24 SHAFTOE STREET HAYDON BRIDGE
1-25, SHAFTOE TERRACE, HAYDON BRIDGE	1045003	1-25 SHAFTOE TERRACE HAYDON BRIDGE
WALL WITH ATTACHED OUTBUILDINGS TO REAR OF NUMBERS 1 TO 25	1045004	WALL WITH ATTACHED OUTBUILDINGS TO REAR OF NUMBERS 1 TO 25 1-25 SHAFTOE TERRACE HAYDON BRIDGE
STAWARD MANOR	1045005	STAWARD MANOR STAWARD
ROMAN ALTAR ON LAWN IMMEDIATELY SOUTH OF STAWARD MANOR	1045006	ROMAN ALTAR ON LAWN IMMEDIATELY SOUTH OF STAWARD MANOR STAWARD
GATEHOUSE TO STAWARD PELE 65 METRES SOUTH EAST OF PELE	1045007	GATEHOUSE TO STAWARD PELE 65 METRES SOUTH EAST OF PELE STAWARD
THREEPWOOD HALL	1045008	THREEPWOOD HALL THREEPWOOD
GARDEN WALLS TO THE EAST OF THREEPWOOD HALL	1045009	GARDEN WALLS TO THE EAST OF THREEPWOOD HALL THREEPWOOD

Title	List Entry	Location
WEST WHARMLEY FARMHOUSE	1045010	WEST WHARMLEY FARMHOUSE WHARMLEY
OLD COTTAGE AND SHELTER SHEDS 50M SOUTH-WEST OF WEST WHARMLEY FARMHOUSE	1045011	OLD COTTAGE AND SHELTER SHEDS 50M SOUTH-WEST OF WEST WHARMLEY FARMHOUSE WHARMLEY
BARN AND GINGANG 50 METRES SOUTH-WEST OF WOOD HALL FARMHOUSE	1045012	BARN AND GINGANG 50 METRES SOUTH- WEST OF WOOD HALL FARMHOUSE WOOD HALL
ESP HILL FARMHOUSE	1154451	ESP HILL FARMHOUSE A686 HAYDON BRIDGE
CHIMNEY TO FLUE FROM FORMER LANGLEY LEAD SMELTING MILL	1154466	CHIMNEY TO FLUE FROM FORMER LANGLEY LEAD SMELTING MILL B 6305
'THE GOLF HOUSE' OUTBUILDING	1154494	'THE GOLF HOUSE' OUTBUILDING CHESTERWOOD
BUILDING 10M WEST OF HOUSE ADJOINING WEST END OF MELLOM COTTAGE	1154518	BUILDING 10M WEST OF HOUSE ADJOINING WEST END OF MELLOM COTTAGE CHESTERWOOD
GARDEN WALL RAILINGS AND GATE TO SOUTH EAST OF COASTLEY FARMHOUSE	1154547	GARDEN WALL RAILINGS AND GATE TO SOUTH EAST OF COASTLEY FARMHOUSE
ELRINGTON HALL FARMHOUSE	1154553	ELRINGTON HALL FARMHOUSE ELRINGTON
OLD BRIDGE NOW FOOTBRIDGE	1154570	OLD BRIDGE NOW FOOTBRIDGE HAYDON BRIDGE
LIPWOOD HOUSE GATE PIERS TO STABLE YARD	1154748	LIPWOOD HOUSE GATE PIERS TO STABLE YARD LIPWOOD
WALL AND GATE PIERS TO WEST OF THREEPWOOD HOUSE	1154977	WALL AND GATE PIERS TO WEST OF THREEPWOOD HOUSE THREEPWOOD
EAST WHARMLEY FARMHOUSE	1154980	EAST WHARMLEY FARMHOUSE WHARMLEY
BARN ADJOINING WEST WHARMLEY FARMHOUSE TO SOUTH WEST	1154984	BARN ADJOINING WEST WHARMLEY FARMHOUSE TO SOUTH WEST WHARMLEY
GARDEN GATE PIERS WALL AND RAILINGS TO SOUTH OF WEST WHARMLEY FARMHOUSE	1155012	GARDEN GATE PIERS WALL AND RAILINGS TO SOUTH OF WEST WHARMLEY FARMHOUSE WHARMLEY
WOOD HALL FARMHOUSE AND ADJACENT COTTAGES	1303554	WOOD HALL FARMHOUSE AND ADJACENT COTTAGES WOOD HALL
WALLS ENCLOSING GARDEN TO EAST OF LIPWOOD HOUSE	1303666	WALLS ENCLOSING GARDEN TO EAST OF LIPWOOD HOUSE LIPWOOD
CONGREGATIONAL CHAPEL	1303671	CONGREGATIONAL CHAPEL NORTH BANK HAYDON BRIDGE
LIPWOOD HOUSE	1303696	LIPWOOD HOUSE LIPWOOD
GARDEN WALLS TO SOUTH AND WEST OF HIGH STAWARD FARMHOUSE	1303725	GARDEN WALLS TO SOUTH AND WEST OF HIGH STAWARD FARMHOUSE HIGH STAWARD
GARDEN WALL AND AREA RAILINGS TO NO 2 STATION COTTAGES	1303749	GARDEN WALL AND AREA RAILINGS TO NO 2 STATION COTTAGES HAYDON BRIDGE

Title	List Entry	Location
HIGH SHAW (HOUSE 300 METRES EAST OF HIGH STAWARD FARMHOUSE)	1303754	HIGH SHAW (HOUSE 300 METRES EAST OF HIGH STAWARD FARMHOUSE) HIGH STAWARD
WHINNETLEY FARMHOUSE	1303831	WHINNETLEY FARMHOUSE
STAWARD PELE	1370424	STAWARD PELE STAWARD
THREEPWOOD HALL FARMHOUSE	1370426	THREEPWOOD HALL FARMHOUSE THREEPWOOD
BARN AND ADJOINING SHELTER SHED TO EAST OF WEST WHARMLEY FARMHOUSE	1370427	BARN AND ADJOINING SHELTER SHED TO EAST OF WEST WHARMLEY FARMHOUSE WHARMLEY
ALTON SIDE HOUSE AND COTTAGE ADJOINING	1370844	ALTON SIDE HOUSE AND COTTAGE ADJOINING B 6319
VICARAGE TO EAST OF PARISH CHURCH	1370845	VICARAGE TO EAST OF PARISH CHURCH HAYDON BRIDGE
WORKSHOP 200 METRES DUE EAST OF B6295/A686	1370847	WORKSHOP 200 METRES DUE EAST OF B6295/A686 LANGLEY
MIDDLE LIPWOOD FARMHOUSE	1370848	MIDDLE LIPWOOD FARMHOUSE LIPWOOD
SPRINGHEAD STRUCTURE AND 4 TROUGHS	1393495	SPRINGHEAD STRUCTURE AND 4 TROUGHS CHESTERWOOD GREEN CHESTERWOOD

Conservation Area

Title
Haydon Bridge Conservation Area