

Hauxley Neighbourhood Plan

2023-2036

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HAUXLEY
PARISH
COUNCIL

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Policies map - illustrates the proposed land allocations and area-based designations.

Foreword

The Parish of Hauxley is a wonderful place to live and we are all guardians of the future of the parish. I am, therefore, delighted that our parish is now a step closer to having a neighbourhood plan to guide new development in our area. A substantial amount of work has gone into the preparation of this draft plan, which has been shaped by the feedback provided by the local community. A key element of the plan is to ensure new development protects and enhances our special and valued natural and built environment. Having a neighbourhood plan, once approved, is a statutory document which will give us more control.

The preparation of the draft plan has been led by the parish council, with most of the work being undertaken by a small steering group of parish councillors and members of the local community. The work has been supported by an independent planning consultant, paid for by a grant. The parish council has also had assistance from planning officers from the neighbourhood planning team at Northumberland County Council. In addition, the parish council has received further technical support to assist with important guidance on the design of new development.

The plan was subject to consultation earlier this year and it was updated to reflect comments received. It was then submitted to Northumberland County Council who arranged further engagement. The plan was then assessed by an independent examiner, who considered whether it met the various legal requirements. The Plan was subject to a local referendum, where people who are registered to vote in the parish were able to decide if they supported the plan. The Plan received a 93.5% yes vote based on a 55% turnout and has now been made by Northumberland County Council. It will now be used to decide whether to approve or refuse planning applications in the parish.

On behalf of the parish council, I would like to thank the local community who have inputted to the preparation of the plan and the members of the steering group who have led its development.

Cllr Jann Robinson
Chair, Hauxley Parish Council

1. Introduction

Background to neighbourhood planning

- 1.1 Neighbourhood planning is a right for communities introduced through the Localism Act 2011. Neighbourhood plans are community-led, prepared by parish councils and in areas without parish councils they are prepared by neighbourhood forums. Neighbourhood plans set out guidance on how new development will be managed. They do this by creating land use 'planning policies'. Plans can deal with a wide range of issues like housing, employment, heritage and transport. In some cases, they may only focus on one or two issues that are of particular importance in a local area. Policies within neighbourhood plans cannot block development or support less than already committed in the local plan. What they can do is shape where that development will go and what it will look like.
- 1.2 Neighbourhood plans can also cover issues which are not related to the use and development of land. They can provide a useful document in which a parish council can establish priorities for action to improve their area. These are often referred to as 'community actions'. The main purpose of a neighbourhood plan however is to set policies for the use and development of land.
- 1.3 Once a neighbourhood plan has been examined by an independent examiner, agreed at the referendum stage by the local community and adopted by the local planning authority, it becomes part of the statutory development plan for that area. Planning law requires that planning applications are determined in accordance with the development plan unless material planning considerations indicate otherwise.

Planning context

- 1.4 As they are part of the development plan, neighbourhood plans must be prepared in accordance with legal requirements. The way in which neighbourhood plans are prepared and the policies they contain are tested by an independent examiner who assesses whether the plan meets the 'basic conditions' to ensure they are legally compliant. Neighbourhood plans must:
 - Have regard to national planning policy and guidance;
 - Be in general conformity with the strategic policies of the development plan;
 - Contribute to the achievement of sustainable development; and
 - Be compatible with legal obligations.

National planning policy and guidance

- 1.5 National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) respectively.

Development plan

- 1.6 The development plan for Hauxley Parish comprises the Northumberland Local Plan which was adopted by Northumberland County Council (NCC) in March 2022. The Hauxley Neighbourhood Plan ('the plan') has been informed by the planning policies contained within the local plan and its evidence base.

Sustainable development

- 1.7 The purpose of the planning system is to help achieve sustainable development as defined by the NPPF. This specifies that the presumption in favour of sustainable development should be

the basis for every plan and every planning decision. In brief, ‘sustainable development’ is about development which delivers economic, environmental and social progress for this and future generations. The basic conditions statement, that accompanied the submission draft plan, explained how the implementation of the plan is expected to contribute to sustainable development.

Legal obligations

- 1.8 Neighbourhood plans must be compatible with legal obligations, specifically strategic environmental assessment regulations and conservation of habitats and species regulations. A strategic environmental assessment (SEA) is a way of ensuring that the environmental implications of policies are taken into account before plans are brought into force. The habitats regulations assessment (HRA) process aims to ensure that the plan will not result in significant damage to internationally important nature conservation sites. Where the potential for likely significant effects cannot be excluded an appropriate assessment (AA) must be undertaken. A SEA and an AA have informed the preparation of the neighbourhood plan and were published alongside the submission draft plan prior to examination.

Background to the Hauxley Parish Neighbourhood Plan

- 1.9 Hauxley Parish (figure 1) was designated as a neighbourhood area for the purposes of neighbourhood planning by NCC in March 2019. As a result of a formal boundary review of the parish, the boundary of the neighbourhood plan area was amended in October 2021. Three early engagement activities took place to inform the preparation of the plan:
- January 2019: consultation day to capture key issues for the plan to address;
 - September to October 2020: feedback on vision, objectives, draft policy areas and themes for community actions; and
 - March to April 2022: feedback on local green space designation and proposed settlement boundaries.
- 1.10 The results of the early engagement informed the preparation of a pre-submission draft plan. This was subject to consultation from March to May 2023. The pre-submission draft plan was amended following the feedback from consultation. This became the submission draft plan, which identified:
- The context in which the plan has been prepared – an overview of Hauxley Parish, the **opportunities and challenges** for the plan to address;
 - A **positive vision** for the future of the parish;
 - How the vision of the plan will be **delivered through planning policies** i.e. the policies that **will be used to determine planning applications** within the plan area - providing a framework for sustainable development; and
 - How the vision of the plan will be **delivered through community actions** i.e. measures which are **intended to encourage action and influence decisions** taken by relevant bodies.
- 1.11 The period covered by the plan is to 2036. This aligns with the Northumberland Local Plan. During this period, the neighbourhood plan will be reviewed and updated where required. A consultation statement has been prepared which sets out how engagement has informed the preparation of the plan. This alongside the background information and other evidence documents that have informed the plan are available online at:

<https://northumberlandparishes.uk/hauxley/documents/neighbourhood-plan>

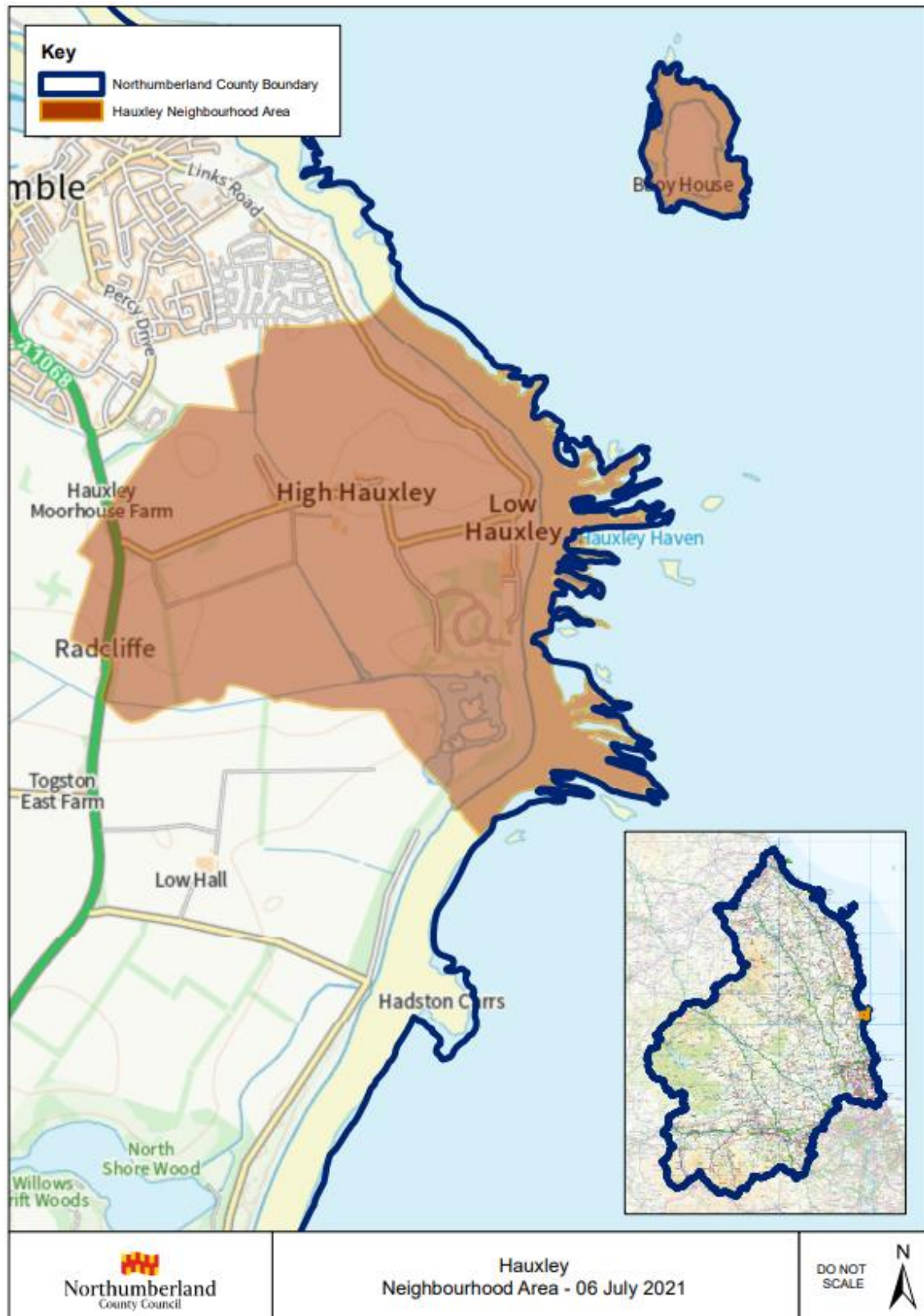


Figure 1: Hauxley Neighbourhood Area

2. Background to Hauxley Parish

A brief history of Hauxley Parish

- 2.1 The parish has a long history with remains dating from prehistoric submerged forests to nineteenth century coal mines. The earliest evidence of human activity comes from a collection of Mesolithic and Neolithic flint tools. During these periods people moved about the countryside hunting and foraging for food and only gradually did they begin to settle down and begin farming the land.
- 2.2 The first structures evident in the parish are from the Bronze Age. As the coastline has moved since prehistoric times, a burial cairn at Low Hauxley originally stood some way from the coast on an area of high ground beside a marshy area of alder and oak. The first evidence of where people lived often comes from the Iron Age and Roman periods. In Hauxley, only one possible enclosure is known, this was destroyed by modern opencast coal mining. It is quite probable that other settlements and enclosures once existed here but have been destroyed in a similar manner and gone unrecorded.
- 2.3 Coquet Island was the site of a monastic cell, first recorded in AD684 when St Cuthbert met Elfleda, the abbess of Whitby. There was probably some sort of monastic establishment here already and an Anglo-Saxon grave slab is one of a number of stray finds found on the island showing people were here before the Norman Conquest. In the medieval period, Coquet Island was given to the prior and convent of Tynemouth. A Benedictine foundation was established on the island before AD1125, but the remains are 15th century. Even on the remote island, the warfare between England and Scotland at this time meant that a tower was built to protect the monks on Coquet Island. After the Dissolution of the Monasteries in the 16th century the buildings on Coquet Island fell into ruins and the island was used by coin counterfeiters.
- 2.4 Being an easterly parish, Hauxley seems to have escaped the troubles inflicted on other parts of the County in the sixteenth and seventeenth centuries by border reivers. As the rest of the county began to settle into a more peaceful way of life in the eighteenth century, in Hauxley people invested in their surroundings. Fine country houses such as Hauxley Hall were built and on Coquet Island, a lighthouse was built for the safety of ships.
- 2.5 Industries also developed, such as coalmining at Radcliffe together with a waggonway to transport the coal. Somewhat later than in other parts of the County, a model farm was built at High Hauxley in 1914. Coalmining and farming continued to be the main economic activities in the parish and, despite restoration, much of the landscape has been transformed by large scale opencast coalmining in the later 20th century.

Population, households and housing

- 2.6 The 2011 census recorded that the parish had a population of 279 people, living in 145 households. In the 2021 census, the parish population fell to 231 people, living in 108 households. The age profile of the population of the parish (table 1) illustrates a higher percentage of people aged 25-74 live in the parish when compared to Northumberland, the North East and England as a whole. The parish also has a greater percentage of children aged 15 and younger compared to Northumberland, the North East and England and a lower percentage of over 65s. Newly released information from the 2021 census shows that 28% of the population is aged 65 and over, with only 9% aged 15 and under.

Table 1 Population profile (2011 Census)

Age	Hauxley	Northumberland	North East	England
0-4	6.1%	5.1%	5.77%	6.26%
5-15	13.3%	11.98%	12.01%	12.64%
16-24	6.8%	9.75%	12.41%	11.85%
25-64	59.1%	53.16%	52.48%	52.89%
65-74	9.7%	10.87%	9.21%	8.59%
75+	5%	9.16%	8.09%	7.74%

- 2.7 Table 2 illustrates the household composition illustrates that the parish has a lower level of one person households than the county and England and a higher level of one family households. Also, a significantly higher percentage of one family households have no children. Figures from the 2021 census suggest that the number of one person households and one family households have increased slightly to 26% and 70% respectively.

Table 2: Household composition (2011 census)

		Hauxley Parish	Northumberland	England
One person household	Total	25.6%	29.9%	30.2%
	Aged 65+	13.2%	14%	12.4%
	Other	12.4%	15.9%	17.9%
One family only	Total	68.6%	66.3%	61.8%
	All aged 65+	5.8%	10.3%	8.1%
	With no children	44.6%	21%	17.6%
Other household types	Total	5.8%	3.8%	8%

- 2.8 Table 3 illustrates the tenure of properties within the parish. The parish has a considerably higher level of home ownership (76.8%) when compared with Northumberland and England and lower levels of social and private rented homes, with no shared ownership properties available. Recently released figures from the 2021 census illustrate that owned or shared ownership tenure remains dominant at 92%.

Table 3: Household tenure (2011 Census)

Tenure	Hauxley	Northumberland	England
Owned	76.8%	65.8%	63.3%
Shared ownership	0%	0.4%	0.8%
Social rented	16.5%	18.7%	17.7%
Private rented	6.6%	13.3%	16.8%

- 2.9 Table 4 provides details of the dwelling types within the parish. Detached properties are the most dominant dwelling type, with a significantly higher percentage than in Northumberland and England. The percentage of caravan/ other mobile or temporary structure is also considerably higher than in the county and England as a whole.

Table 4: Dwelling types (2011 Census)

Dwelling type		Hauxley	Northumberland	England
Whole house or bungalow	Detached	44.1%	25.2%	22.4%
	Semi-detached	25.5%	35.3%	31.2%
	Terraced	22.8%	28.1%	24.5%
Flat, maisonette or apartment		0%	8.6%	16.4%
Caravan/ other mobile or temporary structure		7.6%	0.17%	0.37%

- 2.10 The 2011 census also identified that 18.2% of dwellings were second homes/ holiday accommodation. Evidence for the local plan¹ illustrated that in 2016 15.7% of homes were second homes. Non-domestic rates information² illustrates that within the parish that 6% of properties are let as self-catering holiday accommodation.

Access to employment, services and facilities

- 2.11 The 2011 census revealed that 70.6% of the population of Hauxley was economically active, which is similar to Northumberland (67.86%) and England (69.91%) with 19.9% retired (18.82% in Northumberland and 13.68 in England). Most of those who are economically active were employed full time (39.3%, compared to Northumberland 37.04% and England 38.62%), with 9.5% self-employed (9.45% in Northumberland and 9.75% in England). The initial 2021 census figures suggest that levels of economically active people decreased to 57.2%.
- 2.12 There are very few services and facilities within the parish. There is a Methodist church (which is also used by other denominations), village hall, the Northumberland Wildlife Trust Hauxley Wildlife Discovery Centre and caravan park. Local groups include the Hauxley Village Hall Social Committee and the Northumberland Astronomical Society which holds public observing sessions and talks at Hauxley Observatory. The 'Bord Waalk' walking trail of public sculptures also extends into the parish. The local community access key facilities in Amble, particularly education and shopping. However, as there is no public transport within the parish, car ownership is essential. The local community also has concerns regarding the quality of footpaths in the parish.

Natural, built and historic environment

- 2.13 Hauxley has a significant level of natural environment designations, including internationally and nationally important sites along the coast as well as local designations, these are highly valued by the local community. The parish includes: the Northumbrian Coast Ramsar Convention Wetlands, two special protection areas (Coquet Island and Northumbria Coast), three sites of special scientific interest (Coquet Island, Northumberland Shore and Low Hauxley Shore), Coquet to St Mary's Marine Conservation Zone, Amble Dunes Local Nature Reserve and the Hauxley Local Wildlife Site. As a result, the parish contains a number of important coastal habitats which are important for a range of important species, including: farmland birds, curlew, grey partridge, lapwing, redshank, snipe, tree sparrow and yellow wagtail.
- 2.14 The built and historic environment of the parish are part of what makes it distinctive. It includes nine listed buildings, two of which are grade II* and seven grade II, as well as one scheduled monument. There are also 44 entries on the Northumberland Historic Environment Record which demonstrates the historical importance of the area.

Key issues for the Hauxley Neighbourhood Plan

- 2.15 The key issues highlighted by the community and the parish council are:
1. Sustainability of the small parish – supporting appropriate new development which is needed by the local community;
 2. Maintaining the important links with nearby areas but remaining visually and physically distinct in terms of separation of built development;

¹ <https://www.northumberland.gov.uk/Planning/Reports.aspx>

² <https://opendata.northumberland.gov.uk/datasets/national-non-domestic-rates-all-reliefs-01-nov-2019/>

3. Ensuring the rich natural environment and distinctive built and historic environment are conserved and enhanced for current and future generations;
 4. Protecting the character and beauty of the countryside within the parish.
- 2.16 The key issues were then refined into the vision and objectives set out in this submission draft plan.

3. Vision and objectives

Vision

- 3.1 The vision sets out what the Hauxley Neighbourhood Plan intends to achieve over the plan period to 2036. It informs all the plan objectives and draft planning policies.

A vision for Hauxley in 2036
<p><i>Our vision for the parish of Hauxley in 2036 is that its rural community remains sustainable and cohesive. The close and important links with the neighbouring parishes have been maintained, whilst the parish of Hauxley continues to be visually and physically distinct and separate from the urban area.</i></p> <p><i>The distinctive and rich natural, built and historic environmental character of the parish will have been conserved and enhanced for future generations by ensuring new developments are appropriately located and their scale and design fully reflects the local area.</i></p>

Objectives

- 3.2 To deliver the vision, three objectives have been developed. These clearly relate to the issues identified through early engagement with the local community and other stakeholders, as well as the evidence base supporting the plan. The draft planning policies and community actions contained within the plan, should deliver the objectives.

Objectives
<p>Objective 1 – Rich natural environment:</p> <ul style="list-style-type: none"> Conserving and enhancing the tranquil and valued nature of the coastal environment of the parish. <p>Objective 2 – Distinctive built and historic environment:</p> <ul style="list-style-type: none"> Ensuring new development maintains and enhances local distinctiveness and contributes positively to the built and historic environment of the plan area. <p>Objective 3 – Sustainable and cohesive community:</p> <ul style="list-style-type: none"> Ensuring new development is sustainable and supports the delivery of development needed by the local community whilst protecting the intrinsic character and beauty of the surrounding countryside.

4. Rich natural environment

Introduction

- 4.1 The natural environment of the plan area is vital to its character and the quality of life of residents. Therefore, the first plan objective seeks to conserve and enhance the tranquil and valued nature of the coastal environment of the parish.
- 4.2 Hauxley has a significant level of natural environment designations, including internationally and nationally important sites along the coast as well as local designations, these are highly valued by the local community. The parish includes: the Northumbrian Coast Ramsar Convention Wetlands, two special protection areas (Coquet Island and Northumbria Coast), three sites of special scientific interest (Coquet Island, Northumberland Shore and Low Hauxley Shore), Coquet to St Mary's Marine Conservation Zone, Amble Dunes Local Nature Reserve and the Hauxley Local Wildlife Site (see figure 2).

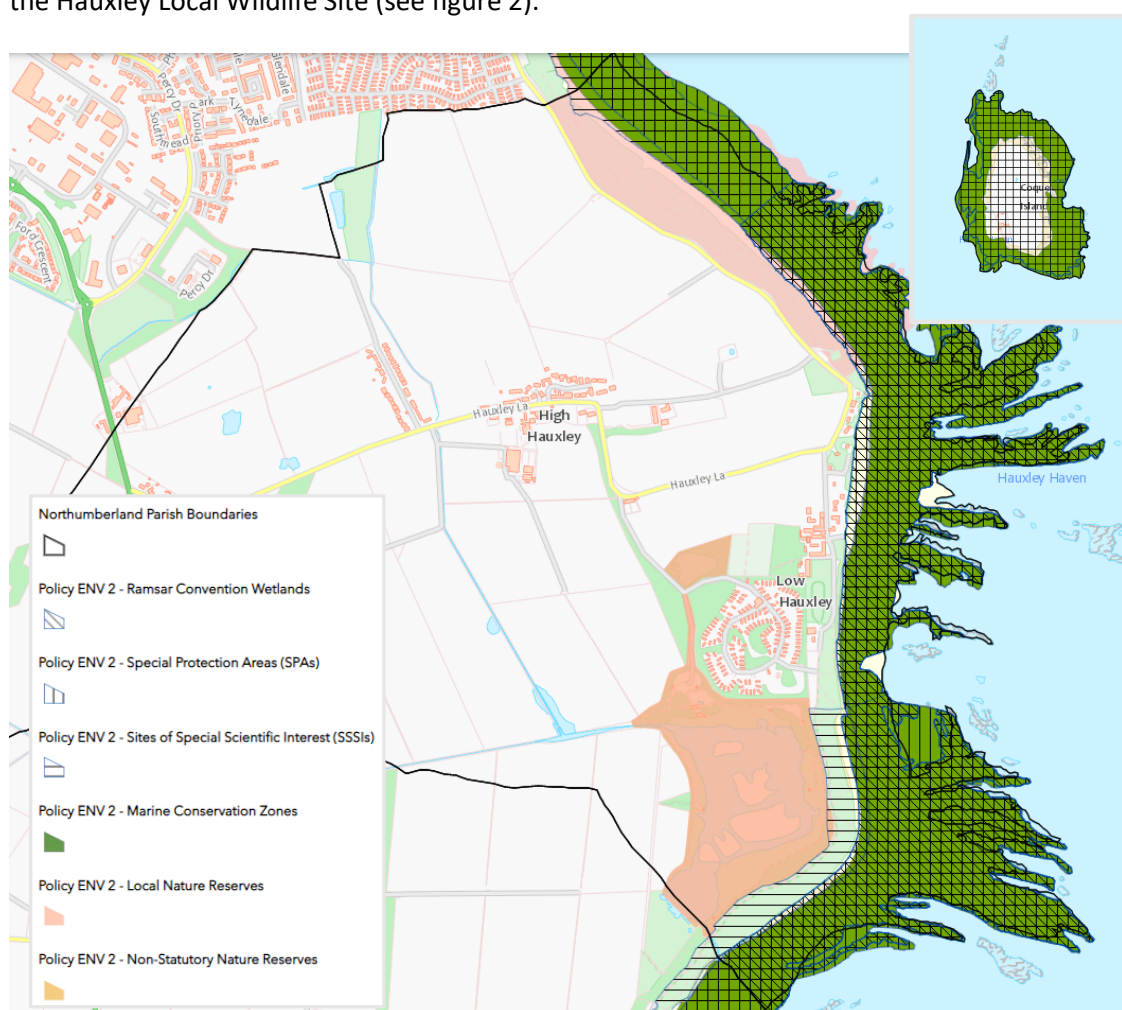


Figure 2: International, national and local natural environment designations

- 4.3 The parish contains a number of important coastal habitats which are important for a range of important species, including: farmland birds, curlew, grey partridge, lapwing, redshank, snipe, tree sparrow and yellow wagtail.
- 4.4 The local plan includes policies to ensure the protection and enhancement of the natural environment as well as the green infrastructure networks and assets, particularly policies ENV1,

ENV2 and ENV3. Policy ENV1 requires the character and significance of the distinctive and valued natural environment to be conserved, protected and enhanced. Policy ENV2 defines criteria against which planning applications will be considered to ensure they minimise their impact and secure a net gain for biodiversity. It also requires developer contributions to the coastal mitigation service relating to potential impacts on internationally designated site from new housing and tourism development.

- 4.5 Given the level of protection for the natural environment within the local plan, it is not considered necessary to include further policies within the neighbourhood plan. However, as part of the appropriate assessment process it was recommended that the plan should include a policy to ensure that impacts arising from increasing levels of recreational disturbance on environmental assets as a result of any new residential or tourist accommodation could be mitigated against. These adverse effects could be avoided where developers agree to contribute to the Northumberland Coastal Mitigation Service. This requires financial contributions from all relevant development in the parish as it all lies within 7km of the coast. This requirement is set out in policy H1.

Policy H1: Coastal mitigation

To ensure that the impacts arising from increasing levels of recreational disturbance on coastal Sites of Special Scientific Interest and European Sites can be addressed, all development that will result in a net increase in the number of residential units or tourist accommodation will be required to contribute to the Coastal Mitigation Service or provide alternative mitigation of demonstrable effectiveness.

All financial contributions required in accordance with this policy will be secured by way of a planning obligation under section 106 of the Town and Country Planning Act 1990, or any subsequent amending legislation.

Local green space

- 4.6 Green spaces are a vital part of a vibrant and healthy community and are of great importance to the character and identity of a place. They are valued for a wide range of reasons including visual amenity, historic significance, recreational value, tranquillity and richness of wildlife. Uncontrolled changes to green spaces can irrevocably alter their special character or intrinsic value.
- 4.7 The NPPF enables neighbourhood plans to designate areas of local green space for special protection, thereby preventing inappropriate new development on these sites other than in very special circumstances³. These spaces do not need to be publicly accessible, although the designation must be in close proximity to the community it serves, as well as being demonstrably special to them holding a particular local significance. The designation cannot be applied to an extensive tract of land.
- 4.8 The sites listed in policy H2 and shown on the policies map are proposed to be designated as local green spaces as they meet the criteria set out within national policy and guidance. A local green space background paper⁴ has been prepared to outline the reasons why the sites are of

³ Paragraphs 101-102 of the NPPF

⁴ <https://northumberlandparishes.uk/hauxley/documents/neighbourhood-plan>

particular importance to the local community and to explain the process that led to their proposed designation.

Policy H2: Local green space

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

- LGS01 Dunes, north of High Hauxley;
- LGS02 Dunes, east of Low Hauxley and Silver Carrs Caravan Park;
- LGS03 Dunes, east of Hauxley Nature Reserve;
- LGS04 Hauxley Nature Reserve;
- LGS05 Woodland to the west of Hauxley Chapel;
- LGS06 Low Hauxley Allotments;
- LGS07 Pond to the west of Hauxley Allotments;
- LGS08 Woodland to the west of Silver Carrs Caravan Park;
- LGS09 Woodland to the south of High Hauxley;
- LGS10 Land to the south of Hauxley Hall;
- LGS11 Woodland to the south of Hauxley Lane (1);
- LGS12 Woodland to the south of Hauxley Lane (2);
- LGS13 Woodland to the east of the A1068;
- LSG14 Woodland to the west of the A1068;
- LGS15 Land to the east of Kirkwell Cottages;
- LGS16 Watercourse running to nature reserve.

Green gaps

- 4.9 Through early engagement, the local community highlighted the importance of the relationship between the villages of High and Low Hauxley with Amble. The physical and visual separation are considered vital to the character of the local area. This was confirmed within the design code (see figure 3) which highlights that the landscape surrounding Low and High Hauxley is sensitive to change and should be protected wherever possible. The design code also identifies important views between Low and High Hauxley, High Hauxley and Amble and those out to sea, of Coquet Island along the coastline and across Hauxley Nature Reserve. The gaps also include extensive areas of wetland and given their relationship with the international designations on the coast provides an important wildlife habitat.



Figure 3: Green Gaps and Key Views

- 4.10 Amble is identified within the local plan as a key centre in the northern part of the south east delivery area. As a result, the town has witnessed a large amount of housing development in recent years, particularly since 2015. The local plan identifies that between 2016 and 2036, the town should deliver 540 dwellings. Alongside this growth in housing, the town is also experiencing tourism and employment growth. The local community have concerns that as the town grows, it could extend further south into the parish, reducing the important separation and having a negative impact on the rich natural environment.
- 4.11 National planning policy is clear that one of the ways the planning system can contribute to and enhance the natural and local environment is by protecting and enhancing valued landscapes as well as recognising the intrinsic character and beauty of the countryside. The proposed green gaps therefore seek to protect and enhance the character of the villages of High and Low Hauxley, prevent the coalescence between Amble and High Hauxley and protect the rich natural environment of the area. Further information is contained within the green gaps background paper.
- 4.12 Policy H3 defines two green gaps supporting development proposals within the gaps where they do not conflict with the purposes of designation.

Policy H3: Green Gaps and Key Views

Development within the green gaps identified on figure 3 of the Neighbourhood Plan will be supported where it is demonstrated it will not result in the coalescence of Amble and High Hauxley, nor result in the coalescence of High Hauxley and Low Hauxley.

Development proposals throughout the Neighbourhood Area must be sensitive to the importance of maintaining key views:

1. Between High Hauxley and Amble;
2. Out to sea from the coastline including views of Coquet Island;
3. From Low Hauxley south along the coastline; and
4. Across Hauxley Nature Reserve

5. Distinctive built and historic environment

Introduction

- 5.1 The built and historic environment of the parish are part of what makes it distinctive. Plan objective two seeks to ensure that new development maintains and enhances local distinctiveness and contributes positively to the built and historic environment of the area. Heritage assets can either be designated or non-designated. Designated assets have statutory status and include listed buildings and conservation areas. A non-designated asset is a building, monument, site, place, area or landscape having a degree of heritage significance meriting consideration in planning decisions, but which does not meet the criteria for designated heritage assets. The parish includes nine listed buildings, two of which are grade II* and seven grade II, as well as one scheduled monument. There are also currently 44 entries on the Northumberland Historic Environment Record, which are not designated.
- 5.2 Heritage assets are an irreplaceable resource and national planning policy requires them to be conserved in a manner appropriate to their significance⁵. Planning decisions affecting a heritage asset are required to be based on a sound understanding of the significance of the asset and the impact of the proposal on that significance. Local plan policies ENV7 and ENV9 provide protection to designated and non-designated assets across Northumberland, the significance of which could be affected by new development. It is not necessary to repeat this protection within the neighbourhood plan.

Design

- 5.3 Good design is a key aspect of sustainable development, it creates better places in which people live and work. It is fundamental to what the planning and development process should deliver and ensures that new development contributes positively to the local environment and therefore enhances the quality of life of residents. Section 12 of the NPPF highlights the importance the government attaches to good design. Paragraph 127 recognises the significant role that neighbourhood plans can play in identifying the special qualities of each area and explaining how this should be reflected in new development.
- 5.4 The national design guide sets out the characteristics of well-designed places and demonstrates what good design means in practice. It forms part of national planning practice guidance. The national model design code provides further detailed guidance to promote successful design. There are several good practice guidance documents that can help inform the design of development, such as Building for a Healthy Life, which is a government endorsed industry standard for well-designed homes and neighbourhoods. Local communities, local authorities and developers are encouraged to use it to guide discussions about creating good places to live.
- 5.5 A design code for the parish was commissioned to inform the preparation of the neighbourhood plan. It provides an analysis of the special characteristics of the parish and sets out practical design approaches to illustrate how future developments can preserve and enhance local distinctiveness. The design code also includes a design vision to describe how future development will address key design issues:

⁵ Section 16 of the NPPF

Hauxley Design Vision
<p>Landscape and views</p> <ul style="list-style-type: none"> New development protects and enhances the natural environment views of the landscape, sea and coastline are retained. Each settlement remains distinguishable from the other with the separation between them retained. <p>Built Form and Materials</p> <ul style="list-style-type: none"> New development responds to the local vernacular by referencing the local building form, scale, use of materials and layout. <p>Sustainability & Climate Change</p> <ul style="list-style-type: none"> New development is designed to reduce its impact on the environment. Sustainable materials are used, energy efficient design principles and technologies are adopted, and on-site energy generation is commonplace. <p>Engagement</p> <ul style="list-style-type: none"> Locally supported proposals are submitted as a result of potential developers consulting the local community to demonstrate how their proposals adhere to the guidance in the design code.

5.6 The character study, which forms part of the design code, explains that it is crucial that any future development in Hauxley responds to the existing character of the settlements and results in a positive contribution to the area. It defines the sense of place and physical characteristics that make the parish a special and unique place. It groups development within the parish into four areas:

- Low Hauxley Beach Houses – single storey beach front dwellings scattered along the coastline;
- Low Hauxley – where the main bulk of dwellings in the historic fishing hamlet are located;
- Kirkwell Cottages, High Hauxley – comprising a post war cul-de-sac situated to the west of the main settlement of High Hauxley; and
- High Hauxley – where the main settlement has formed adjacent to Hauxley Hall and Farm.

5.7 Policy H4 encourages high quality and sustainable design and sets out the key principles that should be addressed as part of proposals for new development in the different areas of the parish. It is not the intention of this policy to stifle innovative new design, however, modern designs should be informed by an understanding of local distinctiveness.

Policy H4: Local distinctiveness
<p>Development should conserve local distinctiveness by demonstrating high quality design which both respects existing character and responds to the distinctive character of the part of the plan area in which it is located.</p> <p>a. Within the Low Hauxley Beach Houses area, as defined on the policies map, development will be supported where it:</p>

- i. Maintains the open and informal character of the area, particularly retaining the spacing between buildings;
- ii. Uses materials which complement the existing palette within the area, which is typically whitewashed weatherboard cladding for elevations and slate roof coverings;
- iii. Reflects the single storey form of the area;
- iv. Retains front boundaries of timber fencing with no formal rear boundary treatment;
- b. Within the Low Hauxley area, as defined on the policies map, development will be supported where it:
 - i. Maintains the historic terraced layout and single storey (incorporating dormer windows and skylights) form of the area;
 - ii. Uses materials which complement the existing palette within the area which include stone, render and pebbledash elevations, stone window surrounds, with slate roofs;
- c. Within the Kirkwell Cottages area, as defined on the policies map, development will be supported where it better reflects the rural character of the parish and local vernacular architecture and materials;
- d. Within the High Hauxley area, as defined on the policies map, development will be supported where it:
 - i. Reflects the diversity of building styles and materials within the area, including stone elevations, with gable and hipped slate roofs;
 - ii. Respects established building lines, particularly that dwellings are set back behind short front gardens with either stone wall, hedgerow or timber fence boundary treatments.

- 5.8 The design code identifies several principles which should be used to influence the design of new development and inform the retrofitting of existing properties within the parish, for example with solar panels or other renewable energy and energy efficiency measures. The design code also explains that designers of any future development must respond to local character and provides guidance to support development which harmonises with the existing character of the area, this is reflected within Policy H5. For example, buildings should adhere to a maximum height of 2 storeys, with 1 and 1.5 storeys potentially being more acceptable where a building will impact heavily on views to or from the surrounding landscape.

Policy H5: Residential design principles

Development will be supported where it has been demonstrated that it responds positively to the rural and coastal character of the area including in terms of: roof types, materials and detailing, frontages, and boundaries. Where appropriate and relevant to the development it should accord with the following design codes:

- a. Roof types should reflect the typical styles within the neighbourhood area which are predominantly: gable with chimneys on gable ends, hipped, projecting gable roof and wall dormer window, gable roof with roof dormer windows and skylight windows;
- b. Materials and detailing should complement those of adjoining and surrounding buildings. Typical and appropriate materials and detailing include: uncoursed and coursed stone elevations, rendered elevations, slate roofing, stone windowsills lintels and surrounds, stone quoin corner detailing, gable and coping stones;
- c. Boundary treatments should reflect the boundaries of adjacent plots. Typical and appropriate frontages and boundaries include: stone wall and timber fence

boundaries and setting buildings back from the road behind a front garden or grass verge;

- d. Parking should generally be provided on-plot. Permeable surfaced driveways will be supported. Garages should be set back from the main frontage to avoid large blank garage doors dominating the front elevation; and
- e. Development should optimise solar orientation of buildings for solar gain, solar energy and natural daylighting.

6. Sustainable and cohesive community

Introduction

- 6.1 Plan objective three seeks to ensure that new development is sustainable and supports the delivery of development needed by the local community, whilst protecting the intrinsic character and beauty of the surrounding countryside.
- 6.2 Local plan policy STP1 identifies a settlement hierarchy, which seeks to focus most new development within the most sustainable locations, which are identified as main towns and services centres. The local plan explains that the role of settlements within the hierarchy varies across the county. Below main towns and service centres are service villages and small villages. Low and High Hauxley are classified as small villages. In accordance with local plan policy STP1, small villages are identified as supporting a proportionate level of development. However, in acknowledging the size and nature of the two villages, the local plan identifies no housing requirement for the parish.
- 6.3 Concerns have been identified by the local community regarding the increasing numbers of second and holiday homes in the parish. Planning permission is not required to change the use of a dwelling to a second or holiday home. However, local plan policy HOU10 requires that within parishes, identified in the most up to date census, as having 20% or more household spaces with no usual (permanent) residents, new market dwellings will only be supported where they are occupied as a principal residence. There is no need to repeat this requirement within the neighbourhood plan.

Sustainable location of new development

- 6.4 Whilst the local plan does not actively encourage new development within the villages of Low and High Hauxley, policy STP1 would support some development. It is considered that without clear identification of the appropriate location for new development, there could be inconsistency in decision making which may result in the delivery of unsustainable development.
- 6.5 Settlement boundaries are a planning tool which can manage the sustainable location of development, protecting the countryside for unsuitable development. Policy H6 therefore proposes settlement boundaries for the villages of Low and High Hauxley. The boundaries have been defined to support the sustainable development of the villages in accordance with their role and position in the local plan settlement hierarchy. Where there is a need for affordable housing and this need cannot be provided for within the settlement boundary, local plan policy HOU7 would support this where specific criteria are met. In addition, the local plan acknowledges that there are circumstances where to enable the growth and expansion of businesses and to facilitate the provision of community facilities, there may be times where some development outside settlement boundaries may be required. Further details on the proposed settlement boundaries are contained within the settlement boundary background paper⁶.

⁶ northumberlandparishes.uk/hauxley/documents/neighbourhood-plan

Policy H6: Sustainable location of new development

Development within the Low and High Hauxley settlement boundaries, as defined on the policies map will be supported provided it complies with relevant policies contained within the development plan.

Annex 1 Community actions

As part of the process of developing the plan, several areas were identified by the local community which cannot be addressed through the planning system. These have been identified as 'community actions' – they do however relate to one or more of the policy areas.

These community actions are supported by the parish council. However, many of them will be delivered by, or in conjunction with, other bodies and community groups.

The community actions are grouped under the three plan objectives.

The parish council want these projects to be taken forward. This will only happen if there is enough community support, including (but not only) hands on support.

Objective 1 – Rich natural environment:

1. Develop environmental enhancement projects e.g. planting wildflowers on verges and in hedgerows and installation of bird and bat boxes;
2. Work with others to develop and implement species appropriate tree planting schemes in relevant locations across the parish;
3. Protection of the natural environment from the negative impact of visitors;
4. Work with Northumberland Wildlife Trust and other stakeholders to consider options for rewilding projects;
5. Consider opportunities to reduce light pollution;
6. Consider projects to support the installation of renewable energy;
7. Work with the Northumberland Wildlife Trust, NCC Ecology Team and other stakeholders to explore opportunities to identify wildlife corridors across the plan area;
8. Work with Northumberland Wildlife Trust and other stakeholders to enhance public knowledge, understanding, appreciation and enjoyment of the marine environment;
9. Work with landowners to encourage the protection and enhancement of wildlife;
10. Continue to undertake spring and autumn litter picks;
11. Work with NCC and other stakeholders to consider opportunities to enhance local recycling facilities.

Objective 2 – Distinctive built and historic environment:

12. Work with the conservation team at NCC to discuss options to establish a conservation area for Low Hauxley;
13. Identify non designated heritage assets that are of importance to the local community which are not currently included on the Northumberland Historic Environment Record and work with the conservation team at NCC regarding their addition;

Objective 3 – Sustainable and cohesive community:

14. Explore opportunities to improve access to local services for residents of the parish.
15. Continue to work with NCC on priorities to improve footpaths and the public highway to enhance accessibility and safety, including speed restriction and improving footpath access between High Hauxley and the School House.