



**Northumberland**  
County Council

**Draft Broomhaugh and Riding Parish  
Neighbourhood Plan  
(Submission Version, February 2023)**

**Strategic Environmental  
Assessment (SEA)**

**Screening Opinion**

**FINAL**

Prepared by the Neighbourhood Planning Team, Northumberland County Council

April 2023

## Revision history

Version	Revision date	Details	Name	Position
V.1.0	August 2022	Screening Opinion based on the draft Broomhaugh and Riding Neighbourhood Plan (August 2022)	Sarah Brannigan	Senior Planning Officer
V.2.0	March 2023	Modified Screening Opinion in response to changes made to draft plan (February 2023)	Sarah Brannigan	Interim Planning Manager, Neighbourhood Planning Team
Final	April 2023	Final Screening Opinion on submitted plan (February 2023)	Sarah Brannigan	Interim Planning Manager, Neighbourhood Planning Team

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## Summary of Screening Opinion

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1. Broomhaugh and Riding Parish Council, as the qualifying body, is preparing a Neighbourhood Plan for Broomhaugh and Riding Civil Parish. The Plan seeks to address a number of local issues around sustainability, housing need, design, the natural and built environment, and transport. It will be 'made' by Northumberland County Council as the local planning authority, and will form part of the statutory development plan for the area.
2. Based on the characteristics of the draft Broomhaugh and Riding Neighbourhood Plan (February 2023) and the area characteristics, the conclusion of the initial SEA Screening in August 2022, was that in the opinion of Northumberland County Council, the plan was unlikely to have significant effects on the environment and SEA was therefore not required.
3. This opinion was sent to the statutory consultation bodies, that is: The Environment Agency, Historic England and Natural England in order to seek their views on its conclusions. Historic England and the Environment Agency supported our screening opinion; Natural England did not respond on this matter. Their representations can be found in Annex 2 of this report.
4. In February 2023, a revised plan was put to the County Council. The screening opinion was therefore revised to reflect modifications made to the original plan. In addition to minor modifications to policies for the purposes of clarification, the following changes were made:
  - Policy BR2 – Design – Additional criteria have been added to support charging fixtures for low emission vehicles, greater consideration of the potential impacts of development on landscape and encouraging measures to support species and habitats.
  - A new policy BR3 – Natural Environment – has been drafted to protect and enhance the natural environment of the Parish and to promote biodiversity. The policy identifies 9 areas of the Parish that should be given special consideration in development proposals. Subsequent policies have been re-numbered.
  - Policy BR4 – Land South of the Manor House (housing site allocation) – has been deleted
  - Policy BR5 – Riding Farm (housing site allocation) – has been deleted.
  - Policy BR6 is now BR5 – Rural Exception Sites – has been modified to give greater guidance to developers.

5. It is the opinion of Northumberland County Council that these modifications do not change the conclusion of the SEA Screening. However, given the nature of the modifications the County Council decided to re-consult the statutory consultation bodies. Responses were received from Historic England and Natural England. Their representations are in Annex 3 to this screening.
  
6. Based on the characteristics of the draft Broomhaugh & Riding Neighbourhood Plan and the area characteristics, the conclusion of the SEA Screening, in the opinion of Northumberland County Council, is the plan is unlikely to have significant effects on the environment and SEA is therefore not required. This opinion is supported by the statutory consultation bodies.

## 1. Introduction

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### ***Neighbourhood Planning***

- 1.1 Neighbourhood Plans are prepared by a qualifying body under the Town and Country Planning Act 1990 (as amended). The Broomhaugh and Riding Neighbourhood Plan is being prepared by Broomhaugh and Riding Parish Council (as the 'qualifying body') and will be 'made' by Northumberland County Council as the local planning authorities.
- 1.2 The preparation of Neighbourhood Plans is subject to The Neighbourhood Planning (General) Regulations 2012 and The Neighbourhood Planning (Referendums) Regulations 2012 (and subsequent amendments) and the Neighbourhood Planning Act 2017.
- 1.3 Communities have a right to be able to produce a Neighbourhood Plan. However, communities are not required by legislative, regulatory or administrative purposes to produce such a plan.
- 1.4 Broomhaugh and Riding Parish Council is devising a Neighbourhood Plan for the Broomhaugh and Riding administrative parish area. Once 'made' it will form part of the statutory development plan for the area.

### ***Strategic Environmental Assessment***

- 1.5 To be 'made', a neighbourhood plan must meet certain Basic Conditions<sup>1</sup> including compliance with EU obligations. One such obligation is the assessment of the effects of the plan on the environment. The procedures to be followed in determining whether a plan would be likely to have significant effects on the environment are set out in European Union Directive 2001/42/EC (the 'SEA Directive'), which is transposed into UK legislation through The Environmental Assessment of Plans and programmes Regulations 2004 (the 'SEA Regulations').
- 1.6 The purpose of the SEA Directive is to provide a high level of protection of the environment and to integrate considerations of the environment into the preparation and adoption of plans with a view to promoting sustainable development.

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<sup>1</sup> These are set out in Schedule 4B of the Town and Country Planning Act 1990, and in the Neighbourhood Planning General Regulations (2012) (as amended).

- 1.7 The SEA Directive sets out criteria for assessing the significance of the impact of a plan or programme on the environment. Any assessment must consider both positive and negative effects.
- 1.8 In the first instance, it is necessary to ascertain if SEA is required. This process is referred to as 'screening'.
- 1.9 This report presents the findings of an SEA screening opinion on the draft Broomhaugh and Riding Neighbourhood Plan, provided by Northumberland County Council as the Local Planning Authority. It adopts a proportionate approach in applying a series of criteria, as set out in Schedule 1 the SEA Directive, to look at the draft Broomhaugh and Riding Neighbourhood Plan and determine whether any significant effects are likely.

### ***Habitats Regulations Assessment***

- 1.10 A Neighbourhood Plan could potentially have impacts on sites covered by the Habitats Regulations. The Broomhaugh and Riding Neighbourhood Plan will be subject to a separate HRA screening assessment to ascertain whether an Appropriate Assessment is required under the Conservation of Habitats and Species Regulations 2017, which relate to Articles 6(3) and (4) of the European Union Directive 92/43/EEC on the conservation of natural habitats and of wild flora and fauna (the 'Habitats Directive').
- 1.11 A screening opinion has been provided confirming that appropriate assessment under the Habitats Regulations is not required.

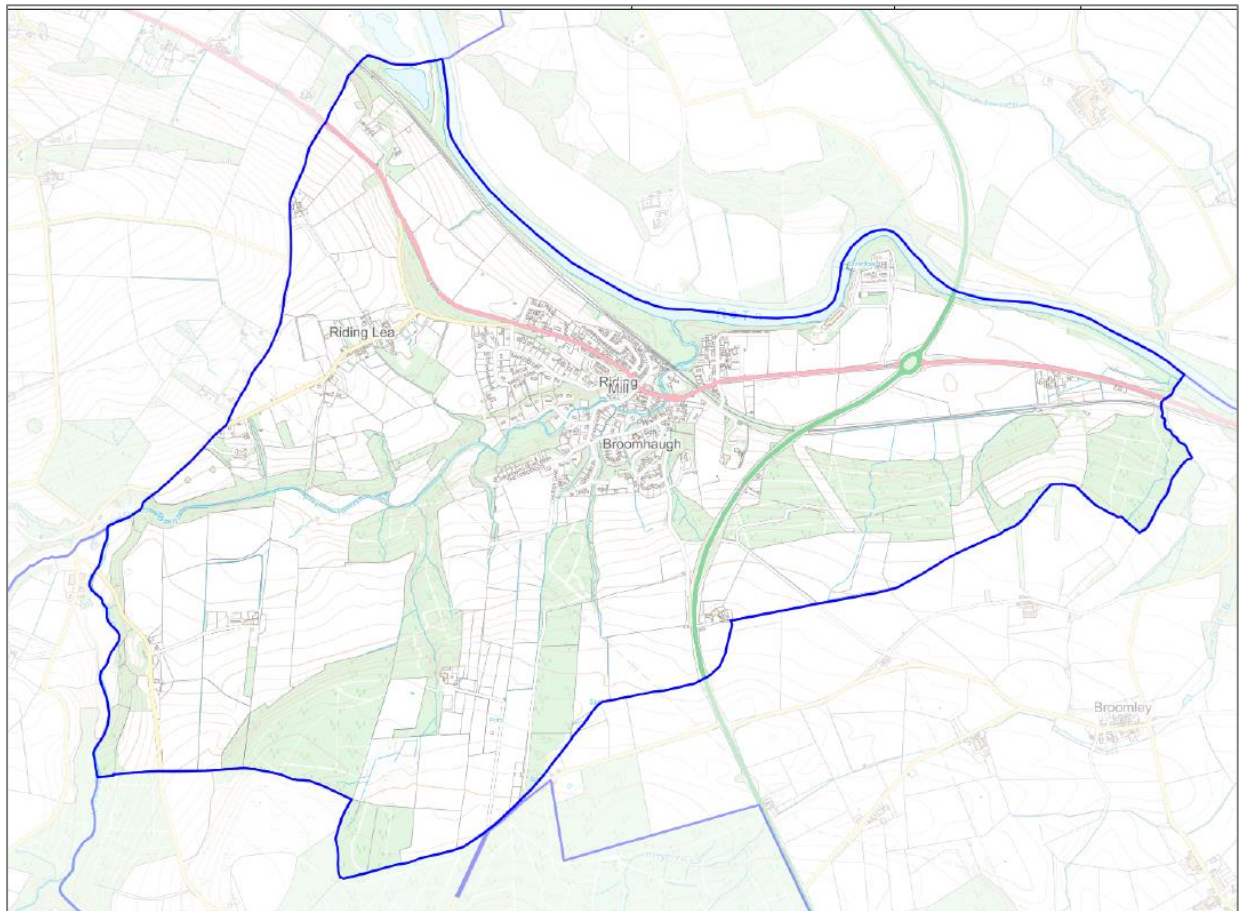
## 2. Broomhaugh and Riding Draft Neighbourhood Plan

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### The Broomhaugh and Riding Neighbourhood Area

- 2.1 Broomhaugh and Riding Parish is a rural parish, which is in the Tyne Valley, approximately 15 miles west of Newcastle upon Tyne. The Neighbourhood Area covers the entire civil parish of Broomhaugh and Riding (figure 1).

*Figure 1. The Broomhaugh and Riding Neighbourhood Area*



### The Draft Submission Broomhaugh and Riding Neighbourhood Plan (February 2023)

#### Vision and Objectives

- 2.2 The vision sets out what the Broomhaugh and Riding Parish Neighbourhood Plan intends to achieve over the plan period to 2036. It informs all of the plan objectives and draft planning policies.



*Making the most of our heritage, connectivity and rural environment, we aspire to become a more balanced, diverse and sustainable community.*

2.3 To deliver the vision, six objectives have been developed:

*Objective 1 – Built environment*

*To ensure that the built environment respects and protects our heritage whilst delivering a balanced provision of housing, reflecting the demographic of the parish and meeting the design policy and zero carbon targets.*

*Objective 2 – Natural environment*

*To maintain and enhance a thriving natural environment that can be enjoyed by residents of the parish both now and in the future. This includes preserving the dark skies of the parish for both residents and wildlife; reducing light pollution where possible to do so, whilst maintaining a safe and hospitable environment.*

*Objective 3 – Transport*

*To become a more attractive place to live and visit through better connections to different modes of public transport and easier to navigate as a pedestrian and cyclist with improved wayfinding*

*Objective 4 – Climate change and energy*

*To work towards becoming a ‘zero carbon’ village by 2035*

*Objective 5 – Health and wellbeing*

*To provide a lovely and friendly environment in which to live, providing residents of all ages with the opportunity to engage in a wide range of leisure and recreational activities for the benefit of their health and wellbeing*

*Objective 6 – Local economy*

*To recognise the growth in home working and to ensure that local services meet the requirements of those choosing to spend more time working from home.*

## Draft planning policies

- 2.4 There are seven draft planning policies to deliver the objectives. These are stated in full in Annex 1 but are summarised here:

*Policy BR1: Embedding energy efficiency and renewable energy*

*This policy is supportive of development which embeds a commitment to sustainable design and construction, particularly those which reduce the need for reliance on carbon.*

*Policy BR2: Design*

*This policy supports high quality design and sets out a list of criteria which should be met by all development.*

*Policy BR3: Natural Environment*

*This policy supports measures to protect and enhance the natural environment of the Parish and to promote biodiversity. The policy identifies 9 areas of the Parish that should be given special consideration in development proposals.*

*Policy BR4: Local Green Space*

*This policy designates a number of Local Green Spaces within the Neighbourhood Area.*

*Policy BR5: Rural exception sites*

*This policy supports development within the Riding Mill Green Belt inset boundary provided it complies with relevant policies contained within the development plan. It supports development within the Green Belt that meets the requirements of national planning policy. It requests that proposals have regard to the housing mix requirement of the Parish.*

*Policy BR6: Accessibility*

*This policy supports development that will improve and/or extend the existing public rights of way network. It seeks to protect existing networks unless their loss is clearly justified or an alternative route is provided.*

*Policy BR7: Sustainable transport and new development*

*This policy supports development, which maximises the use of sustainable transport modes.*

### 3. Baseline Information

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#### **Context**

- 3.1 Broomhaugh and Riding is a rural parish situated in the Tyne Valley east of Hexham. Most of the population lives in the main settlement, Riding Mill. This settlement is within the commuting influence of Tyneside.

#### **Biodiversity, flora and fauna**

- 3.2 There are no statutory protected sites in the Parish.
- 3.3 The Parish contains a number of priority habitats. Ancient and semi-natural woodland are situated along the Riding Mill Burn, and in the east of the Parish. Deciduous woodland is scattered through the Parish with cluster in and around the settlements of Riding Mill and Broomhaugh.
- 3.4 A local nature reserve, South Close Field is situated just south of Riding Mill. This small reserve is one of the best lowland meadows in the area, featuring grassland which is particularly good for spotting butterflies and a small pond attracting amphibians and damselflies.

**Issue:** N/A

#### **Population and human health**

- 3.5 The 2011 census recorded a parish population of 966. This represents an increase of 3.2% on the 936 recorded in 2001. The age structure in the resident population has changed: the proportion of young dependents has fallen whilst the proportion of elderly residents has increased significantly, from 24.1% in 2001 to 34.6%. The age profile of residents is that of an ageing population, with significantly fewer youths and adults of working age living in the Parish compared to Northumberland as a whole. In 2001, the average age of residents in the Parish was 46.92 years; in 2011, the figure was 51.4 years. The compares to figures of 41.6 years (2001) and 43.5 years (2011) for Northumberland.
- 3.6 Unemployment rates in Broomhaugh and Riding are very low, at 1.6% (2011). This is lower than the County average (4.4%). The proportion of residents with a level 4 qualification or above is significantly greater than for Northumberland as a whole (51.8% compared to 25.6%).
- 3.7 The Parish is in the 30% of least deprived neighbourhoods, nationally (LSOA 039c). Ratings for income, education, health, and crime are very good. The

outdoor living environment scores highly. Geographical barriers mean that access to services is not as good as elsewhere in the County.

**Issues:** Ageing population, less favourable access to services.

### ***Climatic Factors***

3.8 No emissions data is available for the Neighbourhood Area. At the local authority level, detailed information is available for Carbon Dioxide (CO<sup>2</sup>). The main source of CO<sup>2</sup> emissions in Northumberland is now transport, which has shown only a very marginal reduction since 2005. By contrast, emissions from industrial and commercial sources have more than halved in the same time. Domestic emissions have also decreased albeit from a lower starting point. As a result, total emissions in Northumberland decreased by 40% between 2005 and 2017. The trend overall, therefore, is downwards though transport emissions remain problematic.

3.9 Car ownership levels in the Parish have remained largely the same in recent years. At 94% the proportion of households having one or more cars is high, and is significantly greater than the County average (70%). This likely reflects higher incomes locally, the location of the Parish relative to major employment hubs and the largely rural nature of the area.

**Issue:** CO<sup>2</sup> emissions from transport.

### ***Soil***

3.10 The majority of agricultural land in the Parish is grade 3, i.e. good to moderate quality agricultural land. A small area, in the east of the Parish adjacent to the A68 is Grade 1, i.e. excellent quality agricultural land.

**Issue:** N/A.

### ***Water***

3.11 The Kielder Water Resource Zone (WRZ) serves the Neighbourhood Area. There is a large surplus of supply over demand in the Kielder WRZ and the area is not classed as seriously water stressed.

3.12 There are no Groundwater Source Protection Zones in the area indicating that there is little risk of contamination from activities that might cause groundwater pollution in the area.

- 3.13 The upper stretch of the River Tyne is classed as having a ‘moderate’ ecological status. The main reasons for this are either unknown or attributable to physical modification by the Local Government. The March Burn, a tributary of the Tyne, is classified as having a ‘poor’ ecological status. The main issue preventing the water reaching ‘good’ status is sewage discharge from water treatment.
- 3.14 With the exception of a narrow strip of land immediately adjacent to the Tyne and Riding Mill Burn, the Parish is not at risk of fluvial flooding. Similarly, there is a narrow band of land at high risk area of surface flooding running along Riding Mill Burn.

**Issues:** ‘Poor’ water quality of the March Burn.

### ***Air***

- 3.15 As of June 2018, the Broomhaugh and Riding Neighbourhood Area has no recorded Air Quality Management Areas (AQMAs), and air quality is not automatically monitored anywhere within the Neighbourhood Area as part of the annual screening process carried out by Northumberland County Council. There are no significant and tangible air quality issues in the Neighbourhood Area.

**Issue:** N/A.

### ***Material Assets***

- 3.16 The adjoining villages of Broomhaugh and Riding Mill have limited community facilities and services, with residents looking to nearby settlements such as Corbridge for a GP surgery, pharmacy, post office and supermarket. There is a primary school in Riding Mill. The village also has a CE church, a small allotment, a pub, which offers accommodation and a tennis club. There are two village halls, which host a number of clubs. The villages are well served by public transport with east-west rail and bus connections.

**Issue:** The limited community facilities and services.

### ***Heritage Assets***

- 3.17 The Parish contains a number of Grade II listed structures including the war memorial, the Wellington Inn and the Church of St. James. None of these historic features appear on Historic England’s Heritage at Risk Register.

**Issue:** N/A

## ***Landscape***

- 3.18 The Parish lies predominately in the 'Glacial Trough Valley Sides' Landscape Character Type (LCA). The area has significant mixed woodlands including High Wood and Park Wood, as well as broadleaved woodlands associated with the lower reaches of March Burn. The valley slopes are relatively steep and form the setting to Riding Mill, which has extended onto the middle slopes of the valley. Land use is mixed arable and pasture in medium sized fields defined by hedgerows with hedgerow trees and occasionally by stone walls
- 3.19 This landscape retains a remarkably rural character and a high degree of naturalness despite its high population and importance as a communications corridor. The Parish is largely designated Green Belt (with the villages of Broomhaugh and Riding Mill inset), which will help to protect this landscape, which is under pressure from further development.

**Issue:** N/A

## 4. SEA Screening

4.1 Criteria for determining the likelihood of significant effects on the environment arising from plans and programmes are set out in Schedule 1 of the SEA Directive. The criteria are split into two categories: those relating to the characteristics of the plan and those relating to the characteristics of the effects and areas likely to be affected.<sup>2</sup> An assessment of the draft Broomhaugh and Riding Neighbourhood Plan (August 2022) against these criteria is set out in Table 1 below.

Table 1: Assessment of the likelihood of significant effects on the environment

Criteria (Schedule 1)	Significant Environmental Effect likely?	
	Yes/No	Comment
<b>The characteristics of the plan, having regard to:</b>		
<b>(a)</b> the degree to which the plan sets a framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	No	The Neighbourhood Plan does not seek to allocate land for residential or other forms development. Once made, the Neighbourhood Plan will form part of the statutory development plan for Broomhaugh and Riding Parish and will be used in conjunction with the Northumberland Local Plan to determine planning applications in the area.
<b>(b)</b> the degree to which the plan influences other plans and programmes including those in a hierarchy.	No	Due to the locally-specific nature of the policies, the effects of the Neighbourhood Plan on other plans and programmes within the wider development plan will be slight. Its policies are in general conformity with strategic policies in the existing development plan (the Northumberland Local Plan). The Plan has been prepared having regard to national planning policies and guidance.
<b>(c)</b> the relevance of the plan for the integration of environmental considerations, in particular with a view to	No	One of the Basic Conditions which the Neighbourhood Plan must meet is to contribute to sustainable development. The approach adopted in the Neighbourhood Plan is to support development within the Green Belt inset

<sup>2</sup> Directive 2001/42/EC of the European Parliament and of the Council of 27 June 2001 on the assessment of the effects of certain plans and programmes on the environment. Annex II Criteria for determining the likely significance of effects referred to in Article 3(5) <https://eur-lex.europa.eu/legal-content/EN/TXT/PDF/?uri=CELEX:32001L0042&from=EN>

Criteria (Schedule 1)	Significant Environmental Effect likely?	
	Yes/No	Comment
promoting sustainable development.		boundary for the villages of Broomhaugh and Riding Mill, and beyond this only by exception in accordance with the development plan and national planning policy (Policy BR5). Such an approach would help to ensure that development comes forward in the most suitable and sustainable locations within existing built-up areas.
<b>(d)</b> environmental problems relevant to the plan	No	<p>The draft Plan seeks to address the following environmental problems:</p> <ul style="list-style-type: none"> <li>• Climate change, including reducing the carbon footprint of the Parish;</li> <li>• Supporting ways of moving to green energy options;</li> <li>• Providing housing for specific groups, in particular older households and people needing starter homes;</li> <li>• Better and more accessible transport links, including cycleways, footpaths and byways linking different areas of the parish and links to other local towns;</li> <li>• Protecting leisure, recreation and other green space areas;</li> <li>• Protecting and enhancing the landscape in the Parish for future generations;</li> </ul>
<b>(e)</b> the relevance of the plan for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	No	Neighbourhood plans cannot contain policies or proposals in respect of waste management since this is 'excluded development' by virtue of the Planning Acts. The Neighbourhood Plan has no particular relevance for the implementation of other Community legislation, apart from its limited association with legislation designed to ensure continued protection of European designated sites.



Criteria (Schedule 1)	Significant Environmental Effect likely?	
	Yes/No	Comment
<b>The characteristics of the effects and of the area likely to be affected, having regard to:</b>		
<p><b>(a)</b> the probability, duration, frequency and reversibility of the effects.</p>	No	<p>The Neighbourhood Plan covers the period 2022-2036. Effects of the Plan are expected to be both direct (allocating a site for development) and indirect and long-term and permanent.</p> <p>Biodiversity, flora and fauna</p> <p>Policy BR4 designates local green spaces in the neighbourhood area. This policy would protect any biodiversity features apparent in the green spaces by strictly controlling development in line with national Green Belt policy.</p> <p>Policy BR3 supports measures to protect and enhance the natural environment of the Parish and to promote biodiversity. The policy identifies 9 areas of the Parish that should be given special consideration in development proposals.</p> <p>These policies taken together are likely to give some support to the status of sites of biodiversity value, and some protection and enhancement of habitats, including for priority species. In this way, they are likely to have a less than significant effect on protecting and enhancing biodiversity in the Neighbourhood Area.</p> <p>Population and human health</p> <p>By supporting the provision of a range of house types and sizes to meet the needs of all sectors of the community, including affordable housing and accommodation for older people, policy BR5 is likely to have a less than positive effect on housing stock. Policies BR6 and BR7 support measures that could reduce private vehicle use locally through the use of sustainable modes of transport and proposals to improve or extend the walking and cycling network locally. This could create more opportunities for cycling and walking in the neighbourhood area.</p>

Criteria (Schedule 1)	Significant Environmental Effect likely?	
	Yes/No	Comment
		<p>These policies taken together are likely to have a less than significant effect on population and human health in the Neighbourhood Area.</p> <p>Climatic Factors</p> <p>Policy BR1 may help to reduce CO<sup>2</sup> emissions as it supports energy efficient development and renewable and low carbon energy generation.</p> <p>Policies BR6 and BR7 may help to reduce CO<sup>2</sup> emissions as they advocate measures that could reduce private vehicle use locally through the use of sustainable modes of transport and proposals to improve or extend the walking and cycling network locally.</p> <p>Taken together, these policies are likely to have a less than significant positive effect on reducing the level of contribution to climate change and supporting the resilience of the community to the potential effects of climate change.</p> <p>Soil</p> <p>The Plan is unlikely to have a significant positive or negative effect on soil quality.</p> <p>Water</p> <p>The Plan is unlikely to have a significant positive or negative effect on water quality of the River Tyne or the March Burn.</p> <p>Air</p> <p>Policies BR6 and BR7 are likely to have a less than significant positive effect on air quality in the Neighbourhood Area as they support, indirectly, a reduction in private vehicle use via the increased use of sustainable modes of transport and proposals to</p>

Criteria (Schedule 1)	Significant Environmental Effect likely?	
	Yes/No	Comment
		<p>improve or extend the walking and cycling network locally.</p> <p>Material Assets</p> <p>The Plan is unlikely to have a significant positive or negative effect on material assets.</p> <p>Heritage Assets</p> <p>Policy BR2 supports high quality design which respects existing character. This would help to support the integrity of the historic environment.</p> <p>Landscape</p> <p>Policy BR2 requests that development proposals enhance and add to the green nature of the parish and retain trees, planting, meadows and wildlife in addition to retaining views that contribute to landscape character. This policy is likely to have a less than significant positive effect on the character and quality of the landscape.</p>
<b>(b)</b> the cumulative nature of the effects		<p>It is unlikely that any significant environmental effects would be observed as a result of the policies contained within the draft Broomhaugh and Riding Neighbourhood Plan. The Plan does not seek to facilitate a level of development significantly above that of higher-level documents within the Development Plan. The Neighbourhood Plan supports sustainable development, which would protect and enhance the built and natural environment. Therefore, it is not anticipated that the Neighbourhood Plan would result in significant effects, whether in isolation or cumulatively.</p>
<b>(c)</b> the transboundary nature of the effects		N/A

Criteria (Schedule 1)	Significant Environmental Effect likely?	
	Yes/No	Comment
<b>(d)</b> the risks to human health or the environment.	No	There are no anticipated risks to human health or the environment from the Neighbourhood Plan.
<b>(e)</b> the magnitude and spatial extent of the effects (geographical area and size of the population likely to be affected).		The population of the Parish is currently 966. The Neighbourhood Plan does not allocate land for development, and whilst it will help to shape future development, the overall extent of future development is likely to be in line with the growth that would occur in the Parish without the Plan. There are no significant effects as a result of the Neighbourhood Plan.
<b>(f)</b> the value and vulnerability of the area likely to be affected due to: <ul style="list-style-type: none"> <li>• special natural characteristics or cultural heritage;</li> <li>• exceeded environmental quality standards or limit values;</li> <li>• intensive land-use;</li> </ul>	No	<p>The baseline information for the Parish has been described in Section 3.</p> <p>The Parish contains no international and national ecological designations. Heritage assets are present in the form of a number of Grade II listed structures, mainly in the village of Riding Mill. This makes the area less sensitive and potentially vulnerable to disturbance and to change.</p>
<b>(g)</b> the effects on areas or landscapes which have a recognised national, community or international protection status	No	The Parish does not contain any landscapes of recognised status.

## 5. SEA Screening Conclusion

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- 5.1 On the basis of the assessment of the likely significance of effects on the environment of implementing the Plan as set out in Table 1 of this Screening Opinion, the conclusion is:

**In the opinion of Northumberland County Council, having regard to the criteria set out in Schedule 1 of the SEA Regulations, Broomhaugh and Riding Neighbourhood Plan *is unlikely to have any significant positive or negative effects on the environment*. Therefore, Strategic Environmental Assessment is NOT required for the Broomhaugh and Riding Neighbourhood Plan.**

## **Annex 1: Policies in Full**

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### **Policy BR1: Embedding energy efficiency and renewable energy**

All development which embed a commitment to sustainable design and construction will be supported, subject to compliance with other relevant policies in the development plan, particularly those which reduce carbon emissions from both the supply chain and the use of the proposed development. Proposals should be supported by sufficient information to demonstrate how, where appropriate, they:

- a. Incorporate passive design measures to improve the efficiency of heating, cooling, ventilation and lighting including through orienting principal rooms to take account of future climate change, with passive solar gain, ventilation and energy efficiency maximised;
- b. Include measures to reduce waste generated during construction and ensure there is appropriate storage space and segregation facilities for recyclable and non-recyclable waste;
- c. Ensure that energy and water efficiency measures are incorporated into the development;
- d. Incorporate, as far as possible, on-site energy generation from renewable sources; and
- e. Reduce energy demands of historic buildings. The installation of energy saving measures and the appropriate use of micro-renewables will be supported where it does not result in harm to the significance of a heritage asset.

### **Policy BR2: Design**

1. Development should conserve and enhance local distinctiveness by demonstrating high quality design by:
  - a. Respecting and understanding the scale and character of existing and surrounding buildings, without the need for replication. Innovative design is encouraged and welcomed alongside the conservation of historic character;
  - b. Sustaining and enhancing the significance of heritage assets, including that generated by the relationship with their setting;
  - c. Respecting the spacing and size of plots when considering additional dwellings within existing curtilages, respecting existing sight lines, arrangements of front gardens, walls, railings or hedges;

- d. Using good quality materials that complement the existing palette. Recyclable and reused materials are encouraged alongside the preference for materials that are appropriate to the local area;
- e. Adopting the principles of sustainable urban drainage;
- f. To minimise both the likelihood of and fear of crime;
- g. Creating a safe, accessible and well-connected environment that meets the needs of its users;
- h. Innovating to achieve low carbon sustainable design. This should be through fabric first principles of insulation, renewable energy sources and correct orientation of new development;
- i. Providing sufficient external amenity space, appropriately sited refuse and recycling storage and car and bicycle parking to meet the needs of the development and ensure a high quality and well managed streetscape;
- j. Ensuring the development would not prejudice the amenity of its future occupiers or that of adjacent properties in terms of overshadowing, loss of light, dominance, loss of privacy, noise or general disturbance;
- k. Being designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations;
- l. Placing emphasis on the impact of development on the landscape, in the context of the green nature of the parish, seeking to retain and increase tree and shrub cover and meadows, considering their value as wildlife habitats and through landscaping schemes associated with development proposals;
- m. Incorporates measures to support species and habitats, such as artificial nest sites for Swifts;
- n. Retaining views that contribute to the settlement and landscape character;
- o. Encouraging cycling, walking and other forms of sustainable travel;
- p. Ensuring that lighting associated with the development would not have a significant effect on residential amenity or wildlife;
- q. Ensuring the development would not result in unacceptable levels of noise, air or water pollution.

2. Where a design and access statement is required as part of a planning application, this must demonstrate how the proposal has responded to the above as an integral part of the design process.

### **Policy BR3: Natural environment**

1. The following areas, features and species, form an important part of the natural environment of the parish:

- a. Tyne River, Corbridge – Stocksfield Local Wildlife Site;
- b. March Burn Corridor;
- c. Ancient woodlands;
- d. Heathland;
- e. Species- rich grasslands;
- f. Breeding waders;
- g. Farmland birds;
- h. Swifts;
- i. Footpaths.

2. Development should protect and enhance the rich natural environment of the parish by seeking to ensure no loss or significant harm to sites of biodiversity value, such as priority habitats, protected and priority species and their habitats and corridors that connect sites and species. Support will be given to proposals which promote the conservation of priority habitats and species and the protection and recovery of protected species.

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

4. Development schemes should embed proposals which enhance existing natural features and increase biodiversity within the wider site where appropriate and provide habitat for wildlife within the built environment, such as artificial nesting or roosting sites.

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



#### **Policy BR4: Local green space**

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

LGS01 The Spinney

LGS02 Land to the west and east of Wentworth Grange

LGS03 Land to the east of East View

LGS04 Old trackway off Long Rigg

LGS05 Woodland to the south of playpark

LGS06 A695 road verge to Broomhaugh roundabout

LGS07 Grass and woodland adjacent to tennis court and clubhouse

LGS08 Marchburn Woods/ Mill Pond

LGS09 Parish Hall Grassland

LGS10 Grassed area of Marchburn Lane.

#### **Policy BR5: Rural exception sites**

1. Within the Green Belt, on sites that are immediately adjacent to and well-related to the built form of the village, proposals for housing development must meet the requirements of national planning policy. The provision of limited affordable housing for local community needs, where it is adjacent to or well-related to Riding Mill, will be supported where it meets the requirements of Northumberland Local Plan Policy HOU7(2, 3 and 4).

2. The mix of housing types and tenures on rural exception sites should have regard to and be informed by evidence of housing needs including that contained within the Broomhaugh and Riding Housing Needs Assessment (2021) and the Northumberland Strategic Housing Market Assessment (2018) and any subsequent updates.

3. The development of rural exception sites should meet identified needs particularly through the provision of one, two and three bedroom homes for small families and those wishing to downsize.

4. Housing development on rural exception sites should accord with the provisions of all relevant development plan policies, particularly those on design, the natural and historic environment, amenity, highway safety, accessibility and the protection of valued services and facilities.

### **Policy BR6: Accessibility**

Support will be given to development that will improve and/ or extend the existing public rights of way network allowing greater access for all. The network, identified on the policies map, will be protected from development unless:

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

Development which protects or supports the delivery of a new route for cyclists, pedestrians and horse riders connecting Riding Mill to Hexham, via Corbridge and to Stocksfield will be supported.

### **Policy BR7: Sustainable transport and new development**

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

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

## Annex 2: Responses received from Consultation Bodies (August 2022)



Historic England

Ms Sarah Brannigan  
Northumberland County Council  
Neighbourhood Planning and Infrastructure  
Planning Services  
County Hall, Morpeth  
Northumberland  
NE61 2EF

Direct Dial: [REDACTED]

Our ref: PL00791331

14 October 2022

Dear Ms Brannigan

### **Environmental Assessment Regulations 2004: Regulation 9 Broomhaugh & Riding Neighbourhood Plan: SEA Screening Opinion, August 2022**

Thank you for consulting Historic England on the above Strategic Environment Assessment (SEA) Screening Opinion. As the public body that advises on England's historic environment, we are pleased to offer our comments.

Based on the analysis set out in the Screening Opinion, and within the areas of interest to Historic England, we agree that the emerging plan is unlikely to result in significant environmental effects and, therefore, it does not need SEA. In coming to this view we have taken the following factors into consideration:

- The plan area contains a number of listed buildings and the potential for non-designated assets.
- Heritage assets are fragile and irreplaceable and can be damaged by change through development both directly and indirectly by development in their setting.
- Whilst the plan is expected to allocate two sites for development, they are unlikely to result in significant effects on the historic environment.

As such, from the perspective of our area of interest, the need for SEA of the draft plan can be screened out as it is unlikely to result in significant environmental effects. However, the views of the other two statutory consultees should be taken into account before you conclude on whether SEA is needed. According to Regulation 11 of the above Regulations, I look forward to receiving a copy of your determination in this case.

We reserve the right to review our opinion should the plan change materially in its content and direction. Please do not hesitate to contact us if you have any queries relating to our comments or would like any further information.

Yours sincerely,



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF

Telephone 0191 269 1255  
HistoricEngland.org.uk



*Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.*



Historic England

Jules Brown

Jules Brown  
Historic Places Adviser



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF  
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RE: Broomhaugh & Riding Neighbourhood Plan - EA Consultation on SEA Screening Opinion

Chandler, Cameron <[REDACTED]>

Wed 10/19/2022 3:03 PM

To: Sarah Brannigan [REDACTED]

**CAUTION:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Sarah,

I can confirm that based on the Environment Agencies remit, we do not consider an SEA is required and agree with the screening opinion.

Many thanks,

Cameron

**Cameron Chandler**

Planning Advisor, Sustainable Places, North East

Environment Agency | Tyneside House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AR.

Email [REDACTED]

Team inbox: [planning.nane@environment-agency.gov.uk](mailto:planning.nane@environment-agency.gov.uk)

Mobile: [REDACTED]

## Annex 3: Responses received from Consultation Bodies (March 2023)



Ms Sarah Brannigan  
Northumberland County Council  
Neighbourhood Planning and Infrastructure  
Planning Services  
County Hall, Morpeth  
Northumberland  
NE61 2EF

Direct Dial: [REDACTED]

Our ref: PL00791331

28 March 2023

Dear Ms Brannigan

**Environmental Assessment Regulations 2004: Regulation 9  
Broomhaugh & Riding Neighbourhood Plan: SEA Screening Opinion, Revision,  
March 2023**

Thank you for consulting Historic England on the above Strategic Environment Assessment (SEA) Screening Opinion. As the public body that advises on England's historic environment, we are pleased to offer our comments.

Based on the analysis set out in the Screening Opinion, and within the areas of interest to Historic England, we agree that the emerging plan is unlikely to result in significant environmental effects and, therefore, it does not need SEA. In coming to this view we have taken the following factors into consideration:

- The plan area contains a number of listed buildings and the potential for non-designated assets.
- Heritage assets are fragile and irreplaceable and can be damaged by change through development both directly and indirectly by development in their setting.
- The plan is not expected to allocate sites for development.

As such, from the perspective of our area of interest, the need for SEA of the draft plan can be screened out as it is unlikely to result in significant environmental effects. However, the views of the other two statutory consultees should be taken into account before you conclude on whether SEA is needed. According to Regulation 11 of the above Regulations, I look forward to receiving a copy of your determination in this case.

We reserve the right to review our opinion should the plan change materially in its content and direction. Please do not hesitate to contact us if you have any queries relating to our comments or would like any further information.

Yours sincerely,



BESSIE SURTEES HOUSE 41-44 SANDHILL NEWCASTLE-UPON-TYNE NE1 3JF  
Telephone 0191 269 1255  
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Historic England

Jules Brown  
Historic Places Adviser



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Date: 30 March 2023  
Our ref: 426827  
Your ref: Broomhaugh & Riding Neighbourhood Plan



Ms Sarah Brannigan  
Neighbourhood Planning Team  
Northumberland Council

Hornbeam House  
Crewe Business Park  
Electra Way  
Crewe  
Cheshire  
CW1 6GJ

**BY EMAIL ONLY**  
[NeighbourhoodPlanning@northumberland.gov.uk](mailto:NeighbourhoodPlanning@northumberland.gov.uk)

T 0300 060 3900

Dear Ms Brannigan,

**Broomhaugh & Riding Neighbourhood Plan - Re-Consultation on Revised SEA Screening Opinion**

Thank you for your consultation on the above dated and received by Natural England on 15 March 2023.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

**Screening Request: Strategic Environmental Assessment**

It is our advice, on the basis of the material supplied with the consultation, that, in so far as our strategic environmental interests (including but not limited to statutory designated sites, landscapes and protected species, geology and soils) are concerned, that there are unlikely to be significant environmental effects from the proposed plan.

**Neighbourhood Plan**

Guidance on the assessment of Neighbourhood Plans, in light of the Environmental Assessment of Plans and Programmes Regulations 2004 (as amended), is contained within the [National Planning Practice Guidance](#). The guidance highlights three triggers that may require the production of an SEA, for instance where:

- a neighbourhood plan allocates sites for development
- the neighbourhood area contains sensitive natural or heritage assets that may be affected by the proposals in the plan
- the neighbourhood plan may have significant environmental effects that have not already been considered and dealt with through a sustainability appraisal of the Local Plan.

We have checked our records and based on the information provided, we can confirm that in our view the proposals contained within the plan will not have significant effects on sensitive sites that Natural England has a statutory duty to protect.

We are not aware of significant populations of protected species which are likely to be affected by the policies / proposals within the plan. It remains the case, however, that the responsible authority should provide information supporting this screening decision, sufficient to assess whether protected species are likely to be affected.



Notwithstanding this advice, Natural England does not routinely maintain locally specific data on all potential environmental assets. As a result the responsible authority should raise environmental issues that we have not identified on local or national biodiversity action plan species and/or habitats, local wildlife sites or local landscape character, with its own ecological and/or landscape advisers, local record centre, recording society or wildlife body on the local landscape and biodiversity receptors that may be affected by this plan, before determining whether an SA/SEA is necessary.

Please note that Natural England reserves the right to provide further comments on the environmental assessment of the plan beyond this SEA/SA screening stage, should the responsible authority seek our views on the scoping or environmental report stages. This includes any third party appeal against any screening decision you may make.

For any new consultations, or to provide further information on this consultation please send your correspondences to [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

Yours sincerely,

Sally Wintle  
Consultations Team