

## **LESBURY NEIGHBOURHOOD DEVELOPMENT PLAN 2016 - 2036**



**Referendum Plan – July 2020**

**Lesbury Parish Council**

### FOREWORD

The Lesbury Neighbourhood Plan has been prepared by a Steering Group comprising members of Lesbury Parish Council and other residents of the Parish. A great deal of consultation took place to produce the earlier Lesbury Parish Plan in 2009 and this document was our starting point. Many of the issues raised then are still relevant and, over the last three years, we have listened to the views of the people who live here today, by holding community events, conducting a housing needs survey and a questionnaire for young people.

Some of the key issues identified were concerns that any new development should be small in scale and complementary to the existing settlements; new housing should be affordable for young people and for local people who want to live in the area; and new housing should be suitable for older people wanting to “downsize”. Other key issues included problems with parking at the railway station, the desire to support our local school (Hipsburn Primary School) and to protect and promote the special landscapes around the settlements of Lesbury, Hipsburn and Bilton.

Once ‘made’, this Plan will become part of the development plan and will be used in making planning decisions for our Parish. Therefore, it has been necessary to follow a strict process in the preparation of the Plan. We have been fortunate to be able to count on expert advice from Chris Anderson and David English (NCC Planning Department) and from Jenny Ludman, the independent planning consultant who helped us to prepare the necessary documentation to the required standard.

This referendum version of the Plan incorporates changes made following the comments we received from statutory consultees, residents and other respondents after the consultations held at the various stages in the Plan-making process and following examination by an independent examiner. The final stage will be a referendum in the Parish for you to decide whether or not you support the Plan.

On behalf of the Parish Council, we would like to thank the members of the Neighbourhood Plan Steering Group and our group of Champions as well as everyone who has contributed towards the production of this document; the residents and consultees who completed questionnaires and responded to the consultations, our consultant Jenny Ludman and the team at Northumberland County Council. Without this help, it would not have been possible to produce this Neighbourhood Plan.

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## Lesbury Neighbourhood Plan 2016 – 2036: Referendum Version

### CONTENTS PAGE

#### Introduction

1.0	Planning Policy Background.....	7
2.0	Issues and Themes.....	9
3.0	Vision and Objectives.....	15
4.0	Reading the Neighbourhood Plan.....	16
5.0	Planning Policies.....	17
	Policy 1: Sustainable Development	17
	Policy 2: Northumberland Coastal Mitigation Service	18
	Policy 3: Design in New Development	19
	Policy 4: Rural Exception Sites and Community Led Housing	20
	Policy 5: Community, Recreational and Visitor Facilities	22
	Policy 6: Local Green Space	24
	Policy 7: Playing Fields and Allotments	25
	Policy 8: The Lesbury Conservation Area	25
	Policy 9: Non-Designated Heritage Assets	26
	Policy 10: Parking and Highways Improvements at Alnmouth Railway Station	26
	Policy 11: Improvements to Walking and Cycle Routes	27
6.0	Monitoring and Review.....	29
7.0	Community Projects .....	30

Appendix A: Evidence Base Documents.....	31
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Appendix B: List of Non-designated Heritage Assets	32
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Glossary of Terms.....	33
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#### Maps (available as separate documents):

Lesbury Neighbourhood Plan Policies Map

Lesbury Neighbourhood Plan Policies Map Inset 2

Lesbury Neighbourhood Plan: Non-Designated Heritage Assets Maps 1 to 3

### INTRODUCTION

The Localism Act 2011 introduced new powers to allow local communities to shape development in their areas by preparing a neighbourhood development plan. This Lesbury Neighbourhood Plan ('the Plan') will be used to determine planning applications in the Lesbury Neighbourhood Area alongside policies in the development plan.

The Lesbury Neighbourhood Area, designated for the purposes of 61G(1) of the Town and Country Planning Act 1990, comprises the Parish of Lesbury which includes the settlements of Lesbury, Hipsburn and Bilton. Northumberland County Council formally designated the Parish as a neighbourhood area on 24<sup>th</sup> July 2017. The Plan relates only to the Parish of Lesbury and to no other neighbourhood area and is the only neighbourhood development plan in the designated area.

The Plan has been prepared by a Steering Group comprising members of Lesbury Parish Council, and other residents in the Neighbourhood Area. There has been input from Northumberland County Council planners and other stakeholders, and the group commissioned a chartered planning consultant to support the group with the technical aspects of writing the Plan.

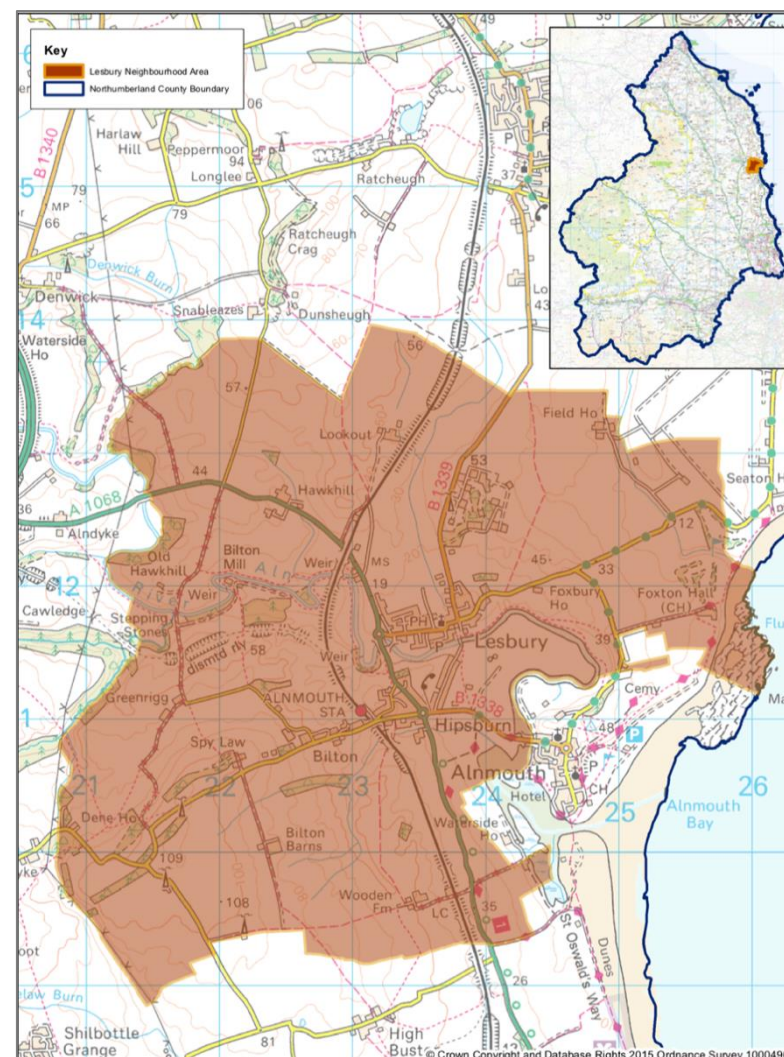


Figure 1: Lesbury Neighbourhood Area



## Lesbury Neighbourhood Plan 2016 – 2036: Referendum Version

### Why have a Plan for Lesbury?

The Lesbury Neighbourhood Plan contains locally specific planning policies which provide clear guidance as to what kind of development will be supported in the Parish, and what development will not. It will give spatial clarity for development, by defining settlement boundaries and identifying where development will and will not be supported.

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

The community have been consulted about the issues that are important to them. The consultation that has taken place has built on detailed consultation that was undertaken in the production of the Lesbury Parish Plan in 2009. Many of the issues identified then are still of importance to people who live in the Parish now. Some of the key issues identified were to protect and promote the special landscapes around the settlements of Lesbury, Hipsburn and Bilton and, in particular, in parts of the Neighbourhood Area that are within, or adjacent to the Northumberland Coast Area of Outstanding Natural Beauty.

There were concerns that new housing should be affordable for young people, and for local people who want to live in the area. A detailed Housing Needs Survey was commissioned to quantify the housing need in the Neighbourhood Area.

Community consultation also revealed 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. This evidence can be found on their website; there is detailed evidence in relation to landscapes, housing, recreational space and the local economy. A list of this evidence is included in Appendix A. All these documents, as well as the results of the public consultation, form the evidence base for the Plan.

### What consultation has taken place?

Throughout the process, the Steering Group has engaged with the local community, through consultation events, questionnaires and newsletters, and has consulted and engaged with local residents, local businesses, major landowners and other local groups and organisations. The results of the 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 evidence documents listed in Appendix A.

### What happens next?

The Plan was submitted to Northumberland County Council for independent examination in November 2019. That examination concluded that the Plan met all necessary legal tests, subject to some modifications being made. Those changes are incorporated in this version of the Plan which will now be the subject of a local referendum in which people eligible to vote in Lesbury Parish will be given the opportunity to decide whether the Plan should be brought into force legally ('made').

If a majority of people vote in favour of the Plan it will then be made by the County Council and will formally become part of the statutory development plan. Thereafter, decisions on planning applications must be made in accordance with the policies in the Plan unless material considerations indicate otherwise.

Unfortunately, the referendum cannot be held until current restrictions on social distancing are removed. The Government has published regulations that prevent referendums being held before 5 May 2021. However, the Government has committed to keep these regulations under review. A referendum will be arranged as soon as reasonably practicable and held when it is legally permissible to do so.

### 1.0 PLANNING POLICY BACKGROUND

1.1 Neighbourhood Plans must pass a series of tests prescribed in legislation. These tests are collectively known as ‘the basic conditions’. The basic conditions require that neighbourhood plans:

- are prepared having regard to national planning policy and guidance;
- are in general conformity with strategic policies in the development plan;
- contribute to the achievement of sustainable development;
- are compatible with European Union obligations on environmental impact and human rights; and
- do not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations).

1.2 How the Plan meets these requirements is set out in detail in the Basic Conditions Statement.

Alnwick District LDF Core Strategy DPD (2007) and Alnwick District Wide Local Plan (1997)

1.3 One of the basic conditions is that the Plan must be in general conformity with strategic policies contained in the development plan. Relevant strategic planning policies comprise policies contained in the Alnwick District LDF Core Strategy Development Plan Document (October 2007) and ‘saved’ policies in the Alnwick District Wide Local Plan (April 1997).

1.4 The saved strategic policies in these plans are therefore the policies with which the Lesbury Neighbourhood Plan must be in general conformity. The Basic Conditions Statement provides an assessment of the extent to which

the Lesbury Neighbourhood Plan is in general conformity with those policies.

Northumberland Local Plan [emerging]

1.5 Work has commenced on the preparation of a new local plan for Northumberland. The Lesbury Neighbourhood Plan has been prepared having regard to the emerging Northumberland Local Plan, and its associated evidence base, to ensure consistency in policy making for the Parish. The emerging Northumberland Local Plan designates settlement boundaries for some villages that are not in the process of producing a neighbourhood plan. As Lesbury Parish Council has produced a neighbourhood plan, settlement boundaries for Lesbury, Hipsburn and Bilton are defined through policies in the Plan.

1.6 A number of evidence-base reports have been commissioned to assist with the production of the emerging Northumberland Local Plan. Some of these evidence-base reports have also been used to inform the Lesbury Neighbourhood Plan. These reports are referred to in Appendix A.

National Planning Policy

1.7 The National Planning Policy Framework (NPPF) (February 2019) and National Planning Practice Guidance provide the most up to date planning policy and advice from central Government. Some policies contained in the Alnwick District LDF Core Strategy DPD and the Alnwick District Wide Local Plan are in conflict with this more recent national policy and guidance. In such circumstances, the more recent national policy and guidance take precedence in plan making and decision taking.

## Lesbury Neighbourhood Plan 2016 – 2036: Referendum Version

### Sustainable Development

- 1.8 The purpose of the planning system is to contribute to the achievement of sustainable development. The meaning of sustainable development for planning purposes is contained in paragraph 8 of the NPPF. In essence, the aim is to secure net gains across economic, social and environmental objectives. The promotion of, and support for, sustainable development is at the heart of the community aspirations in Lesbury Parish.
- 1.9 Support for sustainable development is reflected in the vision for the Neighbourhood Area. This is further expressed in the objectives for the area. The vision and objectives for the area are set out later in the Plan.

### Environmental Impact and EU Obligations

- 1.10 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.
- 1.11 The results of the screening opinion performed on the Plan by Northumberland County Council determined that a Habitats Regulation Assessment and a Strategic Environmental Assessment were required.



*Photograph 1: St. Mary's Church, Lesbury village*



*Photograph 2: Lealands Garden, Lesbury village*



### 2.0 ISSUES AND THEMES

#### Population and Housing

- 2.1 Lesbury Parish has a population of 1007 people (at 2011 census). 30% of the population in this area are over the age of 65 (compared with a County wide average of 23.1%), with just over 13% being between the ages of 0 -15 (compared with a County wide average of 17%).
- 2.2 Most of the population is concentrated within the settlements of Lesbury, Hipsburn and Bilton. There are a number of isolated dwellings and farmsteads in the countryside around.
- 2.3 Alnmouth, with a significant number of services and facilities, is on the boundary of the Neighbourhood Area. Alnmouth Parish Council has recently begun the preparation of its own neighbourhood plan and the emerging Northumberland Local Plan proposes to define a settlement boundary for Alnmouth.
- 2.4 The emerging Northumberland Local Plan includes an assessment of the housing requirements for all designated neighbourhood areas. The housing requirement for Lesbury Parish (including Lesbury, Hipsburn and Bilton) is 45 dwellings over the 20-year plan period (2016 – 2036). This figure is set out in Policy HOU 3 (Housing requirements for neighbourhood areas) in the emerging Northumberland Local Plan.
- 2.5 A detailed Housing Needs Survey has been carried out by Community Action Northumberland<sup>1</sup>, and the data gained from that survey provides useful evidence for further potential projects to deliver affordable housing within the Neighbourhood Area.
- 2.6 The survey found that there was not a significant local affordable housing need within the Parish (i.e. enough to justify a departure from current County Council affordable housing policy with the Plan). However, a number of other housing needs were identified.
- 2.7 The main conclusions were that people in the Parish are in favour of small pockets of development to bring additional homes to Lesbury Parish, especially where affordable homes and social housing are priorities for people with a local connection to the Parish. Housing needs are largely reflected in the need for older people looking to 'downsize' to smaller houses; young people requiring their own accommodation, and households requiring larger accommodation to grow. The largest demand appeared to be for two and three bedroomed houses and bungalows, indicating a need for smaller dwellings in the Neighbourhood Area.
- 2.8 There was a strong desire in surveys to limit the number of 5 bedroom 'executive' style dwellings in the Neighbourhood Area.
- 2.9 The 'proposals map' from the Alnmouth District Wide Local Plan (April 1997) defined settlement boundaries for the settlements of Lesbury, Hipsburn and Bilton, although these were not carried forward in the Alnmouth Core Strategy (2007). The Lesbury Neighbourhood Plan proposes to re-define these settlement boundaries, to accommodate existing planning permissions and recent housing completions. More information on this is contained in the background 'housing report' which forms part of the evidence base for the Plan.

<sup>1</sup> Lesbury Parish Housing Needs Survey Final Report (February 2018)

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### The Local Economy

- 2.10 The local economy consists mainly of small businesses and agriculture/tourism enterprises. The Steering Group has undertaken thorough research into the local economy and has produced a list of all known local businesses including the number of employees of each business as well as an assessment of business aspirations where they exist.
- 2.11 The Hawkhill Business Park managed by Northumberland Estates is located to the north of Lesbury and is the main base for a number of small businesses in the parish. It is allocated for 'flexible employment uses' in the emerging Northumberland Local Plan.
- 2.12 Tourism is clearly a large part of the economy, due to the proximity of the beaches and beautiful landscapes of the Northumberland coast. There are a number of holiday homes and businesses running tourism accommodation. Local businesses such as the local pub, shop and the golf course and other recreational facilities rely on tourism as well as the business of people living locally. Lesbury Parish provides opportunities for people with diverse interests including cyclists, walkers, ornithologists, archaeologists, geologists and artists.
- 2.13 The proximity of Alnmouth Railway Station makes it easy for people living locally to commute as far as London to the south and Edinburgh to the north, for work. There is also convenient access to both Newcastle and Edinburgh airports.
- 2.14 The future Aln Valley Railway, which is expected to link Alnwick to Alnmouth within the Plan period, will provide an additional influx of visitors and potentially commuters, to

the area.

- 2.15 The villages of Lesbury, Hipsburn and Bilton have a number of small businesses, many of which provide a service to the community.

### Heritage

- 2.16 There are a number of listed buildings and places of historic interest within the Neighbourhood Area. Lesbury village has a Conservation Area within which are a number of listed buildings and non-designated heritage assets. A detailed Conservation Area appraisal document which gives guidance on design, important views, and the special character of the Lesbury Conservation Area provides a valuable evidence base for any policies related to the Conservation Area in Lesbury village.
- 2.17 Part of the Neighbourhood Area lies in the Northumberland Heritage Coast, an area defined for its heritage interest. There are a number of buildings in the area which are not listed but which are considered to be of local historic interest. These are described in the background paper, 'Non-designated Heritage Assets' and are listed in Appendix B.

### Environment

- 2.18 There are a number of protected areas in the Neighbourhood Area. These areas have the highest level of protection and consist of the Northumberland Shore SSSI, the Alnmouth Saltmarsh and Dunes SSSI, the Northumbria Coast Special Protection Area (SPA) designated under the Birds Directive, the Northumberland Marine SPA, the Berwickshire and North Northumberland Coast Special Area of Conservation (SAC) designated under the Habitats Directive, the North Northumberland

Dunes SAC and the Northumbria Coast RAMSAR (wetlands of international importance) site. These designations are of national and international importance.

2.19 On 31<sup>st</sup> May 2019, the government announced a series of new Marine Conservation Zones (MCZ) around the UK. One of these, the St. Mary's to Berwick Marine Conservation Zone is partially within the Neighbourhood Area. This MCZ holds nationally important numbers of breeding common eider which can be seen along the coastal sections of the Parish.

2.20 A Screening Opinion under the Habitats Regulations as to whether a Habitats Regulations Assessment (HRA) would be required in relation to the Neighbourhood Plan was sought and it was concluded that a Habitats Regulations Assessment and Strategic Environmental Assessment of the Plan would be required. This assessment examines the likely impact of the possible effects of the Neighbourhood Plan's policies on the integrity of the Natura 2000 sites (SACs and SPAs) and the findings are reflected in updated planning policies in the Plan.

### Landscape and Settlement Boundaries

2.21 The landscape around Lesbury is highly valued. To the east of Lesbury village is the Northumberland Coast Area of Outstanding Natural Beauty (AONB), the boundary of which can be seen on the Policies Map for information. In addition, and contiguous with the same boundary, is the Northumberland Heritage Coast.

2.22 Most of Hipsburn and all of Bilton lie outside the AONB apart from twenty properties on the eastern side of Steppey Lane. Similarly, the main built up part of Lesbury lies outside the AONB apart from properties to the east of

the B1339 along Bridge End and small housing developments at Croftlands and Meadowlands comprising some sixteen properties.

2.23 Information about landscape types and settlement development capacity in the AONB is provided in the Northumberland Coast AONB Landscape Sensitivity and Capacity Study (2013). This takes into account the landscape character assessments (based on National Character Areas) in the Northumberland Landscape Character Assessment (2010).

2.24 The settlement sensitivity and capacity assessment (see Figure 2 below) was based on the assumption that new housing development would be limited to small scale schemes for local needs on the edge of settlements within the AONB, (including those parts of Lesbury and Hipsburn within the AONB) and that the majority of any new housing development would be prioritised in areas outside the AONB. One area of 'less sensitivity' was identified on land to the east of Lesbury, and this site has now been developed for housing.

2.25 Further evidence from the AONB Landscape Sensitivity & Capacity Study in relation to the built form of Lesbury and Hipsburn has been used to assist in defining settlement boundaries and 'settlement edges that are sensitive to new housing development' which are delineated on the Policies Map.



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Photograph 3: The Coach Inn, Lesbury village

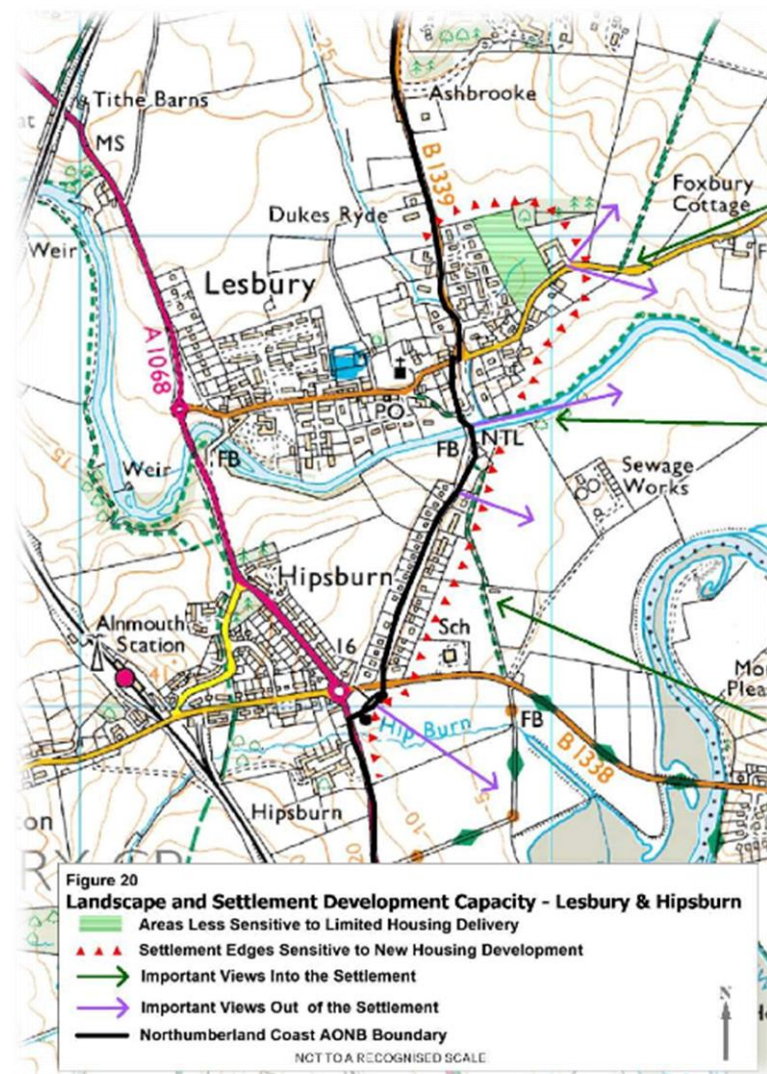


Figure 2: Extract map from ONB Landscape Sensitivity & Capacity Study, 2013



## Lesbury Neighbourhood Plan 2016 – 2036: Referendum Version

### Design and Landscaping

- 2.26 Good design should reflect the local vernacular and contribute to a 'sense of place'. Good landscaping is considered to be fundamental to improving sense of place in the Parish.
- 2.27 Part of good design is using vernacular, locally significant materials. In addition, there is support for more sustainable design to be incorporated into development, to reduce the carbon footprint of new development.

### Community Facilities

- 2.28 Lesbury is recognised as a 'sustainable village centre' in the Alnwick District LDF Core Strategy DPD (October 2007). Sustainable village centres are defined as: 'settlements with public transport and a strong service base usually comprising school, shop, post office, pub, church, community hall, sports and recreation facilities and where development will be well-related to the scale and function of the settlement.'
- 2.29 Lesbury village has a number of services and facilities that are highly valued by the community. These have been identified through an audit of facilities, and through community consultation, and are listed in a specific policy to protect those facilities.
- 2.30 Hipsburn Primary School serves the parish and beyond, and is highly valued by the local community, both for education, but also as a venue (and potential venue) for a number of other community activities. It is located within the Northumberland Coast AONB. There is a strong desire to support the school should it need to grow, and to allow the provision of more recreational facilities at the school.

- 2.31 Lesbury, Hipsburn and Bilton have a number of valued green spaces within the settlements which are worthy of designation as Local Green Spaces, Recreational Spaces or Allotments. The Neighbourhood Plan also has an aspiration to identify a community orchard.
- 2.32 The ideas of young people from the Parish on leisure facilities for young people in the Parish were surveyed and are reported in the Background Paper 'Lesbury Parish Neighbourhood Development Plan – Leisure. Young Peoples' Views (March 2018)'.

### Transport

- 2.33 There are regular bus services which connect the villages in Lesbury Parish with Alnmouth and Alnwick, as well as Berwick to the north and Morpeth, Ashington and Newcastle to the south.
- 2.34 Alnmouth Railway Station and the parking issues associated with it have been, and continue to be, a key concern for the local community. This issue is likely to become more significant once the Alnmouth to Alnwick Heritage Railway is implemented. The railway line is proposed to be 'safeguarded' from development in the emerging Northumberland Local Plan.
- 2.35 However, the Railway Station and potential improvements also present significant opportunities, and the local community are keen to support further development at the railway station, which could be a hub for community and visitor facilities, as well as a business hub.
- 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. In particular,

Steppey Lane pedestrian bridge needs upgrading in order to make access into and out of Lesbury village easier for pedestrians, wheelchair users and cyclists. It forms the main pedestrian access to the school from Lesbury village.

- 2.37 The vision for the Neighbourhood Area reflects the importance placed on the environment, people, and our thriving communities, by placing an emphasis on sustainable communities.



*Photograph 4: Lesbury Village Hall*

### 3.0 VISION AND OBJECTIVES

Our Vision:

‘By 2036 we will have **retained and improved our community facilities, protected our valued green spaces and special landscapes**; preserved the **distinctiveness of each of the separate settlements** of Lesbury, Hipsburn and Bilton and preserved our **unique historic environment**. New housing will sustain our community over the Plan period and **meet identified housing needs across the generations**, from older people, to young families and new households. All new development will be **well designed**, having paid special attention to our unique sense of place, the **historic and natural environment** and to incorporating the latest in **high quality design and sustainable building technology**, to contribute to making the Neighbourhood Area an **attractive, well connected, healthy and safe** place to live, visit and work.’

3.1 To deliver the Vision, a number of Objectives have been identified:

#### Objective 1: Sustainable Development

To preserve the special landscapes in our parish, by seeking high quality sustainable design in new development, protecting the special qualities of the Northumberland Coast AONB, and ensuring our settlements remain distinct and separate from each other.

This objective will be met through policies 1, 2 and 3.

#### Objective 2: Housing

To ensure any new housing meets the housing requirement for the Parish identified by Northumberland County Council, and provides a mix of dwelling types, sizes and tenures, including housing for younger families and older people wishing to downsize.

This objective will be met through policies 1, 3 and 4.

#### Objective 3: Our Community

To protect and improve the facilities we have and, where needed, support the provision of new community facilities. We will protect important and highly valued green spaces in each of the settlements.

This objective will be met through policies 1, 5, 6 and 7.

### Objective 4: Historic Environment

To preserve or enhance the special character or appearance of the Lesbury Conservation Area and safeguard non-designated heritage assets identified in the Plan.

This objective will be met through policies 1, 8 and 9.

### Objective 5: Well Connected, Healthy and Safe Places

To ensure the Neighbourhood Area remains a well-connected, healthy and safe place to live, visit and work.

This objective will be met through policies 1, 10 and 11.

- 3.2 The Plan policies seek to ensure development will contribute to the achievement of these objectives. A number of the policies are relevant to more than one objective.

## 4.0 READING THE NEIGHBOURHOOD PLAN

- 4.1 It is essential that the Neighbourhood Plan is read as a whole document. All policies should be read alongside all other relevant policies in this Plan and the development plan. Proposals should be determined in accordance with the policies in the Plan, and any other relevant policies in the development plan, unless material considerations indicate otherwise.
- 4.2 The development plan (until such time as the Northumberland Local Plan is adopted) consists of saved policies in the Alnwick District Wide Local Plan (1997), and the Alnwick District LDF Core Strategy DPD (2007). When the emerging Northumberland Local Plan is adopted the Neighbourhood Plan will be read alongside policies in the Northumberland Local Plan as part of the development plan. The old Alnwick Plans will then no longer be part of the development plan.
- 4.3 There is very limited 'cross-referencing' within the policies because the Plan has been written to be read as a whole document. Although the Plan is to be read as a whole, policies 1 and 3 are likely to apply to all development in the Neighbourhood Area.
- 4.4 The 11 planning policies are presented in coloured text boxes to differentiate them from the supporting text. Each policy is followed by explanatory text which provides further detail about matters addressed through the policy. Although the supporting text is not planning policy for the purpose of decision making, it does assist with clarifying the intention of that policy.



## 5.0 PLANNING POLICIES

### SUSTAINABLE DEVELOPMENT

#### **POLICY 1: SUSTAINABLE DEVELOPMENT**

Development within the settlement boundaries defined on the Policies Map will be supported provided no significant adverse impact arises to residential amenity and highway safety, and subject to compliance with relevant policies elsewhere in the Neighbourhood Plan and other relevant development plan policies.

Land outside the defined settlement boundaries will be treated as countryside whose intrinsic character and beauty must be recognised in all decision making on development proposals in those areas.

Outside the settlement boundaries, other than on sensitive settlement edges defined on the Policies Map, or where significant adverse effects would arise to important views into and out of the settlements as identified on the Policies Map, development will be supported which is compatible with national and local strategic planning policy and subject to compliance with relevant policies elsewhere in the Neighbourhood Plan.

This includes proposals for affordable housing delivered through rural exception sites (in accordance with Policy 4), rural business and economic development proposals, diversification of agriculture and other land based businesses, and proposals for community and leisure facilities and rural tourism.

Proposals for isolated homes in the countryside will not be supported unless one or more of the circumstances outlined in national planning policy are met.

Major development within the Heritage Coast will not be supported unless it is compatible with its special character.

Proposals for major development in the Northumberland Coast AONB will not be supported other than in exceptional circumstances and where it can be demonstrated to be in the public interest in accordance with national planning policies and relevant development plan policies.

- 5.1 Policy 1 establishes a framework for supporting and managing development within the Neighbourhood Area through the delineation of settlement limits around Lesbury, Hipsburn and Bilton as shown on the Policies Map. The policy makes a clear distinction between development that will be supported within settlement limits and development that will be supported in the countryside beyond where a more restrictive approach is appropriate in line with national planning policy and other development plan policies.
- 5.2 Settlement boundaries were originally drawn in the 1997 Alnwick Local Plan although these were not re-instated in the 2007 Alnwick Core Strategy. The local community want to see settlement boundaries re-instated for all three settlements in the Neighbourhood Area in order to preserve the special sense of place, the setting of the Northumberland Coast AONB and Heritage Coast, and to retain the sense of 'separation' between the three

settlements. This has been an objective for a long time and was originally identified in the Lesbury Parish Plan (2009).

- 5.3 The original settlement boundaries which were used as the basis for the defined settlement limits have been updated to take account of recent development and outstanding planning permissions. The revised boundaries are drawn relatively tightly round the built edge of the settlements in order to prevent encroachment and merging of settlements and to protect the valued landscapes around them.
- 5.4 These settlement boundaries accommodate enough land to meet the housing requirement for the Neighbourhood Area, as set out by Northumberland County Council in the emerging Northumberland Local Plan. The housing requirement has largely been met, with a shortfall of 7 housing units to be provided over the Plan period up to 2036.
- 5.5 Particular support will be given to the provision of affordable and social housing to help re-build sustainable communities in the Neighbourhood Area, and the provision of housing to allow more young families to be able to afford to live and work here.
- 5.6 The policy is also intended to support business enterprises and economic development. Social, community, leisure, recreational and educational facilities and services are considered to be an important part of the local economy as well as essential for the local community, so the policy supports the provision and enhancement of more community facilities.

### **POLICY 2: NORTHUMBERLAND COASTAL MITIGATION SERVICE**

To ensure that the impact arising from increasing levels of recreational disturbance on coastal European sites and SSSIs can be fully addressed, all developers whose developments will result in a net increase in the number of residential or tourism units will be required to contribute to the Northumberland Coastal Mitigation Service or provide alternative mitigation of demonstrable effectiveness.

- 5.7 Some of the Neighbourhood Area is in the Northumberland Coast AONB and Heritage Coast, and the policy clarifies that major development will not be supported except in exceptional circumstances, to reflect national planning policy guidance. Major development in the context of the AONB is defined in the glossary.
- 5.8 In response to recommendations set out in the 'appropriate assessment' that forms part of the Lesbury Neighbourhood Plan Habitats Regulations Assessment Report (2019), it is necessary to ensure that all development in the Neighbourhood Area which is likely to result in a net increase in visitors to designated areas along the coast be required to contribute to the Northumberland Coastal Mitigation Service, or provide alternative, effective mitigation for the increase in visitors.
- 5.9 New development can have a range of impacts on protected areas, but one that is likely to arise from all new housing or tourist accommodation is an increase in visits to the coast which will result in increased disturbance to the bird species that are the special features of the designated coastal sites along the Northumberland Coast.

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

Where appropriate, new development including extensions and conversions, should incorporate high quality design and demonstrate how:

- a) local context and character has been respected in terms of scale, density, height, massing, layout, materials, hard and soft landscaping, and means of enclosure; 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 and the planting of new trees characteristic to the local area; and
- d) a Sustainable Drainage System (SuDS) has been incorporated which takes opportunities for improving biodiversity in its design, 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) the massing, height, scale and proximity to neighbouring properties of the proposed development does not result in an unacceptable loss of light or overshadowing, or other significant 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 pumps and other measures to reduce the carbon footprint of the building; and
- h) opportunities have been taken in the layout and building orientation to minimise energy consumption and maximise passive solar gain; and
- i) the proposal secures a 'net gain' for biodiversity.

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

For areas within the Northumberland Coast AONB, this will include incorporating the principles contained in the most recent version of the Northumberland Coast AONB Design Guide.

- 5.10 One of the aims of the Neighbourhood Plan is to achieve well designed places. This aim is reflected in the NPPF, which states, in paragraph 125, that design policies should be developed with local communities so they reflect local aspirations and are grounded in an understanding and evaluation of each area's defining characteristics.
- 5.11 This policy applies to all proposals and is not restricted to housing design. It seeks to ensure that local vernacular and design are at the heart of new development proposals, both through this policy, and through other policies elsewhere in the Plan. High quality design is expected in the whole Neighbourhood Area.

- 5.12 Traditional materials here are stone, with a mixture of slate and pantile roofs.
- 5.13 There is a desire to see more sustainable building taking place in the Neighbourhood Area in order to mitigate the impacts of climate change and improve biodiversity and habitat provision. Schemes which incorporate high levels of energy efficiency and sustainable design will be given support, providing they comply with other relevant policies in the Plan.
- 5.14 National planning policy now places significant emphasis on the need to secure a net gain for nature and wildlife. There are various ways that 'net gain' can be secured; through providing new footpaths through development and linking into existing rights of way, restoring neglected hedgerows and habitats, creating ponds, planting trees characteristic to the local area to make a positive contribution to local landscape as well as to provide additional habitat to support red squirrels (present in the Neighbourhood Area, but few in number), using native plants in landscaping schemes for better nectar and seed sources for bees and birds, incorporating swift boxes and bat boxes into the design of new buildings and adding a green roof to buildings.
- 5.15 The Northumberland AONB Design Guide contains detailed information about vernacular design in the Neighbourhood Area.

### HOUSING

#### **POLICY 4: RURAL EXCEPTION SITES AND COMMUNITY LED HOUSING**

Proposals for the delivery of housing on rural exception sites and/or through community-led housing schemes which meet an identified local need will be supported on the edge of the settlements where they are well related to existing development, have suitable and safe highways access, incorporate high quality landscaping and do not impact unacceptably on the local landscape or the amenity of local residents.

Proposals for rural exception sites will not be supported on sensitive settlement edges, as defined on the Policies Map, or where they would have a significant adverse effect on important views into and out of the settlements as identified on the Policies Map.

- 5.16 The emerging Northumberland Local Plan proposes that a minimum of 45 houses should be built in Lesbury Parish during the Plan period (1<sup>st</sup> April 2016 to 1<sup>st</sup> April 2036) in order to meet the housing requirement for the Parish. Since April 2016, there has been a net addition to the housing stock of 31 dwellings, and 7 more have the benefit of planning consent, leaving a shortfall of 7 dwellings. It is anticipated that this figure will be exceeded through additional windfalls coming forward in the form of conversions, changes of use, redevelopment proposals, and infilling, including infilling on garden land.



- 5.17 The Neighbourhood Plan does not therefore allocate land for housing. Instead, it supports the provision of windfall housing within the settlement boundaries, and the provision of affordable and social housing to meet identified local need. This can best be provided either within the settlements or through the delivery of rural exception sites on the edges of our settlements.
- 5.18 Rural exception sites are defined in the NPPF (2019) and in the glossary of the Plan. It may be acceptable to build some market housing as part of a rural exception site where this is required to cross-subsidise the development. Rural exception sites should meet a locally identified need.
- 5.19 In the Housing Needs Survey conducted by Community Action Northumberland (CAN) for Lesbury Parish Council, a small amount of need for new affordable and social housing was identified. A total of 274 questionnaires were returned representing a response rate of 56% - a high response rate.
- 5.20 Key messages from the survey were that most people in the Parish are in favour of small pockets of development to bring additional homes to the Neighbourhood Area, especially where these are affordable and social homes with a priority for people with a local connection to the Parish (80% of respondents).
- 5.21 33 households were identified as having some form of housing need (not necessarily affordable or social housing). This largely related to the need for young people requiring their own accommodation in the future, and households requiring larger accommodation as they have grown. There was also an issue relating to age, with people wishing to downsize.
- 5.22 The largest demand was for 2 and 3 bedroomed houses and bungalows. A total of 12 households were identified as being on an annual income of less than £25,000 and in need of housing.
- 5.23 Community-led housing is the provision of affordable or social housing through community led housing projects led by community groups which are set up to make sure that new homes are built and empty homes and buildings can be brought back into use to meet local housing needs.
- 5.24 The policy seeks to restrict the provision of rural exception sites on sensitive settlement edges as defined on the Policies Map, and from important views (which are all linked with the sensitive settlement edges). The Northumberland Coast AONB Landscape Sensitivity Character Assessment contains more detail on why these edges are so important to the setting of the villages of Lesbury and Hipsburn and an extract of the Map is shown in Figure 2 on page 12 of the Plan.

### COMMUNITY AND VISITOR FACILITIES



Photograph 5: Lesbury Village Shop and Post Office

#### **POLICY 5: COMMUNITY, RECREATIONAL AND VISITOR FACILITIES**

Proposals that will enhance the viability and/or the community value of existing community and recreational facilities will be supported provided no significant adverse impact arises to residential amenity and highway safety, and subject to compliance with relevant policies elsewhere in the Neighbourhood Plan and other relevant development plan policies.

The provision of the following facilities identified by the local community will be supported provided no significant adverse impact arises to residential amenity and highway safety, and subject to compliance with relevant policies elsewhere in the Neighbourhood Plan and other relevant development plan policies:

- a) a new 'hub' in the vicinity of Alnmouth Railway Station, to include a tourist information centre, community uses, business uses and/or small-scale retail uses;
- b) development and infrastructure required to support the Aln Valley Railway;
- c) new and expanded facilities at Hipsburn Primary School; and
- d) new and improved recreational facilities.

Proposals for development resulting in the loss of the following community facilities as identified on the Policies Map will not be supported unless there is robust evidence to demonstrate that there is no longer a need for that facility in the community or that the facility is no longer viable.

- A: St Mary's Church
- B: The Coach Inn
- C: Lesbury Village Shop and Post Office
- D: Lesbury Village Hall
- E: Alnmouth Railway Station
- F: Alnmouth Golf Club (Foxton Hall) Clubhouse
- G: Alnmouth and Lesbury Cricket Club Clubhouse
- H: Lesbury Bowls Club Clubhouse

- 5.25 The local pub, shop, school and other community facilities are highly valued by residents in each of the three settlements. Where a proposal would lead to the loss of any of these facilities, 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.
- 5.26 Community facilities identified in the Neighbourhood Area are:
- St. Mary's Church
  - The Coach Inn
  - Lesbury Village Shop and Post Office
  - Lesbury Village Hall
  - Alnmouth Railway Station
- 5.27 Sport and recreational facilities (some of which are associated with Local Green Spaces and sports pitches which are protected by separate policies) identified are:
- Alnmouth Golf Club (Foxton Hall) Clubhouse
  - Alnmouth and Lesbury Cricket Club Clubhouse
  - Lesbury Bowls Club Clubhouse
- 5.28 The policy applies to registered Assets of Community value as well as community facilities that have not been registered. All the facilities named above have been identified by the local community as being of value, and therefore contribute to the sustainability and cohesion of the villages.
- 5.29 Community consultation revealed that there is a desire in the community to have more recreational facilities. The policy seeks to support the provision of further recreational facilities.
- 5.30 There is also support for the provision of new facilities for visitors and the community, and potentially for small scale business/retail use in the vicinity of Alnmouth Railway Station, which will in the future become an important local 'hub' once the Alnwick to Alnmouth Heritage Railway reaches Alnmouth mainline station.
- 5.31 A site-specific allocation for such uses is not proposed and the policy seeks to support the provision of a 'hub' that could benefit visitors and the community on land in the vicinity of Alnmouth Railway Station.

### LOCAL GREEN SPACES, PLAYING FIELDS AND ALLOTMENTS

#### **POLICY 6: LOCAL GREEN SPACES**

The sites listed below and shown on the Policies Map are designated as areas of Local Green Space (LGS1-8) which will be protected in a manner consistent with the protection of land within Green Belts.

LGS1: VE Memorial Garden, Lesbury Village

LGS2 Lealands Garden, Lesbury Village

LGS3: The Wynd, by Steppey Lane Bridge, Lesbury Village

LGS4: Lealands play area, Lesbury Village

LGS5: Bowling green behind the Village Hall, Lesbury Village

LGS6: At the corner of Lesbury Road and Curly Lane, Hipsburn

LGS7: Pond Field play area, Hipsburn

LGS8: Hipsburn Green, on South View

Ground raising activities within sites LGS1 and LGS3 must not be undertaken as this may increase the risk of flooding within these sites.

- 5.32 Paragraphs 99 and 100 of the National Planning Policy Framework give local communities the opportunity to identify and protect areas of green space which are special to the local community.

- 5.33 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 a playing field), tranquillity or richness of its wildlife; and
- be local in character and not an extensive tract of land.

- 5.34 The green spaces identified in the policy are considered to be particularly important by the local community. Background reports have been produced to further explain their significance. Some of the spaces identified are valued as recreational areas, for instance the Lealands play area, the Pond Field play area and the bowling green behind the village hall. All of these areas are accessible to the public, and highly valued by the community.

- 5.35 Other spaces are valued for their historic and landscape significance; for example, the VE Memorial Garden, Lealands Garden, The Wynd by Steppey Lane Bridge and the corner of Lesbury Road and Curly Lane. The Wynd by Steppey Lane and the corner of Lesbury Road and Curly Lane are also valued for their biodiversity and habitat provision.

- 5.36 LGS1 and LGS3 are in areas that are prone to flooding. For this reason, any development proposals in these areas which involve the raising of ground will not be supported as it is likely to increase flooding on-site and could increase the risk of flooding elsewhere.



### **POLICY 7: PLAYING FIELDS AND ALLOTMENTS**

Proposals which involve the loss of the Playing Fields or Allotments listed below and shown on the Policies Map will only be approved where a replacement of equivalent quality and size is made within the locality.

RS1: Alnmouth Football Club playing fields

RS2: Alnmouth and Lesbury Cricket Club grounds

Allotment 1: behind Station Cottages, off South View, Hipsburn

Allotment 2: on Bilton Road, Bilton.

5.37 The Alnmouth Football Club playing fields and the Alnmouth and Lesbury Cricket Club grounds in Hipsburn cater for local sports clubs and accommodate a range of outdoor activities.

5.38 The allotments in Bilton and Hipsburn are important for recreation, biodiversity and to our sustainable communities where local food growing is becoming increasingly popular.

### **HISTORIC ENVIRONMENT**

#### **POLICY 8: THE LESBURY CONSERVATION AREA**

Development proposals within or affecting the setting of the Lesbury Conservation Area will be expected to preserve or enhance the character or appearance and quality of the conservation area and make a positive contribution to local character and distinctiveness through the careful use of materials and design.

In particular, the assessment of proposals will consider the following:

- a) the impact of any new development on the skylines to the north and south of the village;
- b) the need to retain open pedestrian areas at the bridges and by the churchyard,
- c) the need to retain stone walls, mature trees and hedges and, where possible, plant new trees;
- d) give special consideration to the impact of development on historic buildings in the conservation area including designated and non-designated heritage assets;
- e) the use of traditional materials of natural local sandstone, Welsh slate, stone chimneys and clay pots, where appropriate.

Development proposals that lead to substantial harm to (or total loss of significance of) the Lesbury Conservation Area will be refused.

## Lesbury Neighbourhood Plan 2016 – 2036: Referendum Version

- 5.39 There is a wealth of history in the Neighbourhood Area and more information is provided about this in the preceding chapter.
- 5.40 This Plan does not seek to apply policy to listed buildings as it is considered that national planning policy and legislation set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 provides the necessary protection to these designated heritage assets.
- 5.41 Policy 8 specifically relates to the Lesbury Conservation Area which was designated in 1972 (there have since been some alterations to the boundary) and includes much of the historic core of the village. A detailed Conservation Area Character Appraisal (CACA) has been written which identifies key features of townscape character, and a summary of management recommendations.
- 5.42 Some of the key issues identified in the CACA have been incorporated into Policy 8, in order to make it locally relevant to Lesbury Conservation Area.

### **POLICY 9: NON-DESIGNATED HERITAGE ASSETS**

Development, including renovation or alteration, affecting any non-designated heritage asset or its setting (identified on the Policies Map or identified subsequently as a non-designated heritage asset), should be sensitively designed having regard to the significance of the heritage asset including archaeological, historic and architectural interest and its setting.

- 5.43 The Lesbury Parish Plan (2009) identified a number of buildings and structures that are of local historic interest. These have been described in the background paper, Non-designated Heritage Assets (see link in Appendix A) and are identified in Appendix B. Proposals for development affecting non-designated heritage assets will be considered against Policy 9.

## **WELL-CONNECTED, HEALTHY AND SAFE PLACES**

### **POLICY 10: PARKING AND HIGHWAYS IMPROVEMENTS AT ALNMOUTH RAILWAY STATION**

Extension to the existing car parks at Alnmouth Railway Station, and/or the creation of additional parking spaces at the station will be supported, if required. Any scheme should include appropriate landscaping to mitigate the visual impact of additional car parking and incorporate improved pedestrian and cycle access as well as being designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.

The introduction of measures to improve highway safety at the access and in the vicinity of Alnmouth Railway Station will be supported.

- 5.44 Focus meetings with residents showed a 94% support for the provision of additional car parking spaces at the railway station. This should be alongside other measures to reduce the impact on the highway and could include

restrictions to on-street parking, charging for car parking, etc. Some of these management matters are not land use planning matters and so are not included as planning policy. However, they are listed as Community Projects at the end of the Plan. This Policy supports a new car park, or extension of the existing car parks to alleviate the on-street parking problems that are suffered by residents in the area surrounding the station.

- 5.45 Following consultation with local residents, Northumberland County Council has recently introduced new trial parking arrangements in and around Alnmouth Railway Station. These include restrictions to on-street parking in Hipsburn, parking charges and a maximum 72-hour stay restriction in the Council-owned car park at the station. The effects of these measures will be monitored and reviewed at the end of the 12-month trial period.



Photograph 6: Parking at Alnmouth Railway Station

### **POLICY 11: IMPROVEMENTS TO WALKING AND CYCLE ROUTES**

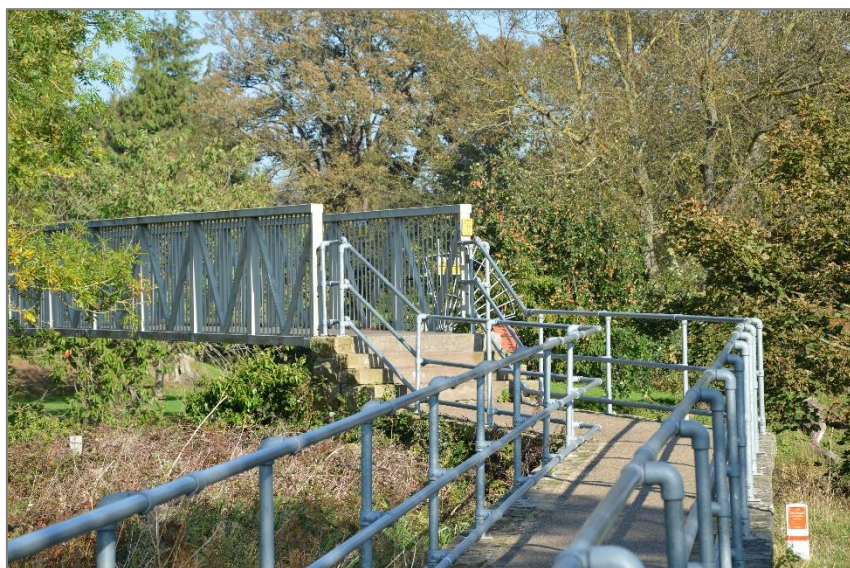
The following proposals to improve walking, cycling and disabled access in the Plan Area will be supported:

- a) proposals to improve Steppey Lane footbridge to allow disabled access;
- b) proposals to provide cycle and pedestrian routes alongside the Aln Valley Railway Line (known as the Alnwick to Alnmouth Greenway);
- c) proposals to provide and improve safe routes between Alnmouth Railway Station and Steppey Lane into Lesbury.

Other improvements to existing, and provision of new, cycle and pedestrian routes in the Neighbourhood Area will also be supported where it can be demonstrated that any negative impacts on European designated sites as a result of these proposals can be adequately mitigated through a strategy to mitigate against recreational disturbance to be submitted alongside any planning application.

- 5.46 There are a number of routes in the Neighbourhood Area that could be improved for walkers and cyclists. The most important of these, identified by the community during this stage of consultation, and previous stages, is the need to upgrade the footbridge from Steppey Lane into Lesbury Village. This is a vital pedestrian link for residents and was

restored in 2009 after flood damage in 2008. The current bridge does not provide disabled access due to the steps. Many people use the bridge when walking to the local school. Also, it is a particularly valued 'off road' route in the local area as it connects to the riverside walk to Foxton on one bank of the river and provides access to the riverbank for people with fishing rights on the opposite bank of the river. It has the potential to provide a viable Greenway from Alnmouth, Warkworth and Amble to the railway station.



*Photograph 7: Steppey Lane footbridge*

aims to develop the railway corridor as a sustainable transport link as well as a recreational and educational resource for the local community and visitors to the area.

- 5.48 Provision of new cycle and pedestrian routes could have a potential impact on designated sites in the Neighbourhood Area. For this reason, it will be important to ensure that appropriate mitigation is included in any such proposal.

- 5.47 The Aln Valley Railway Project is underway and involves the restoration and operation of the railway between Alnmouth and Alnwick which will, in the future, provide an additional tourist attraction for the area. It is being promoted by the Aln Valley Railway Trust and the project



### 6.0 MONITORING AND REVIEW

- 6.1 Effective monitoring by Lesbury Parish Council is essential to ensure the Neighbourhood Plan is truly achieving sustainable development in the Neighbourhood Area. It also provides information to establish whether policies are effective, and whether there are changes needed to policies in the longer term.
- 6.2 The Lesbury 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.
- 6.3 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

- 6.4 As it is not known whether the Neighbourhood Plan will be 'made' before the adoption of the emerging Northumberland Local Plan it may be necessary to review the Plan in the 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

- 6.5 Proposals have been identified in Section 7 of the Plan. These proposals will be taken forward by the relevant bodies together with the Parish Council and are matters that are outside the remit of planning policy in a Neighbourhood Plan.
- 6.6 Monitoring will also seek to ascertain whether the Community Projects within the remit of the Parish Council are being implemented.

## 7.0 COMMUNITY PROJECTS

The Community Projects (CP) that have emerged through consultation on the Neighbourhood Plan are listed below:

### **ACTIVE:**

- CP1: Renovation of the Village Hall.
- CP2: Improvements to parking at and in the vicinity of the railway station working together with Northumberland County Council.
- CP3: Upgrade Steppey Lane Bridge to allow disabled access working together with Northumberland County Council.

### **WISH LIST:**

- CP4: Aln Valley Railway: cycle route; footpaths; community hub; business opportunity within a station building for café, car and cycle hire, and tourist information.
- CP5: Alnmouth and Lesbury Cricket Club: improvements to access and parking, in particular for people with disabilities.
- CP6: Recreational Facilities, including Youth Club.
- CP7: Community Orchard.

### APPENDIX A: Evidence Base Documents

National Planning Policy Framework (February 2019)  
National Planning Practice Guidance (as updated)  
Alnwick District LDF Core Strategy DPD (2007)  
Alnwick District Wide Local Plan (1997) (saved policies)  
Northumberland Coast AONB Management Plan (2014 – 2019)  
Northumberland Coast AONB Design Guide for the Built Environment (2009)  
Northumberland Coast AONB Landscape Sensitivity & Capacity Study (August 2013)  
Northumberland County Council Landscape Character Assessment (August 2010)  
Northumberland County Council Strategic Housing Land Availability Assessment (2018)  
Northumberland County Wide Housing Needs Survey Final Report (updated 2015)  
Dark Skies - Exterior Lighting Master Plan (2013)  
Northumberland National Park Authority  
DEFRA Berwick to St. Mary's Marine Conservation Zone (May 2019)  
Habitats Regulations Assessment of the Lesbury Neighbourhood Plan (NCC, revised November 2019)  
Strategic Environmental Assessment (Environmental Report) of the Lesbury Neighbourhood Plan [NCC, October 2019]  
Lesbury Parish Plan (2009) <http://www.lesbury-pc.org.uk/parishplan.php>  
Lesbury Conservation Area Character Appraisal [Alnwick District Council] (2006)  
Northumberland Coastal Mitigation Service Strategy Document (NCC 2018)  
Background paper: Settlement Boundaries for Lesbury, Hipsburn and Bilton (May 2019)

Background paper: Local Green Spaces, Recreational Spaces and Allotments (June 2019)  
Background paper: Non-designated Heritage Assets (October 2019)  
[www.lesbury-pc.org.uk/ndp-finaldocs.php](http://www.lesbury-pc.org.uk/ndp-finaldocs.php)  
Background paper: Housing and Housing Needs Survey (Community Action Northumberland, February 2018)  
Background paper: Community Facilities Audit (November 2017)  
Background paper: Lesbury Parish Neighbourhood Development Plan – Leisure. Young Peoples' Views (March 2018)  
<http://www.lesbury-pc.org.uk/ndp-workingdocs.php>  
Summary of comments made at various Consultation Events (2017/18):  
Focus Meeting 1 - Final Report on Car Parking at the Railway Station  
Focus Meeting 2 - Housing & Development  
Focus Meeting 3 - Leisure & Environment  
<http://www.lesbury-pc.org.uk/ndp-workingdocs.php>

### APPENDIX B: List of Non-designated Heritage Assets

1. Foxton Golf Club – Club House
2. Townfoot Steading
3. The Lodge
4. Townfoot Farm House
5. Azalea Cottage
6. Townfoot Farm Cottage
7. Tide View, Mount View, Primrose Cottage
8. Holme House
9. Lilac Cottage, No. 3, Bridge End Cottage
10. Rose Cottage, Burn Cottage
11. Bridge End, Woodbine Cottage
12. Church Cottages 1 and 2
13. Stepping Stones and Steppey Lane ford
14. Alnview Cottage
15. School House
16. Post Office Cottage & extension, River Bank Cottage
17. The Cottage
18. Garden Cottage
19. Garden Terrace
20. The Coach Inn
21. Jasmine Cottage, Rose Cottage, Box Cottage
22. Crescent Cottage, Maple Cottage
23. The Square
24. The Reading Room (1 & 2)
25. Mill Cottages
26. Cherry Tree Cottage, Alnside Cottage
27. Birney-Knowe field (east of Deep Dene cottages)
28. Lookout Farm (off Alnwick Road)
29. The 'old' Lesbury Station (off Alnwick Road)
30. Deep Dene Cottages (Alnwick Road)
31. Hawkhill (near Hawkhill Business Park)
32. Hawkhill Farm and Hawkhill Business Park
33. Old Hawkhill – stepping stones and abandoned village
34. Land to the north-east of Alnmouth Station
35. Hipsburn Farmhouse
36. Hipsburn Farm Cottages
37. Railway Terrace (South Road, Hipsburn)
38. Bilton Farm Cottages
39. Bilton Mill (located by River Aln near Old Hawkhill)
40. Bilton Common
41. Greenrigg Farm
42. Wooden Farm



### Glossary of Terms

**Affordable** housing (2019 NPPF definition): 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** - 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** - 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, landscape, townscape and opportunities for recreation.

**Area of Outstanding Natural Beauty (AONB):** An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance its 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:** A draft neighbourhood Plan must meet each of a set of basic conditions before it can be put to a referendum and be made. The basic conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as

applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.

**Biodiversity:** The variety of plant and animal life in the world or in a particular habitat, a high level of which is usually considered to be important and desirable.

**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.

**Conservation (for heritage policy):** The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

**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 European Sites (Special Areas of Conservation (SACs), and Special Protection Areas (SPAs); Ramsar sites, European Marine Sites (EMSs) and Sites of Special Scientific Interest (SSSIs).

**Development:** Defined under the Town and Country Planning Act 1990 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 council development plan documents such as Local Plans, Core Strategies and Neighbourhood Plans.

**European site:** This includes candidate Special Areas of Conservation, Sites of Community Importance, Special Areas of Conservation, Special Protection Areas and any relevant marine sites and is defined in regulation 8 of the Conservation of Habitats and Species Regulations 2010.

**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):** The several distinct stages of Assessment which must be undertaken in accordance with the Conservation of Habitats and Species Regulations 2017 (as amended) and the Conservation of Offshore Marine Habitats and Species Regulations 2017 (as amended) to determine if a neighbourhood plan may affect the protected features of a habitats site before deciding whether to undertake, permit or authorise it. (Planning guidance, UK gov)

**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

## Lesbury Neighbourhood Plan 2016 – 2036: Referendum Version

interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).

**Heritage Coast:** Areas of largely undeveloped coastline which are managed to conserve their natural beauty and, where appropriate, to improve accessibility for visitors. Northumberland's Heritage Coast stretches from Druridge Bay to the Scottish border, and therefore encompasses the whole Plan area.

**Historic Environment:** All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

**Independent Examination:** The process by which an independent person examines a neighbourhood plan to ensure that it meets the 'basic conditions'.

**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.

**Landscape Sensitivity:** Normally refers to the ability of the landscape to absorb development, in relation to valued aspects of its character.

**Local Green Space:** A designation that provides special protection against development for green areas of particular

importance to local communities. 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.

**Major Development in the AONB:** whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

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

**National Nature Reserve:** Designated by Natural England as key places for wildlife and nature features in England, they were established to protect the most significant areas of habitat and geological features.

**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 NPPG supplements national policy set out in the NPPF providing further guidance from the Government on land use planning matters.

**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, and made by the local planning authority, the Neighbourhood Plan will form part of the Development Plan.

**Northumberland County Council:** Since 1st April 2009 the unitary authority for Northumberland and the Local Planning Authority for the Lesbury area.

**Planning obligation:** A legal agreement entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

**RAMSAR:** The Ramsar Convention on Wetlands of International Importance is an international treaty for the conservation and sustainable use of wetlands.

**Rural exception sites:** 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.

**Significance (for heritage policy):** The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

**Social Housing:** Low-cost rental and low-cost homeownership accommodation. The former is accommodation at rents below market rates and let to people whose needs are not adequately served by the commercial housing market; the latter incorporates shared ownership, equity percentage arrangements and shared ownership trusts and must be made available to people whose

needs are not adequately served by the commercial housing market. (Housing and Regeneration Act 2008)

**Special Areas of Conservation (SAC):** Areas defined by regulation 3 of the Conservation of Habitats and Species Regulations 2017 which have been given special protection as important conservation sites.

**Special Protection Areas (SPA):** Areas classified under regulation 15 of the Conservation of Habitats and Species Regulations 2017 which have been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds.

**Site of Special Scientific Interest (SSSI):** 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 run-off through a pipe to a watercourse.

**Sustainable development:** Defined by the World Commission of 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, paragraph 7, 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.