

Hexham Neighbourhood Plan

Basic Conditions Statement

February 2019

Hexham Neighbourhood Plan – Basic Conditions Statement

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1.0 Introduction

1.1 Why Hexham needs a neighbourhood plan

- 1.1.1 This statement sets out how the Hexham Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended), hereafter referred to as ‘the Regulations’, and how the basic conditions of neighbourhood planning and other considerations have been met as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) (the 1990 Act). The statement has been prepared by Hexham Town Council as the qualifying body for the designated neighbourhood plan area.
- 1.1.2 The SEA and Habitats Regulations Screening Reports are submitted separately. The Hexham Neighbourhood Plan was screened ‘in’ for SEA, and an Environmental Report has been produced, and is submitted alongside the Plan. The Hexham Neighbourhood Plan was screened ‘out’ of requiring a Habitats Regulations Assessment.
- 1.1.3 Below is a brief introduction to the Hexham area and why the Hexham Neighbourhood Plan has been prepared. The remaining sections of the document provide evidence as to how the Neighbourhood Plan meets the basic conditions.
- 1.1.4 The community in the town of Hexham wants to see the right kind of development in their area, to meet their needs and those of future generations. The formulation of a Neighbourhood Plan for Hexham figured prominently in the Town Council’s Vision 2020 and Town Plan 2014-15; and in the ensuing consultation and survey, 57% of respondents viewed the production of a Neighbourhood Plan for the area as a high priority, with 29% stating it as a ‘medium’ priority. It was clear that there was much public support for the production of a Neighbourhood Plan, and this has been borne out by the amount of support that has been received from the public throughout the process, and the number of responses to the first Regulation 14 consultation.
- 1.1.5 Hexham is a small market town with a population of just under 12,000 which is expected to grow in the coming years. The population of the town is diverse, in terms of housing, qualifications and employment. The town also serves a much wider area of central Tynedale, as a service and leisure centre. A number of key issues related to the town are addressed, where possible, through planning policies.
- 1.1.6 The Neighbourhood Plan therefore takes much of the planning-related aspirations from the Town Plan and transforms them into planning policies deliverable through the Neighbourhood Plan. Non-planning matters will be managed separately through the Town Plan or as Community Projects. These projects are listed at the end of the Plan.

2.0 Legal requirements

2.1 Submission documents

- 2.1.1 All the documents required by part 5, paragraph 15 of the Regulations are included in the submission documents accompanying the Hexham Neighbourhood Plan. Those requirements include provision of the following:

A map or statement which identifies the area to which the proposed neighbourhood development plan relates

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2.1.2 A Policies Map is contained within the main body of the neighbourhood plan, showing detail in relation to relevant policy in the Plan. The Policies Map was produced with the assistance of Northumberland County Council. It is considered that the maps included within the Neighbourhood Plan give enough clarity to give context to the policies.

2.1.3 The Policies Maps relate to the area covering Hexham itself, and the wider parish.

A Consultation Statement

2.1.4 A Consultation Statement has been submitted with the Plan, which details the consultation that was carried out throughout the development of the Plan and how this consultation informed the development of policies in the Plan. The document contains details of the persons and bodies consulted about the neighbourhood plan; it explains how they were consulted, and it summarises the main issues and concerns raised by people and organisations who were consulted. It also describes how these concerns have been considered and subsequently addressed in policies and changes to policies in the neighbourhood plan.

2.1.5 Following the Regulation 14 pre-submission consultation, and changes in national planning policy, it was agreed to carry out a further Regulation 14 consultation. This was largely because, as the Plan was proposing to allocate some land for housing, new planning practice guidance requires that, where allocating land for housing, the full needs of the Neighbourhood Area should be met. This meant that further sites were brought forward for housing allocations, to ensure the identified need was met. A further revision to the Environmental Report was also required and undertaken.

The proposed Neighbourhood Development Plan

2.1.6 The Hexham Neighbourhood Plan (2019 – 2036) has been submitted.

A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act; (otherwise known as the Basic Conditions statement)

2.1.7 This statement is known as the Basic Conditions Statement. The basic conditions are identified in part 3.0 of this statement.

An environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004; or where it has been determined under regulation 9(1) of those Regulations that the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for that determination.

2.1.8 A screening opinion was sought by Northumberland County Council during the early stages of Plan preparation. The Screening Opinion was that an Environmental Report would be required, and the Environmental Report is included in the submission documents. A Screening Opinion was also sought as to whether a Habitats Regulations Assessment would be required. It was concluded that this would not be required, and a copy of that Screening Opinion is submitted with the Plan.

2.2 The draft Plan is being submitted by a qualifying body

- 2.2.1 This draft Plan is submitted by Hexham Town Council, which is the qualifying body. The Plan has been prepared by the Hexham Neighbourhood Plan Steering Group, which was given delegated authority under a clear Terms of Reference agreed by the Town Council to prepare a neighbourhood plan. The development of the Plan was also overseen by a Neighbourhood Plan Committee, consisting entirely of Town Councillors. The Steering Group consists of local representatives from the Town Council, local residents and representatives of local interest groups.
- 2.2.2 The Parish of Hexham (forming the Plan area for the Hexham Neighbourhood Plan) is entirely within Northumberland County. A Neighbourhood Area application was submitted under the Neighbourhood Planning Regulations 2012 (part 2 section 6) to Northumberland County Council on the 10th December 2014. Northumberland County Council approved the application on 22nd April 2015.
- 2.2.3 Copies of the Neighbourhood Area designation documents are available on the Northumberland County Council website which can be found here: <https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Neighbourhood%20Planning/Hexham-area-designation-decision-report.pdf>
- 2.2.4 The Parish of Hexham was therefore designated as a Neighbourhood Area for the purposes of section 61(G) of the 1990 Act.

2.3 What is being proposed is a neighbourhood development plan

- 2.3.1 The Hexham Neighbourhood Plan contains policies that relate to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended).

2.4 The proposed neighbourhood plan states the period for which it is to have effect

- 2.4.1 The draft Plan identifies a 17-year period to which it relates as 2019 to 2036.

2.5 The policies do not relate to excluded development

- 2.5.1 The neighbourhood plan does not deal with excluded development such as strategic county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.6 The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

- 2.6.1 The neighbourhood plan proposal relates to the Hexham Neighbourhood Area, which is the designated neighbourhood area consisting of the Parish of Hexham. The Plan does not contain policies or proposals that relate to any other area. There are no other neighbourhood plans relating to this designated neighbourhood area.

3.0 Basic Conditions

3.1 What are the basic conditions?

3.1.1 A Neighbourhood Plan will be considered to have met the basic conditions if:

1. Having appropriate regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
2. The 'making' of the neighbourhood plan contributes to the achievement of sustainable development;
3. The 'making' of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area);
4. The 'making' of the neighbourhood plan does not breach, and is otherwise compatible with, retained EU obligations;
5. The 'making' of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

3.2 **Basic Condition 1: Having appropriate regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan**

3.2.1 National Planning Practice Guidance states (Paragraph: 070 Reference ID: 41-070-20140306): 'A qualifying body is advised to set out in its basic conditions statement how they have had regard to national policy and considered whether a particular policy is or is not relevant. A qualifying body is encouraged to set out the particular national policies that it has considered, and how the policies in a draft neighbourhood plan or the development proposals in an Order take account of national policy and advice.'

3.2.2 How the Hexham Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State is contained in Table 1.

3.3 Basic Condition 2: The ‘making’ of the neighbourhood plan contributes to the achievement of Sustainable Development

- 3.3.1 The purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 3.3.2 Achieving sustainable development means the planning system has three interdependent objectives, related to the economy, society and the environment. These are identified in paragraph 8 of the NPPF as economic objectives, social objectives and environmental objectives.
- 3.3.3 The Hexham Neighbourhood Plan clearly focuses on each of these objectives.

Economic objectives

‘to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure’ [para 8 NPPF]

- 3.3.4 Hexham Neighbourhood Plan has a number of policies to support the local economy in the Neighbourhood Area. Policy HNP24 supports the development of new business units and Policy HNP23 supports the provision of new hotel and tourism development in the Neighbourhood Area, in an attempt to boost the role of Hexham in the local tourism economy. Policy HNP25 supports the provision of new car parking facilities, in order to seek to address some of the difficulties people have shopping in Hexham. Policy HNP22 seeks to encourage new uses of premises in the town centre, and adopt a flexible approach to keep the town centre in Hexham vibrant.

Social objectives

‘to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being’ [para 8 NPPF]

- 3.3.5 Hexham Neighbourhood Plan supports the provision of new development including new housing development in the Neighbourhood Area and identifies enough land to meet the housing requirement identified by Northumberland County Council for the Neighbourhood Area. It supports new housing development on land within the green belt inset for Hexham. Policy HNP8 and the sites policies (HNP8.1 to HNP8.10) identify a number of sites within the built-up area for housing. Policy HNP10 sets out requirements for affordable housing contributions and supports the development of Community-Led Housing projects. HNP11 supports the provision of housing for older people, and HNP12 supports the delivery of exceptions sites for affordable housing.
- 3.3.6 Policy HNP13 identifies local green spaces in and adjacent to Hexham that are valued by residents, the designation of which contributes to the well-being and health of the

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community. Policy HNP19 supports the protection of existing, and provision of new community facilities.

3.3.7 In combination, these policies deliver social objectives related to sustainable development.

Environmental objectives

To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land; helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change including moving to a low carbon economy.

3.3.8 The Hexham Neighbourhood Plan has a number of policies that support the environmental objectives for sustainable development. In combination, these policies deliver on locally relevant environmental objectives in relation to sustainable development. Policy HNP1 supports the delivery of sustainable development in the Neighbourhood Area, and Policy HNP2 supports high-quality and sustainable design. Both these policies should be seen as overarching policies, being relevant to all development proposals in the Neighbourhood Area.

3.3.9 In addition, the Hexham Vision Statement, which comprises a series of objectives, in combination, clearly demonstrate that the Plan is promoting sustainable development.

3.3.10 It is therefore considered that this Plan will contribute to the achievement of sustainable development as defined in the NPPF and therefore meets the second basic condition.

3.4 Basic Condition 3: That the Neighbourhood Plan is in general conformity with strategic local policy

3.4.1 The Hexham Neighbourhood Plan area lies entirely within Northumberland County Council. On 1st April 2009, Northumberland County Council became a unitary authority, and therefore the Local Planning Authority for the area. Prior to this, the Neighbourhood Area was in within the Tynedale Local Planning Authority area.

3.4.2 Northumberland County Council has yet to produce a Local Plan for the County, and so the current Development Plan consists of ‘saved’ policies in the Tynedale Local Plan (2000) and policies in the Tynedale LDF Core Strategy (2007).

3.4.3 Northumberland County Council has provided the Town Council with a list of policies they consider to be ‘strategic’ for the purposes of meeting this basic condition. Appendix A contains the identified strategic (saved) Policies from the Tynedale Local Plan and the Tynedale LDF Core Strategy.

3.4.4 The neighbourhood plan must be in ‘general conformity’ with strategic local policy. Paragraph 074¹ of the National Planning Practice Guidance gives an explanation of what is meant by ‘general conformity’:

‘When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- *whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with.*
- *the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy.*
- *whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy.*
- *the rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach.*

3.4.5 Each policy in the plan has been tested against the relevant strategic policies. This section will summarise the relevant strategic policies in relation to each policy in the Hexham Neighbourhood Plan and assess whether the policy is in conformity.

3.4.6 Strategic policies in the Tynedale Local Plan and Tynedale Core Strategy are set out below. These are the strategic policies identified by Northumberland County Council for the purposes of neighbourhood planning.

3.4.7 The conclusions in Table 1 highlights one area of **slight conflict with local strategic policy** contained in the Tynedale LDF Core Strategy. This is highlighted in orange, and the conflict is assessed. This conflict is limited to the policy on retail in the Key Shopping Area (HNP22). There have been significant changes in the local context and in national planning policy since this policy was written, and it is considered that the level of conflict is minimal.

3.4.8 An assessment of conformity with current national policy indicates there are **no conflicts** with

¹ (Reference ID: 41-074- 20140306)

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national planning policy, or national planning practice guidance.

3.4.9 There have been a number of meetings and consultations with planning officers at Northumberland County Council to ensure that the Hexham Neighbourhood Plan is in accordance with emerging policy in the Northumberland Local Plan.

3.4.10 The emerging Publication Draft Northumberland Local Plan (Regulation 19) is due to go out to the next stage of consultation in Spring 2019. The Table below includes a brief assessment with regard to the draft plan, and the Neighbourhood Plan has been prepared positively with regard to emerging policy in the draft Northumberland Local Plan.

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Table 1: Policies in the submission Hexham Neighbourhood Plan tested against basic conditions

HNP1: Sustainable Development in the Neighbourhood Area		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This policy has regard to the NPPF and the purpose of the planning system in contributing to sustainable development. This policy focuses on bringing other policies in the Plan into context under a single policy on sustainable development, which seeks to encourage development which achieves economic, social and environmental objectives.</p>	<p>See comments to the left.</p>	<p>This policy conforms to strategic policy in the Tynedale Local Plan and the Tynedale LDF Core Strategy. Although there are no specific policies in relation to sustainable development, the policies in those documents do, in combination, contribute to sustainable development.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy STP1 (Spatial Strategy), STP3 (Principles of sustainable development and STP5 (Health and Well-being)</p>
Policy HNP2: High-quality sustainable design in the neighbourhood area		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>Chapter 12 of the NPPF is about achieving well-designed places. It advocates the use of clear planning policies to set out a clear design vision and expectations. This policy incorporates a number of key issues that were considered to be important locally, and includes other areas outside design, which are inherently linked to design (for example, biodiversity, heritage assets,</p>	<p>The policy focuses on a number of sustainability measures that will be encouraged in design; for instance, low carbon building technologies, embedded renewables, net gain for biodiversity, SUDs systems, etc. These matters in combination will contribute to the achievement of sustainable development</p>	<p>Policy BE1 and Policy EN3 in the Tynedale LDF Core Strategy are most relevant to this proposed policy. Policy BE1 sets out a number of criteria, including a requirement for under the Code for Sustainable Homes (which has since been abolished). The policy proposed in HNP2 is broadly in conformity with Policy BE1, and there are no conflicts. Policy EN3 requires all housing</p>

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<p>sustainability, amenity). In combination, it is considered that the policy gives a clear indication of what will be meant by 'high-quality' design in Hexham</p>		<p>development of 10 or more dwellings and other development of at least 100sqm floor space to incorporate energy efficiency measures which are specified in the policy. Although Policy HNP2 seeks to encourage embedded renewables, it does not insist on a percentage. This is because this is no longer national planning policy, and so it was considered that to require a specific percentage could both affect viability and be contrary to the NPPF.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy STP3 (Principles of sustainable development) STP4 (Climate change mitigation and adaptation) and QOP1 (Design Principles). Both these policies advocate a number of similar measures to those outlined in Policy HNP2.</p>
<p>Policy HNP3: Design in the Hexham Conservation Area</p>		
<p>Basic Condition 1 (having regard to National Planning policy and Practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>Policy HNP3 has regard to national planning policy contained in Chapter 16 of the NPPF. Consultation on the Plan has been undertaken with Historic England, who also support (subject to some minor alterations) this policy. The policy, combined with its supporting text, seeks to provide locally specific advice about</p>	<p>This policy contributes to the achievement of sustainable development, by seeking to conserve and enhance the historic environment, a key element of sustainable development.</p>	<p>Strategic policy in the existing Tynedale LDF Core Strategy is contained in Policy BE1. Policy BE1 establishes principles of high-quality design, which is distinctive to local character in the District's towns. It seeks to conserve and enhance the quality and integrity of Tynedale's built environment and its historic features,</p>

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development in the Conservation Area, without being overly prescriptive. The policy seeks to ensure high-quality and locally distinctive design, reflecting the significance of the Conservation Area. The ‘significance’ is explored and clarified in the supporting text. Paragraph 184 of the NPPF states that ‘plans should set out a positive strategy for the conservation and enjoyment of the historic environment’. It is considered that this policy is consistent with the principles set out in paragraph 185. Paragraph 12 of the NPPF is about ‘achieving well-designed places’. This policy is also related to design. Paragraph 130 states that ‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.’ The end of Policy HNP3 is specific about what it means by ‘poor design’ through the definition of ‘anytown architecture’ and other information about local vernacular in the supporting text. It is considered that this approach is in line with National Planning Policy which supports high-quality design and states that poor design should not be supported. Paragraph 125 states that *‘Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development’*.

including giving particular protection to conservation areas. Overall, Policy HNP3 is in accordance with BE1, and gives a more local flavour to the essence of Policy BE1.

Emerging Northumberland Local Plan (NLP):

The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy QOP1 (Design principles).

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Policy HNP4: Non-designated Heritage Assets		
Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>Chapter 16 of the NPPF has policy about heritage assets. Policy HNP4 is in line with NPPF para 185; it sets out a positive strategy for the conservation and enjoyment of the historic environment in Hexham, by identifying a list of non-designated heritage assets (at the end of the Plan in Annex A). These may, in the future, form part of a ‘local list’ at the County Council, although such a list is not in existence at present. The policy seeks to ensure that when a ‘local list’ is in place, any applications affecting additional non-designated heritage assets identified in that local list will be considered under Policy HNP4. Chapter 16 of the NPPF also has policy about archaeology. This part of the policy was requested by NCC Conservation and was added after the first Reg. 14 consultation. As Hexham has a particularly rich archaeology, it was considered important to include reference to this in the policy and supporting text. Paragraph 190 in the NPPF refers to archaeology and Policy HNP4 is consistent with this.</p>	<p>This policy contributes to the achievement of sustainable development, by seeking to conserve and enhance the historic environment, a key element of sustainable development.</p>	<p>Strategic policy in the existing Tynedale LDF Core Strategy is contained in Policy BE1. Policy BE1 seeks (amongst other things) to conserve and enhance the quality and integrity of Tynedale’s built environment and its historic features, including archaeology. Overall, Policy HNP3 is in accordance with BE1.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy ENV1 (Approaches to assessing the impact of development on the natural, historic and built environment)</p>
Policy HNP5: Shopfront design in the Hexham Conservation Area		
Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)

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Shopfronts in Hexham are a key part of the Hexham Conservation Area and contribute to its significance. This policy seeks to ensure that historic shopfronts are retained and gives guidance on principles for shopfront design. The policy is consistent with NPPF because it relates to seeking high-quality design (Chapter 12) and to conserving and enhancing the historic environment (Chapter 16). The policy is not overly prescriptive and has clear principles for what is and is not acceptable with regard to shopfront design. Paragraph 130 states that ‘Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or SPDs.’ NCC have an SPD on shopfront design for Hexham, and the policy refers to this, and includes key principles from that SPD within the body of the policy.

Paragraph 185 is about setting out a positive strategy for the conservation and enjoyment of the historic environment, which is what Policy HNP5 seeks to achieve.

Paragraph 125 states that ‘Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development’.

This policy contributes to the achievement of sustainable development, by seeking to conserve and enhance the historic environment, a key element of sustainable development.

Strategic policy in the existing Tynedale LDF Core Strategy is contained in Policy BE1. Policy BE1 seeks (amongst other things) to conserve and enhance the quality and integrity of Tynedale’s built environment and its historic features and to ensure that development is of a high-quality design that will maintain and enhance the distinctive local character of towns in the (former) District. This policy provides a locally specific policy to support a particular feature in Hexham, which is the preservation of historic shopfronts which are a particular feature of the conservation area.

Emerging Northumberland Local Plan (NLP):

The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy ENV1 (Approaches to assessing the impact of development on the natural, historic and built environment) and QOP1 (Design Principles).

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Policy HNP6: Hexham Market Place		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>The Market Place in Hexham is highly valued by residents and businesses. The policy seeks to ensure that any development here preserves or enhances the setting of the special (Grade I) listed buildings as well as other listed buildings in the market place. It also seeks to ensure that any future scheme incorporates measures to improve safety for pedestrians and cyclists.</p> <p>The policy is consistent with Chapter 16 of the NPPF, about conserving and enhancing the historic environment. It is also consistent with Chapter 12 ‘Achieving well-designed places’.</p> <p>Paragraph 102 in Chapter 9 (Promoting sustainable transport) states in part e) that patterns of movement, streets, parking and other transport considerations are integral to the design of schemes and contribute to making high-quality places.</p> <p>Chapter 8 is about promoting healthy and safe communities. Paragraph 91 states that planning policies should aim to achieve healthy, inclusive and safe places – this policy seeks to deliver aspects of this paragraph.</p>	<p>This policy addresses a social objective to foster a well-designed and safe built environment in the centre of Hexham. It also seeks to protect the built and historic environment and would achieve objectives for the local economy, by improving accessibility and attractiveness of the market place in Hexham.</p>	<p>There are no specific strategic policies in relation to the market place in Hexham. However, Policy BE1 of the Tynedale LDF Core Strategy would apply in the strategic context, and Policy HNP6 is in line with objectives set out in strategic policy BE1, to conserve and enhance the quality and integrity of the built environment. Part (g) of Policy BE1 promotes the development of public art, particularly as part of significant new developments.</p> <p>Emerging Northumberland Local Plan (NLP):</p> <p>The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy STP3 (Principles of sustainable development) and STP5 (Health and Well-being)</p>

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Policy HNP7: Designated Heritage Assets		
Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This policy seeks to conserve key heritage assets in Hexham. These key assets are identified in the policy in order to provide certainty and assistance to developers and planners when determining planning applications affecting designated heritage assets and/or their settings. Chapter 16 of the NPPF states that heritage assets should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations. The policy identifies the most significant designated heritage assets in Hexham, as they play a key role in the conservation area, and the built environment. The protection proposed in the policy is consistent with NPPF policy on designated heritage assets.</p>	<p>This policy seeks to preserve the historic environment for the enjoyment of future generations. This is a key aspect of sustainable development, as identified in paragraph 8 of the NPPF.</p>	
Policy HNP8: Housing Site Allocations (Allocations 1 – 10)		
Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>Paragraph 13 of the NPPF is clear that neighbourhood plans should support the strategic development needs set out in Local Plans, including policies for housing and economic development. The policies for housing</p>	<p>This policy contributes to the achievement of sustainable development. It particularly delivers on the social objective by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and</p>	<p>Policies H1, H2 and H3 in the Tynedale LDF Core Strategy are relevant to Policy HNP8, and the site allocations policies that go with it. Core Strategy policy H1 states that the principles for housing are to provide for and manage the</p>

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in the existing Local Plans are out of date. The Neighbourhood Plan therefore seeks to meet objectives for housing set out in the emerging Local Plan, and in particular, to meet the identified housing requirement for the Hexham Neighbourhood Area. These housing allocations meet that need, and the Plan therefore meets this basic condition.

National Planning Practice Guidance (Paragraph 097) states: *In order for a neighbourhood plan to meet the criteria set in paragraph 14b of the Framework, the ‘policies and allocations’ in the plan should meet the identified housing requirement in full, whether it is derived from the standard methodology for local housing need, the housing figure in the area’s strategic policies, an indicative figure provided by the local authority, or where it has exceptionally been determined by the neighbourhood planning body. For example, a neighbourhood housing requirement of 50 units could be met through 2 sites allocated for 20 housing units and a policy for a windfall allowance of 10 units. However, a policy on a windfall allowance alone would not be sufficient.*

The identified minimum housing requirement for the Neighbourhood Area is 530 dwellings. This

future generations, and by fostering a well-designed and safe built environment. Detailed policies for each proposed site allocation seek to ensure that sites identified are developed in a manner which secures the best quality development. Other policies in the plan, in relation to housing, seek to secure other objectives, such as provision of affordable housing, community housing, and housing for older people.

supply of housing land to meet strategic requirements (in the RSS). The current strategic requirement is set by the ‘identified housing requirement’ of 530 dwellings. The policy also seeks to limit new build housing to main towns, local centres and smaller villages with adequate services. All the allocations in the Neighbourhood Plan are within the Main Town of Hexham. The housing policies (as a whole, along with other policies in the Plan) seek to promote well-designed, high-quality living environments, as set out in Policy H1. Some other elements of Policy H1 are superseded by more recent National Planning Policy. Policy H2 is about the amount of housing to be provided. This policy is now out of date as it refers to the Regional Spatial Strategy. As stated earlier, the Plan does seek to meet the strategic requirement. Policy H3 is about the hierarchy of development and focusing new development in the most sustainable locations (Main Towns). All sites are allocated in the Main Town of Hexham. Policy 8 therefore meets strategic policy.

Emerging Northumberland Local Plan (NLP):

The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new

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figure has been provided in accordance with paragraph 65 of the NPPF. This figure is shown in draft Policy HOU3 in the emerging Northumberland Local Plan (Reg.19 version). The background housing evidence paper supporting the Hexham Neighbourhood Plan shows how this requirement is met through site allocations, and an allowance for windfall development, which has been calculated with the assistance of Northumberland County Council.

The site allocations combined, along with existing commitments and a windfall allowance, provide for the required number of dwellings over the Plan period. The emerging Local Plan for Northumberland proposes to allocate a number of the sites proposed in the Hexham Neighbourhood Plan also, but with higher numbers ascribed to the sites (for example, the Workhouse site is shown as being capable of accommodating at least 80 dwellings). This means, that the Neighbourhood Plan has, in some instances underestimated the housing, and provided a low minimum figure, meaning that the required number has been supplied with a relatively large margin for error.

Each site allocation has criteria that are based on objectives in the NPPF, such as creating safe and

residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with policy in the Hexham Neighbourhood Plan. Policy HOU3 (Housing requirements for neighbourhood plan areas) provides a required housing allocation for all Neighbourhood Areas, including Hexham. Hexham Neighbourhood Plan is allocating housing to meet the required housing allocation (530 dwellings over the Plan period). Policy HOU4 (Housing development site allocations) proposes 8 site allocations in Hexham. These sites are all allocated in the Hexham Neighbourhood Plan (with the exception of Prospect House, Hallgate, as this has now been given planning permission subject to a legal agreement, and the numbers have been counted in the 'committed' numbers for Hexham). The Hexham Neighbourhood Plan also proposes another site in the centre of Hexham (Broadgates), a small greenfield site to in the east of Hexham (Edgewood), and another site at Bog Acre Cottage (that has had an application recently withdrawn). These additional allocations do not compromise the strategy for housing in Hexham and are in conformity with strategic policy HOU2. Some of the estimates for the amount of housing that could be

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sustainable places, and protecting the historic environment. These are all considered to be consistent with national planning policy.

Paragraph 68 of the NPPF states that small and medium sized sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. Paragraph 69 states that neighbourhood planning groups should also consider the opportunities for allocating small and medium-sized sites.

Chapter 11 is about making effective use of land and encourages planning policies to promote an effective use of land in meeting the need for homes and other uses. Paragraph 118 states that planning policies should ‘promote and support the development of under-utilised land and buildings, especially if this would help to meet the identified needs for housing where land supply is constrained and available sites could be used more effectively.’

Detail on all site allocations can be found in the evidence base papers. All site allocations are in line with national planning policy. All are within the built-up area of Hexham, and in sustainable locations in terms of access to services and

provided on some of the sites is more generous in the emerging NLP. For example, the Workhouse site is estimated as being capable of delivery 80 – 85 dwellings, whereas HNP estimates 40 – 45, based on information provided on site assessments carried out by AECOM. Nevertheless, the HNP does not place maximum figures on the sites, and HNP policy does not prevent higher density development coming forward.

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<p>facilities. All except land at Edgewood (8.3) are brownfield sites. All site allocations policies seek to ensure that the historic environment (where relevant), safe access, and high-quality landscaping are incorporated into schemes, and any local site-specific factors are also</p>		
<p>Policy HNP8.1 The Workhouse Site (Old Hospital) Dean Street and Corbridge Road</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>This site allocation is consistent with principles outlined in the NPPF to maximise the use of land, as set out in Paragraph 118. This is a brownfield site.</p> <p>This site allocation is consistent with principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that this site is suitable for housing.</p>	<p>Maximising the use of land contributes to the achievement of sustainable development. The site is in a highly accessible location, close to services and facilities and public transport. The site would provide a significant amount of housing and affordable housing to meet the required housing need in the Neighbourhood Area.</p>	<p>This site is allocated in a the Tynedale Local Plan and has not yet come forward for development. This allocation seeks to bring the site forward in the Neighbourhood Plan and has specific requirements for its development to ensure the important character of the site is incorporated into any scheme.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this site-specific policy in the Hexham Neighbourhood Plan. Policy HOU4 (Housing development site allocations) proposes 8 site allocations in</p>

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		Hexham. This is one of the same allocations proposed in the HNP. The HNP gives local specificity to the type of development that will be supported on this site, and in particular, the need to retain heritage assets, and preserve or enhance the character of the Conservation Area. The HNP estimates delivery of 60 dwellings on this site. The emerging NLP suggests between 80 and 85 units.
Policy HNP8.2 The Telephone Exchange		
Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This site allocation is consistent with principles outlined in the NPPF to maximise the use of land, as set out in Paragraph 118. This is a brownfield site.</p> <p>This site allocation is consistent with principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that this site is suitable for housing.</p>	<p>Maximising the use of land contributes to the achievement of sustainable development. The site is in a highly accessible location, close to services and facilities and public transport. The site would provide a significant amount of housing and affordable housing to meet the required housing need in the Neighbourhood Area.</p>	<p>This site is allocated in a the Tynedale Local Plan and has not yet come forward for development. This allocation seeks to bring the site forward in the Neighbourhood Plan and has specific requirements for its development to ensure the important character of the site is incorporated into any scheme.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this site-specific policy in the Hexham Neighbourhood Plan. Policy HOU4 (Housing development site</p>

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		allocations) proposes 8 site allocations in Hexham. This is one of the same allocations proposed in the HNP. The HNP gives local specificity to the type of development that will be supported on this site, and in particular, the need to carefully remove existing development. The HNP estimates delivery of 18 dwellings on this site. The emerging NLP suggests between 18 and 25 units.
Policy HNP8.3 Land at Edgewood		
Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This site allocation is consistent with principles outlined in the NPPF to maximise the use of land, as set out in Paragraph 118.</p> <p>This site allocation is consistent with principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that this site is suitable for housing.</p>	<p>This small site is a greenfield site in the east of Hexham. It is an accessible location, close to services, facilities and public transport. The site would contribute to the supply of housing in the Neighbourhood Area.</p>	<p>The site is not currently allocated for housing in strategic plans, but the site is an infill site within the Main Town of Hexham, and development here for housing would be in conformity with strategic policy in the Tynedale LDF Core Strategy.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this site-specific policy in the Hexham Neighbourhood Plan.</p>
Policy HNP8.4 Land West of Station Road		

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Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This site allocation is consistent with principles outlined in the NPPF to maximise the use of land, as set out in Paragraph 118. This is a brownfield site.</p> <p>This site allocation is consistent with principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that this site is suitable for housing.</p>	<p>Maximising the use of land contributes to the achievement of sustainable development. The site is in a highly accessible location, close to services and facilities and public transport (and in particular, to Hexham Railway Station). The site would provide a significant amount of housing and affordable housing to meet the required housing need in the Neighbourhood Area.</p>	<p>The site is not currently allocated for housing in strategic plans, but the site is an infill site within the Main Town of Hexham, and development here for housing would be in conformity with strategic policy in the Tynedale LDF Core Strategy.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this site-specific policy in the Hexham Neighbourhood Plan.</p> <p>Policy HOU4 (Housing development site allocations) proposes 8 site allocations in Hexham. This is one of the same allocations proposed in the HNP. The HNP gives local specificity to the type of development that will be supported on this site, and in particular, the need to ensure safe removal of existing buildings, and retain historic buildings on the site where possible, and pay special attention to the conservation area. The HNP estimates delivery of 10 dwellings on this site. The</p>

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		emerging NLP suggests between 10 and 15 units.
Policy HNP8.5 Bog Acre Cottage and Haulage Site		
Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This site allocation is consistent with principles outlined in the NPPF to maximise the use of land, as set out in Paragraph 118. This is a brownfield site.</p> <p>This site allocation is consistent with principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that this site is suitable for housing.</p>	<p>Maximising the use of land contributes to the achievement of sustainable development. The site is in a highly accessible location, close to services and facilities and public transport. The site would provide housing and affordable housing to meet the required housing need in the Neighbourhood Area and would regenerate an unsightly area.</p>	<p>The site is not currently allocated for housing in strategic plans, but the site is an infill site within the Main Town of Hexham, and development here for housing would be in conformity with strategic policy in the Tynedale LDF Core Strategy.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this site-specific policy in the Hexham Neighbourhood Plan.</p>
Policy HNP8.6 Priestpopple County Buildings		
Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This site allocation is consistent with principles outlined in the NPPF to maximise the use of land, as set out in Paragraph 118. This is a brownfield site.</p> <p>This site allocation is consistent with</p>	<p>Maximising the use of land contributes to the achievement of sustainable development. The site is in a highly accessible location, close to services and facilities and public transport. The site would provide housing and affordable</p>	<p>The site is not currently allocated for housing in strategic plans, but the site is an infill site within the Main Town of Hexham, and development here for housing would be in conformity with strategic policy in the Tynedale LDF Core</p>

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<p>principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that this site is suitable for housing.</p>	<p>housing to meet the required housing need in the Neighbourhood Area and would regenerate this part of the Hexham Conservation Area.</p>	<p>Strategy.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this site-specific policy in the Hexham Neighbourhood Plan.</p> <p>Policy HOU4 (Housing development site allocations) proposes 8 site allocations in Hexham. This is one of the same allocations proposed in the HNP. The HNP gives local specificity to the type of development that will be supported on this site, and in particular, the need to ensure safe removal of existing buildings, and retain historic buildings on the site where possible, and pay special attention to the conservation area. The HNP estimates delivery of 8 dwellings on this site. The emerging NLP suggests between 5 and 8 units.</p>
<p>Policy HNP8.7 Graves Yard</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>This site allocation is consistent with principles outlined in the NPPF to maximise the use of land, as set out in Paragraph 118. This is a brownfield</p>	<p>Maximising the use of land contributes to the achievement of sustainable development. The site is in a highly accessible location, close to</p>	<p>This site is not currently allocated for housing in strategic plans, but the site is an infill site within the Main Town of Hexham, and development</p>

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<p>site.</p> <p>This site allocation is consistent with principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that these sites are suitable for housing.</p>	<p>services and facilities and public transport. The site would provide housing and affordable housing to meet the required housing need in the Neighbourhood Area and would regenerate this part of the Hexham Conservation Area.</p>	<p>here for housing would be in conformity with strategic policy in the Tynedale LDF Core Strategy.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this site-specific policy in the Hexham Neighbourhood Plan. Policy HOU4 (Housing development site allocations) proposes 8 site allocations in Hexham. This is one of the same allocations proposed in the HNP. The HNP gives local specificity to the type of development that will be supported on this site, and in particular, the need to ensure safe removal of existing buildings, and retain historic buildings on the site where possible, and pay special attention to the conservation area. The HNP estimates delivery of 8 dwellings on this site. The emerging NLP suggests between 5 and 8 units.</p>
HNP8.8 Broadgates		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>This site allocation is consistent with principles outlined in the NPPF to maximise the use of land,</p>	<p>Maximising the use of land contributes to the achievement of sustainable development. The</p>	<p>This site is not currently allocated for housing in strategic plans, but the site is an infill site within</p>

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<p>as set out in Paragraph 118. This is a brownfield site.</p> <p>This site allocation is consistent with principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that these sites are suitable for housing.</p>	<p>site is in a highly accessible location, close to services and facilities and public transport. The site would provide housing and affordable housing to meet the required housing need in the Neighbourhood Area and would regenerate this part of the Hexham Conservation Area.</p>	<p>the Main Town of Hexham, and development here for housing would be in conformity with strategic policy in the Tynedale LDF Core Strategy.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this site-specific policy in the Hexham Neighbourhood Plan.</p>
<p>Policy HNP8.9 Police Houses site</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>This site allocation is consistent with principles outlined in the NPPF to maximise the use of land, as set out in Paragraph 118. This is a brownfield site.</p> <p>This site allocation is consistent with principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that</p>	<p>Maximising the use of land contributes to the achievement of sustainable development. The site is in a highly accessible location, close to services and facilities and public transport. The site would provide housing and affordable housing to meet the required housing need in the Neighbourhood Area and would regenerate this part of the Hexham Conservation Area.</p>	<p>This site is not currently allocated for housing in strategic plans, but the site is an infill site within the Main Town of Hexham, and development here for housing would be in conformity with strategic policy in the Tynedale LDF Core Strategy.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports</p>

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<p>these sites are suitable for housing.</p>		<p>the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this site-specific policy in the Hexham Neighbourhood Plan.</p> <p>Policy HOU4 (Housing development site allocations) proposes 8 site allocations in Hexham. This is one of the same allocations proposed in the HNP. The HNP gives local specificity to the type of development that will be supported on this site, and in particular, the need to ensure high-quality landscaping and pay special attention to the conservation area. The HNP estimates delivery of 8 dwellings on this site. The emerging NLP suggests between 15 and 20 units. This is because the HNP has subtracted the number of units to be lost (12 dwellings on the site will be removed).</p>
<p>Policy 8.10 Bus Depot and Land at Chareway Lane</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>This site allocation is consistent with principles outlined in the NPPF to maximise the use of land, as set out in Paragraph 118. This is a brownfield site.</p> <p>This site allocation is consistent with principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating</p>	<p>Maximising the use of land contributes to the achievement of sustainable development. The site is in a highly accessible location, close to services and facilities and public transport. The site would provide housing and affordable housing to meet the required housing need in the Neighbourhood Area and would regenerate this part of Hexham.</p>	<p>This site is not currently allocated for housing in strategic plans, but the site is an infill site within the Main Town of Hexham, and development here for housing would be in conformity with strategic policy in the Tynedale LDF Core Strategy.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with</p>

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<p>small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that these sites are suitable for housing.</p> <p>The policy particularly addresses issues in relation to flooding, as this site is partially in a flood zone. Paragraph 159 and 160 refer to the application of the ‘exception test’ which should be informed by a FRA. The development of this site would provide wider sustainability benefits to the community, by allowing Hexham to meet its housing needs over the Plan period. Due to the constraint of green belt drawn tightly around the town, it would otherwise be very difficult to meet the housing requirement, and this site play a crucial role in meeting that target. The policy has been written to ensure that any proposed development here will be flood resilient and will not increase flood risk elsewhere.</p>		<p>emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this site-specific policy in the Hexham Neighbourhood Plan.</p> <p>Policy HOU4 (Housing development site allocations) proposes 8 site allocations in Hexham. This is one of the same allocations proposed in the HNP. The HNP gives local specificity to the type of development that will be supported on this site, and in particular, the need to ensure flood risk assessment, and flood mitigation and resilience is incorporated into any scheme here. The HNP estimates delivery of 33 dwellings based on the AECOM site assessment done for the whole site. The emerging NLP suggests between 45 and 55 units.</p>
<p>Policy HNP9: New Housing Development</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>This policy applies to all housing whether on allocated sites, or windfall sites. It seeks to ensure that new development addresses some key aspects that will deliver sustainable development: Part a) is about retaining existing historic features, and incorporating them into the</p>	<p>This policy contributes to the achievement of sustainable development by combining the social, economic and environmental aspects of new housing into one policy; it brings together matters such as sustainability, access, design, retention of habitats and the historic</p>	<p>Policy H1 and BE1 in the Tynedale LDF Core Strategy apply here. Policy BE1 contains general principles for the built environment, including housing development. The policy supports high quality design that enhances local character and encourages sustainable construction techniques.</p>

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<p>design of a scheme, and ensuring that trees and hedgerows are (as far as possible) protected from loss. Other parts of the policy are about cycle and pedestrian access, and high-quality design. These principles are endorsed in the NPPF in a number of different sections. In particular, Chapter 8 which is about promoting healthy and safe communities, by ensuring that new infrastructure is planned to deliver healthy, inclusive and safe places. Chapter 12, which is about achieving well-designed places, and advocates the use of assessment frameworks such as Building for Life, which is referred to in Policy HNP9. The policy states that reduced parking standards may be applied in central locations that are readily accessible by public transport. This is consistent with paragraph 105 in the NPPF, which states that policies should take into account the accessibility of development and the availability of and opportunities for public transport use when determining car parking standards. A number of smaller brownfield sites in the centre of Hexham could be more efficiently used if reduced car parking standards are applied. There are some parts of Hexham that are in Flood Zones, and this part of the policy seeks to ensure that any potential housing development on sites in Flood Zones are accompanied by a FRA, and mitigated</p>	<p>environment, and sustainable design principles set out in BfL12, flooding matters, to draw together into a policy which will lead to sustainable new housing development.</p>	<p>Policy H1 supports the provision of a full range and choice of housing types to meet the needs of the whole community, and also promotes well-designed and high-quality living environments.</p> <p>Policy GD7 in the Tynedale Local Plan refers to car parking provision within the existing built up area of Hexham. Policy GD7 allows for reduced car parking provision if there is good access to public transport routes.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this housing policy in the Hexham Neighbourhood Plan.</p>
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<p>in accordance with national policy on flooding. Paragraph 128 states that applications that demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot. This is referred in the policy, as it is considered to be particularly important in the local community, and by the Town Council.</p>		
Policy HNP10: Affordable Housing and Community Led Housing		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>A key element of government policy and reflected in the NPPF is the need to provide more affordable housing in the UK. Chapter 5 in the NPPF (delivering a sufficient supply of homes) outlines the policy approach, in particular, paragraphs 61 and 62. Paragraph 61 'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people etc.). Hexham has an acute shortage of affordable housing, and this is evidenced in the Housing Needs Survey that was carried out in 2016. This survey also provided evidence on size and type of affordable housing which would best meet the needs of people in Hexham. The policy was drafted in close consultation with housing</p>	<p>Affordable housing is a key aspect of securing sustainable communities. To support strong, vibrant and healthy communities, we need to ensure that a sufficient number and range of homes can be provided, and this includes affordable housing. A significant under provision of affordable housing in Hexham has been identified, and the policy seeks to redress this balance, and therefore contributes to the achievement of sustainable development.</p>	<p>Strategic planning policy in relation to affordable housing is contained in Policy H7 of the Tynedale LDF Core Strategy. Policy H7 states that between 30 and 50% affordable housing should be provided in new development. There have been changes to national planning policy since that time, and there is now a threshold of 10 dwellings before these contributions can be sought. This has been reflected in Policy HNP10. Otherwise, the policy is in general conformity with Policy H7. Although the Town Council would have liked to specify a higher contribution, it was considered that this could affect the viability of many of the proposed sites. The policy seeks to support Community-Led Housing, which is a relatively new concept, and pre-dates the publication of the Tynedale LDF Core Strategy.</p>

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<p>officers at NCC.</p>		<p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this housing policy in the Hexham Neighbourhood Plan. Policy HOU5 refers to ‘Housing types and mix’ and supports the provision of a range of good quality, energy efficient homes, including affordable homes and community led housing. Policy HOU6 refers to Affordable housing provision and supports a 30% affordable housing contribution within the highest value areas (Hexham is a high value area).</p>
<p>Policy HNP11: Housing for Older People</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>National Planning Policy supports the provision of housing to meet the needs of the population. In Hexham, a need for housing for older people has been identified in the Housing Needs Survey. Paragraph 61 states that ‘the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to,</p>	<p>Housing to provide for the needs of older people is part of the wider strategy to support strong, vibrant, healthy communities, and provide housing for people of all ages. Hexham has an ageing population which is growing. The provision of housing for older people will contribute to the social objectives of sustainable development, both by providing much needed</p>	<p>There are no strategic policies in relation to housing for older people in the Tynedale Local Plan or Core Strategy. Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU11 (Homes for older and vulnerable people).</p>

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those who require affordable housing, families with children, older people etc..).	housing, and by ‘freeing up’ housing for younger families in the town.	
Policy HNP12: Rural exception sites for Affordable Housing		
Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
The NPPF supports the delivery of ‘rural exceptions sites’ and defines what these sites are in the glossary of the NPPF. Paragraph 77 states that LPAs should support opportunities to bring forward rural exception sites that will provide affordable housing to meet identified local needs.	The provision of affordable housing will contribute to sustainable development in Hexham.	At the time the Local Plan and Core Strategy for Tynedale were written, there was no ‘exceptions’ policy context. No conflict. Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP. There is a policy on Exception Site (HOU7), but this is not considered to be ‘strategic’.
Policy HNP13: Local Green Spaces in Hexham		
Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
NPPF paragraph 100 gives local communities the opportunity to identify areas as Local Green Space, providing that the green space is in reasonably close proximity to the community it serves, and is demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its	The provision and retention of Local Green Spaces contributes to the achievement of sustainable development and is key to ensuring that the places people live in have suitable access to green spaces. The spaces identified are highly valued by the local community and contribute to a high-quality living environment in Hexham.	Local Green Spaces did not exist at the time the Core Strategy and Tynedale LDF were drafted, as they came about in the NPPF2012. Policies that are relevant are Policy NE2 in the Tynedale LDF Core Strategy and Policies LR3 (Protection of open space facilities and Policy LR 8 (Sites for outdoor sport and recreation). The designation of these Local Green Spaces does not conflict with any of these strategic policies.

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<p>wildlife and where it is local in character and not an extensive tract of land. The Local Green Spaces identified in this plan meet the requirements set above, and evidence is provided to demonstrate that. The policy states that the management of the Local Green Spaces should be consistent with those for green belts, as required in NPPF paragraph 101.</p>		<p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP. Only Neighbourhood Plans can designate Local Green Space, so there is no equivalent strategic policy, although the emerging NLP Policy STP6 (Green Infrastructure) does support the protection, improvement and extension of Northumberland’s green infrastructure.</p>
<p>Policy HNP14: Tyne Green Country Park and Tyne Green</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>Policy HNP14 has regard to national planning policy. Paragraph 96 states that ‘access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.’ Paragraph 98 states that planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks.</p>	<p>This policy contributes to the achievement of sustainable development as it seeks to support recreational activity on Tyne Green, a crucial part of well-being and health of the local community. The policy seeks to support development of recreational activity without harming biodiversity, and the policy does require flood resilient design.</p>	<p>There are no policies directly related to Tyne Green. However, Policy LR3 in the Tynedale Local Plan states that development which would result in the net loss of public or private playing fields, parks, children’s play areas or amenity open space will not be permitted. It does supports proposals which lead to the more effective use of existing recreational land. No conflict.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP. There is no specific relevant policy, although policy STP6 does support the protection and enhancement of strategic green infrastructure and the policy recognises the potential for green infrastructure</p>

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		to support sustainable tourism.
Policy HNP15: Wildlife Corridors		
Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>Paragraph 170 d) states: Planning policies and decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Paragraph 174 states that plans should ‘identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, wildlife corridors and stepping stones that connect them...’</p> <p>Policy HNP15 identifies a number of wildlife corridors, all of which are riverine, and have habitats and species that are classed as ‘priority’ under the provisions of S.41 of the Natural Environment and Rural Communities (NERC) Act 2006.</p>	<p>This policy contributes to the environmental objectives associated with sustainable development; and in particular, in helping to improve biodiversity. The strengthening of the recognition of these wildlife corridors will benefit people in Hexham, who value the wildlife corridors, many of which are access routes as well.</p>	<p>Policy NE1 in the Tynedale LDF Core Strategy outlines principles for the natural environment. These include (in part (c) of that policy) protecting and enhancing the extent and quality of ancient woodlands and other important natural habitats and networks of habitats; encourage creation of new habitats and restoration of those that are damaged or fragmented. This is entirely consistent with the aims of Policy HNP15 which gives local specificity to where wildlife corridors and networks are in Hexham. Some of these include ancient woodlands, and all have other important natural habitats and species.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP, in particular Policy STP6 (Green Infrastructure) which recognises the value of wildlife corridors for biodiversity as part of the wider network of green infrastructure. Policy STP5 (Health and Well-being) supports development which is designed to promote and facilitate physical activity and healthy lifestyles’.</p>

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Policy HNP16: Allotments		
Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>Chapter 8 of the NPPF is about promoting healthy and safe communities. Allotments allow people to grow their own food, exercise, and socialise. Paragraph 91 states that planning policies should aim to achieve healthy, inclusive and safe places which promote social interaction, enable and support healthy lifestyles – for example through the provision of allotments (amongst other things). This policy seeks to retain the allotments that are already in Hexham, whilst supporting the provision of new ones.</p>	<p>This policy contributes to the achievement of sustainable development. Allotments deliver both social and environmental objectives as they help support healthy communities and provide open spaces within the town.</p>	<p>There are no specific policies in relation to allotments in the strategic plans. Policy CS1 sets out principles for community services and facilities but does not refer to allotments as a community service or facility. The policy in any event supports the retention of community facilities.</p> <p>Emerging Northumberland Local Plan (NLP): Policy STP5 (Health and Well-being) supports development which is designed to promote and facilitate physical activity and healthy lifestyles’. STP6 (Green Infrastructure) includes a criteria to support development which ‘provides opportunities for growing healthy food, including through community schemes’.</p>
Policy HNP17: Hedgerows, Trees and Verges in Hexham		
Basic Condition 1 (having regard to national planning policy and practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>Policy HNP17 is consistent with NPPF policy about well-designed places contained in Chapter 12 and policy about conserving and enhancing the natural environment, contained in Chapter 15. Trees, hedges and verges in Hexham are important to the character of the town, as well as</p>	<p>Conservation and retention of trees, hedges and important verges in Hexham contributes to sustainable development, as it will keep Hexham ‘green’, a factor that was considered important during consultation on the Plan.</p>	<p>There are no specific policies in the Tynedale LDF Core Strategy or Tynedale Local Plan in relation to hedgerows, trees or verges, although Policy NE1 does support the protection and enhancement of the character and quality of the landscape and biodiversity interest of the</p>

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<p>to local biodiversity. Paragraph 127 states that planning policies should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. establish or maintain a strong sense of place...'. Trees, hedgerows and verges are important to the overall design of a scheme.</p>		<p>(former) District.</p> <p>Emerging Northumberland Local Plan (NLP): The policy is in general conformity with emerging strategic policy in the NLP, in particular Policy STP6 (Green Infrastructure) which recognises the value of trees as part of green infrastructure.</p>
<p>Policy HNP18: Dark Skies</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>Paragraph 180 of the NPPF states that planning policies should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In so doing they should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. The International Dark Sky Park is close to Hexham, and the light pollution from Hexham does impact on the International Dark Sky Park.</p>	<p>Dark Skies are highly valued locally, and the enjoyment of dark skies is important to well-being as well as tourism and the local economy. Lighting can also impact negatively on biodiversity, so this policy meets all three sustainability objectives of supporting the local economy, communities and the environment.</p>	<p>There are no strategic policies in relation to dark skies in the existing Tynedale LDF Core Strategy and Tynedale Local Plan.</p> <p>Emerging Northumberland Local Plan (NLP): There are no strategic policies in relation to dark skies, although Policy ENV4 (Tranquillity, dark skies and a sense of rurality) would be compatible with Policy HNP18.</p>
<p>Policy HNP19: Community Facilities</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>

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<p>Chapter 8 of the NPPF is about promoting health and safe communities. Paragraph 92 states that planning policies should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.</p>	<p>This policy contributes to social and economic objectives; many community facilities are businesses also; some community owned ones. These community facilities support a strong, vibrant and healthy community in Hexham and support the communities’ health, social and cultural well-being.</p>	<p>Policy CS1 in the Tynedale LDF Core Strategy supports the retention of community facilities and services, and the provision of new/improved ones where there is a need. This is entirely consistent with Policy HNP19, which is more locally specific about valued community facilities in Hexham</p> <p>Emerging Northumberland Local Plan (NLP) There are no strategic policies in relation to community facilities. Policy INF2 is about community services and facilities, and INF4 is about Assets of Community Value. Neither of these policies is identified as strategic.</p>
<p>Policy HNP20: Community Renewables Schemes</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>Paragraph 148 states that the planning system should support the transition to a low carbon future in a changing climate ... and support renewable and low carbon energy and associated infrastructure. Paragraph 152 states that Local Planning Authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.</p>	<p>Renewable energy generation is key part of sustainable development. The policy seeks to support renewable energy generation, including community-led renewables, whilst protecting the historic and natural environment. This policy therefore contributes to the achievement of sustainable development.</p>	<p>Policy EN1 in the Tynedale LDF Core Strategy contains the Plan’s ‘principles for energy’. The principles identified in the policy are to: ‘Minimise the amount of energy used through location, layout and design of development; Enable the sensitive development of renewable energy resources in order to make a positive contribution to meeting renewable energy targets; Promote the development of micro-renewable energy generation. This policy HNP20 is therefore in conformity with Policy EN1 of the Tynedale LDF Core Strategy.</p>

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		<p>Emerging Northumberland Local Plan (NLP) There are no strategic policies which are directly relevant to this policy, other than Policy STP3 (Principles of sustainable development) which supports the use of decentralised energy supply systems (part m).</p>
<p>Policy HNP21: Walking and Cycling in Hexham</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>Chapters 8 and 9 of the NPPF promote healthy and sustainable communities, and also sustainable transport. In particular, paragraphs 91 a) and c), 102 c) 103, 104d) all promote the improvement of pedestrian and cycle routes for environmental and health benefits. Policy HNP21 has regard to the NPPF on this matter.</p>	<p>Reducing the need to travel by car, and improving the health of the population through improved walking and cycling infrastructure contribute to the achievement of sustainable development, by encouraging healthy communities.</p>	<p>There are no specific policies in the Tynedale LDF Core Strategy or the Tynedale Local Plan.</p> <p>Emerging Northumberland Local Plan (NLP) Strategic policy TRA1 ‘Promoting Sustainable Connections’ which seeks to promote sustainable transport choices, including ‘supporting, providing and connecting to networks for walking, cycling and public transport infrastructure.’</p>
<p>Policy HNP22: Key Shopping Area in Hexham</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>Chapter 7 is about ensuring the vitality of town centres. Paragraph 85 states that planning policies should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth,</p>	<p>Ensuring a vibrant economy in the town is key to sustainable development. Although this policy cannot change the way the local economy works, it can seek to introduce flexibility, and encourage more uses that contribute to the vitality and</p>	<p>This policy does not conform with existing policy in the Tynedale LDF Core Strategy Policy RT1. This policy insists on a target of 85% A1 uses in the area of Primary Shopping Frontages (much of which is within the Key Shopping Area</p>

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<p>management and adaptation. Policy HNP22 aims to take a more flexible approach to change of use applications in the town centre, to allow for a wide range of uses, and adapt to changes that are happening in the high street, and in the way people shop. It also seeks to allow residential uses in the town centre on upper floors, which could be restricted within the Key Shopping Area (as PD rights can sometimes not exist).</p>	<p>viability of the town centre in Hexham.</p>	<p>identified on the Policies Map for the Hexham Neighbourhood Plan). The Key Shopping Area is much larger than the Primary Shopping Frontages (now called Primary Shopping Areas in the emerging Local Plan), so there is not a direct conflict with the policy, but it is not in general conformity. However, the national planning policy context has changed since the Tynedale LDF Core Strategy was written, as has the local economy, and the way the shopping environment works. It is considered unrealistic and inflexible to take the approach advocated in the old Core Strategy Policy RT1, so although in conflict with this policy, it is considered that the conflict is well-justified, and that Policy RT1 is arguably out of date, and not in itself in conformity with national planning policy.</p> <p>Emerging Northumberland Local Plan (NLP) Strategic policy in relation to the Hierarchy of centres identifies Hexham as a ‘main town’ and defines the Town Centre and Primary Shopping Area boundaries on the Policies Map. There are no criteria based strategic policies in the NLP on judging planning applications in these areas.</p>
<p>Policy HNP23: Hotel and Tourism Accommodation</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>Chapter 6 is about building a strong and</p>	<p>This policy contributes to the achievement of</p>	<p>Policy EDT1 of the Tynedale LDF Core Strategy</p>

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<p>competitive economy. There are no specific paragraphs that refer to hotel or tourism accommodation, but paragraph 81 says that policies should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth. The Neighbourhood Plan identifies tourism as an area that Hexham could build on, and identifies an undersupply of tourist accommodation in the town, either through hotels or tourism accommodation in general.</p>	<p>sustainable development, particularly within the local economy, where tourism could grow.</p>	<p>states that the principles for economic development and tourism are to support a buoyant and diverse local economy, which recognises the importance of tourism to the District. Part d) of the policy says: ‘Protect and enhance existing tourist facilities and infrastructure, whilst also allowing new tourist development where appropriate in order to increase the range, quality and type of facilities available to tourists. There are also policies in relation to tourism development in the countryside, and this policy HNP23 does not conflict with this policy. Policy HNP23 is therefore in conformity with EDT1.</p> <p>Emerging Northumberland Local Plan (NLP) Policy ECN12 and ECN13 are strategic policies related to the rural economy and supporting growth in rural economies. These appear to be based around growth in rural areas, rather than towns. There are no strategic policies in relation to tourism specifically.</p>
Policy HNP24: New Business Units		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>Paragraph 80 in the NPPF states that planning policies should help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need</p>	<p>This policy contributes to the achievement of sustainable development, particularly within the local economy, where a need for small and medium size business units has been identified.</p>	<p>Policy EDT1 refers to ‘Principles for economic development and tourism’ and is referred to above. The provision of new business units will contribute to a ‘buoyant and diverse local</p>

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<p>to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.</p>		<p>economy’, and policy HNP24 is not in conflict with EDT1, or other policy in relation to employment development in the Tynedale LDF Core Strategy.</p> <p>Emerging Northumberland Local Plan (NLP) There are no strategic policies related to the growth of small and medium sized businesses in towns.</p>
<p>Policy HNP25: New Car Parking Facilities</p>		
<p>Basic Condition 1 (having regard to national planning policy and practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>Paragraph 106 of the NPPF says that ‘in town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.’</p>	<p>This policy seeks to ensure that new car parking fits in to Hexham without compromising the historic environment, and, if implemented, will encourage more people to shop in the town centre, thus improving the local economy.</p>	<p>There are policies in the Tynedale Local Plan about car parking provision as part of new development. However, this policy relates to new car parking facilities, and so is not relevant to those policies.</p> <p>Emerging Northumberland Local Plan (NLP) There are no strategic policies related to car parking.</p>

3.5 Basic Condition 4: The ‘making’ of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations (Basic Condition 4)

Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive)

3.5.1 SEA is required for all plans that may have a significant effect on the environment. A screening exercise was undertaken by Northumberland County Council in 2015 which concluded that an Environmental Report would be required. This Environmental Report is included in the submission documents. As the Neighbourhood Plan underwent two Regulation 14 Consultations, there was an updated Environmental Report produced for the second round of Regulation 14 Consultation, reflecting the environmental impacts of the changes to the Plan. More information on the Environmental Report is contained in the Consultation Statement.

Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively)

3.5.2 It is a requirement that a Habitats Regulations Assessment (HRA) is undertaken in line with the provision set by the Conservation of Habitats and Species Regulations (2010) to assess the effects of the Plan on European Sites. A screening opinion was sought from Northumberland County Council, and it was concluded that a HRA would not be required.

European Convention on Human Rights (ECHR)

3.5.3 The Hexham Neighbourhood Plan is fully compliant with the European Convention on Human Rights. There is no discrimination stated or implied, or threat to the fundamental rights and freedoms guaranteed under the Convention.

3.6 Basic Condition 5: Regulation 32 of the Neighbourhood Planning Regulations 2012 (as amended)

3.6.1 Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) add a basic condition for neighbourhood plans in addition to those set out in the primary legislation. (Regulation 33 applies to Neighbourhood Orders) Regulation 32 applies to Neighbourhood Plans and requires that: ‘the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.’

3.6.2 The Neighbourhood Plan does not require a Habitats Regulations Assessment as it has been ‘screened out’ by Northumberland County Council. The Plan therefore does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

4.0 Conclusion

4.1.1 The evidence provided in this Basic Conditions Statement concludes that the Hexham Neighbourhood Plan meets the Basic Conditions as set out in the Neighbourhood Planning Regulations (2012) (as amended).

APPENDIX A: LIST OF STRATEGIC POLICIES IN THE DEVELOPMENT PLAN

NORTHUMBERLAND

Northumberland County Council

Neighbourhood Plans: Basic Conditions Statements

Strategic Policies in the Development Plan

Introduction

1. This note is intended to support neighbourhood planning groups in the preparation of their ‘basic conditions statement’, specifically in relation to the need to demonstrate general conformity with current development plan policies. It briefly sets out the background to this requirement then defines the strategic policies set out in the development plan covering the neighbourhood area.

2. Regulation 15 of The Neighbourhood Planning (General) Regulations 2012, as amended, requires that certain specified information is provided alongside a draft neighbourhood development plan when it is submitted to the local planning authority. In summary, this information is:

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development plan;
- (d) a **‘basic conditions statement’**; and
- (e) (i) an environmental report, or
(ii) a screening opinion indicating that an environmental report is not required.

3. The **‘basic conditions statement’** is a requirement of the Regulations. Its purpose is to allow the parish or town council submitting the neighbourhood plan to demonstrate how their plan has met a set of ‘basic conditions’ which are prescribed in legislation. The basic conditions statement must demonstrate that the policies in the plan:

- are in general conformity with the **strategic policies** in the development plan for the area
- have been prepared having regard to national policies and guidance;
- contribute to the achievement of sustainable development; and
- are not in conflict with European Union obligations on human rights and the environment

4. A definition of **strategic policies** is given in the National Planning Policy Framework (2012) at paragraph 156. It is expected that Local Plans should include strategic policies to deliver the following:

- *homes and jobs needed in the area;*
- *retail, leisure and other commercial development;*
- *infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*

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- *health, security, community and cultural infrastructure and other local facilities; and*
- *climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.*

5. The strategic policies in the current development plan covering the neighbourhood plan area have been identified by the County Council as local planning authority.

Hexham Neighbourhood Plan

The current statutory development plan for the Hexham Neighbourhood Area within the Local Planning Authority area covered by Northumberland County Council is the Tynedale Local Development Framework Core Strategy (2007) and the 'saved' policies of the Tynedale District Local Plan (2000). The strategic policies are listed below. The policies in the Hexham Neighbourhood Plan must be assessed for general conformity with these saved strategic policies. The findings of this assessment should be presented in the basic conditions statement.

The saved strategic policies for the Hexham Neighbourhood Area are as follows:

Tynedale Local Development Framework Core Strategy (Adopted October 2007)

- **Policy GD1:** General location of development
- **Policy GD2:** Prioritising sites for development
- **Policy GD3:** Green Belt
- **Policy GD4:** Principles for transport and accessibility
- **Policy GD5:** Flood risk
- **Policy NE1:** Principles for the natural environment
- **Policy NE2:** Strategic green spaces
- **Policy BE1:** Principles for the built environment
- **Policy H1:** Principles for housing
- **Policy H2:** Housing provision and management of supply
- **Policy H3:** Location of new housing
- **Policy H6:** Change of use of existing buildings to housing
- **Policy H7:** Meeting affordable housing needs
- **Policy H8:** Affordable housing on market sites
- **Policy EDT1:** Principles for economic development and tourism
- **Policy EDT2:** Employment land provision
- **Policy EDT3:** Employment development in the open countryside
- **Policy EDT4:** Tourism development in the open countryside
- **Policy RT1:** Principles for town centres and retailing
- **Policy CS1:** Community service and facilities
- **Policy EN1:** Principles for energy
- **Policy EN3:** Energy conservation and production in new developments

Tynedale District Local Plan Saved Policies (Adopted October 2000)

- Policy GD6: Car parking standards outside the built-up areas of Hexham, Haltwhistle, Prudhoe and Corbridge
- Policy GD7: Car parking standards within the built-up areas of Hexham, Haltwhistle, Prudhoe and Corbridge
- Policy GD9: Car parking standards for people with impaired mobility

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- Policy NE7: New buildings in the Green Belt
- Policy NE8: New dwellings in the Green Belt
- Policy NE11: Hexham Racecourse
- Policy NE13: Other employment sites in the Green Belt
- Policy NE14: Use of existing buildings in the Green Belt
- Policy H4: Commuter Pressure Area housing site allocations
- Policy H6: Land safeguarded to meet possible future housing needs of Hexham
- Policy ED1: Land allocated for employment development
- Policy ED1a: Hexham Goods Yard employment site
- Policy ED5: Development permitted in existing employment areas
- Policy LR3: Protection of open space facilities
- Policy LR8: Sites for outdoor sport and recreation

Rob Naples
Planning Officer
8 March 2017