

Broomhaugh and Riding Neighbourhood Plan

Basic Conditions Statement

March 2023

Contents

1. Introduction	3
2. National policies and advice	4
3. Sustainable development	6
4. Development plan – strategic policies	10
5. Legal obligations	12
6. Conclusion	13
Appendix 1: Neighbourhood area designation documents	14
Appendix 2: Strategic policies	15

1. Introduction

- 1.1 This statement has been prepared by Broomhaugh and Riding Parish Council (BRPC). It accompanies the Submission Draft Broomhaugh and Riding Neighbourhood Plan (BRP), 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 BRNP has been prepared by BRPC, the qualifying body for the Broomhaugh and Riding Neighbourhood Area. The neighbourhood area was designated on by NCC on 21 October 2020 (a copy of the designation documents are included at Appendix 1).
- 1.3 The BRNP relates to planning matters (the use and development of land) in the designated neighbourhood area and covers the period from 2023 to 2036. It does not contain policies relating to excluded development¹ as laid out in the regulations.
- 1.4 This statement sets out how the BRNP 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 BRNP meets the basic conditions.

¹ 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 (2021 - NPPF) and guidance is set out within the National Planning Practice Framework (NPPG). The Submission Draft BRNP has been prepared having regard to the NPPF and NPPG.
- 2.2 The BRNP contains 8 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

Broomhaugh and Riding NP policy	National policies and guidance References	Comments on conformity
BR1: Embedding energy efficiency and renewable energy	NPPF: 152-158 NPPG: 001/6-001-20140306	The NPPF identifies that the planning system should support the transition to a low carbon future in a changing climate. It should help to shape places in ways that contribute to radical reductions in greenhouse gas emissions, supporting renewable and low carbon energy and associated infrastructure, this is reflected in NPPG. Policy BR1 provides a positive commitment to embedding carbon reduction in new development by incorporating passive design measures, including waste reduction and water efficiency measures, embed energy generation from renewable sources, as well as seeking to reduce the energy demands of historic buildings.
BR2: 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, beautiful and sustainable buildings and places. It identifies that neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers. Policy BR2 requires new development to conserve and enhance local distinctiveness and includes policy criteria which reflect the qualities of the plan area.
BR3: Natural environment	NPPF: 174-182 NPPG: 011/8-011-20190721, 013/8-013-20190721	The NPPF requires planning policies to protect and enhance sites of biodiversity value in a manner commensurate with their statutory status, as well as minimising impacts and providing net gains for biodiversity. Policy BR3 identifies those areas and features which form an important part of the natural environment of the parish. In accordance with the NPPF it requires that new development should protect

Broomhaugh and Riding NP policy	National policies and guidance	
	References	Comments on conformity
		and enhance the rich natural environment by seeking to ensure no loss or significant harm to sites of biodiversity value, as well as requiring a measurable net gain for biodiversity.
BR4: Local Green Space	NPPF: 101-103 NPPG: 007/ 37-007-20140306 to 022/ 37-022-20140306).	The Local Green Space Background Paper sets out how the 10 sites which are proposed to be designated as local green space by policy BR4 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.
BR5: Rural exceptions sites	NPPF: 72, 78, 149 NPPG: 011/67-011-20210524 to 015/67-015-20210524	The parish council had proposed to allocate land south east of Manor House for residential development. However, following concerns identified by NCC during the consultation and the suggestion that the inclusion of the site would result in the need for a strategic environmental assessment, this was reluctantly removed from the plan. The development of further housing in the village is constrained by tight Green Belt boundaries. Whilst the parish council wanted to allocate a site within the Green Belt (land east of Broomhaugh Cottage), because the local plan does not identify a need for changes to the Green Belt in Riding Mill, it is not possible for the plan to amend the Green Belt boundary or allocate land for housing. Policy BR5 therefore supports the development of housing on rural exception sites where specific criteria are met. It requires that the site be immediate adjacent or well related to the built form of the village, to provide limited affordable housing to meet local community needs. Also, that the mix of house types and tenures should meet identified needs particularly through the provision of smaller, one, two and three bedroom homes.
BR6: Accessibility	NPPF: 104-106	The NPPF highlights that transport issues should be considered from the earliest stages of plan making, particularly so opportunities to promote walking, cycling and public transport are identified and pursued. It states that planning policies should provide for attractive and well-designed walking and cycling networks. Policy BR6 provides support for development proposals that would improve and/ or extend the existing public rights of way network allowing greater access for all. Specific reference is made to supporting new routes connecting Riding Mill to Hexham, via Corbridge and Stocksfield.
BR7: Sustainable transport and new development	NPPF: 104-106	Policy BR7 seeks to maximise the use of sustainable modes of transport, giving priority to pedestrians, cyclists and public transport, whilst reducing the need to travel. This approach accords with the provisions of the NPPF which highlights the important role that transport policies have in facilitating sustainable development but also in contributing to wider sustainability and health objectives.

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 which are independent and need to be pursued in mutually supporting ways: 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 BRNP with the economic objective of sustainable development. In many cases, the objectives and policies of the BRNP 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

BRNP Objective/ Policy	Commentary
Objective 6 – Local economy	Objective 6 supports the economy of the parish, including recognising the growth in home working and ensuring that local services meet the needs of those choosing to spend more time working from home. This objective therefore will assist the delivery of the economic objective of sustainable development and also the social objective.

- 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 BRNP with the social objective of sustainable development.

Table 3: Social alignment

BRNP Objective/ Policy	Commentary
Objective 3 – Transport	Objective 3 seeks to ensure that the parish will be a more attractive place to live and visit as a result of better connections to different modes of transport. The ability of the local community to access services and facilities is an important element of the social objective of sustainable development. The ability to improve accessibility by means other than the private car would also support the delivery of the environmental objective.
Objective 5 – Health and wellbeing	Objective 5 focuses on providing an environment in which people want to live, by providing a friendly environment and the ability to engage in a wide range of activities for the benefit of the health and wellbeing of the local community. This is an important element of the social objective of sustainable development.
Policy BR4: Local green space	Policy BR4 identifies 10 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.
Policy BR5: Rural exception sites	Policy BR5 supports the development of housing on rural exception sites where specific criteria are met. It requires that the site be immediate adjacent or well related to the built form of the village, to provide limited affordable housing to meet local community needs. Also, that the mix of house types and tenures should meet identified needs particularly through the provision of smaller, one, two and three bedroom homes. Ensuring new housing delivered in the area meets the needs of the local community is vital to deliver the social objective of sustainable development. The need for any housing delivered on rural exception sites to meet the requirements of other development plan policies on design, as well as the natural and historic environment will support the delivery of the environmental objective.
Policy BR6: Accessibility	The rights of way network provides recreation and leisure opportunities and promotes healthy living. Policy BR6 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 BRNP with the environmental objective of sustainable development.

Table 4: Environmental alignment

BRNP Objective/ Policy	Commentary
Objective 1 – Built environment	Objective 1 is to ensure that the built environment respects and protects our heritage whilst delivering a balanced provision of housing, meeting design requirements and zero carbon targets. 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 2 – Natural environment	Objective 2 is to maintain and enhance a thriving natural environment that can be enjoyed by residents of the parish, both now and in the future. Specific reference is also made to preserving the dark skies of the parish and reducing light pollution. This is an important element of the environmental objective of sustainable development. The ability to access and enjoy the natural environment is also important to the wellbeing of local communities, therefore relevant to the social element of sustainable development.
Objective 4 – Climate change and energy	Objective 4 seeks to ensure that the parish will work towards becoming a zero carbon village by 2035. Whilst it is most relevant to the environmental element of sustainable development, it is also relevant to the social and economic elements given the benefits for the local community and the economy.
Policy BR1 – Embedding energy efficiency and renewable energy	Policy BR1 provides a positive commitment to embedding carbon reduction in new development by incorporating passive design measures, including waste reduction and water efficiency measures, embed energy generation from renewable sources, as well as seeking to reduce the energy demands of historic buildings. The policy therefore supports the environmental element of sustainable development. As a result of increasing energy prices measures which reduce the reliance on energy will also support the social element of sustainable development.
Policy BR2 – Design	Policy BR2 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 policy criteria relate to matters such as amenity and community safety the policy also contributes to the social objective of sustainable development.

BRNP Objective/ Policy	Commentary
Policy BR3 – Natural environment	Policy BR3 seeks to protect and enhance biodiversity across the plan area. Therefore, it 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 BR7 – Sustainable transport	Policy BR7 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 BRNP is in general conformity with the strategic policies in the development plan for the neighbourhood area, which is the Northumberland Local Plan (2022 – NLP). The strategic policies contained within the NLP are listed in appendix 2. Table 5 sets out how the BRNP policies are in general conformity with the relevant strategic development plan policies.

Table 5: General conformity with the strategic policies

Broomhaugh and Riding Neighbourhood Plan Policy	Strategic Development Plan Policy	
	Policy	Comments on conformity
BR1: Embedding energy efficiency and renewable energy	STP4	Policy BR1 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 policy STP4.
BR2: Design	QOP1	The local plan highlights the importance of achieving high quality and inclusive design through the planning process. Policy BR2 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 policy QOP1.
BR3: Natural environment	STP6 ENV1	Policy BR3 identifies those areas and features which form an important part of the natural environment of the parish. It requires that new development should protect and enhance the rich natural environment by seeking to ensure no loss or significant harm to sites of biodiversity value, as well as requiring a measurable net gain for biodiversity and highlighting the importance of wildlife corridors and connectivity. This reflects the requirements of local plan STP6 which highlights the importance of securing net gains for biodiversity through the protection, creation and enhancement of coherent ecological networks. Local plan policy ENV1 requires the character and/ or significance of the distinctive and valued natural, historic and built environments to be conserved, protected and enhanced.
BR4: Local Green Space	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.

Broomhaugh and Riding Neighbourhood Plan Policy	Strategic Development Plan Policy	
	Policy	Comments on conformity
BR5: Rural exceptions sites	STP8 HOU6	<p>The parish council had proposed to allocate land south east of Manor House for residential development. However, following concerns identified by NCC during the consultation and the suggestion that the inclusion of the site would result in the need for a strategic environmental assessment, this was reluctantly removed from the plan. The development of further housing in the village is constrained by tight Green Belt boundaries. Whilst the parish council wanted to allocate a site within the Green Belt (land east of Broomhaugh Cottage), because the local plan does not identify a need for changes to the Green Belt in Riding Mill, it is not possible for the plan to amend the Green Belt boundary or allocate land for housing.</p> <p>Policy BR5 therefore supports the development of housing on rural exception sites where specific criteria are met. It requires that the site be immediate adjacent or well related to the built form of the village, to provide limited affordable housing to meet local community needs. Also, that the mix of house types and tenures should meet identified needs particularly through the provision of smaller, one, two and three bedroom homes. This accords with the provisions of local plan policy STP8 (which refers to meeting the requirements of the NPPF) and HOU6 (which supports the provision of affordable housing through development on exception sites).</p>
BR6: Accessibility	TRA1	<p>Policy BR6 provides support for development proposals that would improve and/ or extend the existing public rights of way network allowing greater access for all. Specific reference is made to supporting new routes connecting Riding Mill to Hexham, via Corbridge and Stocksfield. This approach accords with the provisions of policy TRA1 which seeks to protect, enhance and support public rights of way.</p>
BR7: Sustainable transport and new development	TRA1	<p>NLP policy TRA1 seeks to increase sustainable travel options. Policy BR7 seeks to maximise the use of sustainable modes of transport, giving priority to pedestrians, cyclists and public transport, whilst reducing the need to travel.</p>

5. Legal obligations and prescribed conditions

European Convention on Human Rights

- 5.1 Throughout the preparation of the BRNP emphasis has been placed to ensure that no sections of the community have been isolated or excluded. The BRNP 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 that based on the characteristics of the draft neighbourhood plan and the area characteristics, the conclusion of the SEA screening, in the opinion of NCC, is that the plan is unlikely to have significant effects on the environment and SEA is therefore not required.
- 5.4 The HRA screening opinion concluded that the draft neighbourhood plan 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 BRNP:
- 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 the Northumberland 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 BROOMHAUGH AND RIDING PARISH AS A NEIGHBOURHOOD AREA

In accordance with Neighbourhood Planning (General) Regulations 2012 (Regulation 7) Northumberland County Council hereby gives notice on the designation of the Civil Parish of Broomhaugh and Riding as the 'Broomhaugh and Riding 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 area because it is not wholly or primarily business in nature. The relevant designation information is set out below:

Name of Neighbourhood	Broomhaugh and Riding
Relevant qualifying body	Broomhaugh and Riding Parish Council
Decision published	21 October 2020

1. Determination

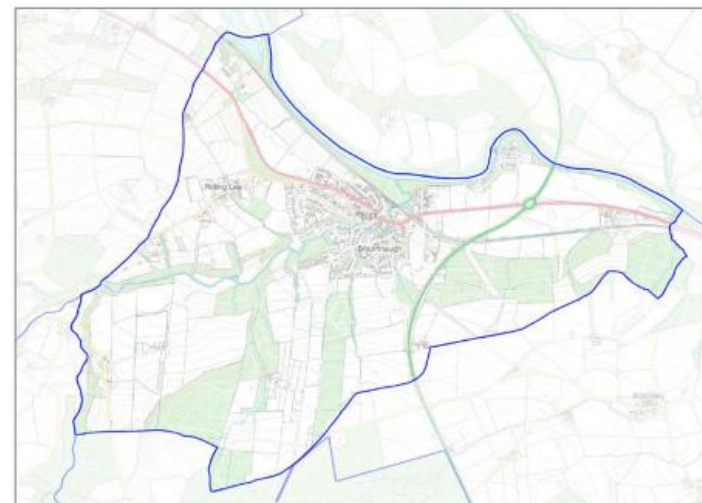
Is the organisation making the area application under Section 61G of the 1990 Act?	Yes
Is the neighbourhood area considered appropriate?	Yes
Does the area overlap another designated area?	No
For joint area applications, have all relevant parish councils given their consent for inclusion of all or part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

2.

a) Parish comprising the neighbourhood area:

Broomhaugh and Riding

b) Map of the neighbourhood area: See below



Appendix 2: Northumberland Local Plan - strategic policies

- Policy STP 1 Spatial strategy (Strategic Policy)
- Policy STP 2 Presumption in favour of sustainable development (Strategic Policy)
- Policy STP 3 Principles of sustainable development (Strategic Policy)
- Policy STP 4 Climate change mitigation and adaptation (Strategic Policy)
- Policy STP 5 Health and wellbeing (Strategic Policy)
- Policy STP 6 Green infrastructure (Strategic Policy)
- Policy STP 7 Strategic approach to the Green Belt (Strategic Policy)
- Policy STP 8 Development in the Green Belt (Strategic Policy)
- Policy STP 9 Safeguarded land (Strategic Policy)
- Policy ECN 1 Planning strategy for the economy (Strategic Policy)
- Policy ECN 2 Blyth Estuary Strategic Employment Area (Strategic Policy)
- Policy ECN 3 West Hartford Prestige Employment Area (Strategic Policy)
- Policy ECN 4 'Round 2' Enterprise Zones (Strategic Policy)
- Policy ECN 5 Large-scale windfall employment development (Strategic Policy)
- Policy ECN 6 General employment land - allocations and safeguarding (Strategic Policy)
- Policy ECN 12 A strategy for rural economic growth (Strategic Policy)
- Policy ECN 13 Meeting rural employment needs (Strategic Policy)
- Policy TCS 1 Hierarchy of centres (Strategic Policy)
- Policy TCS 2 Defining centres in Main Towns (Strategic Policy)
- Policy TCS 3 Maintaining and enhancing the role of centres (Strategic Policy)
- Policy HOU 1 Making the best use of existing buildings (Strategic Policy)
- Policy HOU 2 Provision of new residential development (Strategic Policy)
- Policy HOU 3 Housing requirements for neighbourhood areas (Strategic Policy)
- Policy HOU 4 Housing development site allocations (Strategic Policy)
- Policy HOU 6 Affordable housing provision (Strategic Policy)
- Policy HOU 11 Homes for older and vulnerable people (Strategic Policy)
- Policy QOP 1 Design principles (Strategic Policy)
- Policy TRA 1 Promoting sustainable connections (Strategic Policy)
- Policy TRA 8 Ports, harbours and beach launch facilities (Strategic Policy) 182
- Policy ENV 1 Approaches to assessing the impact of development on the natural, historic and built environment (Strategic Policy)

- Policy MIN 1 Environmental criteria for assessing minerals proposals (Strategic Policy)
- Policy MIN 2 Criteria for assessing the benefits of minerals proposals (Strategic Policy)
- Policy MIN 3 Mineral and landfill site restoration, aftercare and after-use (Strategic Policy)
- Policy MIN 4 Safeguarding mineral resources (Strategic Policy)
- Policy MIN 6 Safeguarding minerals related infrastructure (Strategic Policy)
- Policy MIN 7 Aggregate minerals (Strategic Policy)
- Policy MIN 8 Aggregate mineral site allocations - Sand and gravel (Strategic Policy)
- Policy MIN 9 Aggregate mineral site allocations - Crushed rock (Strategic Policy)
- Policy MIN 10 Coal (Strategic Policy)
- Policy MIN 11 Clays (Strategic Policy)
- Policy MIN 12 Natural building and roofing stone (Strategic Policy)
- Policy MIN 13 Conventional and unconventional oil and gas (Strategic Policy)
- Policy MIN 14 Peat (Strategic Policy)
- Policy WAS 1 Principles for the location of waste re-use, recycling and recovery facilities (Strategic Policy)
- Policy WAS 3 Waste disposal (Strategic Policy)
- Policy WAS 4 Safeguarding waste management facilities (Strategic Policy)
- Policy INF 1 Delivering development related infrastructure (Strategic Policy)