

**Ellingham Neighbourhood Plan 2019 - 2036  
Pre-Submission Draft Plan for Consultation**

**ELLINGHAM NEIGHBOURHOOD DEVELOPMENT PLAN 2019 -2036**

**Pre-Submission Version - March 2019**

**Ellingham Parish Council**

# **Ellingham Neighbourhood Plan 2019 - 2036 Pre-Submission Draft Plan for Consultation**

## **FOREWORD**

### **Foreword by Heather Cairns: Chair; Ellingham Parish Council**

In 2016, Ellingham parish Council decided to accept the challenge and opportunity to produce a neighbourhood plan.

Ellingham Parish is very rural but located a short distance from the major trunk road – the A1 which is being improved. In order to retain the character of the parish and prevent it becoming a dormitory location for Newcastle and Edinburgh. The Parish Council invited the formation of a steering group to prepare a neighbourhood plan.

The Plan is an attempt to create a positive vision for our parish and put localism into action. Residents have been consulted and shaped the proposed policies which are to influence future development and to identify and conserve places of historical and environmental importance.

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### **INTRODUCTION**

This is the Regulation 14 (pre-submission consultation) version of the Plan.

The Localism Act 2011 introduced new powers to allow local communities to shape development in their areas by preparing a neighbourhood development plan. This Plan is the Ellingham Neighbourhood Plan, and policies in this Plan will be used to determine planning applications in the Neighbourhood Plan Area [the Neighbourhood Area], alongside other policies in the Development Plan.

The Ellingham Parish Neighbourhood Area, designated for the purposes of 61G(1) of the Town and Country Planning Act 1990, comprises the Parish of Ellingham. Northumberland County Council formally designated the Parish as a Neighbourhood Area on 25<sup>th</sup> April 2016. The Neighbourhood Plan relates only to the Parish of Ellingham, and to no other Neighbourhood Area and is the only Neighbourhood Development Plan in the designated area.

The Ellingham Neighbourhood Plan (the Plan) has been prepared by a steering group comprising members of Ellingham Parish Council, and other residents in the Neighbourhood Area. Other stakeholders have been involved, and a significant amount of consultation has taken place with local residents, businesses and landowners. The Parish Council as qualifying body have commissioned a chartered planning consultant to support the group with the technical aspects of writing the Plan.

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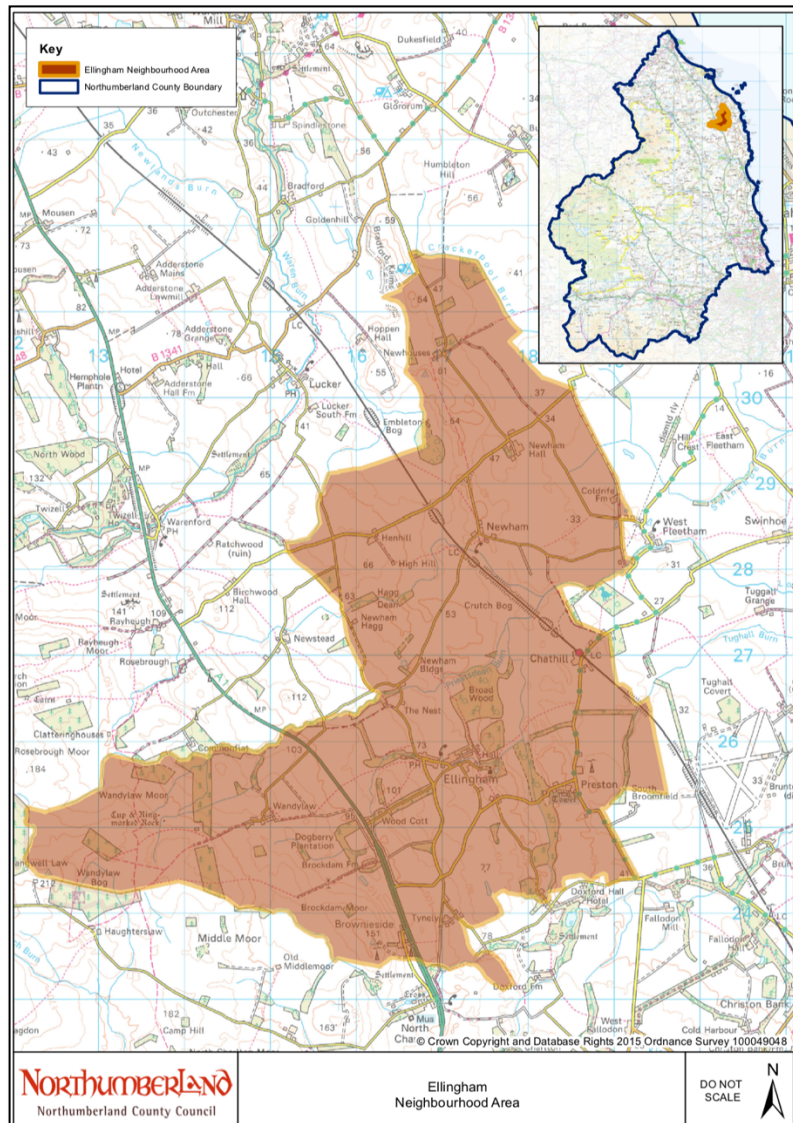


Figure 1: The Ellingham Neighbourhood Area

### Why have a Plan for Ellingham?

There has been local concern about development that has taken place in the Neighbourhood Area in recent years, and a feeling that development was not necessarily reflecting what is special about the area or meeting the needs of local people.

There are increasing concerns about the level of second home ownership, and the sustainability of the community over the longer term. The Ellingham Neighbourhood Plan will have locally specific planning policies which will provide clear guidance as to what kind of development will be supported in the Plan area, and what development will not. It will give spatial clarity for development, by defining settlement boundaries, allocating “Local Green Space”, identifying valued local community facilities and it will have policies to guide appropriate design.

### What evidence have we used to prepare the Plan?

The community have been consulted about what issues are important to them. A number of issues were identified as being particularly important for Ellingham. Some of the key issues were to protect the countryside and special landscapes around the settlements of Chathill and Ellingham. There were concerns that some new housing should be affordable for young people, and that they should be for people who want to live permanently in the area.

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There was also a strong desire to ensure that new development is of high-quality design and sympathetic to the local environment. These, and other comments made during a series of consultations, have resulted in a set of planning policies that seek to ensure that future development in the Neighbourhood Area will reflect the views of the local community.

Other sources of evidence have come from evidence produced by Northumberland County Council to support their emerging Local Plan. A list of this evidence is included in Appendix C. All these documents, as well as the results of the public consultation, form the Evidence Base for the Plan.

### **What consultation has taken place?**

The Steering Group has engaged throughout the process with the local community, through consultation events, questionnaires and newsletters, and have consulted with both local residents and local businesses and other local groups and organisations. The results of that consultation have led the Steering Group to produce a Neighbourhood Plan that contains policies that effectively respond to the needs of the community.

More detail on the consultation undertaken is provided in the Community Consultation Statement

which will be submitted with the Plan for examination.

### **What happens next?**

Once this Pre-Submission consultation has finished, the Steering Group and Parish Council will review all comments made and make amendments to the Plan as necessary. The Plan will then be submitted to Northumberland County Council, who will consult on the Plan for a further 6 weeks. Following this, an examiner will be appointed, and the Plan will undergo a rigorous examination process. Following recommendations from the examiner, the Plan may be further modified before proceeding to referendum.

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### 1.0 PLANNING POLICY BACKGROUND

1.1 Neighbourhood Plans must pass a series of tests prescribed in legislation through the Neighbourhood Planning Regulations. These tests are collectively known as 'The Basic Conditions'. The basic conditions require that neighbourhood plans:

- Are prepared having regard to national policy and guidance;
- Are in general conformity with strategic policies in the development plan;
- Contribute to the achievement of sustainable development; and
- Are compatible with European Union obligations on environmental impact and human rights.

1.2 How the Plan meets these requirements is set out in detail in the Basic Conditions Statement which is submitted with the Plan to Northumberland County Council

#### **Berwick upon Tweed Borough Local Plan (1999)**

1.3 One of the Basic Conditions is that the Plan must be in general conformity with strategic policies contained in the development plan. The development plan consists of 'saved' policies in the Berwick upon Tweed Borough Local Plan (1999).

1.4 The saved strategic policies in this plan are the policies with which the Ellingham Neighbourhood Plan must be in general

conformity. The Basic Conditions Statement provides an assessment of the extent to which the Neighbourhood Plan is in general conformity with those policies.

#### **Northumberland County Council Local Plan (emerging)**

1.5 Work has commenced on the preparation of a Local Plan for Northumberland. It is expected that this Plan will come into force in Spring 2020. The Ellingham Neighbourhood Plan seeks to work alongside this emerging Local Plan, to ensure consistency in policy making throughout the process. The Local Plan allocates settlement boundaries for those villages that are not in the process of producing a Neighbourhood Plan. As Ellingham Parish is producing a Neighbourhood Plan, the definition of a settlement boundary for both Ellingham and Chathill will be through this Ellingham Neighbourhood Plan.

1.6 A number of evidence base reports have been commissioned to assist with the production of the Local Plan. Some of these evidence base reports have also been used to inform the Ellingham Neighbourhood Plan. A full list of evidence base documents is contained at the end of this Plan.

#### **National Planning Policy Framework (July 2018)**

1.7 The National Planning Policy Framework (NPPF) (July 2018) and National Planning Practice Guidance provide the most up to date planning

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policy and advice from Central Government. Some policies contained in the Berwick upon Tweed Local Plan may be in conflict with this more recent national policy and guidance. In such circumstances the more recent national policy and guidance will take precedence in plan making and decision taking. This will be explained further in the Basic Conditions Statement.

### **Sustainable Development**

- 1.8 The purpose of the planning system is to contribute to the achievement of sustainable development. How sustainable development can be achieved for planning purposes is contained in Chapter 2 of the NPPF.
- 1.9 Chapter 2 identifies economic, social and environmental objectives as being equally important in delivering sustainable development. The promotion of, and support for, sustainable development is at the heart of the community aspirations in Ellingham. This is reflected in planning policies where relevant and in the Community Projects which have been identified.
- 1.10 Support for sustainable development is also reflected in the vision and objectives for the Neighbourhood Area. The vision and objectives for the area are set out later in the Plan.

### **Environmental Impact and EU Obligations**

- 1.11 Directive 2001/42/EC relates to the assessment of the effects of certain plans and programmes on the environment. This is often referred to

as the Strategic Environmental Assessment (SEA) Directive. This directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations') and it is these regulations that the plan must be compatible with to meet the Basic Conditions.

- 1.12 A request for a screening opinions to determine whether the Plan required SEA and Habitat Regulation Assessment (HRA) has been submitted to Northumberland County Council. The results from these will be published as soon as NCC reports back to Ellingham Parish Council.



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### 2.0 VISION AND OBJECTIVES

- 2.1 Ellingham is a relatively small parish with a population of 288 people (at 2011 census). Most of this population is concentrated in the villages of Ellingham and the adjoining hamlets of Chathill, Brownieside, Newham and Preston. There are a number of other isolated dwellings and farmsteads in the surrounding countryside.
- 2.2 The Parish, bisected by the A1, is under pressure for development, particularly with the proposed dualling of the A1 in the near future. It is a beautiful area, close the Northumberland Coast AONB to the east, and the Cheviot Hills to the west.
- 2.3 Community consultations indicate that in order to maintain sustainable communities in the settlements, there needs to be more housing for local people and young families, who are being driven out of the market by high house prices and an increasing prevalence of second home ownership.
- 2.4 The vision for the Neighbourhood Area reflects the results of consultation within the community:

To deliver this vision, a number of objectives have been identified:

***"By 2036, Ellingham will have a more sustainable, vibrant and well-connected community. Our community facilities will flourish and our local businesses will be supported and will be able to take full advantage of the tourism opportunities available. Spaces and places that make the Parish special will be protected for future generations, and carefully designed new housing development for permanent occupancy will help us maintain a permanent and***

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### OBJECTIVE 1: Housing

**Our objective in relation to housing is to ensure that new housing in the Neighbourhood Area contributes to the creation of a permanent, vibrant and sustainable community with a particular emphasis on encouraging young families to the Neighbourhood Area.**

- 2.5 23.6% of the population in this area are over the age of 65 (compared to a County wide average of 23.1%), with just under 12% being between the ages of 0 - 15. Most of the population is concentrated within the settlements of Ellingham and Chathill. There are a number of other more isolated dwellings and farmsteads in the countryside around.
- 2.6 There is evidence of high second home ownership levels in the Neighbourhood Area, and this is an issue that has been raised repeatedly by residents in consultations that have taken place. The 2011 census revealed that 21.2% of households had 'no residents'.
- 2.7 The emerging Local Plan for Northumberland has carried out an assessment of the indicative housing requirements for all designated Neighbourhood Plan Areas. The indicative requirement for Ellingham Parish (including Chathill) is 30 dwellings over the 20-year period (2016 - 2036). This figure is contained in in Annex A of the emerging Northumberland Local Plan.

- 2.8 The 'proposals map' from the Berwick upon Tweed Borough Local Plan (April 1999) shows the inset for the settlement of Ellingham which has had no settlement boundary. There was no inset for Chathill or the other hamlets in the Neighbourhood Area.
- 2.9 A number of SHLAA sites have been put forward in both villages. Some of the sites have now got planning permission and are being/have been built. 20 dwellings have been approved at Ellingham Home Farm and can be counted as being delivered within the Plan period.
- 2.10 There are 12 other sites that have planning permission for housing (see background evidence paper). This means that the housing 'requirement' for the Neighbourhood Area has been met.
- 2.11 There was a strong desire in local consultation, to ensure that future housing provided in the Neighbourhood Area is for permanent occupancy. There was a desire to see more housing to meet the needs of local people, and to encourage more young families to live in the area.
- 2.12 The following policies seek to deliver the objectives of housing in the Neighbourhood Area in order to deliver sustainable development. In order to achieve the objective of providing affordable and principle occupancy housing, Policy 1 restricts all new housing to principal occupancy only. Policy 2 supports the provision of affordable housing in the Neighbourhood Area.

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Policy 3 supports the change of use of holiday let accommodation to principal residence housing. The Neighbourhood Plan does not allocate land for housing but has a policy to support development within the settlement boundaries of Ellingham and Chathill.

**Policy 1: Principal occupancy housing**

**Policy 2: Affordable and Community Led Housing**

**Policy 3: Change of use from holiday let to principal residence housing**

**Policy 4: Settlement Boundaries for Ellingham and Chathill**

#### *EVIDENCE:*

*Evidence to support these objectives is contained in the following documents:*

*-Background Housing Report: Ellingham and Chathill (Sept. 2018)*

*-NCC Second Homes Technical Report (July 2018)*

*-Settlement Boundaries Methodology and Reports (date?)*

*-Housing Survey (date?)*

#### **OBJECTIVE 2: The Local Economy**

**Our objective in relation to the local economy is to support our businesses, increase the number of permanent jobs in the Parish and improve opportunities for home working.**

2.13 Tourism is a mainstay of the local economy, due to the proximity of the beaches and beautiful landscapes of the Northumberland Coast, as well as the easy access to the Neighbourhood Area from the A1. There are a number of holiday homes and businesses running tourism accommodation, including Ellingham Hall, and Preston Tower. The recently opened café and visitor facility at Brownieside on the A1 have also increased the local tourism offer.

2.14 Local businesses in the locality such as pubs, shops and the neighbouring golf courses rely on tourism as well as the business of people living locally. Tourism related employment in many cases results in lower paid and in many instances, part-time and/or short-term work.

2.15 Within the Parish are about eleven farms providing employment for about 2 to 4 full time equivalents on each farm.

2.16 The villages of Ellingham and Chathill have a number of small businesses many of whom provide a service to the community; these include cake making, craft products, forge works, trade skills, agricultural feed products, local meat production (to name a few).

2.17 In order to achieve the objective of supporting the local economy, two policies have been identified: Policy 5 supports the provision of small-scale business units and working from home. Policy 6 supports the provision of broadband infrastructure.

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**Policy 5: Rural business development and home working**

**Policy 6: Broadband Infrastructure**

### **OBJECTIVE 3: Heritage and Environment**

**Our objective in relation to heritage and the environment is to protect our heritage assets and our highly valued natural environment**

#### **History of the Parish**

2.18 The village of Ellingham lies roughly at the centre of the parish and is surrounded by remnants of its medieval past. The name Ellingham probably means 'the homestead of Ella's sons'. The three main communities in the Parish are in Chathill, Ellingham and Newham, with Ellingham being the main village with the largest population.

2.19 There is a significant amount of archaeology in the Neighbourhood Area, with Neolithic remains (including cup and ring stones on Wandylaw Moor) and Bronze Age remains have been found in the Parish, including the possible presence of a hut circle, again on Wandylaw Moor.

2.20 In medieval times the parish was more densely settled with villages and hamlets documented at Tynely, Preston, Newham and Ellingham, as well as a moated site at Ellingham. Traces of the medieval field system survive as earthworks in fields at Ellingham where the characteristic

pattern of ridge and furrow can be seen.

2.21 A number of new farms were built in the 18<sup>th</sup> and 19<sup>th</sup> centuries in response to new inventions and farming methods. This prosperity is also reflected in a number of fine farmhouses built in the parish, such as Wandylaw and Newham South Buildings as well as the country houses of Newham Hall and Preston Tower. During this 'age of improvement' lime was almost universally used as a fertilizer. It would have been made and prepared on the farm in a kiln such as the one that survives as an overgrown mound at Coldrife. A number of other industries also developed alongside farming. On Wandylaw Moor there are coal workings and a series of 'hollow ways' that were probably used to transport raw materials, as well as a millstone quarry. The 19<sup>th</sup> century saw the arrival of the railway, with the opening of the line from Newcastle to Berwick and the station at Chathill is still in use today.

2.22 These features form what is special about the local landscape and countryside in the Neighbourhood Area which is highly valued by local residents. Many of these features are not designated, and the Neighbourhood Plan seeks to identify non-designated heritage assets (listed in Appendix A).

2.23 In addition to the identified non-designated heritage assets, there are also 21 designated heritage assets (listed buildings) within the Neighbourhood Area including the Church of St.

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Maurice, Chatill Station and Preston Tower, The Vicarage, High Nest and Wood Cottage being among some of the best known. A full list is contained in Appendix A.

#### Habitats and Species

2.24 Although there are no designated sites within the Neighbourhood Area itself, the international designated sites along the Northumberland Coast are close by.

2.25 Within the Neighbourhood Area there was a wish to particularly protect the wildlife that is highly valued, particularly the Avenue 'entrance' to Ellingham as a wildlife corridor

#### Landscape

2.26 The landscape in the Neighbourhood Area is identified in the Berwick upon Tweed Local Plan as being an 'Intermediate Area of Landscape Value', being located between the Northumberland Coast AONB to the east, and the Kyloe Hills and Glendale to the west.

2.27 There is more information about landscape types in the Northumberland Coast Landscape Sensitivity and Capacity Study (2013), some of which was based on earlier landscape characterisation work carried out by Land Use Consultants in 2010. Policy 8 protects our special landscapes, as identified in Landscape Character Assessments. Policy 9 seeks to ensure that we protect the protected habitats and

species that make our area so desirable to live in and to visit.

2.28 Two Local Green Spaces are designated in the Neighbourhood Area. These are based on community consultation and are highly valued spaces that are significant to the local community

2.29 Policy 7 refers to Non-Designated Heritage Assets in the Neighbourhood Area, and how decisions affecting them will be made on proposals that affect them.

2.30 Policy 8 identifies the special landscapes in the Neighbourhood Area. Policy 9 refers to wildlife, and wildlife corridors, for which particular protection is sought.

**Policy 7: Non-Designated Heritage Assets in the Neighbourhood Area**

**Policy 8: Landscape**

**Policy 9: Biodiversity and Wildlife Corridors**

#### EVIDENCE:

-Northumberland Landscape Character Assessments (Land Use Consultants 2010)

-Non-Designated Heritage Assets (Background Report)

-Wildlife in Ellingham

-Northumberland Biodiversity Action Plan

**OBJECTIVE 4: Community Facilities and Local Green Spaces**

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**To develop the strength and cohesiveness of the community by protecting and maintaining existing community facilities and ensure facilities and activities are available for people of all ages**

2.31 The main village in the Parish is Ellingham. It has a thriving community based around a village hall, pub and first school. There is the church of St Maurice which has a low congregation and a shared vicar. The community see the potential for the church being used as a multi-use centre which would preserve this important heritage for the Parish. The Neighbourhood Plan survey identified the village hall, pub and school as being the most highly valued community facilities.

2.32 There is a particular desire to upgrade and improve the village hall and provide better car parking. There is currently little space for car parking in the village.

2.33 Ellingham was recognised as a 'service village' in Policy S3 in the Berwick upon Tweed Local Plan in which new housing development would be permitted (subject to Policies elsewhere in the plan). However, this policy was not 'saved', and there is therefore no strategic policy context for development in the settlements in Ellingham and Chathill.

2.34 Ellingham has a number of valued green spaces within the settlement which are worthy of

designation as Local Green Space, the most significant of which is the Glebe Field.

2.35 In order to achieve this objective, policy 10 promotes the provision of new community and recreational facilities for tourism and local use, and policy 11 supports any future re-development of Ellingham Village Hall. Policy 12 identifies the Local Green Spaces that are allocated in the Neighbourhood Area.

**Policy 10: Community Facilities and Recreational Facilities**

**Policy 11: Re-development of Ellingham Village Hall**

**Policy 12: Local Green Spaces**

**EVIDENCE:**

-Local Green Spaces in Ellingham (Background Evidence Paper)

- Community Facilities Audit (Background Evidence Paper)

#### OBJECTIVE 5: Transport

**Our objective in relation to traffic, walking and cycling is to improve the local highway network and improve cycling and walking**



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opportunities as well as opening up links between places where possible.

- 2.36 There are opportunities to improve public rights of way and potentially cycle ways, to better connect the settlements to the surrounding countryside and coast. The Parish of Ellingham has a range of walking and cycling routes. A booklet, 'Walking from Ellingham' has been produced to encourage locals and visitors to take advantage of routes in the Parish. Many walking groups and cyclists pass through the area, sometimes taking advantage of local facilities in the Parish. However, balancing the activities on public rights of way and tracks can sometimes come into conflict with other rural activities and paths need to be clearly waymarked and maintained.
- 2.37 The area could be made more accessible by public transport, walking and cycling thereby reducing the need to travel for both people and goods. Farmers are concerned about driving large agricultural machinery along narrow roads and putting cyclists and walkers at risk. More off-road cycle ways, bridleways and paths would help alleviate these dangers. There is potential to create a new cycle path from Chathill to Brunton alongside the Brunton airfield and along the old railway line from Chathill to Seahouses.
- 2.38 Bus routes exist along the A1 and can be picked up by those areas of Brownieside, Brockdam and Tynely. Other places such as Wandylaw and

Ellingham have about a mile to walk to the main bus stop on the A1. Chathill and Ellingham have a bus (460) on each Thursday morning. For some people without a car, this enables only one visit possible to Alnwick a week. Although Chathill is on the east coast mainline, there is only one train a day that stops at the station.

- 2.39 In order to achieve this objective, areas have been identified where connections could improve the local walking and cycling network. The policy identifies specific routes which are shown on the Policies Map.

#### **Policy 13: Walking and cycling in Ellingham Parish**

##### *EVIDENCE:*

*Evidence to support this policy is contained in the background paper: 'Walking from Ellingham'*

*Consultation responses also have been used to identify routes that need upgrading/connecting (date)*

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### 3.0 PLANNING POLICIES:

and Chathill

#### READING THE NEIGHBOURHOOD PLAN

*It is essential that this Neighbourhood Plan is read as a whole document. All policies should be read alongside all other relevant policies in the Plan. This means that any proposal should be assessed and considered in accordance with the Plan as a whole.*

*Before each policy, is explanatory text. This text consists of descriptive and explanatory matter in respect of the policies. The text is relevant to the interpretation of each policy to which it relates. Although the supporting text is not policy, it does assist with clarifying what the policy is trying to achieve, and the intention of that policy.*

#### PLANNING POLICIES TO DELIVER OBJECTIVE 1: HOUSING

**Our objective in relation to housing is to ensure that new housing in Ellingham contributes to the creation of a permanent, vibrant and sustainable community with a particular emphasis on encouraging young families to the Neighbourhood Area.**

- Policy 1: Principal residence housing**
- Policy 2: Affordable Housing Schemes**
- Policy 3: Design of new housing development**
- Policy 4: Settlement Boundaries for Ellingham**

#### PRINCIPAL RESIDENCE HOUSING

- 3.1 25.9% of households in the Neighbourhood Area are identified as second or holiday homes.<sup>1</sup> The number of holiday homes in the Neighbourhood Area has repeatedly been raised as a significant concern for local residents.
- 3.2 Northumberland County Council proposes a strategy in the emerging Northumberland Local Plan, that will restrict in perpetuity to ensure occupation as a 'principal residence' in those parishes with 20% or more household spaces with no usual residents.
- 3.3 This policy will ensure that any new housing provided in the Neighbourhood Area is for Principle Residence only housing. Principle Residence Housing is explained in the glossary to the Plan. It means that it must be the main place of residence. This restriction will be guaranteed in perpetuity through the imposition of a Section 106 legal agreement.
- 3.4 This approach has been taken along other parts of the Northumberland Coast, and for consistency, this policy replicates the policy

<sup>1</sup> Second and Holiday Homes Technical Paper (Northumberland County Council – July 2018)

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that is in the North Northumberland Coast Neighbourhood Plan (made 2018) which covers other coastal settlements with a similar issue.

#### **POLICY 1: PRINCIPAL RESIDENCE HOUSING**

Proposals for all new housing in the Neighbourhood Area, excluding replacement dwellings, will only be supported where occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a Principal Residence.

Principal Residence housing is that which is occupied as the sole or main home of the occupants and where the occupants spend the majority of their time when not working away from home.

These restrictions will be secured prior to the grant of planning permission through appropriate Planning Obligations created and enforceable under section 106 of the Town & Country Planning Act 1990, or any subsequent successor legislation.

#### **AFFORDABLE HOUSING SCHEMES**

3.5 One consequence of the pressure for second and holiday homes in the Neighbourhood Area is the effect this has on the housing market. Development pressure can increase the price of new homes, which has a disproportionate effect in areas where incomes are relatively low. As a result, new homes are not affordable for many local people. The house price incomes 'affordability ratio' for the Neighbourhood Area is 11.8.

3.6 Rural exception sites are defined in the NPPF (revised version) as: *'Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding'*.

3.7 The provision of a small-scale scheme as a rural exception site could help to address this local need in the Neighbourhood Area.

3.8 Any scheme for a rural exception site will need to demonstrate clearly how the scheme has been designed and laid out to minimise the impact on the character and setting of the settlement it is situated in.

3.9 There is potential to bring forward a Community

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Lead Housing scheme in the Neighbourhood Area.

## **POLICY 2: AFFORDABLE HOUSING SCHEMES**

Proposals for small-scale affordable housing schemes delivered as 'rural exception sites' and Community Lead Housing Schemes will be supported in the Neighbourhood Area.

All new housing delivered as a 'rural exception site' or a Community Lead Housing Scheme will be for principal residence only.

## **DESIGN IN NEW HOUSING DEVELOPMENT**

3.10 There is a strong desire to see well designed and more sustainable building taking place in the Neighbourhood Area in order to mitigate the impacts of climate change and to preserve the special character of the area. Schemes which incorporate high levels of energy efficiency and sustainable design will be given support, providing they comply with other policies in the Plan.

## **POLICY 3: DESIGN IN NEW HOUSING DEVELOPMENT**

All new development in the Neighbourhood Area, including extensions and conversions, should incorporate high quality design and demonstrate how:

- a) local context and character is respected in terms of scale, density, height, massing, layout, materials, hard and soft landscaping, means of enclosure and access; and
- b) features including windows, doors, roof lights, chimneys, flues, roofs, and boundary treatments have regard to surrounding character and materials used locally; and
- c) appropriate landscaping has been incorporated into the scheme including the retention of trees and hedgerows where possible; and
- d) a Sustainable Urban Drainage system has been incorporated or demonstrate why such a system would not be practicable; and
- e) measures have been incorporated to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation; and
- f) in terms of the massing, height, scale and proximity, of the proposed development does not result in an unacceptable loss of light or overshadowing, or other adverse amenity impacts on existing or future residents; and
- g) opportunities have been taken where possible to incorporate embedded renewables, such as solar panels, heat

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- pumps and other measures to reduce the carbon footprint of the building and opportunities have been taken in the layout and building orientation to minimise energy consumption and maximise passive solar gain.

Permission will be refused for development of poor design that fails to take opportunities for improving the character and quality of the area.

#### SETTLEMENT BOUNDARIES FOR ELLINGHAM AND CHATHILL

- 3.11 Settlement boundaries have been defined for Chathill and Ellingham and are shown on the Policies Map. The settlement boundary methodology and reports are contained in the supporting documents. A separate report has been produced for each settlement and provides information and justification for the settlement boundaries. The definition of settlement boundaries has involved ensuring that enough land is provided for new housing over the plan period.
- 3.12 The indicative scale of housing proposed for the Neighbourhood Area in the emerging Local Plan is for 30 dwellings over the Plan period. Approximately 30 dwellings have been delivered or have planning permission already in the Neighbourhood Area (since 1<sup>st</sup> April 2016). This means that the settlement boundaries have been

drawn relatively tightly around both settlements as the housing provision required for the area over the Plan period has been met.

- 3.13 **Ellingham:** Ellingham is identified a 'service village' in the Berwick upon Tweed Borough Local Plan (1999). The settlement boundary includes all the services and facilities and the main built-up area of the village, although it does exclude the school, which is some distance from the village.
- 3.14 **Chathill:** Chathill has no services or facilities, other than an infrequent bus service, and one train a day.
- 3.15 The settlement boundary for Chathill is drawn tightly around the village.
- 3.16 Settlement boundaries have been created in the Plan having particular regard to the need to ensure recognition of the intrinsic character and beauty of the countryside in the Neighbourhood Area. The settlement boundaries are not intended to stifle development which could still make a positive contribution to sustainable communities in the Neighbourhood Area. This reflects the intention of national policy and guidance.
- 3.17 Proposals such as those offering local employment opportunities, affordable housing provision, and conversion of redundant buildings for permanently occupied residential use will be supported outside settlement boundaries where

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the landscape impacts can be mitigated. Planning obligations through s.106 agreements will be secured as part of any planning permission granted to ensure they are used as a Principal Residence.

#### **POLICY 4: SETTLEMENT BOUNDARIES FOR ELLINGHAM AND CHATHILL**

Proposals for small-scale development will be supported within the defined settlement boundaries for Ellingham and Chathill shown on the Policies Map subject to other policies in this Plan. All land outside these settlement boundaries is considered to be 'open countryside' for planning purposes.

Outside the settlement boundaries development will be restricted to the following:

- a) small-scale rural business and economic development proposals involving conversion of existing buildings, or sensitively designed new buildings where landscape and other impacts have been given careful consideration, and mitigated where necessary;
- b) proposals for affordable housing including Community Led Housing and rural exception housing;
- c) re-use of redundant buildings for use as holiday lets or Principal Residence housing where these buildings were originally of substantial construction and where the scheme

would improve the appearance of the site and/or where the proposal secures the optimum viable use of a heritage asset;

- d) the essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- e) proposals where design is of exceptional quality that is truly outstanding and innovative design, reflecting the highest standards in architecture, and would help raise standards of design in the Parish and would also significantly enhance the immediate setting of the site and be sensitive to the characteristics of the area.
- f) proposals for tourism development where these can be sensitively accommodated in the landscape.

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### OBJECTIVE 2: THE LOCAL ECONOMY

Our objective in relation to the local economy is to support our businesses, increase the number of permanent jobs in the Parish and improve opportunities for home working.

3.18 In order to achieve this objective, we have identified the following policies:

**Policy 5: Rural business development and home working**

**Policy 6: Broadband Infrastructure**

#### RURAL BUSINESS DEVELOPMENT AND HOME WORKING

3.19 There was strong support among the local community for support to businesses that operate in the Neighbourhood Area. There are a number of small businesses and sole traders who often work from home. This policy lends support to proposals for rural business development, and in particular seeks to support proposals for farm diversification, and home-working (where planning permission is required).

3.20 The policy refers to 'home working'. In many instances planning permission will not be required for home working if it is considered to be ancillary to the main use of the dwelling as a residence. There are occasions where the home-working use can intensify to an extent where planning permission may be required,

particularly if the business employs staff and/or has regular deliveries. The Plan is supportive of home working, as this gives additional ability for people to live and work in the area, and many businesses now do not need to operate from a business premises. Proposals will be supported as long as there are no significant adverse impacts on nearby residents in terms of noise and vehicular traffic.

#### POLICY 5: RURAL BUSINESS DEVELOPMENT AND HOME WORKING

Proposals for new business premises and the extension and expansion of existing businesses in the Plan area will be supported.

Proposals for farm diversification schemes and other rural business enterprises which require a rural location will be supported. Where new buildings are required, these must be well designed, well related to existing buildings and not have an unacceptable impact on the local landscape.

Proposals for home working will be supported where the amenity and privacy of neighbouring residents is not significantly adversely affected.

#### BROADBAND INFRASTRUCTURE

3.21 Although high speed broadband is appearing in some parts of the Neighbourhood Area, it does

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not cover the full area. This policy seeks to ensure that all new development incorporates the infrastructure necessary to install high speed broadband when it is available. It also supports the provision of high-speed broadband infrastructure where planning permission would be required.

### **POLICY 6: BROADBAND INFRASTRUCTURE**

Proposals which secure the expansion of electronic communication networks and high-speed broadband will be supported. Applications for new development should ensure provision is made for suitable ducting to enable more than one service provider to provide a fibre connection to individual properties from connection cabinets located on the public highway, or some alternative point available to different service providers.

### **OBJECTIVE 3: ENVIRONMENT**

**Our objective in relation to heritage and the environment is to protect our heritage assets and our highly valued natural environment**

**Policy 7: Non-Designated Heritage Assets in the Neighbourhood Area**

**Policy 8: Landscape**

**Policy 9: Biodiversity and Wildlife Corridors**

### **NON-DESIGNATED HERITAGE ASSETS**

3.22 Designated heritage assets are protected through existing legislation and policy. There are a number of designated heritage assets in the Neighbourhood Area.

3.23 There are also a number of non-designated heritage assets in the Neighbourhood Area. These are defined on the Policies Map and listed in Appendix A and are considered to be 'non-designated' heritage assets in the Plan area to which Policy 7 should apply.

### **POLICY 7: NON-DESIGNATED HERITAGE ASSETS**

Development, including renovation or alterations, affecting any non-designated heritage asset or its setting, whether locally listed, or identified in this Neighbourhood Plan, should be designed having regard to the scale of any harm or loss and the significance of the heritage asset including its archaeological, historic, aesthetic,



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archaeological and architectural interest and its setting.

### LANDSCAPE

- 3.24 The Neighbourhood Area is in an Area of Intermediate Landscape Value as identified in the Berwick upon Tweed Borough Local Plan (1999).
- 3.25 The Northumberland Landscape Character Assessment (2010) identifies a Landscape Character Areas in Northumberland. Ellingham Parish is within Landscape Character Type 3 (Farmed Coastal Plain) and Landscape Character Type 10 (Smooth Moorland). The Landscape Character Assessment (2010) provides an assessment of the Landscape Types.
- 3.26 Ellingham village has a large number of veteran trees, many of which are protected by Tree Preservation Orders.
- 3.27 The Swinewoods are known to support a wide range of locally important flora and fauna, including deer, hare, red squirrels, bats and owls. They also support a large population of snowdrops, bluebells, wild garlic and wild flowers. They are both highly valued by the local community, and Swinewoods, although without formal public footpaths is regularly used by the community and has a number of permissive paths through it.
- 3.28 Other woodlands identified in the policy are locally significant and highly valued by the

community, as well as supporting a range of species and habitats.

- 3.29 These landscapes are varied, and distinct, and differ significantly from one side of the A1 to the other. To the east are the estate landscapes, with Preston Tower, and Ellingham Hall being the most significant. To the west starts the Wandylaw moorland, which is wild and remote in contrast to other parts of the Neighbourhood Area. From here, views across to the coast and to the Cheviots are particularly important and is the reason for the Intermediate Landscape Value designation in the current Local Plan.

### POLICY 8: LANDSCAPES IN THE NEIGHBOURHOOD AREA

Development proposals within or affecting landscape character areas must demonstrate how they respect the particular features of the landscapes identified in the Northumberland Landscape Character Assessment (2010) and in particular:

- a) Estate landscapes and associated semi-natural and plantation woodland in the Neighbourhood Area,
- b) Ancient or veteran trees;
- c) Locally valued woodlands at Hag Wood, Broadwood, The Swiney, and Swinewoods;



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- d) Farmsteads of traditional vernacular architecture;
- e) Uninterrupted views from moorland in the Neighbourhood Area towards the coastal plain

#### BIODIVERSITY AND WILDLIFE CORRIDORS

- 3.30 There are two identified Sites of Importance for Nature Conservation in the Neighbourhood Area. These are shown in the Berwick upon Tweed Borough Local Plan proposals map on sites at Preston Tower and Chathill.
- 3.31 There are also European sites within the Neighbourhood Area and these are identified on the Policies Map.
- 3.32 The entrance to Ellingham Village known as 'The Avenue' is designated as a wildlife corridor. The corridor comprises mature dense mixed woodland, hedgerows and a stream creating a corridor and habitat which links habitats on either side of the A1 corridor. At the A1 there is a tunnel for wildlife which was constructed when the A1 was dualled to enable badgers and other animals to cross safely and connect the woodland habitats either side.

#### POLICY 9: BIODIVERSITY AND WILDLIFE

Proposals resulting in the loss of veteran trees, or protected trees in the Neighbourhood Area will be resisted.

Proposals likely to have a negative effect on the notified interests of the Newham Bog and the Bewick Beanley Moors Site of Special Scientific Interest as shown on the Policies Map will be refused unless it can be demonstrated that the benefits of the proposal clearly outweigh the impacts, no reasonable alternatives are available and mitigation, or where necessary compensation, is provided to address those impacts.

The Avenue which forms the entrance to Ellingham Village is designated as a wildlife corridor and is shown on the Policies Map.

#### OBJECTIVE 4: COMMUNITY FACILITIES

To develop the strength and cohesiveness of the community by protecting and maintaining existing community facilities and ensure facilities and activities are available for people of all ages

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3.33 In order to achieve this objective, policy 10 promotes the provision of new community and recreational facilities for tourism and local use, and policy 16 supports the provision and improvement of pedestrian and cycle routes in the Neighbourhood Area.

**Policy 10: Community Facilities**

**Policy 11: Ellingham Village Hall**

**Policy 12: Local Green Spaces**

### ASSETS OF COMMUNITY VALUE AND COMMUNITY FACILITIES

3.34 The community facilities identified in Policy 10 are highly valued by residents. Where a proposal would lead to the loss of any of these,

it is considered that this would not be sustainable development, as it would result in the further erosion of sustainable communities, meaning a greater need for travel, and less community cohesion.

3.35 The policy applies to registered Assets of Community Value (ACV), as well as community facilities that have not been registered. All facilities have been identified by the local community as being of value, and therefore contribute to the sustainability and cohesion of the villages.

3.36 Community consultation revealed that there is a need and desire in the community to have more recreational opportunities. The policy seeks to support the provision of further recreational facilities.

3.37 The loss of a registered Asset of Community Value or valued community facilities will be strongly resisted and robust justification will be required to demonstrate there is no longer a need for that community facility or that the community facility is no longer required.

3.38 Community facilities identified in the Neighbourhood Area are shown on the Policies Map:

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### POLICY 10: COMMUNITY FACILITIES

The following community facilities have been identified as important in the Neighbourhood Area and are shown on the Policies Map:

Ellingham Village Hall, Ellingham  
Church of St Maurice, Ellingham

Waiting Room at Chathill Station

Proposals that will enhance the viability and/or the community value of community facilities and/or assets of community value will be supported. The provision of new community facilities will be supported.

Proposals requiring planning permission that result in the loss or change of use of any of these community facilities will not be supported unless it can be demonstrated that the facility is no longer required, no longer viable, or if there is the provision of alternative equivalent facilities in the village in which the facility exists.

ELLINGHAM VILLAGE HALL



3.39 The current Village Hall building (above) is now in a dilapidated state. Proposals to re-develop Ellingham Village Hall have been underway for some time. This policy seeks to support either the re-development of the existing village hall, or the construction of a new village hall. It also supports the provision of additional parking at the village hall and designates land for this community use.

3.40 The Church of St. Maurice is arguably the most important building of historical value in the Parish. The Plan supports the efforts of the



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Parochial Church Council to make the church building more available for community involvement.

### **POLICY 11: ELLINGHAM VILLAGE HALL AND THE CHURCH OF ST. MAURICE**

Proposals to re-develop the existing village hall, or to provide a new village hall on site indicated on the Policies Map will be supported. Any scheme must include the provision of sufficient parking to reduce the impact of parked vehicles associated with the village hall.

Proposals to improve parking at the existing village hall will be supported.

Proposals to diversify the use of the Church of St. Maurice in order to support its community value will be supported.

### **LOCAL GREEN SPACES IN ELLINGHAM AND CHATHILL**



3.41 Paragraphs 99 and 100 of the NPPF give local communities the opportunity to identify and protect areas of green space which are special to the local community. A number of criteria must be met, and most green spaces will not be suitable for allocation as Local Green Space.

3.42 In order for land to qualify as Local Green Space it must meet the following tests:

- Be in reasonably close proximity to the community it serves;
- Be demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value (including as

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a playing field), tranquillity or richness of its wildlife and

- Be local in character and not an extensive tract of land.

3.43 The local green spaces identified in Policy 12 are of particular significance to the local community. These spaces are shown on the Policies Map. **The Glebe Field** provides a valuable contribution to the setting of the village and is historically significant in the role it plays in the setting of the historic buildings in the village, being close to the Church, School and Ellingham Glebe houses. An ancient bridge crosses the stream where St. Maurices's well use to be, and a public right of way through the middle of the field has long been a route from the village to the school and church. The Glebe field is owned by The Church i.e. The Newcastle Board of Finance.

3.44 The **Village Field** is also identified as a Local Green Space. It is central to the village of Ellingham, and has a village green feel to it, although it is still used to graze cattle. It is central to the village and contributes significantly to the 'feel' of Ellingham. Community activities take place on the Village Field, and it adjoins the village hall and land proposed for a new village hall in the Plan.

#### **POLICY 12: LOCAL GREEN SPACES**

The following sites are designated as Local Green Spaces and are shown on the Policies Map:

LGS1: Ellingham Village Green

LGS2: The Glebe Field

Proposals for development on these sites will not be allowed except in very special circumstances, unless they are directly related to the enhancement or enjoyment of the Local Green Space.

### **OBJECTIVE 5: TRANSPORT**

**Our objective in relation to traffic, walking and cycling is to improve the local highway network and improve cycling and walking opportunities as well as opening up links between places where possible.**

3.45 In order to achieve this objective, Policy 13 promotes the improvement and creation of new cycle ways and footpaths. Community Projects at the end of the Plan go further towards seeking to improve the local highway network and public transport links.

#### **PROVISION AND IMPROVEMENT OF PEDESTRIAN AND CYCLE ROUTES**

3.46 There was strong support as a result of community consultation, for the provision of improved access for cyclists and walkers in the Neighbourhood Area. In particular, the maintenance of existing footpaths and bridleways

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to promote access to the countryside for residents and visitors was considered important.

3.47 To alleviate conflicts with farm traffic and cyclists, a new cycle path from Chathill to Brunton is proposed and supported in this policy.

#### **POLICY 13: PROVISION AND IMPROVEMENT OF PEDESTRIAN AND CYCLE ROUTES**

The creation and improvement of footpaths and cycle ways in the Neighbourhood Area will be supported.

In particular, the creation of a new cycle route from Chathill to Brunton as shown on the Policies Map will be supported.

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### 4.0 MONITORING AND REVIEW

- 4.1 Effective monitoring by Ellingham Parish Council is essential to ensure the neighbourhood Plan is truly achieving sustainable development in the Plan area. It also provides information to establish whether policies are effective, and whether there are changes needed to policies in the longer term.
- 4.2 The Ellingham Neighbourhood Plan sets out the long-term spatial vision for the area with objectives and policies to deliver that vision in the period up to 2036.
- 4.3 Decision making on planning applications still rests with Northumberland County Council who have their own monitoring procedures in place. The Parish Council will, however, undertake its own monitoring to evaluate the level of progress being made towards delivering the vision of the Plan.

#### Review

- 4.4 The Ellingham Neighbourhood Plan will, in all likelihood be 'made' before a new Local Plan for Northumberland is adopted. It may therefore be necessary to review the neighbourhood plan in light of any significant policy shifts. However, the Plan has been developed in close partnership with Northumberland County Council, and it is anticipated that the emerging Local Plan will be well aligned with the Neighbourhood

Plan.

#### Community Projects

- 4.5 Proposals have been identified in Section 5 of this Plan. These proposals will be taken forward by the Parish Council and are matters that were outside the remit of planning policy in a neighbourhood plan.
- 4.6 Monitoring will also seek to ascertain whether these Community Projects are being implemented.

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### 5.0 COMMUNITY PROJECTS

5.1 A list of community projects that have emerged through consultation on the Neighbourhood Plan are contained below:

- CP1:** Rebuilding Village Hall (Ellingham Parish Council)
- CP2:** Strategy for the further community use of the church  
(Ellingham Parish Council in partnership with church)
- CP3:** Broadband implementation project delivered under  
Community Fibre Partnership (Ellingham Parish Council  
with Community Fibre Partnership)



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### APPENDIX A: Non-designated assets suitable for Local Listing in the Neighbourhood Plan area

The list below comprises the non-designated heritage assets in the Plan area which are considered suitable for **local listing**.

Chathill Post Office  
The Pant at Chathill  
Ellingham Hall

#### Designated Heritage Assets:

Old Vicarage (II)  
Church of St. Maurice (II)  
Waiting shed and up platform at Chathill Station (II)  
Chathill Station and down platform (II)  
Signal box at Chathill Station (II)

### APPENDIX B: EVIDENCE DOCUMENTS:

National Planning Policy Framework (2018) - Available from NCC  
National Planning Practice Guidance (as updated) - Available from NCC  
Berwick upon Tweed Borough Local Plan (April 1999)  
Northumberland County Council Landscape Character Assessment August 2010- Available from NCC

Northumberland County Council Strategic Housing Availability Land Assessment (2018) - Available from NCC

Second Homes Housing Evidence Paper (NCC July 2018) - Available from NCC

Northumberland County Wide Housing Needs Survey Final Report (updated 2015) - Available from NCC  
Habitats Regulations Assessment of the Ellingham Neighbourhood Plan [AECOM] - Published as soon as NCC reports to Parish Council.

Strategic Environmental Assessment (Environmental Report) of the Ellingham Neighbourhood Plan [AECOM] - Published as soon as NCC reports to Parish Council.

Background papers on Settlement Boundaries for Ellingham and Chathill

Background paper on Housing for Ellingham Neighbourhood Plan

Background papers: Local Green Space evidence base for Ellingham and Chathill

#### Local Information

Ellingham Parish Plan (2005) - hard copies available  
Summary of comments made at Consultation Events (2018)  
Questionnaire responses summaries (2018)  
Walking From Ellingham - contact Ellingham Parish Council or The Pack Horse

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### Glossary of Terms

**Affordable housing:** housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or

decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

**Amenity:** A positive element or elements that contribute to the positive character of an area, such as lack of noise and disturbance, openness,

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landscape, townscape, opportunities for recreation etc.

**Ancient or veteran tree:** A tree which, because of its age, size and condition, is of exceptional biodiversity, cultural or heritage value. All ancient trees are veteran trees. Not all veteran trees are old enough to be ancient but are old relative to other trees of the same species. Very few trees of any species reach the ancient life-stage.

**Area of Outstanding Natural Beauty (AONB):** An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty. The extent of the Northumberland Coast AONB is shown on the Policies Map.

**Asset of Community Value:** A local authority maintained list of buildings and land in its area that is of community value as set out in Section 87 of the Localism Act 2011.

**Basic Conditions:** The Localism Act (the Act) sets basic conditions that neighbourhood development plans or orders must meet. These are that the plan or order must: a) have appropriate regard to national policy and advice contained in guidance issued by the Secretary of State, b) must contribute to the achievement of sustainable development c) must be in general conformity with the strategic policies contained in the development plan for the

area and d) must not breach, and be otherwise compatible with, EU and Human Rights obligations

**Biodiversity:** The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

**Community Facilities:** Local services and facilities that benefit the community, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

**Density (of development):** The amount of building within an area of land. For housing it is expressed as the number of dwellings per hectare.

**Designated Site:** In this document, reference to Designated Sites should be taken to include any European Sites (Special Areas of Conservation (SACs), and Special Protection Areas (SPAs); Ramsar sites, European Marine Sites (EMS's) and Sites of Special Scientific Interest (SSSIs).

**Development:** Defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.'

**Development Plan:** The complete set of statutory land use policies and proposals for an area, used in making planning decisions. It includes adopted

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council development plan documents such as Local Plans, Core Strategies and neighbourhood Plans. In this Neighbourhood Area the Development Plan consists of the Berwick upon Tweed Borough Local Plan (April 1999) until it is superseded by the Northumberland Local Plan (due to be 'made' in 2020) and the Neighbourhood Plan when 'made'.

**Environmental report:** The report that documents the assessment of the draft Plan and accompanies the draft Plan for pre-submission consultation. The environmental report needs to contain certain information as set out in Schedule 2 to the SEA Regulations 2004.

**Evidence base:** The information and data gathered by local authorities and used to inform policy development. Evidence base data is also gathered to prepare a neighbourhood Plan, and is submitted to the Examiner along with the other Examination Documents.

**Habitat:** An area or natural environment in which an organism, species or population normally lives. Habitats take many forms and should not be considered in isolation as they are linked and overlap with each other.

**Habitats Regulations Assessments (HRA):** This is a general term which describes the full step-wise process required in making assessments of the impacts on European sites under the Conservation of

Habitats and Species Regulations 2010, including the steps of screening for likely significant effects and making appropriate assessments.

**Heritage Asset:** A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)

**Independent Examination:** The process by which an independent person examines a plan document to ensure that it is 'sound' (in the case of a Local Plan) or meets Basic Conditions (in the case of a neighbourhood Plan).

**Infrastructure:** The physical entities (for example roads, railways, sewers, pipes, telecommunications lines) that are necessary for communities to function and move around.

**Landscape Character:** The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

**Local Green Space:** A designation that provides special protection against development for green areas of particular importance to local communities.

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They can be identified through Local Plans or by communities in Neighbourhood Plans.

**Local Plan:** The documents and maps that make up the plan for the future development of a local area.

**Material consideration:** A matter that should be taken into account in making a planning decision.

**National Planning Policy Framework (NPPF):** A Government document that sets out the Government's planning policies for England and how these are expected to be applied.

**National Planning Practice Guidance (NPPG):** The Government published the National Planning Policy Framework (NPPF) in July 2018 and the National Planning Practice Guidance is regularly updated. Together, the National Planning Policy Framework and National Planning Practice Guidance set out what the Government expects of local authorities.

**Neighbourhood Plan:** A Plan by a Parish or Town Council - the 'qualifying body' - for a particular neighbourhood area. Once it has been accepted by the local community through a Referendum, the neighbourhood Plan will form part of the Development Plan.

**Northumberland County Council:** The unitary authority for Northumberland as of 1st April 2009.

**Permitted Development:** Certain limited or minor forms of development that may proceed without the need to make an application for planning permission.

**Planning obligation:** [Policy] Planning obligations assist in mitigating the impact of development which benefits local communities and supports the provision of local infrastructure. Local communities should be involved in the setting of planning obligations policies in a neighbourhood Plan.

**Planning obligation (Development Management):** (Also known as Section 106 agreements) Obligations attached to land that is the subject of a planning permission. Planning obligations may only constitute a reason for granting planning permission if they meet the tests that they are necessary to make the development acceptable in planning terms, directing related to the development, and fairly and reasonably related in scale and kind.

**Previously Developed Land (PDL) or Brownfield Land:** Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development

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control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

**Principal Residence Housing:** housing is that which is occupied as the sole or main home of the occupants and where the occupants spend the majority of their time when not working away from home.

**Rural exception site:** Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

**Setting of a Heritage Asset:** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

**Site of Special Scientific Interest:** Sites designated by Natural England under the Wildlife and Countryside Act 1981.

**SuDS (Sustainable Drainage Systems:** A sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than more conventional practices, such as routing runoff through a pipe to a watercourse.

**Superfast Broadband:** Superfast broadband speeds are headline download speeds of greater than 24 Mbps.

**Sustainable development:** Defined by the World Commission on Environment and Development in 1987 as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. Also defined in the NPPF states in paragraph 7 that there are three dimensions to sustainable development: economic, social and environmental.

**Sustainable transport modes:** Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.