

## Haydon Parish Neighbourhood Plan

### Northumberland County Council: Regulation 18 Decision Statement

Northumberland County Council has considered the Report of the Independent Examination into the Submission Draft Haydon Parish Neighbourhood Plan received in March 2022. As required under paragraph 12 of Schedule 4B to the Town and Country Planning Act 1990, the County Council considered the recommendations made by the Examiner and has made a decision on whether to accept or reject the recommendations. The independent examiner concluded that it would be necessary to modify each policy, to make modifications to the supporting text, including correcting typographical and grammatical errors, and to improve mapping of several policies.

The County Council accepts these proposed modifications for the reasons given in the examination report.

In addition to recognising and supporting the justification for conclusions reached by the Independent Examiner in regard to the basic conditions, this decision statement also provides further detail on how, in the opinion of the Local Planning Authority, the Plan as modified is in general conformity with the strategic policies in the Northumberland Local Plan which was adopted after the conclusion of the independent examination of the Neighbourhood Plan (Annex 1).

The County Council considers that the Plan, as modified, meets the basic conditions as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 and that the Plan complies with provisions made by or under sections 38A and 38B of the Planning and Compulsory Purchase Act 2004. Accordingly, the Plan may proceed to referendum. The County Council is satisfied that the referendum area shall be the Haydon Parish Neighbourhood Area which comprises the civil parish of Haydon.

A referendum will be held as soon as reasonably practicable following the publication of this decision statement.

Interim Executive Director of Planning & Local  
Services, Regeneration, Commercial & Economy

**Rob Murfin**



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Date: 14.04.22

Cabinet Member, Community  
Services

**Colin Horncastle**



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Date: 14.04.22

## Annex 1: Conformity with the Strategic Policies of the Northumberland Local Plan

This table sets out a consideration of the extent to which each policy in the Haydon Parish Neighbourhood Plan, as modified, is in general conformity with the strategic policies in the Northumberland Local Plan (March 2022).

Haydon Parish Neighbourhood Plan Policy	Comments on general conformity with the strategic policies in the Northumberland Local Plan (NLP).
Policy H1: Sustainable development	Under Policy H1 development is to be determined in accordance with the presumption in favour of sustainable development and identifies specific criteria against which this should be assessed. This accords with the provisions of NLP policies STP2(Presumption in favour of sustainable development) and STP3 (Principles of sustainable development) which also set out a presumption in favour of sustainable development and identify policy criteria. The criteria in policy H1 are complementary to those within the relevant strategic policies, focusing on those issues which are relevant to sustainable development within the parish.
H2: Sustainable location of new development	Policy H2 supports development within the settlement boundary for Haydon Bridge defined in the Local Plan policy STP1 (Spatial strategy).
H3: Embedding energy efficiency and renewable energy	Policy H3 provides a positive policy framework which supports new developments that maximise the ability to embed energy efficiency and renewable energy measures, thereby helping to reduce greenhouse gas emissions. This conforms with the requirements of NLP policies STP3 (Principles of sustainable development) and STP4 (Climate change mitigation and adaptation).
H4: Community energy and renewable energy technologies	Policy H4 provides support for such developments which meet the needs of local communities. This conforms with the requirements of NLP policies STP3 (Principles of sustainable development) and STP4 (Climate change mitigation and adaptation).
H5: Flood prevention and alleviation	The Local Plan contains detailed policies regarding flood risk and development; however, these are not identified as strategic policies. Policy H5 does not duplicate policy but addresses the need for maintenance of any flood prevention measures included in development.
H6: Design	Policy H6 requires new development to embed high quality and sustainable design and includes policy criteria which reflect the qualities of the neighbourhood area. This accords with the provisions of NLP policy QOP1 (Design principles).

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H7: Haydon Bridge Conservation Area	Policy H7 supports development that would preserve or enhance the character or appearance of the conservation area and its setting. It also highlights key buildings which are an important part of the significance of the conservation area. It accords with NLP policy ENV1 (Approaches to assessing the impact of development on the natural, historic and built environment), which seeks to conserve, protect and enhance the County's valued historic and built environments, giving particular weight to the conservation of designated heritage assets.
H8: Landscape	Policy H8 defines the important elements of the landscape within the neighbourhood plan area and seeks to ensure that development maintains and where appropriate enhances these positive elements. It accords with NLP policy ENV1 (Approaches to assessing the impact of development on the natural, historic and built environment), which seeks to protect Northumberland's most important landscapes.
H9: Biodiversity	Policy H9 seeks to protect and enhance biodiversity across the neighbourhood area. It requires development proposals to demonstrate how a measurable net gain for biodiversity will be secured. It accords with NLP policy ENV1 (Approaches to assessing the impact of development on the natural, historic and built environment), which seeks to conserve, protect and enhance the County's valued natural environment, giving particular weight to the conservation of designated and non-designated nature assets. It also accords with NLP policy STP3 (Principles of sustainable development), which requires development, where appropriate, to contribute to net gains for biodiversity.
H10: Green infrastructure	NLP policy STP6 (Green infrastructure) recognises the importance of green infrastructure and supports development that protects, improves and extends the County's green infrastructure network. NLP policy STP4 (Climate change mitigation and adaptation) supports development that incorporates multi-functional green infrastructure. Policy H10 accords with these NLP policies in that it defines the local green infrastructure network and provides a framework for the assessment of planning applications.
H11: Local green space	N/A. The Northumberland Local Plan states that "Whilst the opportunity to create Local Green Space through the Local Plan exists, the County Council considers that, given the need to show that any such designation is demonstrably special to a local community, the most appropriate mechanism for designating Local Green Space is at the parish or neighbourhood level through a neighbourhood plan. It is therefore not proposed to designate any Local Green Space in the Northumberland Local Plan" (paragraph 14.37).

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H12: Protected open space	NLP policy INF5 (Open space and facilities for sport and recreation) seeks to ensure the protection, provision improvement and maintenance of open space, and provision for sport and recreation in the County. Policy H12 accords with this policy in that it identifies and seeks to protect open spaces that are of demonstrable importance locally.
H13: Meeting housing needs	Under policy H13, the mix of housing types and tenure delivered on housing sites should be informed by evidence of local housing need. This accords with NLP policy STP3 which expects development proposals to provide a type and mix of homes to meet local housing need.
H14: Land west of Langley Gardens and north of Ratcliffe Road	Policy H14 establishes a range of development criteria for this site, which is allocated for housing in the NLP under Policy HOU 4 (Housing development site allocations). This policy provides an indicative capacity of 35-50 dwellings and supports their development being guided by a masterplan or development brief. Policy H14 seeks 15% affordable housing. This is in accordance with the housing viability value area defined under NLP Policy HOU6 (Affordable housing provision).
H15: Services and facilities	Policy H15 identifies those facilities which have great importance to the local community and provides a framework for the assessment of planning applications. It accords with STP3 (Principles of sustainable development) which requires development, where appropriate, to support and provide opportunities to improve health, social and cultural wellbeing for all, to enhance the quality of life of communities. It also accords with policy TCS2 (Maintaining and enhancing the role of centres), which seeks to resist the unnecessary loss of valued facilities and services.
H16: Haydon Bridge village centre	Policy H16 defines a village centre boundary for Haydon Bridge. Within this area, the Policy supports development that diversifies and enhances the range of local shops, services and community facilities. This aligns with NLP policy TCS1 (Hierarchy of centres), which supports growth within centres at a scale which helps to maintain and reinforce their roles within the hierarchy, and policy TCS3 (Maintaining and enhancing the role of centres), which supports village centres in their role as vital and viable centres for shopping, business, culture and leisure.
H17: Tourism	Policy H7 supports the development of tourism facilities and visitor accommodation within Haydon Bridge and Langley. This accords with NLP policy ECN1 (Planning strategy for the economy), which sets out the policy approach to achieving economic growth. It also accords with policy EC 13 (Meeting rural employment needs), which supports

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	development that will support employment opportunities, proportionate to the rural location.
H18: Agriculture	Policy H18 supports new development which would assist the agricultural industry, including farm diversification schemes. This accords with the provisions of Local Plan policy ECN12 (A strategy for rural economic growth), which supports the growth of the rural economy.
H19: Sustainable transport and new development	Policy H19 supports measures to maximise the use of sustainable modes of transport, giving priority to pedestrians, cyclists and public transport. This accords with Local Plan policy TRA1 (Promoting sustainable connections), which requires development, where appropriate, to promote sustainable transport choices.
H20: Walking and cycling network	Policy H20 supports development that will improve and extend the existing public rights of way network, giving particular support to a new route connecting Haydon bridge and Hexham. It is consistent with NLP policy TRA1 (Promoting sustainable connections), which requires development, where appropriate, to protect, enhance and support public rights of way.