

# **Haydon Parish Neighbourhood Plan**

## **Basic Conditions Statement**

**November 2021**

## Contents

1. Introduction	3
2. National policies and advice	4
3. Sustainable development	9
4. Development plan – strategic policies	15
5. Legal obligations	20
6. Conclusion	21
Appendix 1: Neighbourhood area designation documents	22
Appendix 2: Strategic policies	24

## 1. Introduction

- 1.1 This statement has been prepared by Haydon Parish Council (HPC). It accompanies the Submission Draft Haydon Parish Neighbourhood Plan (HPNP), which has been submitted to Northumberland County Council (NCC), the lead authority, under section 15 of the Neighbourhood Planning Regulations General (2012 – ‘the Regulations’).
- 1.2 The HPNP has been prepared by HPC, the qualifying body for the Haydon Neighbourhood Area. The neighbourhood area was designated on by NCC on 5 November 2019. As part of the parish lies within Northumberland National Park, the Northumberland National Park Authority also designated the area on 11 December 2019 (a copy of both designation documents are included at Appendix 1).
- 1.3 The HPNP relates to planning matters (the use and development of land) in the designated neighbourhood area and covers the period from adoption to 2036. It does not contain policies relating to excluded development<sup>1</sup> as laid out in the regulations.
- 1.4 This statement sets out how the HPNP has been prepared in accordance with the regulations and meets the ‘basic conditions’ set out in paragraph 8(2) of Schedule 4B to the 1990 Act, as applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004. The regulations state that a neighbourhood plan will have met the basic conditions if:
- a. having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
  - b. the making of the neighbourhood development plan contributes to the achievement of sustainable development;
  - c. the making of the neighbourhood development 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);
  - d. the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations as incorporated into UK law; and
  - e. prescribed conditions are met in relation to the plan and prescribed matters have been complied with in connection with the proposal for the neighbourhood plan. The following prescribed condition relates to neighbourhood plans:
    - Regulation 32 of the Neighbourhood Planning (General) Regulations (as amended by the Conservation of Habitats and Species and Planning (various amendments) Regulations (2018) sets out a further basic condition in addition to those set out in the primary legislation: 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.
- 1.5 Sections 2 – 5 of this statement provide information to demonstrate how the Submission Draft HPNP meets the basic conditions.

---

<sup>1</sup> Such as minerals and waste matters or nationally significant infrastructure projects.

## 2. National policies and advice

- 2.1 National Planning Policy is set out within the National Planning Policy Framework (2019 - NPPF) and guidance is set out within the National Planning Practice Framework (NPPG). The Submission Draft HPNP has been prepared having regard to the NPPF and NPPG.
- 2.2 The HPNP contains 20 policies. The table below provides a summary of how the policies have had regard to national policy and guidance. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

Table 1: Conformity with national policies and guidance

Haydon Parish NP Policy	National policies and guidance	
	References	Comments on conformity
H1: Sustainable development	NPPF: 7-14, 16, 28-30	The NPPF is clear that the purpose of the planning system is to contribute to the achievement of sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development, a golden thread which it advocates should run through both plan-making and decision-taking on planning applications. Policy H1 requires all new development to be determined in accordance with the presumption in favour of sustainable development. The presumption underpins the vision, aims and objectives of the plan; it also is a cross cutting theme which has informed the preparation of all of the policies in the plan.
H2: Sustainable location of new development	NPPF: 78-80, 84-85, 137-150.	In accordance with paragraph 79 of the NPPF, the HPNP seeks to promote new development within sustainable locations. Policy H2 includes reference to the Haydon Bridge settlement boundary and that Langley is identified as a small village within the local plan. The policy seeks to ensure the character of countryside is maintained, managing the expansion of Haydon Bridge and Langley as well as controlling sporadic development in the countryside. Policy H2 identifies the types of development that may be supported outside the settlement boundary, reflecting the NPPF. The policy also acknowledges that part of the parish lies within the Green Belt and therefore national Green Belt policy applies.
H3: Embedding energy efficiency and renewable energy	NPPF: 152-156 NPPG: 001/6-001-20140306	The NPPF identifies that new development should be planned for in ways which help reduce greenhouse gas emissions, this is reflected in NPPG. Policy H3 provides a positive policy framework which supports new developments that maximise the ability to embed energy efficiency and renewable energy measures, thereby helping to reduce greenhouse gas emissions.

Haydon Parish NP Policy	National policies and guidance	
	References	Comments on conformity
H4: Community energy and renewable energy technologies	NPPF: 156	The NPPF provides support for the development of community-led initiatives for renewable and low carbon energy. Policy H4 provides support for such developments which meet the needs of local communities. It also identifies specific criteria that proposals outside the national park must meet.
H5: Flood prevention and alleviation	NPPF: 159-169 NPPG: Flood Risk and Coastal Change	Both the NPPF and NPPG provide substantial guidance regarding flood risk and new development. Policy H5 does not repeat national policy and guidance however, it does support the development of flood prevention and alleviation schemes and highlight the need for flood risk assessments. This approach conforms with the principles identified within section 14 of the NPPF in particular as it takes a proactive approach to mitigating and adapting to climate change.
H6: Design	NPPF: 126-136  NPPG: Gov.uk/guidance/Design  National design guide	Good design is a key aspect of sustainable development. The NPPF attaches great importance to achieving high quality and inclusive design through the planning process. It identifies that neighbourhood plans can play an important role in identifying the special qualities of each area and explains how this should be reflected in development. Policy H6 requires new development to embed high quality and sustainable design and includes policy criteria which reflect the qualities of the plan area.
H7: Haydon Bridge Conservation Area	NPPF: 190, 194, 197, 199-208  NPPG: 019 18a-019-20190723 18a-040-20190723	Paragraph 190 of the NPPF requires plans to set out a positive strategy for the conservation and enjoyment of the historic environment. Policy H7, informed by the Haydon Bridge Conservation Area Character Appraisal, identifies key considerations when assessing the impact of development on the character or appearance of the conservation area and its setting. It also highlights key buildings which are an important part of the significance of the conservation area.
H8: Landscape	NPPF: 174-177  NPPG: 036/8-036-20190721	The NPPF requires the planning system to protect and enhance valued landscapes, ensuring new development is sympathetic to the landscape setting of areas. NPPG explains that where landscapes have a particular local value, it is important for policies to identify their special characteristics. Policy H8 defines the important

Haydon Parish NP Policy	National policies and guidance	
	References	Comments on conformity
		elements of the landscape within the plan area and seeks to ensure that new development maintains and where appropriate enhances these positive elements.
H9: Biodiversity	NPPF: 8, 174-175 NPPG: 011/8-011-20190721, 013/8-013-20190721	Policy H9 seeks to protect and enhance biodiversity across the plan area. It requires development proposals to demonstrate how a measurable net gain for biodiversity will be secured. In addition, it highlights the need to protect water dependent priority species. This accords with the requirements of the NPPF and NPPG which are clear that the conservation and enhancement of the natural environment has a key role in achieving sustainable development. Planning policies and decisions are required to contribute to and enhance the natural and local environment.
H10: Green infrastructure	NPPF: 92, 154, 175. NPPG: 005/18a-005-20190723	Both the NPPF and NPPG identify the importance of green infrastructure and that it can help to deliver a variety of planning policies. Policy H10 therefore seeks to protect and where practical improve and extend the green infrastructure network and provides a framework for the assessment of planning applications.
H11: Local green space	NPPF: 101-103 NPPG: 007/ 37-007-20140306 to 022/ 37-022-20140306).	The Local Green Space and Protected Open Space Background Paper sets out how the 9 sites which are proposed to be designated as local green space meet the detailed requirements set out within the NPPF and NPPG. The sites do not have planning permission, nor are they designated for development, or an extensive tract of land. The sites are demonstrably important to the local community and are in close proximity to the community to which they serve.
H12: Protected open space	NPPF: 98-99 NPPG: 001/37-001-20140306, 002 /37-002-20140306, 003 /37-003-20140306	<p>The NPPF highlights the importance of access to a network of high-quality open spaces for the health and well-being of local communities. In addition, that existing open spaces should not be built on unless key criteria are met. NPPG identifies that open space, which includes all open space of public value, can take many forms.</p> <p>The Local Green Space and Protected Open Space Background Paper describes the methodology for the identification of protected open space and describes the reasons spaces are proposed for designation. Policy H12 identifies all of the allocated open spaces and includes criteria which will be used for the assessment of development proposals which could result in the loss of protected open space. The criteria accord with the requirements of the NPPF.</p>

Haydon Parish NP Policy	National policies and guidance	
	References	Comments on conformity
H13: Meeting housing needs	NPPF: 60, 62  NPPG: 001/67-001-20190722	The NPPF requires that plans provide for a mix of housing to cater for different groups and identify the size, type, and tenure of housing required. As a result of the findings of the housing needs assessments, policy H13 encourages a range of house type, size and tenure. However, the policy avoids being too prescriptive to ensure the plan is able to respond to changing needs over its lifetime.
H14: Land west of Langley Gardens and north of Ratcliffe Road	NPPF: 126-129 NPPG: Gov.uk/guidance/Design  National design guide	NPPF is clear that design codes and master planning have a role to provide a framework for creating beautiful and distinctive places. The level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place. The local plan proposes to allocate land west of Langley Gardens for housing development. As a result of the size and prominent position of the site, policy H14 identifies the key considerations for housing delivery on the site, in accordance with the provisions of national policy and guidance.
H15: Community services and facilities	NPPF: 28, 84, 93	Policy H15 reflects the requirements of the NPPF as it seeks to guard against the unnecessary loss of valued facilities and services, as well as plan positively for the provision of new facilities. The policy also identifies those facilities, identified by the local community as having great importance. Furthermore, it sets out those commercial services which are considered to be essential to the future sustainability of the parish.
H16: Haydon Bridge village centre	NPPF: 28, 84, 93	Policy H16 defines a village centre boundary in order to seek to ensure that new development diversifies and enhances the range of local shops, services and community facilities. This approach accords with the NPPF, which states that planning policies should aim to achieve healthy, inclusive and safe places, including the provision and protection of local shops and other valued services and facilities.
H17: Tourism	NPPF: 84	Policy H7 supports the development of tourism facilities and visitor accommodation within Haydon Bridge and Langley. In the countryside, such development is required to respect the character of the countryside, which reflects the requirements of the NPPF.
H18: Agriculture	NPPF: 84	Policy H18 supports new development which would assist the agricultural industry, including farm diversification schemes. This accords with the provisions of the NPPF.
H19: Sustainable transport and new development	NPPF: 104-106	The NPPF highlights the important role that transport policies have in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Policy H19 seeks to maximise the use of sustainable modes of transport, giving priority to pedestrians, cyclists and public transport, whilst reducing the need to travel.

Haydon Parish NP Policy	National policies and guidance	
	References	Comments on conformity
H20: Walking and cycling network	NPPF: 106	The NPPF highlights the important role that transport policies have in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Policy H20 accords with the requirements of paragraph 106 by supporting proposals to extend the walking and cycling network across the plan area and seeks to protect existing routes from loss.



### 3. Sustainable development

- 3.1 The NPPF defines the Government’s view of what sustainable development means in practice for the planning system in England. Paragraph 8 explains that there are three overarching objectives to sustainable development: economic, social and environmental.
- 3.2 The economic objective of the planning system is defined as:  
*‘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.’*
- 3.3 Table 2 illustrates the alignment of the HPNP with the economic objective of sustainable development. In many cases, the objectives and policies of the HPNP are applicable to more than one dimension of sustainable development; in these cases, they have only been placed within one dimension.

Table 2: Economic alignment

HPNP Objective/ Policy	Commentary
Objective 6 – Local economy	Objective 6 supports the economy of the parish, including the expansion of existing businesses and attraction of new businesses, therefore will assist the delivery of the economic objective of sustainable development.
Policy H16: Haydon Bridge Village Centre	Policy H16 seeks to ensure that the vitality and viability of Haydon Bridge Village Centre will be protected and enhanced, therefore supporting the delivery of the economic objective of sustainable development. As the policy seeks to retain essential services it also supports the delivery of the social objective of sustainable development.
Policy H17: Tourism	Policy H17 supports proposals for tourism development, whilst balancing this against the need to protect and enhance the distinctive and valued environment of the area. This therefore supports the delivery of the economic objective of sustainable development. Tourism development in the plan area is also likely to increase job opportunities, which supports the delivery of the social objective.
Policy H18: Agriculture	Policy H18 supports development which would strengthen the agricultural industry, including diversification schemes. This therefore supports the delivery of the economic objective of sustainable development. Agricultural development in the plan area is also likely to increase or protect jobs, which supports the delivery of the social objective. Agriculture also has a very important role in the protection

HPNP Objective/ Policy	Commentary
	and enhancement of the natural environment of the parish, the policy would therefore support the delivery of the environmental element of sustainable development.

3.4 The social objective of the planning system is defined as:

*‘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 well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.’*

3.5 Table 3 illustrates the alignment of the HPNP with the social objective of sustainable development.

Table 3: Social alignment

HPNP Objective/ Policy	Commentary
Objective 4 – Housing	Objective 4 seeks to ensure new housing developments will maintain and strengthen the role of Haydon Bridge as a service centre. This is an important element of the social objective of sustainable development.
Objective 5 – Vibrant and thriving community	Objective 5 seeks to ensure the plan contributes to community wellbeing by making sure that the neighbourhood plan area’s community have access to the services and facilities they need. This is an important element of the social objective of sustainable development.
Objective 7 – Accessibility and transport	Objective 7 seeks to ensure that the transport network of the neighbourhood plan area is managed to be safer, more efficient and more environmentally friendly for all users. This is an important element of the social objective of sustainable development.
Policy H5 – Flood prevention and alleviation	Policy H5 supports the development of flood prevention and alleviation schemes. This is a policy which would deliver all elements of sustainable development; however, it has been placed in the social element given the impact of previous flooding events on the local community.
Policy H11: Local green space	Policy H11 identifies nine areas of local green space which are important to the local community. Their protection will ensure these sites are not lost to development other than in very special circumstances. Their protection will support the delivery of both the social and environmental objectives.

HPNP Objective/ Policy	Commentary
Policy H12: Protected open space	Policy H12 identifies seven of areas of open space which are valued for the local amenity value and for informal and informal recreational purposes. Access to high quality open spaces and opportunities for health and recreation are important to the health and well-being of local communities, as well as the environment of the area, therefore supporting the delivery of both the social and environmental objectives.
Policy H13: Housing mix	Ensuring new housing delivered in the area meets the needs of the local community is vital to deliver the social objective of sustainable development.
Policy 14: Land west of Langley Gardens and north of Ratcliffe Road	Ensuring the new housing delivered on the site west of Langley Gardens meets identified local community needs is essential to the social element of sustainable development. The policy criteria will also ensure that the built and natural environment of the area is conserved and enhanced, the policy therefore also supports the delivery of the environmental element of sustainable development.
Policy H15: Community services and facilities	Policy H15 supports proposals which would enhance the provision of community services and facilities and seeks to resist their loss, it also identifies those facilities and services which are of importance to the local community. The provision of services needed by the local community is an important element of the social objective of sustainable development. Services and facilities are also an important element of the economy of the plan area, the policy also supports the delivery of the economic objective of sustainable development. With the inclusion of policy criteria to protect the environment, the policy also supports the delivery of the environmental objective.
Policy H19: Walking and cycling network	The network provides recreation and leisure opportunities and promote healthy living. H19 seeks to protect and enhance the existing network, this therefore supports the social element of sustainable development. Providing additional opportunities to walk and cycle also support the environmental element of sustainable development.

3.6 The environment objective is:

*‘to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.’*

3.7 Table 4 illustrates the alignment of the HPNP with the environmental objective of sustainable development.

Table 4: Environmental alignment

HPNP Objective/ Policy	Commentary
Objective 1 – Sustainability and climate change	Objective 1 seeks to ensure that new development is sustainable and takes a proactive approach to mitigating and adapting to climate change. It is therefore relevant to all elements of sustainable development.
Objective 2 - Built and historic environment	Objective 2 seeks to ensure that new development makes a positive contribution to a safe and well-designed built environment and that it respects the historic environment of the neighbourhood plan area. This is an important element of the environmental objective of sustainable development. A good quality built and historic environment is also important to the well-being of local communities, therefore relevant to the social element of sustainable development.
Objective 3 – Natural environment:	Objective 3 is to plan positively for the creation, protection and enhancement of networks of biodiversity and green infrastructure in the neighbourhood plan area. This is an important element of the environmental objective of sustainable development. The ability to access the natural environment is also important to the well-being of local communities, therefore relevant to the social element of sustainable development.
Policy H1: Sustainable development	Policy H1 requires that a presumption in favour of sustainable development is exercised in the determination of all development proposals. It is therefore relevant to all elements of sustainable development.
Policy H2: Sustainable location of new development	Policy H2 seeks to focus the majority of new development within the Haydon Bridge settlement boundary. This approach will manage the expansion of Haydon Bridge and Langley and also control sporadic development in the open countryside. It will contribute to protecting and enhancing the natural, built and historic environment of the plan area, therefore the environmental objective of sustainable development. As the policy supports the location of new housing and economic development within the settlement boundary, it also contributes to the social and economic objectives of sustainable development.
Policy H3: Embedding energy efficiency and renewable energy	Policy H3 supports new development which maximise the ability to embed energy efficiency and renewable energy measures. The policy therefore supports the environmental element of sustainable development.

HPNP Objective/ Policy	Commentary
Policy H4: Community energy and renewable energy technologies	Policy H4 supports community energy and renewable energy technologies which meet the needs of local communities. This policy supports both the environmental and social elements of sustainable development.
Policy H6: Design	Policy H6 provides a positive policy framework to guide and influence the design of all new development. The criteria within the policy seek to ensure that the environment of the plan area is conserved and enhanced, it also includes a number of other environmental criteria. The policy therefore supports the environmental element of sustainable development. As a number of criteria relate to matters such as amenity and community safety the policy also contributes to the social objective of sustainable development.
Policy H7: Haydon Bridge Conservation Area	Policy H7 requires a full consideration of the impact of development on the significance of the conservation area. The policy therefore contributes to the environmental element of sustainable development. As the historic environment is important to the well-being of local communities, this policy is also relevant to the social element of sustainable development.
Policy H8: Landscape	Policy H8 identified a number of key sensitivities of the landscape within the plan area and requires development proposals to maintain and enhance the positive elements of the landscape character of the area. This approach will seek to ensure that new development contributes positively to the environmental element of sustainable development. The landscape setting of the plan area is important to the well-being of local communities, therefore relevant to the social element of sustainable development.
Policy H9: Biodiversity	Policy H9 seeks to protect and enhance biodiversity across the plan area. This approach will seek to ensure that new development contributes positively to the environmental element of sustainable development. The quality of the natural environment is also important to the well-being of local communities, therefore relevant to the social element of sustainable development.
Policy H10: Green and blue infrastructure	The green infrastructure across the plan area is varied and multifunctional, it consists of several different elements. Policy H10 seeks to ensure that development proposals protect and where practical improve and extend the green infrastructure network. This approach will seek to ensure that new development contributes positively to the environmental element of sustainable development. The ability to access the natural environment is also important to the well-being of local communities, therefore relevant to the social element of sustainable development.

<b>HPNP Objective/ Policy</b>	<b>Commentary</b>
Policy H19: Sustainable transport and new development	Policy H19 supports development where it maximises the use of sustainable modes of transport. This is an important element of the environmental element of sustainable development. The policy also includes a number of other elements that are important to the social objective, such as creating safe and user friendly places.

## 4. Development Plan – strategic policies

- 4.1 This section considers the extent to which the policy contained within the HPNP is in general conformity with the strategic policies in the development plan for the neighbourhood area, which for the area outside the Northumberland National Park comprises the Tynedale District Core Strategy (2007 – TDCS) and the saved policies of the Tynedale District Local Plan (2000 – TDLP). NCC provided details of the strategic policies relevant to the HPNP (appendix 2)
- 4.2 Whilst the Northumberland Local Plan (NLP) is not yet adopted, it is undergoing examination, it is important that conformity with the NLP is also considered. For the small part of the parish that lies within the national park, the strategic policies of the development plan are contained within the Northumberland National Park Local Plan (2020 – NNPLP). The strategic policies are contained within section 5 of the NNPLP. Table 5 sets out how the HPNP policies are in general conformity with the relevant strategic development plan policies.

Table 5: General conformity with the strategic policies

Haydon Parish Neighbourhood Plan Policy	Strategic Development Plan Policy	
	Policy	Comments on conformity
H1: Sustainable development	<p><b>NNPLP:</b> ST1, ST2</p> <p><b>NLP:</b> STP2, STP3</p>	Policy H1 requires all new development to be determined in accordance with the presumption in favour of sustainable development and identifies specific criteria against which this will be assessed. This accords with the provisions of NNPLP policy ST1 and emerging NLP policies STP2 and STP3 which also set out a presumption in favour of sustainable development and identify policy criteria. The criteria in policy H1 are complementary to those within the relevant strategic policies, focusing on those issues which are relevant to sustainable development within the parish.
H2: Sustainable location of new development	<p><b>TDCS:</b> GD1, H3</p> <p><b>TDLP:</b> NE7, NE8</p> <p><b>NNPLP:</b> ST4</p> <p><b>NLP:</b> STP1, STP8</p>	TDCS GD1 identifies Haydon Bridge as a local centre, which are to be lesser of a focus of new development than main towns, with Langley classified as a smaller village. Policy H2 seeks to focus the majority of new development in Haydon Bridge, this accords with both the adopted and emerging development plan (TDCS policies GD1 and H3, NNPLP policy ST4, as well as emerging NLP policy STP1). It includes reference to the Haydon Bridge settlement boundary which is identified within the emerging NLP and also that Langley is proposed to be identified as a small village within the NLP. The policy seeks to ensure the character of countryside is maintained, managing the expansion of Haydon Bridge and Langley as well as controlling sporadic development in the countryside. The policy also acknowledges that part of the parish lies within the Green Belt and

Haydon Parish Neighbourhood Plan Policy	Strategic Development Plan Policy	
	Policy	Comments on conformity
		therefore national Green Belt policy applies (this accords with the requirements of emerging NLP policy STP8 and those elements of TDLP policies NE7 and NE8 that accord with the NPPF).
H3: Embedding energy efficiency and renewable energy	<b>TDCS:</b> EN1 <b>NLP:</b> STP4	Policy H3 provides a positive policy framework which supports new developments that maximise the ability to embed energy efficiency and renewable energy measures, thereby helping to reduce greenhouse gas emissions. This conforms with the requirements of TDCS policy EN1 and emerging NLP policy STP4.
H4: Community energy and renewable energy technologies	<b>TDCS:</b> EN1 <b>NLP:</b> STP4	Policy H4 provides support for such developments which meet the needs of local communities. It also identifies specific criteria that proposals outside the national park must meet. This conforms with the requirements of TDCS policy EN1 and emerging NLP policy STP4.
H5: Flood prevention and alleviation		The emerging NLP contains detailed policies regarding flood risk and new development; however these are not identified as strategic policies. Policy H5 does not repeat the policies within the emerging NLP however, it does specifically support the development of flood prevention and alleviation schemes and highlight the need for flood risk assessments. This approach conforms with the principles identified within TDCS policy GD5
H6: Design	<b>TDCS:</b> BE1 <b>NLP:</b> QOP1	Both the adopted and emerging planning policies identify the importance of achieving high quality and inclusive design through the planning process. Policy H6 requires new development to embed high quality and sustainable design and includes policy criteria which reflect the qualities of the plan area, this accords with the provisions of strategic policies TDCS BE1 and emerging NLP QOP1.
H7: Haydon Bridge Conservation Area	<b>TDCS:</b> BE1 <b>TDLP:</b> BE17, BE18 <b>NLP:</b> ENV1	Policy H7, informed by the Haydon Bridge Conservation Area Character Appraisal, identifies key considerations when assessing the impact of development on the character or appearance of the conservation area and its setting. It also highlights key buildings which are an important part of the significance of the conservation area. This accords with the principles set out within TDCS policy BE1 which requires the conservation and enhancement of the quality and integrity of the built environment and historic features. It also accords with the requirements of TDLP policy BE17 which seeks to protect buildings which make a positive contribution to the character or appearance of a conservation area and also TDLP policy BE18 which seeks to protect the setting of conservation areas. Emerging NLP policy ENV1 requires appropriate weight to be given to designated heritage assets and their settings, policy H7 therefore also accords with this.



Haydon Parish Neighbourhood Plan Policy	Strategic Development Plan Policy	
	Policy	Comments on conformity
H8: Landscape	<b>TDCS:</b> NE1 <b>NLP:</b> ENV1	TDCS policy NE1 requires development to protect and enhance the character and quality of the landscape and emerging NLP policy ENV1 identifies the need to protect Northumberland’s most important landscapes. Policy H8 defines the important elements of the landscape within the plan area and seeks to ensure that new development maintains and where appropriate enhances these positive elements, it therefore accords with the provisions of strategic policies NE1 and ENV1.
H9: Biodiversity	<b>TDCS:</b> NE1 <b>NLP:</b> ENV1	Policy H9 seeks to protect and enhance biodiversity across the plan area. It requires development proposals to demonstrate how a measurable net gain for biodiversity will be secured. In addition, it highlights the need to protect water dependent priority species. This accords with the requirements both TDCS policy NE1 and emerging NLP policy ENV1. Policy NE1 seeks to protect and enhance the character and quality of biodiversity, giving particular protection to areas and sites recognised for their environmental and scientific interest. Policy NE1 requires appropriate weight to be given to the statutory purposes and special qualities of the hierarchy of international, national and local designated and non-designated nature conservation assets or sites.
H10: Green infrastructure	<b>NLP:</b> STP6	NLP policy STP6 identifies the importance of green infrastructure and that it can help to deliver a variety of planning policies. Policy H10 therefore seeks to protect and where practical improve and extend the green infrastructure network and provides a framework for the assessment of planning applications.
H11: Local green space	<b>NLP:</b> STP6	There are no specific strategic policies within the development plan regarding local green space. However, they are part of the green infrastructure of the plan area therefore this policy accords with the requirements of NLP STP6.
H12: Protected open space	<b>TDCS:</b> NE2 <b>TDLP:</b> LR3, LR8	The Local Green Space and Protected Open Space Background Paper describes the methodology for the identification of protected open space and describes the reasons spaces are proposed for designation. The allocations have been informed by those within the adopted and emerging development plan. Policy H12 identifies all of the allocated open spaces and includes criteria which will be used for the assessment of development proposals which could result in the loss of protected open space. The policy is considered to accord with the provisions of the strategic policies within the development plan.

Haydon Parish Neighbourhood Plan Policy	Strategic Development Plan Policy	
	Policy	Comments on conformity
H13: Meeting housing needs	<b>TDCS:</b> H1, H7 <b>NNPLP:</b> ST5 <b>NLP:</b> HOU2, HOU6	Both the adopted and emerging development plan policies seek to ensure that provision is made for a mix of housing to cater for different groups and identify the size, type, and tenure of housing required. Policy H13 is informed by the results of a housing needs assessment and encourages a range of house type, size and tenure to meet identified needs.
H14: Land west of Langley Gardens and north of Ratcliffe Road	<b>TDCS:</b> H1, H2 <b>NLP:</b> HOU2, HOU4, HOU6	Policy HOU4 of the emerging NLP proposes to allocate land west of Langley Gardens for housing development. As a result of the size and prominent position of the site, policy H14 identifies the key considerations for housing delivery on the site informed by a master planning exercise. The requirements accord with other strategic policies within the development plan, such as the level of affordable housing provision (NLP policy HOU6).
H15: Community services and facilities	<b>TDCS:</b> CS1 <b>TDLP:</b> TM1	Policy H15 reflects the requirements of TDCS policy C1 which seeks to retain local shops and other essential community services and facilities. The policy provides important local detail by identifying those facilities which have great importance to the local community. Furthermore, it sets out those services which are considered to be essential to the future sustainability of the parish.
H16: Haydon Bridge village centre	<b>TDCS:</b> RT1 <b>NLP:</b> TCS1, TCS3	NLP policy TCS1 defines a hierarchy of centres across the county. Haydon Bridge is identified as a service centre. NLP policy TCS3 seeks to ensure that the town and village centre roles will be supported and promoted. Policy H16 defines a village centre boundary for Haydon Bridge. The purpose of this is to seek to ensure that new development diversifies and enhances the range of local shops, services and community facilities.
H17: Tourism	<b>TDCS:</b> EDT1, EDT4 <b>TDLP:</b> TM1, TM7	Policy H7 supports the development of tourism facilities and visitor accommodation within Haydon Bridge and Langley. In the countryside, such development is required to respect the character of the countryside, which reflects the requirements of TDCS policies EDT1 and EDT4 as well as TDLP policy TM7.

Haydon Parish Neighbourhood Plan Policy	Strategic Development Plan Policy	
	Policy	Comments on conformity
H18: Agriculture	<b>NLP:</b> ECN12	Policy H18 supports new development which would assist the agricultural industry, including farm diversification schemes. This accords with the provisions of NLP policy ECN12 which supports the growth of the rural economy.
H19: Sustainable transport and new development	<b>TDCS:</b> GD4 <b>NLP:</b> TRA1	TDCS policy GD4 and emerging NLP policy TRA1 both seek to increase sustainable travel options. Policy H19 seeks to maximise the use of sustainable modes of transport, giving priority to pedestrians, cyclists and public transport, whilst reducing the need to travel.
H20: Walking and cycling network	<b>TDCS:</b> GD4 <b>NLP:</b> TRA1	Policy H20 supports proposals to extend the walking and cycling network across the plan area and seeks to protect existing routes from loss. This approach accords with the provisions of policies GD4 and TRA1.

## 5. Legal obligations and prescribed conditions

### European Convention on Human Rights

- 5.1 Throughout the preparation of the HPNP emphasis has been placed to ensure that no sections of the community have been isolated or excluded. The HPNP is fully compliant with the requirements of the European Convention on Human Rights. There is no discrimination stated or implied, nor any threat to the fundamental rights guaranteed under the convention.

### Strategic Environmental Assessment and Habitats Regulations

- 5.2 European Directive (2001/42/EC) on the assessment of the effects of certain plans and programmes on the environment is known as the Strategic Environmental Assessment (SEA) Directive. SEA is required for all plans that may have a significant effect on the environment. European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna protects habitats and species of European nature conservation importance. It is a requirement that a Habitats Regulations Assessment (HRA) is undertaken in line with the provisions set by the amended Conservation of Habitats and Species Regulations (2010) to assess the effects of the neighbourhood plan on European Sites.

- 5.3 SEA and HRA screening opinions were undertaken by NCC. The SEA screening opinion concluded:

*“In the opinion of Northumberland County Council, having regard to the criteria set out in Schedule 1 of the SEA Regulations, Haydon Neighbourhood Plan is unlikely to have any significant positive or negative effects on the environment. Therefore, Strategic Environmental Assessment is NOT required for the Haydon Neighbourhood Plan. This conclusion is supported by the statutory consultation bodies.”*

- 5.4 The HRA screening opinion concluded:

*“In accordance with Regulation 106 of the Conservation of Habitats and Species Regulations 2017 as amended, Northumberland County Council concludes that the Haydon Bridge Neighbourhood Development Plan Pre-Submission Draft July 2021 will not have a likely significant effect on European Sites within 10km of the plan boundary, either alone or in combination.”*

## 6. Conclusion

- 6.1 This statement, which is required under Regulation 15 of the Town and Country Planning (Neighbourhood Planning) Regulations 2012 has demonstrated that the HPNP:
- has regard to national policies and advice contained in guidance issued by the Secretary of State;
  - will contribute to the achievement of sustainable development;
  - is in general conformity with the strategic policies of the development plan for the area which for the time being remains the Tynedale District Core Strategy and Tynedale District Local Plan, as well as the Northumberland National Park Local Plan; and
  - does not breach and is compatible with European Union obligations as incorporated into UK law.
- 6.2 The HPNP also complies with the legal requirements set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990.

## Appendix 1: Neighbourhood area designation documents



### Neighbourhood Area Designation Application Decision Document

#### Neighbourhood Planning (General) Regulations 2012 (Regulation 7)

#### DECISION REGARDING APPLICATION FOR DESIGNATION OF HAYDON PARISH AS A NEIGHBOURHOOD AREA

In accordance with Neighbourhood Planning (General) Regulations 2012 (Regulation 7) Northumberland County Council hereby gives notice of the designation of the Civil Parish of Haydon as the 'Haydon Neighbourhood Area' for the purposes of neighbourhood planning under Section 61G(1) of the Town and Country Planning Act 1990 as amended. The designated area is shown on the attached map.

The proposed neighbourhood area crosses the administrative boundaries of Northumberland County Council and the Northumberland National Park Authority. For this reason, an application has also been made by the parish council to the Park Authority for the neighbourhood area to be designated. The Park Authority has agreed that the County Council will be the lead authority to handle neighbourhood planning in Haydon Parish.

Under Section 61H(1) of the Town and Country Planning Act 1990 as amended, the area has not been designated as a business area because it is not wholly or primarily business in nature. The relevant designation information is set out below:

Name of Neighbourhood	Haydon
Relevant qualifying body	Haydon Parish Council
Decision published	5 November 2019

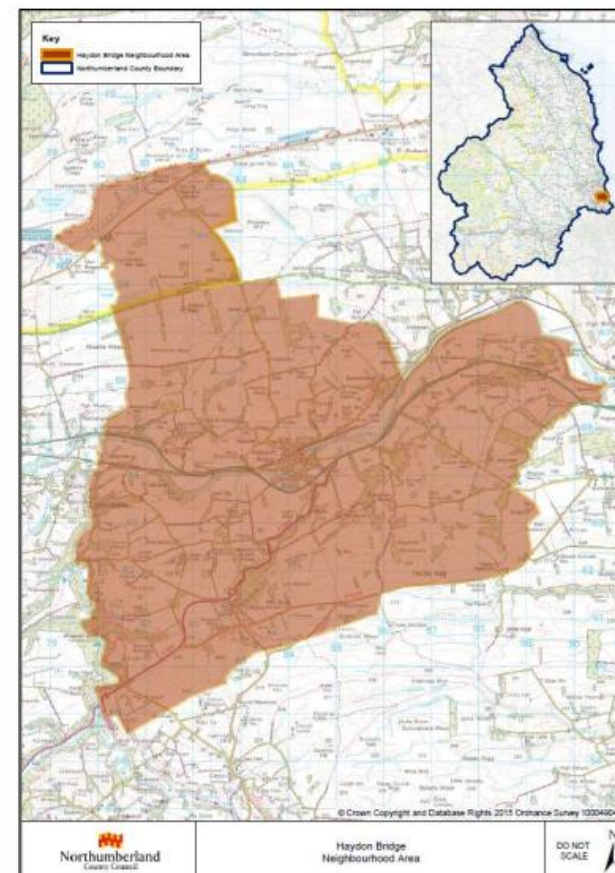
#### 1. Determination

Is the organisation making the area application under Section 61G of the 1990 Act?	Yes
Is the neighbourhood area considered appropriate?	Yes
Does the area overlap another designated area?	No
For joint area applications, have all relevant parish councils given their consent for inclusion of all or part of their area?	Not applicable
Are any modifications required to this or any adjoining neighbourhood area?	No

2.

a) Parish/Parishes comprising the neighbourhood area: Haydon

b) Map of the neighbourhood area: See below





**Neighbourhood Planning (General) Regulations 2012 Regulation  
(Regulation 7)**

**Notice of Decision in relation to the designation the area of Haydon  
Bridge Civil Parish as a Neighbourhood Area.**

In accordance with Regulation 7 of the Neighbourhood Planning (General) Regulations 2012 Northumberland National Park Authority hereby gives notice of the designation of the civil parish area of Haydon Bridge as the 'Haydon Bridge Neighbourhood Area' for the purposes of neighbourhood planning under Section 61G(1) of the Town and Country Planning Act 1990 (as amended). The designated area is shown on the attached map.

Under Section 61H(1) of the Town and Country Planning Act 1990 (as amended), the area has not been designated as a business neighbourhood area because it is not wholly or primarily business in nature.

Haydon Parish Council is a 'Relevant Body' for the purposes of Section 61G of the Town and Country Planning Act 1990 and is therefore qualified to undertake neighbourhood planning. Haydon Parish Council applied to Northumberland National Park Authority and Northumberland County Council (who will be the lead authority) to designate the Neighbourhood Area.

The relevant designation information is set out below:

Name of Neighbourhood Area	Haydon Bridge
Relevant qualifying body	Haydon Parish Council
Date of Decision	11 <sup>th</sup> December 2019
Decision Published	18 <sup>th</sup> December 2019

Further details including the delegated decision report can be found on the NNPA website at:

<https://www.northumberlandnationalpark.org.uk/planning/planning-policy/neighbourhood-planning/>

**Susannah Buyla, Interim Head of Planning**

## Appendix 2: Strategic policies



### Neighbourhood Planning Advice Notes

#### *Advice Note 1: Basic Conditions Statement (Strategic Policies in the Development Plan)*

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 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 (2019) at paragraph 20. It is expected that Local Plans should include strategic policies to deliver the following:

- *housing (including affordable housing), employment, retail, leisure and other commercial development;*
- *infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- *community facilities (such as health, education and cultural infrastructure); and*
- *conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*

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. These are set out in Appendix A to this note.



## Appendix A

---

### Haydon Neighbourhood Plan

The current statutory development plan for the Haydon 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 Haydon 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 Haydon 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 GD9:** Car parking standards for people with impaired mobility
- **Policy NE7:** New buildings in the Green Belt
- **Policy NE8:** New dwellings in the Green Belt
- **Policy NE13:** Other employment sites in the Green Belt
- **Policy NE14:** Use of existing buildings in the Green Belt
- **Policy BE17:** Demolition of buildings in Conservation Areas
- **Policy BE18:** Development affecting the character and setting of a Conservation Area
- **Policy H4:** Commuter Pressure Area housing site allocations
- **Policy H6a:** Land safeguarded to meet possible future housing needs of Acomb
- **Policy ED1:** Land allocated for employment development
- **Policy ED5:** Development permitted in existing employment areas
- **Policy TM1:** Protection of existing tourist facilities and/or community facilities
- **Policy TM7:** Tourist accommodation in existing settlements
- **Policy LR3:** Protection of open space facilities
- **Policy LR8:** Sites for outdoor sport and recreation