

**Responses from Haydon Parish Council (HPC) to further questions on the Haydon Parish Neighbourhood Plan from the Independent Examiner (11/02/22)**

1. Haydon Bridge's settlement boundary is as defined in the emerging Northumberland Local Plan. The Local Plan is not yet adopted and the neighbourhood plan depends on the Local Plan as justification for the location of the boundary. It would be helpful to know if the principle of settlement boundaries or the detailed location of that proposed for Haydon Bridge has been an issue raised during examination of the Local Plan

Parish Council response

*We would suggest this is for NCC to respond.*

2. Policy H4 introduces criteria for considering applications for individual and community-scale renewable energy development outside Northumberland National Park. Policy DM13 of the Northumberland National Park Local Plan permits "small-scale" renewable development within the National Park subject to similar criteria. What is the rationale for Policy H4 applying only to development located outside the National Park? I note the National Park Authority's representations that the approach is appropriate as Policy DM13 restricts renewable development to "domestic scale" although the wording of DM13 is "small-scale". Is it considered that "small-scale" is different to "individual and community scale" as used in Policy H4?

Parish Council response:

*Policy H4 was amended following comments from NNPA on the pre-submission draft plan as it was considered it would be appropriate to rely on NNPLP policy DM13 for applications within the national park. Policy H4 refers to individual and community scale renewable energy developments as it is considered this provides a clear definition. NNPA may wish to comment on what the definition of small-scale is and whether this would be different to individual and community scale.*

3. Policy H5 includes wording relating to development of flood prevention and alleviation schemes that mirrors Policy WAT3 in the emerging Northumberland Local Plan. The supporting text in 5.21 states the Policy is not seeking to repeat local policy. What is the purpose of including this wording?

Parish Council response:

*As explained in HPCs response to the comments on the submission draft plan, flooding is of significant concern to the local community and HPC considers it is essential to highlight within the neighbourhood plan that the development of flood prevention and alleviation schemes will be supported. If the duplication with the NLP is required to be removed, the first sentence of the policy could be amended to: 'The development of flood prevention and alleviation schemes, including sustainable drainage systems will be supported where it meets the requirements of other development plan policies.'*

4. Policy H6 references the International Dark Sky Park. How does the boundary of the International Dark Sky Park relate to that of Haydon Parish?

Parish Council response:

*The designation covers all of Northumberland National Park and most of Kielder Water and Forest Park. It therefore extends into the north of the parish. It is understood that NCC will provide a map.*

5. Policy H14 - The Housing Needs Assessment concludes that "The relationship between the estimated need for affordable rented properties and the potential demand for affordable home ownership properties suggests that the latter should be prioritised in future development" (page 58) while the supporting text to Policy H14 states that "In accordance with the findings of the housing

needs assessment the priority will be affordable housing for rent rather than affordable housing for sale” (paragraph 5.94). What is the explanation for this difference and why does Policy H14 prioritise affordable housing for rent not ownership?

Parish Council response

*Paragraphs 10-16 of the summary of the AECOM Housing Needs Assessment<sup>1</sup> sets out the case for additional social rented housing, and links to the Housing Needs Survey carried out by CAN. The latter also provides evidence from local residents as to the need for additional social rented housing because of the unaffordability of affordable housing for sale. Both documents are on the Neighbourhood Plan page of the parish website <http://www.haydon-bridge.co.uk/community-plan.php>*

6. Policy H14 - Is it the intention that the illustrative approach to the development of this site shown in Figure 3 should inform planning decisions made under Policy H14?

Parish Council response

*The purpose of Figure 3 is to provide an example of what the application of the principles could look like. It is an illustrative drawing. Planning decisions should be informed by the criteria contained within the policy.*

7. Policy H15 - Further to my original request please may I be provided with details of the newsagents/convenience store, pharmacy, post office/supermarket, pub/restaurant, butchers and garage such that they might be individually identified in a planning policy

Parish Council response

*As explained in the response to comments on the submission plan, policy 15 identifies those valued services and facilities, it does not list or map specific businesses. It is considered that this approach would limit flexibility on the delivery of services in future as these could be provided in different ways, for example it may not be essential that they are provided in separate buildings. However, in response to the specific request, the address details of those services identified are listed below:*

- *Newsagents/ convenience store – Claire’s Newsagents – 11 Church Street;*
- *Pharmacy – Haydon Bridge Pharmacy – 5 Church Street;*
- *Post office/ supermarket – Coop Food, 4 Ratcliffe Road;*
- *Pub/ restaurant:*
  - Anchor Hotel – John Martin Street;*
  - General Havelock Inn – 9 Ratcliffe Road;*
  - Railway Hotel – 1 Church Street;*
  - Carts Bog Inn – Langley;*
- *Butchers – WMH Quality Farm Fresh Meats – 4 Church Street;*
- *Garage – Anchor Garage, Unit 112, 1b Church Street.*

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<sup>1</sup> [http://www.haydon-bridge.co.uk/documents/HaydonParishHNASummary07122020\\_000.pdf](http://www.haydon-bridge.co.uk/documents/HaydonParishHNASummary07122020_000.pdf)

## 8. Policy H16 - What evidence supports the new boundary for the Village Centre?

### Parish Council response

*The identification of the village centre boundary is explained within the local economy background paper<sup>2</sup>. It was informed by the service centre boundary identified in the Tynedale Core Strategy (2007)<sup>3</sup>. Consideration was then given to the location of the key services and facilities identified by the local community through early engagement, in particular in the household survey. As a result, the village centre boundary was proposed to be extended:*

- *to the north up Church Street to the level crossing to take in the Methodist Church, Library/Visitor Information Centre and the Industrial Estate including the garage;*
- *to the west north of the river along Ratcliffe Road to include the Community Centre and General Havelock Inn;*
- *South of the old bridge to the west to include the Haydonian Community Lounge and Bar and Watsons Garage*

*See extract below – the areas in blue identify how the boundaries were proposed to be extended.*

*Consideration was given to extending the boundary further up the North Bank beyond the level crossing to take in the High School, Dr's surgery and the Catholic Church and further south of the river to include the primary school. However, it was agreed that it was harder to justify these geographically as part of the village centre.*



<sup>2</sup> [http://www.haydon-bridge.co.uk/documents/HaydonParishNPLocalEconomyBackgroundPaperFINALFORCONSULTATION210714\\_000.pdf](http://www.haydon-bridge.co.uk/documents/HaydonParishNPLocalEconomyBackgroundPaperFINALFORCONSULTATION210714_000.pdf)

<sup>3</sup> <https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Consolidated%20Planning%20Policy%20Framework/Section%20A/Part%201%20-%20Adopted%20Statutory%20DPDs/8.%20Tynedale/Tynedale-District-Local-Plan-Inset-Maps.pdf>

9. Policy H20 - What evidence is there that the new Hexham-Haydon Bridge link is deliverable within the time frame of the Plan and that it follows the most appropriate route?

Parish Council response

*Corbridge, Hexham and Haydon Parish Councils are committed to the delivery of the route and are in the process of forming a partnership. Discussions are also ongoing with Active Travel Tynedale CIC on developing the route. The identification of the route within the neighbourhood plan is considered to be critical to its delivery particularly in supporting funding applications.*

10. What is the expected timescale for the emerging Northumberland Local Plan to be adopted and, assuming a successful referendum, when is the earliest likely date for making the Haydon Parish Neighbourhood Plan?

Parish Council response

*We would suggest this is for NCC to respond.*