



Humshaugh Neighbourhood Plan

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Foreword

Dear Resident of Humshaugh Parish

Thank you for taking the time to read the Humshaugh Neighbourhood Plan.

The process we have followed:

The planning system in England is “plan led”; planning law requires that planning applications are determined in accordance with a statutory development plan unless material considerations indicate otherwise. The Government’s planning policies are set out in the National Planning Policy Framework and accompanying guidance. Local plans are prepared by Local Planning Authorities – in our case Northumberland County Council and the Northumberland National Park Authority. Neighbourhood plans are prepared by town and parish councils, or by neighbourhood forums in areas without town or parish councils, and a neighbourhood plan allows the local community to shape future development and identify what should be protected.

Although we think of neighbourhoods as being parts of towns and cities, in the context of a neighbourhood plan it refers to a locality – in our case the Parish of Humshaugh. This Neighbourhood Plan will give you, the residents of Humshaugh Parish, a say over how our community develops for the remaining duration of the Northumberland Local Plan (until 2036) and Northumberland National Park Local Plan (until 2037), the overriding planning documents for our county.

The policies have been developed in response to issues raised by residents at the public drop-in session held in October 2022 and in the residents’ survey conducted in December 2022, when 145 responses were submitted (which is nearly half of all households in the Parish), and during public consultation on the Pre-Submission Draft of the Plan between December 2023 and January 2024.

The policies included in the Neighbourhood Plan:

The Neighbourhood Plan has 7 policies and 12 community actions. The policies relate directly to planning and the community actions to other issues raised during the public consultation process.

Specific policies in the Humshaugh Neighbourhood Plan relate to:

- **Affordable Housing for Local People** – To support development where there is clear evidence of local need, for example in “small scale rural exception sites” to provide affordable and appropriate housing for local young people, local families and our ageing population.
- **The Humshaugh Conservation Area and Local Distinctiveness** – To ensure that the historic character of our village is maintained for the benefit of future generations.
- **Building Design Codes** – To protect and enhance the rural and historic character of the Parish in any new development.
- **Local Green and Protected Open Spaces** – To protect the highly valued sites that are such a key part of the tranquil rural environment we all enjoy.
- **Communities Facilities** – To support our key institutions: Humshaugh CoE (Aided) First School, the Village Hall, the Surgery, St Peter’s Church, The Crown Inn and the Village Shop.
- **Tourism** – To foster the local economy.

We hope that the Neighbourhood Plan addresses the key issues raised by residents and by so doing will secure our community for future generations to enjoy as we do today.

In Northumberland, there are currently 27 made neighbourhood plans, including Haydon Bridge, Hexham and Acomb. A further 28 plans are in development, including Haltwhistle, Stamfordham and Wylam. The Parish Council is unanimous that Humshaugh needs a neighbourhood plan as well. In the period 2016-2021, 53 new houses were built in Humshaugh, far more than in much larger local communities such as Haltwhistle (19 houses), Allendale (13 houses) and Bellingham (19 houses). A neighbourhood allows you, the residents of Humshaugh, to have a say over future developments.

Yours faithfully,

Humshaugh 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 town and parish councils and in areas without town or 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 statutory development plan. What they can do is help 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 ‘made’ (brought into legal force) by the Local Planning Authority, it becomes part of the statutory development plan. 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)¹ and National Planning Practice Guidance (NPPG) respectively.

Development plan

- 1.6 The development plan for Humshaugh Parish comprises the policies contained within the Northumberland Local Plan (NLP) which was adopted by the Northumberland County Council (NCC) in March 2022. As part of the Parish lies within the Northumberland National Park, the development plan for that part of the Parish comprises the policies contained within the

¹ At the time of preparing the Plan, the latest version of the NPPF was December 2023: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/115271/nppf-2023.pdf)

Northumberland National Park Local Plan (NNPLP) which was adopted by Northumberland National Park Authority (NNPA) in July 2020. The Humshaugh Neighbourhood Plan ('the Plan') has been informed by the planning policies contained within both the NLP and NNPLP and their associated evidence bases.

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. The most recognised definition of 'sustainable development' is that which meets the needs of the present without compromising the ability of future generations to meet their own needs. The basic conditions statement, which accompanies the Plan, explains how the implementation of the Plan is expected to contribute to sustainable development.

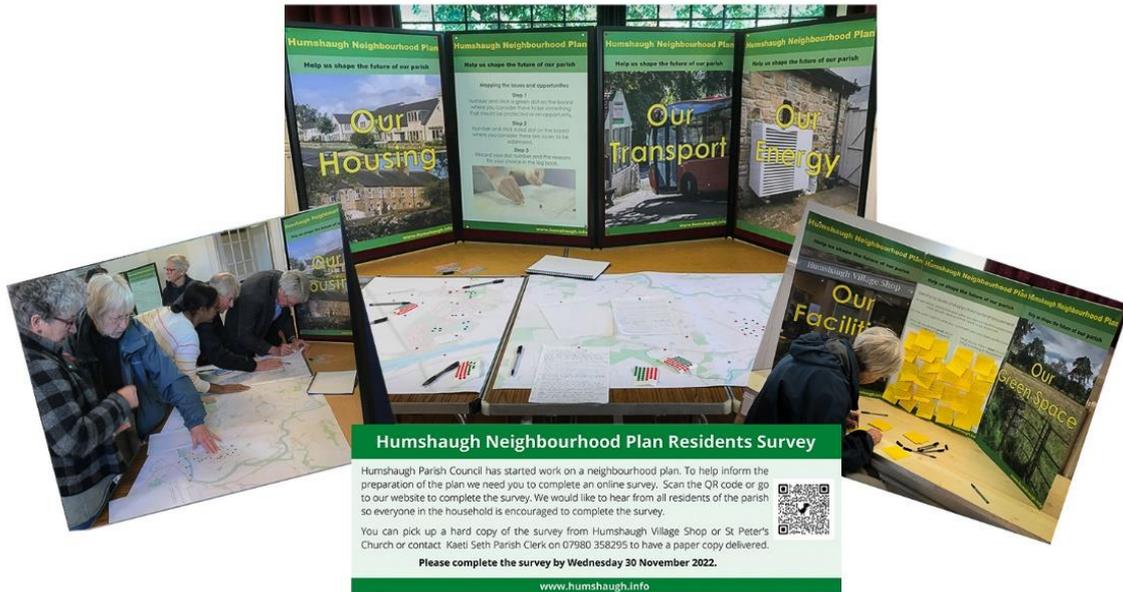
Legal obligations

- 1.8 Neighbourhood plans must be compatible with legal obligations, specifically the "Strategic Environmental Assessment" 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.
- 1.9 NCC provided a screening opinion on whether a SEA and/or AA was required for the Plan. The conclusion of the screening opinion for the SEA was that based on the characteristics of the Neighbourhood Plan and the area characteristics, in the opinion of NCC, the plan is unlikely to have significant effects on the environment and SEA is therefore not required. The HRA screening opinion was that the Plan would not have a likely significant effect on European Sites within 10km of the Plan boundary, either alone or in combination.

Background to the Humshaugh Neighbourhood Plan

- 1.10 Humshaugh Parish (Figure 1) was designated as a "Neighbourhood Area", for the purposes of neighbourhood planning, by NCC on 17 March 2022 and by NNPA on 16 March 2022. Humshaugh Parish Council established a steering group and delegated authority to the group to prepare the Plan. The steering group includes the Parish Council Chair, parish councillors, the NCC ward member and members of the local community.
- 1.11 To inform the preparation of the Plan, the following engagement activities have taken place:
- Following the decision of the Parish Council to produce a neighbourhood plan, a public drop-in session was held in Humshaugh Village Hall in October 2022. Residents were asked to identify key issues and areas they would like the Plan to cover;
 - Based on feedback from the drop-in session, draft Aims and Objectives were prepared for consultation and posted on the dedicated Humshaugh Neighbourhood Plan website (<https://humshaugh.info/>), with a paper copy delivered to every household in the Parish;
 - A residents' survey was conducted in December 2022, with residents being able to respond either online or by paper copy. It generated a very high level of interest and response, with 145 responses being received. A summary of the responses was posted on the Humshaugh Neighbourhood Plan website. The results of the survey have been used to inform the draft Plan;

- Regular updates are provided at public bimonthly Parish Council meetings, and to each household in the bimonthly Humshaugh News which is delivered to all houses in the Parish. Updates are also posted on the Humshaugh Neighbourhood Plan website.



1.12 The early engagement and evidence work informed the preparation of a Pre-Submission Draft Plan. This was subject to consultation from November 2023 to January 2024. The draft plan was amended to take account of comments received and was approved for submission by the Parish Council at their meeting on 14 March 2024. It presented an overview of Humshaugh Parish and identified:

- The **context** in which the Plan has been prepared;
- 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 Neighbourhood Area (also known as 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.

1.13 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 preparation of the plan, are available at [Northumberland County Council - Neighbourhood Plans](#)

1.14 The Plan covers the period to 2036, which aligns with the NLP. During this period, the Plan will be reviewed and updated where required.

Next steps

- 1.15 The Plan was submitted to Northumberland County Council in April 2024 and was examined in August 2024. That examination concluded that, subject to recommended modifications, the plan met all necessary legal tests. The referendum was held on 23 January 2025 and a majority of people who voted were in favour of making the Neighbourhood Plan. The Plan has been brought into force legally and will be used to help make decisions on planning applications in the Parish.

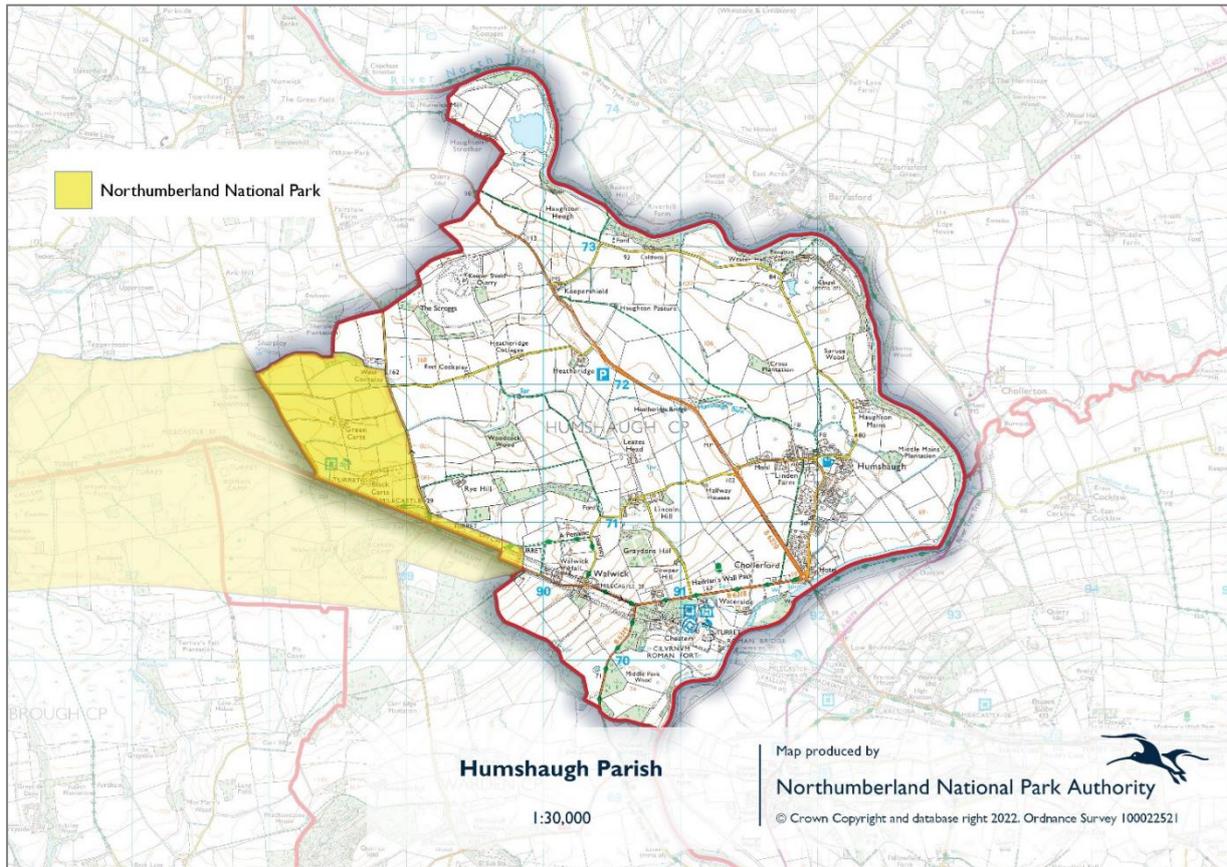


Figure 1 - Neighbourhood Area



2. Background to Humshaugh Parish

History of the Parish

- 2.1 Humshaugh Parish lies to the west of the River North Tyne, the western tip being just inside Northumberland National Park (NNP) and the southernmost boundary enclosing a section of Hadrian's Wall World Heritage Site. The topography and fertility of the North Tyne Valley will have been conducive to prehistoric settlement, although archaeological evidence of this within the Parish is scant.
- 2.2 Local Roman history and archaeology is very evident in the form of the remains of Cilurnum or Chesters cavalry fort, to the south of the Military Road at Chollerford. The remains of the Roman bridge, built to carry the defensive wall across the river, is on the Humshaugh Parish boundary. Roman remains continue west through the Parish as far as the turret at Black Carts Farm. The Roman buildings were abandoned during the 5th century and fell into disrepair. There is evidence, throughout the Parish, of the ready-dressed Roman stone having been used as a convenient source of building material.
- 2.3 Evidence of Saxon settlement is rare, although a clue to the early origins of Humshaugh lies in its linear layout, a plan often used in Saxon villages. The original village followed the line of the road from Humshaugh House westwards to the Bellingham road. It is commonly believed that the name 'Humshaugh' is Saxon in origin, although it is difficult to know when it came into common use. A rare court document of 1377 refers to it as 'Hounsale'. Other documents from the period use the names 'Hemyshalph' and 'Hounshalph'. Possibly all three variations were pronounced in much the same way and used concurrently.
- 2.4 During the Norman period the area was known as The Liberty of Tynedale and administered largely by local barons, rather than directly by the Crown. During the Anglo-Scottish wars of the 13th century, the Liberty was given to the Scottish kings, who established a seat of government at Wark. The area was essentially a Scottish colony, until the peace treaty that followed the Battle of Bannockburn in 1314, although Norman barons had held much of the power.
- 2.5 Haughton Castle existed as a fortified tower from the 12th century, when it was owned by the Widdringtons and was later home to the Swinburnes. By the late 14th century, it was enlarged and designated as a castle. For defensive purposes, a village developed around the castle, and was for centuries a much larger settlement than Humshaugh. The ruins of the old chapel at Haughton can still be seen. Humshaugh is not marked on Speed's map of 1610, the nearest marked settlements being Haughton and Walwick. Both are currently small hamlets within our Parish, but in the early 17th century would have been more significant than Humshaugh in terms of population.
- 2.6 Humshaugh would have comprised fortified farmhouses and small thatched buildings that made up the farmsteads. This view of Humshaugh is supported by architectural and documentary evidence, and these farmsteads would have been small, consisting of a house, byre and small grass close. The holders would also have had access to scattered strips of land, varying in quality, and a share of meadow and common pasture on the fell. We can still see the patterns of the strip system of farming in the old undisturbed pastures in the Parish. An old set of deeds from the 1270s refers to a John Swinburne owning the Manor of Humshaugh. The Manor House, now Humshaugh House, has architectural evidence suggesting 13th century

origins, whilst 16th and 17th century features support the idea that the house was a bastle, or fortified farmhouse.



- 2.7 Bastles were often grouped together within an area to give greater protection to the residents of the vicinity and this was the case in Humshaugh. Five buildings in the present village have strong architectural features, suggesting that they were bastles. Besides Humshaugh House, these are Dale House, Dale Cottage, Teasdale House and Linden House. Such fortified buildings were necessary during Tudor times, when reiving was rife in the unsettled border lands. This feuding involved both cross-border skirmishes and inter-family feuding within the county. Evidence of the reiving clans exists in local surnames such as Charlton, Milburn, Dodd, Robson and Elliott.
- 2.8 Humshaugh remained a very small agricultural settlement until the beginning of the 19th century, when the owner of Haughton Castle, William Smith, started renovations to create a comfortable family residence. At the same time, he laid out parkland in front of the castle, involving the demolition of Haughton village. The displaced people were removed to Humshaugh, where accommodation was provided for them. Many of these people worked at the Haughton Paper Mill and, even by 1851, the census shows that a large number of Humshaugh residents were still employed at the Haughton Paper Mill.
- 2.9 As part of the ecclesiastical reorganisation of Simonburn Parish by the landowners, Greenwich Hospitals, St Peter's Church was built and consecrated as a chapel of ease in 1818, increasing Humshaugh's significance as a village. The growth of Humshaugh is reflected in Fryer's Map of 1820 and the Greenwood Map of 1828. There is supporting documentary evidence in the writing of Newcastle publisher and historian, Eneas Mackenzie. In his 'View of the County of Northumberland', published in 1825, he described Humshaugh as having four or five farms, a public house and a few cottages for labourers.
- 2.10 The public house will have been The Crown Inn, which, by then, may have been in the village for over a century. The inn is claimed to have been built in 1703, although sources have not been verified. It will have been a coaching inn for travellers in the North Tyne Valley, but evidence exists that farming also took place there. This is also true of the George Inn at Chollerford, which dates from the mid-18th century and was developed on the site of the old ferry boat house. It is concurrent with the building of the Military Road and will have provided coaching facilities for travellers on the new east to west route. It is also known that there was a coaching inn at Walwick.
- 2.11 The Military Road is always associated with Field Marshall George Wade, who had difficulties in moving his troops from Newcastle to Carlisle in November 1745, during the Jacobite rebellions. He made complaints about the state of the road from east to west, which was then designated as a 'summer road', but he died in 1748. It is unlikely that he had any involvement in the planning of the new road. A local man, Lancelot Allgood of Nunwick, was at this time an MP and

Sheriff of Northumberland and he was actively involved in the building of the new road, which was completed in 1758. Chollerford Bridge, carrying the road over the North Tyne had been damaged several times by floods and was finally demolished in the great flood of 1771. The new bridge, built by Robert Mylne in 1785, has stood the test of time and is still coping with modern-day traffic.

- 2.12 Improved road communications will have benefited the prosperity of Humshaugh, as would the coming of the Border Counties Railway a century later. Chollerford Station was opened in 1858 and was later renamed as Humshaugh Station, to avoid confusion with Chollerton, further along the line. Better links with Hexham and beyond helped businesses in Humshaugh to thrive. This once agricultural settlement was now an almost self-sufficient hub of commercial activity. Directories from the latter half of the 19th century show increasing numbers of tradespeople, i.e. blacksmiths, carpenters, shoemakers and tailors, as well as drapers, grocers, bakers and butchers. The village has had its own school since 1833 and a Wesleyan chapel was built in 1862. Humshaugh's GP served the large rural area that made up District 4 of the Hexham Union. Other medical professionals, such as pharmacists and trainee doctors, supplemented the medical services in the village.
- 2.13 During the course of the 19th century the range of employment opportunities had widened and included more jobs in the local quarries and on the roads and railways. The 1911 census shows that people were taking up new employment opportunities in Hexham and that more young women were choosing to do jobs other than domestic service. The recruitment records of the young men who volunteered for military service in 1914 show that a fair proportion of them were still employed on the big estates in the Parish. The village remembers fifteen of the men who served their country in WW1 through plaques on the war memorial (unveiled in 1920) and in St Peter's Church. It was also the wish of the people of Humshaugh to have a village hall, as a memorial to those lost in the Great War. After much fund-raising and many generous public subscriptions, Humshaugh Village Hall was built and finally opened in 1928.



- 2.14 Until the middle of the 20th century, Humshaugh had retained its predominantly linear form, few buildings having been constructed between The Crown Inn and Chollerford. On the west side of the road were St. Peter's Church, The Vicarage, the Village Hall, Humshaugh School and Hopewell House - formerly the residence of the head teachers. The east side of the road to Chollerford was largely agricultural land, until the late Victorian mansion, Waynriggs, was built. Between there and The Orchard, the council built ten houses, known as Waynriggs Terrace. Planned and started in the late 1930s, the terrace wasn't completed until the late 1940s because of WW2. During the 1950s and 1960s, there was little development in the village apart from several individual houses to the east of Waynriggs and on other plots of undeveloped land.
- 2.15 Humshaugh School was enlarged during this period, two-storey extensions being added to each end of the building to create three new classrooms. It originally catered for children of all ages, up to the school-leaving age of 14. Northumberland Archives hold a 1930s plan for a proposed

secondary school to be located just to the north, on the land that we now know as Valley Court. The outbreak of war prevented this from going ahead and, by the time the war ended the 1944 Education Act had been passed. The major change outlined in this Act was the raising of the school-leaving age to 15, although it was not implemented until after the end of the war. The new school planned for Humshaugh would have lacked the facilities required for practical subjects and did not comply with the 1944 Act.

- 2.16 The reorganisation of secondary education in Northumberland made small secondary schools redundant, leaving the land between the School and the Village Hall undeveloped until the early 1970s, when 14 large bungalows were built in spacious plots of land to create Valley Court. This was the first estate of executive housing to be built in the village, providing up-to-date, stylish homes for an affluent group of people. The development is outside of the Conservation Area and built very much in the style of the period. Although conflicting with the historical ambience of the village, the houses are set high from the road and are largely hidden from view.
- 2.17 In 1982, the new Humshaugh Surgery was built, bringing enhanced medical facilities to the village. Around the same time, the council built senior residents' bungalows, providing convenient, modern homes for older citizens in the village. Four bungalows were built on the land between the St Peter's Church and Widdrington Terrace and two more were created from the building on the main road that was once the Reading Room, completing Orchard View. Eight more local authority bungalows were built beyond the new Humshaugh Surgery on East Lea.
- 2.18 The mid-1980s saw the building of executive bungalows at Hadrian Court, which was extended in the 1990s, making 18 bungalows in total. Close to Chollerford roundabout, this estate is nevertheless accepted as being part of Humshaugh. Again, Hadrian Court is very much of the period, yet, being bungalows, is of low visual impact.



- 2.19 In 1992 a housing association built 18 houses, known as East Lea, behind Waynriggs Terrace. Around the same time work was started on the redevelopment of the site at East Farm, when old agricultural buildings were cleared to make way for six new houses. This small development of executive housing, within the Conservation Area, was completed in 1994. Although some traditional features were incorporated into the buildings, the cul-de-sac arrangement of the houses has subsequently been criticised for not being in keeping with the historical layout of older buildings in the village.
- 2.20 An old Ministry of Defence building, later known as "The Factory", lay between the playing field and Hadrian Court. Built as a storage depot during WW2, the building was used after the war by a firm called Bowmaker and in turn taken over by a Leeds-based firm called Evans. They were a mechanical engineering business, who bought up and reconditioned surplus military machinery and vehicles. These were sold to the governments of newly independent countries. The building was later used as a repair shop for agricultural vehicles and machinery. When "The Factory" closed, it stood empty and became an increasing eyesore until the mid-1990s, when

Anvil Homes bought the derelict site. The old building was demolished, and Beechcroft built. Old, reclaimed stone was used for the houses and boundary walls, which adds to the charm of this development. The 24 houses vary in size and design, and the layout of the estate enables it to sit comfortably within its village situation. Beechcroft, named after the fine beech trees that have been incorporated into the design, is arguably the most aesthetically pleasing of all the new housing built in Humshaugh in the late 20th and early 21st centuries.

- 2.21 There were no significant changes within the village until 2015, when a small estate of affordable housing was built behind the George Hotel. Although considered part of the village, the location of these 14 houses can more accurately be described as Chollerford. Built on a field that used to belong to the George, the development was named Simmonds Court as a tribute to the hotel's previous owner. James Simmonds was an unsung local hero who was heavily involved in fund-raising events during WW1. Simmonds Court was the first housing of its type to be built in the village since East Lea in the early 1990s. It is a very pleasing development and won a national Housing Excellence Award for Best Small Affordable Housing Scheme in 2016.
- 2.22 In 2016, Duchy Homes was given planning permission to build 21 houses on the field opposite Humshaugh School. Although houses of 2, 3, 4 and 5 bedrooms were built, it is the larger houses that dominate the scheme. Chesters Meadow is a compact development and, although they are individually attractive, the houses bordering the main road are large and have completely altered the once open view to the east. As time passes and gardens mature, this change, like many others in the past, will become assimilated into the village environment. The whole site was not landscaped as the developers had promised and, in 2019, Duchy Homes applied for permission to build a further twenty houses on the remaining land. This permission was refused.
- 2.23 At the same time, the developers Cussins started work on land behind East Lea that previously belonged to Haughton Castle. As completed, Haughton Place and St Peters Way comprise twenty-three 3, 4 and 5-bedroomed houses and form an attractive, low-density development, well hidden from the main road through the village. The larger houses dominate the scheme, although they are not crowded, being set in larger plots.
- 2.24 In 1911, the population of Humshaugh was 519 and, by 2021, it had only risen to 713. Despite many newer houses in the village being larger, they generally accommodate fewer people than would have been the case in 1911. Our village is still a thriving community in 2023, although made up of more commuters and retired people. We are benefiting greatly from a diverse set of new residents who are supporting the many activities that take place in Humshaugh, enabling our community institutions to thrive.



Population, households and housing

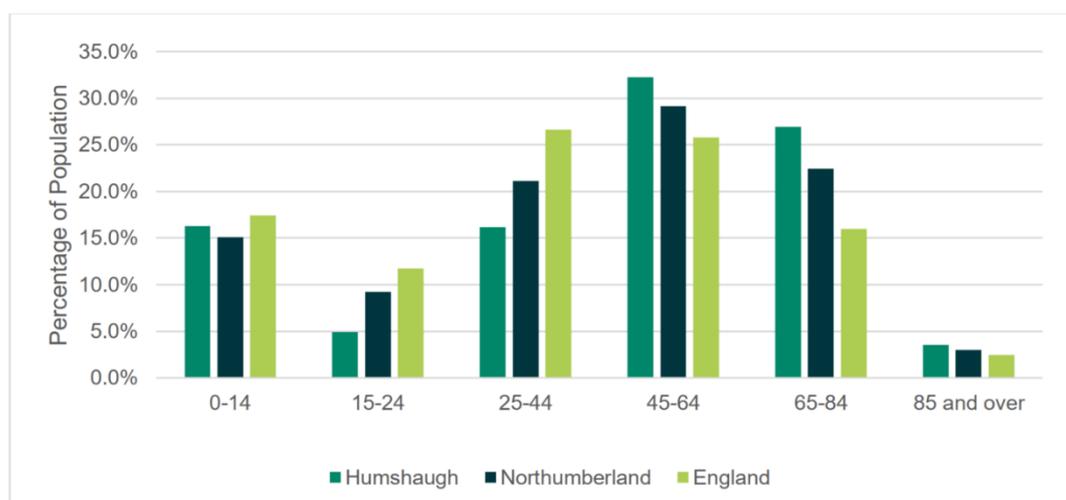
- 2.25 Since 2011, 69 new homes have been built in the Parish, 21 of which were affordable homes. As a result, between 2011 and 2021, the population of the Parish grew by 14.6%, compared to an increase of only 1.4% across Northumberland.
- 2.26 Table 1 illustrates that the greatest proportion of the population is aged between 45 and 64. There was a significant increase in the number of people aged 65-84, which alongside the increase in population aged 85 and over is indicative of an aging population. The only population decrease was in the number of people aged 15-24.

Table 1 - Age structure of the Parish (2011 and 2021)

Age group	2011 (Census)		2021 (Census)		Change
0-14	112	18.0%	116	16.3%	+3.6%
15-24	45	7.2%	35	4.9%	-22.2%
25-44	105	16.9%	115	16.1%	+9.5%
45-64	213	34.2%	230	32.3%	+8.0%
65-84	130	20.9%	192	26.9%	+47.7%
85 and over	17	2.7%	25	3.5%	+47.1%
Total	622	-	713	-	+14.6%

Source: ONS 2011, ONS 2021, AECOM Calculations

- 2.27 Figure 2 demonstrates that the Parish has a greater proportion of the population aged 45+ than Northumberland and England, with a smaller proportion aged 15-44.



Source: ONS 2021, AECOM Calculations

Figure 2 - Age structure compared to Northumberland and England

- 2.28 The Parish has a greater proportion of family households than Northumberland and England but also a greater proportion of childless households and a smaller proportion of households with dependent children than nationally (see Table 2). Between 2011 and 2021 the number of single person households in the Parish aged 66 and over grew by 78% compared to only 18% across Northumberland and 5.8% nationally. The number of households with non-dependent children grew by 57% over the decade, with Northumberland and England seeing growth of less than 7%. Household composition in the 2021 census is shown in Table 2.

Table 2 - Household composition (2021)

Household composition		Humshaugh	Northumberland	England
One person household	Total	30.8%	32.8%	30.1%
	Aged 66 and over	16.7%	15.6%	12.8%
	Other	14.1%	17.2%	17.3%
One family only	Total	67.4%	64.5%	63.1%
	All aged 66 and over	16.7%	12.7%	9.2%
	With no children	21.1%	19.0%	16.8%
	With dependent children	22.3%	22.2%	25.8%
	With non-dependent children ¹⁰	6.5%	10.1%	10.5%
Other household types	Total	1.8%	2.7%	6.9%

Source: ONS 2021, AECOM Calculations

- 2.29 Table 3 illustrates that both in 2011 and 2021 the greatest proportion of households lived in detached dwellings, with the proportion increasing over the decade.

Table 3 - Accommodation type

Type	2011	%	2021	%
Detached	135	46.6%	162	48.1%
Semi-detached	86	29.7%	116	34.4%
Terrace	63	21.7%	59	17.5%
Flat	5	1.7%	0	0.0%
Total	290	-	337	-

Source: ONS 2021 and 2011, VOA 2021, AECOM Calculations

- 2.30 With regard to property size, Table 4 illustrates that the Parish has a high proportion of dwellings with 4 or more bedrooms when compared to Northumberland and England.

Table 4 - Dwelling sizes (bedrooms) 2021

Number of bedrooms	Humshaugh	Northumberland	England
1	5.1%	7.2%	11.6%
2	23.9%	28.1%	27.3%
3	30.7%	42.9%	40.0%
4+	40.3%	21.8%	21.1%

Source: Census 2021, AECOM Calculations

- 2.31 Feedback from the residents' survey highlighted concerns regarding the dominance of 3 and 4 bedroom homes (with low bedroom occupancy in larger homes), the lack of affordable housing and the lack of housing for older people.

Access to employment, services and facilities

- 2.32 The majority of respondents to the residents' survey were 65-75 (36%) or 45-64 (34%) years old. In accordance with the age demographic, 63% of respondents were retired, 18% employed full-time, 8% employed part-time and 8% self-employed. The 2021 census illustrated that 53% of parishioners were economically active, a decrease from 69% in 2011. In 2011, 31% were employed full-time, 17% self-employed and 14% employed part-time. 31% of parishioners were economically inactive, with 20% retired. This more detailed breakdown is not available from the 2021 census.
- 2.33 The 2021 census revealed that the dominant occupation was in public administration, education and health (25%), followed by financial, real estate, professional and administrative activities (24%) and then distribution, hotels and restaurants (18%). Managers, directors and senior officials accounted for 22% of occupations, followed by professional occupations (20%), skilled trades (16%), associate professional and technical (12%) and administrative (7%).
- 2.34 Businesses operating in the Parish include those involved in tourism and leisure, farming and mineral extraction. The latter is now limited to Keepersfield Quarry, which is nearing the end of its productive life². Hadrian's Wall Path National Trail, Hadrian's Wall World Heritage Site and Northumberland National Park attract large numbers of visitors who contribute substantially to the local economy.
- 2.35 Supporting tourism and leisure there is only one hotel (the George³, which provides meals, accommodation and important employment opportunities) but there are also several well-used self-catering and B&B properties. Additional important businesses that cater both for visitors and residents are The Crown Inn⁴, The Riverside Kitchen⁵ and Humshaugh Village Shop⁶.
- 2.36 Farming has long been the cornerstone of the rural economy in Humshaugh, dominated by small, family-run, mixed arable and livestock farms playing a critical role in local food production and employment, habitat and wildlife protection and countryside management. Alongside other landowners, farmers are the custodians of the rural landscape of Humshaugh which is enjoyed and appreciated by visitors and residents alike.
- 2.37 A recent development, catalysed by the internet and COVID-19 pandemic, has been the advent of home working. Many residents now work wholly or partly from home and maintaining state-of-the-art internet connectivity will be crucial, moving forward.
- 2.38 The residents' survey illustrated that most respondents travelled more than 5 miles for leisure and social activities (83%) and main shopping (93%) and that most used cars.
- 2.39 There was strong support in the responses to the residents' survey for encouraging day visitors to the Parish (63%), but only 28% supported more holiday accommodation. This apprehension regarding holiday accommodation seemed to stem from concerns regarding the loss of family homes within the village. There was support for the provision of overnight accommodation for walkers using Hadrian's Wall Path. In addition, there was considerable support for a greenway on the old North Tyne Railway, but it should be noted that the railway line does not lie within Humshaugh Parish.

² <https://www.heidelbergmaterials.co.uk/en/Hanson-Aggregates-Keepersfield-Quarry>

³ <https://bespokehotels.com/the-george-hotel/>

⁴ <https://www.crowninnumshaugh.co.uk/>

⁵ <https://www.theriversidekitchen.co.uk/>

⁶ <http://www.humshaughshop.co.uk/>

Natural, historic and built environment

- 2.40 The Parish has a rich natural environment with a number of designations (see Figure 3). These include the New Scroggs Site of Special Scientific Interest (SSSI), part of the Tyne River North Wark to Chollerford Local Wildlife and Geological Site (LWGS) and ancient woodland. The Parish also includes part of Northumberland National Park⁷, which is a designated International Dark Sky Park.

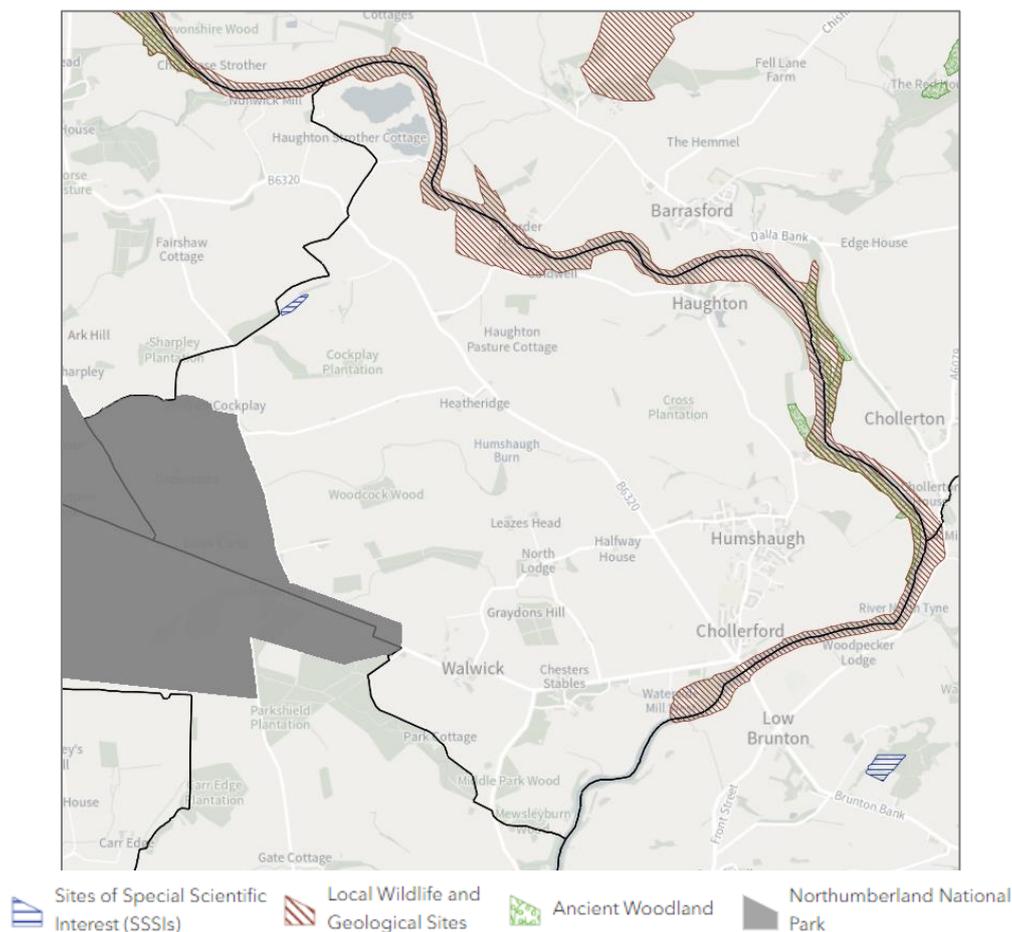


Figure 3 - Natural environment designations

- 2.41 The historic assets of Humshaugh Parish are a vital part of its identity. There are 73 nationally protected buildings, structures and sites on the National Heritage List for England within the Parish. This includes 67 listed buildings/structures, one of which is grade I (Haughton Castle) and three of which are grade II* (Chesters, Chesters Museum and the Stable Block 200m north of Chesters). The Parish includes part of Hadrian's Wall World Heritage Site, with most of the Parish forming part of the World Heritage Site Buffer Zone.
- 2.42 There are also five scheduled monuments: Chollerford Bridge, the remains of Chollerford's medieval bridge, the Roman fort at Chesters, Hadrian's Wall and vallum miles 27, 28 and 29 and Hadrian's Wall and vallum miles 29, 30 and 31. The Parish contains one entry on the Heritage at Risk Register – the remains of the medieval bridge. Humshaugh also has a Conservation Area.

⁷ The National Park's purposes include natural beauty, wildlife and cultural heritage as well as promoting opportunities for the understanding and enjoyment of its special qualities.

2.43 In addition to the designated heritage assets, there are currently over 120 non-designated heritage assets within the Parish on the Northumberland Historic Environment Record. These include farmhouses, findspots, garden walls, lime kilns and wells.

Key issues for our Plan

2.44 The early engagement (described in Section 1.11 and 1.12) and evidence work (including the summary above) identified the following key issues for the Plan, which are not in priority order:

- Protection and enhancement of green spaces;
- Any new housing must meet the needs of the local community – particularly affordable housing and housing for older people;
- Effects of and contribution to climate change – support for renewable energy projects and sustainable design;
- Importance of good design and the impact of poor design on the character of the Parish;
- Protection of wildlife and the conservation and enhancement of their habitats;
- Protection and enhancement of community services and facilities;
- Support for tourism development that does not impact on the environment;
- The need for improved public transport to seek to reduce reliance on the private car;
- Support for the creation of safe walking and cycling routes.

2.45 These issues have informed the Vision and Objectives of the Plan.





3. Vision and objectives

Vision

- 3.1 The Vision sets out what the Plan intends to achieve between 2024 and 2036. It informs all the objectives, planning policies and community actions.

A vision for Humshaugh Parish in 2036
<p>In 2036 Humshaugh will continue to be a great place to live, be thriving and full of character. We will provide for the diverse needs of residents. The community will be sustainable, with good access to services and facilities.</p> <p>We will have contributed to addressing the threat of climate change by achieving net zero greenhouse gas emissions and adapting the Parish to cope with extreme weather events. We will have contributed to addressing the ecological emergency by reversing biodiversity loss within the Parish.</p> <p>Our unique natural, built and historic environment will be maintained and enhanced for future generations. Our valued important spaces will have been protected.</p>

Objectives

- 3.2 The Vision is supported by four objectives. 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 planning policies and community actions contained within the Plan are intended to deliver the objectives.

Objectives
<p>Objective 1 – Sustainable development and climate change: Ensuring that new development makes a positive and sustainable contribution to social, environmental and/or economic needs, and takes a proactive approach to reducing the Parish’s contribution to climate change and to adapting the Parish to cope with the impacts of climate change.</p> <p>Objective 2 – Distinctive environment: Planning positively to protect and enhance the distinctive natural, built and historic character of the Parish. This includes our landscape, important spaces, biodiversity and heritage assets.</p> <p>Objective 3 – Communities and the economy: Ensuring new development meets the needs of residents, visitors and the local economy. This includes supporting the right type of housing and economic development which reflects the distinctive character of the area and local needs, as well as protecting and supporting the development of community services and facilities.</p> <p>Objective 4 – Transport and accessibility: Promoting access to sustainable modes of transport, especially public transport, which connect people to a wider range of services, facilities, employment and educational opportunities. Meeting the transport needs of all residents and enhancing opportunities for cyclists, horse riders and pedestrians, including those using wheelchairs or mobility scooters.</p>



4. Sustainable development and climate change

Introduction

- 4.1 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development⁸. It highlights three overarching objectives – economic, social and environmental – which are interdependent and need to be pursued in mutually supportive ways⁹. The NPPF therefore includes a presumption in favour of sustainable development¹⁰. This presumption is repeated within NLP Policy STP2 and NNPLP Policy ST1.

Sustainable location of new development

- 4.2 The NPPF requires planning policies and decisions to prevent the development of isolated homes in the open countryside, unless specific criteria are met¹¹. This is reflected within NLP Policy STP1 and NNPLP Policy ST4. The NLP seeks to focus new development within sustainable locations and includes a settlement hierarchy, which identifies that most development across the county will take place within main towns and service centres. The NNPLP identifies named settlements.

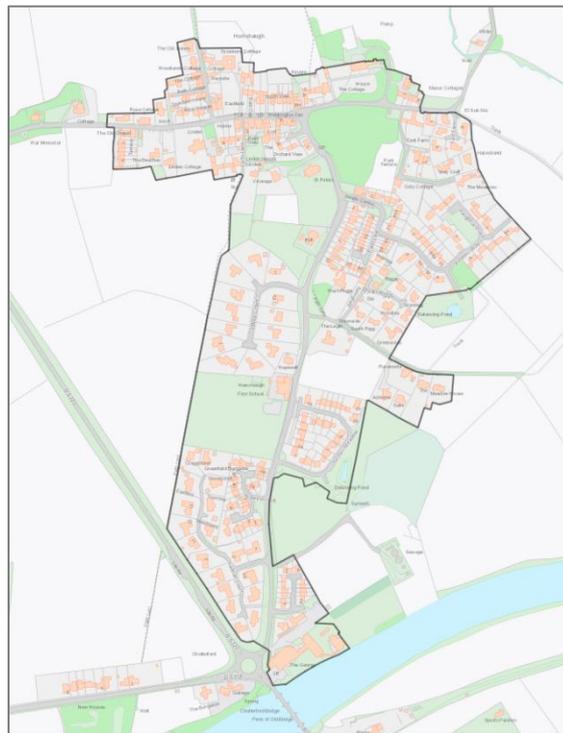


Figure 4 - Humshaugh Settlement Boundary

- 4.3 Humshaugh is classified in the NLP as a service village, which means that it is expected to provide a proportionate level of housing and to be a focus for investment in the wider rural area. This level of development is intended to support the provision and retention of local retail, services and facilities. The NLP defines a settlement boundary for Humshaugh and supports sustainable development within the settlement boundary (Figure 4).

⁸ Paragraph 7

⁹ Paragraph 8

¹⁰ Paragraph 11

¹¹ Paragraph 84

- 4.4 The Plan could propose an amended settlement boundary for Humshaugh. However, as the number of houses constructed within the Parish since 2016 has exceeded NCC's housing requirement of 28 additional homes between 2016 and 2036 by an additional 25 homes, it has been concluded that there is no need to amend the boundary. A main driver for reviewing settlement boundaries would be the need to provide sufficient land for new housing development. The decision not to review the settlement boundary was also informed by the findings of the Housing Needs Assessment (HNA) and feedback from the residents' survey (see Section 6).

Climate change

- 4.5 The requirement for the planning system to meet the challenges of climate change is clearly explained within the NPPF.¹² It stresses the need to shape places in ways which contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience, encourage the re-use of existing resources and support renewable and low carbon energy. Planning policies are therefore required to take a proactive approach to mitigating and adapting to climate change, including considering the long-term implications of flood risk.
- 4.6 Humshaugh Parish Council declared a climate emergency on 9th January 2020 and reaffirmed this on 8th July 2021. As a result of the significant concerns of the local community regarding climate change in July 2020 Humshaugh Net Zero (HNZ), a Community Interest Company, was formed. The main aim was to achieve net zero carbon emissions by 2030. HNZ secured grant funding to understand the carbon footprint of the Parish, which involved a survey of household emissions. Work has also been undertaken with Community Action Northumberland to develop a response to the energy crisis and with NCC to better understand carbon emissions from waste management and recycling.



- 4.7 HNZ has also recently obtained planning permission to construct a 1-megawatt community solar farm within the Parish, at Lincoln Hill. Work is underway to raise the funds to implement the development. The project will supply electricity directly to the local electricity distribution network, meeting approximately 50% of the current residential electricity needs of the Parish. This will result in estimated carbon dioxide savings of 160 tonnes per annum. The project will also deliver economic benefits over the operating lifetime of 25-40 years, with an ongoing requirement for locally based personnel to operate and maintain the site. Other HNZ activities have included supporting the installation of air source heat pumps to replace the oil boiler at Humshaugh First School and undertaking home energy surveys.
- 4.8 Feedback from the residents' survey demonstrated that climate change is an issue that worries many residents. In the survey, residents were asked to identify any concerns they had about the future of the Parish, selecting all that applied and identifying other concerns. Lack of renewable energy (45%), the effects of climate change (39%) and the community's contribution to climate change (39%) were highlighted.

¹² Section 14

- 4.9 NLP Policy STP4 requires new development to mitigate climate change and contribute to meeting nationally binding targets to reduce greenhouse gas emissions. It includes several criteria that must be considered as part of the assessment of planning applications, such as:
- Through the location, layout, and pattern of development, reducing the need to travel for both people and goods and encouraging sustainable modes of transport;
 - Ensuring that development is designed to reduce energy consumption;
 - The incorporation of decentralised, renewable, and low carbon energy;
 - The re-use of existing buildings and materials;
 - The incorporation of multi-functional green infrastructure which can provide carbon storage and environments that encourage walking and cycling;
 - Protecting and enhancing habitats that provide important carbon sinks; and
 - The incorporation of electric vehicle charging facilities.
- 4.10 Furthermore, NLP Policy STP4 requires new development to support adaptation to climate change, to be resilient to it and not to make neighbouring areas more susceptible to its negative impacts. Policy STP4 requires new developments to:
- Incorporate design features to provide resilience to climate change;
 - Be designed to reduce demand on water resources;
 - Take into account the risk of flooding and coastal change;
 - Incorporate sustainable drainage systems, to minimise and control surface water run-off;
 - Incorporate multi-functional green infrastructure, where feasible.
- Similar requirements are contained within NNPLP Policies ST1 and ST2, which are applicable to development within the National Park.
- 4.11 Regarding energy generation, NLP Policy REN 1 (Renewable and low carbon energy and associated energy storage) gives clear support to community-led renewable energy and low carbon energy development. The suitability of proposals will be judged against a number of criteria and there are additional considerations for wind energy schemes in NLP Policy REN 2 (Onshore wind energy development).
- 4.12 In addition, the government has recently made changes to the NPPF to remove two policy tests that applied only to onshore wind. These tests meant proposals for onshore wind energy projects could only be considered acceptable if they were in an areas identified as suitable for wind energy development in a development plan or through Local Development Orders, Neighbourhood Development Orders and Community Right to Build Orders and the proposal had proven community support. This amendment to the NPPF means that national planning policy now treats proposals for onshore wind development in the same way as other renewable energy development proposals.¹³ The effect of this change is that proposals for wind energy could be supported where they are not within a suitable area identified in the development plan and/or where community support has not been demonstrated.
- 4.13 The Parish Council supports this approach.

¹³ The change was implemented on 8 July 2024 in a policy statement issued by the Department for Levelling Up, Housing & Communities, the Department for Energy Security & Net Zero and HM Treasury, which removed footnotes 57 and 58 to paragraph 163 of the NPPF. [Policy statement on onshore wind - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/policy-statements/policy-statement-on-onshore-wind)



5. Distinctive environment

Introduction

- 5.1 The natural, built and historic environment is highly valued by the local community. The residents' survey results illustrate the importance that is placed on the ability to access the countryside and green spaces, the attractive setting and views, the history and heritage, as well as access to wildlife.

Natural environment

- 5.2 As detailed in Section 2, the Parish has a rich natural environment with natural environment designations including a SSSI, part of a LWGS and ancient woodland. The Parish also includes part of NNP¹⁴, which is designated as an International Dark Sky Park. In July 2023 NCC declared an ecological emergency to further strengthen its commitment to rural stewardship and to demonstrate the significant role of nature recovery in mitigating the climate emergency.
- 5.3 The NLP includes several policies to ensure the protection and enhancement of the natural environment, particularly Policies ENV1, ENV2, ENV3 and ENV4. 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. Policy ENV3 requires the conservation and enhancement of the landscape of the county. Policy ENV4 seeks to protect tranquillity, dark skies and a sense of rurality. Similarly detailed policies for the protection and enhancement of the natural environment are included within the NNPLP, particularly Policies DM10, DM11 and DM12.
- 5.4 Given the level of protection for the natural environment within both the NLP and the NNPLP, it is not considered necessary to include further policies within the Plan.

Local Green Space

- 5.5 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, historical significance, recreational value, tranquillity and richness of wildlife. Uncontrolled changes to green spaces can irrevocably alter their special character or intrinsic value. Through early engagement with the Plan the local community identified several valued spaces across the Parish.



¹⁴ The NNP's purposes include natural beauty, wildlife and cultural heritage as well as promoting opportunities for the understanding and enjoyment of its special qualities.

- 5.6 The NPPF enables neighbourhood plans to designate areas of Local Green Space for special protection, thereby preventing development on these sites other than in very special circumstances¹⁵. These spaces do not need to be publicly accessible but must be in reasonably close proximity to the community they serve as well as being demonstrably special to them, holding a particular local significance. The designation cannot be applied to an extensive tract of land. NPPF paragraph 105 goes on additionally to state, "Designating land as Local Green Space should be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or updated, and be capable of enduring beyond the end of the plan period".
- 5.7 Feedback from the residents' survey highlighted the importance of green space to the character and setting of our community. The sites listed in Policy 1 and shown on the Policies Map are proposed to be designated as Local Green Space as they meet the criteria set out within national policy and guidance. A Local Green Space and Protected Open Space background paper has been prepared to outline the reasons why the sites are of particular importance to the local community and to explain the process that led to their proposed designation. Policy 1 will support the delivery of Plan Objectives 2 and 3.

Policy 1: Local Green Space

The following areas, as defined on the Policies Map, are designated as Local Green Space:

LGS01	Playing field and play area
LGS02	The Orchard
LGS03	The Legitt Field
LGS04	Humshaugh Burn Wood
LGS05	Humshaugh War Memorial
LGS06	Houghton Square
LGS07	St Peter's Churchyard
LGS08	The Glebe Field
LGS09	Entrance to Doctor's Lane
LGS10	Chesters Meadow amenity area
LGS11	Field opposite Douglas Terrace

Protected Open Space

- 5.8 In addition to Local Green Space designation, neighbourhood plans can also protect other areas which are valued for their local amenity value – such as natural and semi-natural greenspace – and/or for formal and informal recreational purposes, but which do not meet the detailed allocation criteria for designation as Local Green Space. The sites listed in Policy 3 and shown on the Policies Map are proposed to be designated as Protected Open Space, with the intention that they should be safeguarded, and development only permitted where specific criteria are met. The Local Green Space and Protected Open Space background paper outlines the reasons why the sites are important and explains the process that has led to their proposed designation. Policy 2 will support the delivery of Plan Objectives 2 and 3.

¹⁵ Paragraphs 105-107



Policy 2: Protected Open Space

1. The following areas of open space, as defined on the Policies Map, have been identified as contributing to local amenity and character and will be protected from development:

POS01 Field to the north of The Crown Inn

POS02 Evans Trust Field

2. Development that would result in the partial or complete loss of Protected Open Space will be supported where the applicant has demonstrated that the:
 - a. Open space is surplus to requirements; or
 - b. Loss resulting from the proposed development would be replaced by open space of equal or better value in terms of quantity and quality, including amenity value, in a suitable location; or
 - c. Development is for alternative recreation provision, the needs for which clearly outweigh the loss of the open space.

Heritage assets

- 5.9 As indicated in Section 2, the Parish has outstanding heritage assets of local, national and global significance. Heritage assets can either be designated or non-designated. Designated heritage assets have statutory status and include listed buildings and conservation areas. The Planning (Listed Building and Conservation Areas) Act 1990 requires that any works for the demolition of a listed building, or for its alteration or extension, require Listed Building Consent. It is a criminal offence to carry out work which needs Listed Building Consent without obtaining it beforehand. The Act also includes provisions to require planning permission for certain demolition within a Conservation Area. Where planning permission is required for works within a conservation area, the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the area.
- 5.10 A non-designated heritage 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.
- 5.11 As detailed in Section 2, the historic assets of Humshaugh Parish are a vital part of its identity. There are 73 entries for the Parish on the National Heritage List, including 67 listed buildings/structures, five scheduled monuments, part of Hadrian's Wall World Heritage Site and one conservation area. In addition to these, there are currently over 120 entries within the Parish on the Northumberland Historic Environment Record, which is a source of information on all heritage assets.



- 5.12 Heritage assets are an irreplaceable resource and the NPPF requires them to be conserved in a manner appropriate to their significance¹⁶. Also, that 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. NLP Policies ENV7, ENV8 and ENV9 provide protection to designated and non-designated heritage assets across Northumberland, the significance of which could be affected by new development. This protection is also included within NNPLP policies, particularly Policies DM14 and DM15. It is not necessary to repeat this protection within the Plan.
- 5.13 As part of the preparation of the Plan, consideration was given to the identification of non-designated heritage assets. Through the residents' survey, the local community were asked to identify any buildings or structures that are important to the history of the Parish. Feedback was reviewed and consideration given to entries on the Historic Environment Record. The conclusion was that all of the identifiable potential assets which aren't already designated lie within the Conservation Area. Furthermore, other policies in the Plan will provide protection, particularly Policy 1 (Local Green Space), Policy 3 (Humshaugh Conservation Area) and Policy 4 (design).

Humshaugh Conservation Area

- 5.14 Humshaugh Conservation Area was designated in 1975, and its extent is shown in Figure 5. Prior to local government reorganisation in 2009, the former Tynedale District Council had prepared a draft Conservation Area Character Appraisal (CACA) which defined the special significance of the Conservation Area. Unfortunately, this was not adopted by NCC at the time. However, the relevant parts of the draft CACA have been used to inform a Heritage background paper¹⁷ which provides the evidence for a specific policy for the Conservation Area, in the absence of an adopted CACA, the background paper is a material consideration in the determination of planning applications.
- 5.15 The Heritage background paper defines and records the factors which make the area special, identifies features and problems that detract from the special qualities. The significance of the Conservation Area is described as being as the result of its architectural, evidential and historical value, comprising:
- A townscape of considerable quality, with architectural, historic and landscape interest;
 - Buildings which reflect successive waves of economic stability and activity, together with social change, including bastles, defensive farmsteads, fine houses constructed after the civil war, others linked to the agricultural revolution and Victorian villas;
 - A linked built fabric of cottages, farms and outbuildings, with gardens and green spaces providing an important rural setting;

¹⁶ Section 16

¹⁷ Available at <https://humshaugh.info/>

- Old farmsteads with their related cottages and service buildings which, whilst mostly converted, retain their shape and arrangements.



Figure 5 - Humshaugh Conservation Area

5.16 Several opportunities have been identified to seek to protect and enhance the appearance and reinforce the heritage significance of the Conservation Area, including:

- The use of materials which reinforce the distinctive historic character of the area, while resisting the use of artificial materials which mimic the appearance of natural materials;
- Preserving and protecting green spaces;
- Encouraging hedge planting along boundaries that interface with adjacent countryside;
- Encouraging the reinstatement of missing architectural features and the replacement of unsuitable materials and details with historically appropriate alternatives, including windows and doors;
- Ensuring that traditional architectural features are included in the design of new developments, such as the provision of chimney stacks and pots;
- Resisting the painting and rendering of stone and brickwork.

5.17 The Heritage background paper describes the key buildings within the Conservation Area. Key buildings include those that are listed (Humshaugh House, East Farmhouse and Cottage, Dale House and Dale Cottage, Teasdale House East and Teasdale House West, Linden House and St Peter's Church) and those that aren't listed. In addition, the background paper describes the key views into and out of the Conservation Area and those green spaces which make a vital contribution to its character. It explains that the setting of the Conservation Area is dominated by the hugely attractive rural landscape of the North Tyne Valley.

5.18 The materials that are used in buildings within the Conservation Area are described as making decisive contributions to its character and sense of place. The positive materials include:

- **Masonry** – most of the buildings in the Conservation Area are built of pale yellow local Carboniferous sandstone. Early buildings and less significant parts of later buildings are constructed from random rubble. Many buildings include ashlar stone and carved stone features. Boundary walls tend to be built in limestone. Bricks are used sparingly but do add colour and texture;
- **Roofing** – most roofs are dual pitch with flat gables, with virtually all covered with Welsh

slate. A variety of chimney stacks incorporate brick, stone and clay features;

- **Clay** – bricks, ridge tiles and chimney pots are the most common features using clay;
- **Timber** – used for window frames, doors, gates, barging, fascias, porches and fences. It is mostly painted;
- **Metal** – most commonly used for rainwater goods, with some metal gates.



5.19 Neutral and negative materials in the Conservation Area include:

- Cement render, with both exposed aggregate and smooth painted finishes to walling;
- Concrete tiles to roofs;
- Felt membrane to pitched roofs;
- Painting of brickwork and stonework;
- Flush fitted uPVC windows with chunky proportions and unsympathetic fenestration patterns; and
- Unsympathetic paint colours to joinery and metalwork.

5.20 Policy 3 seeks to ensure that development in or affecting the Conservation Area preserves or enhances its character, appearance and setting. It will support the delivery of Plan Objective 3.

Policy 3: Humshaugh Conservation Area

1. When paying special attention to the impact of development on the character or appearance of the Conservation Area and its setting development proposals should have regard to the Humshaugh Conservation Area Background Paper and address the following considerations where appropriate:
 - a. Reflecting the positive architectural characteristics, vernacular building forms, materials, density and form of the historic core. In particular:
 - i. minimise use of modern, artificial materials which are designed to mimic the appearance of natural materials where possible;
 - ii. the reinstatement of missing architectural features and replacement of inappropriate materials and details will be supported; and
 - iii. where planning permission is required for maintenance and repairs, these should be sympathetic to the positive characteristics of the area;
 - b. The importance of the green spaces, grass verges and gardens to the character of the area;
 - c. the impact on the primary views identified in the Humshaugh Conservation Area Background Paper;
 - d. Retention of stone field and boundary walls;

2. Special attention should be paid to the impact of development on key (unlisted) buildings (identified on the Policies Map) and their role in contributing to the significance of the Conservation Area:
- CA1 Simonburn Cottage
 - CA2 Waynriggs
 - CA3 The Crown Inn
 - CA4 Wesleyan Chapel

Design

- 5.21 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, ensures that new development contributes positively to the local environment and enhances quality of life for residents.
- 5.22 The NPPF highlights the importance that the government attaches to good design and the key role that neighbourhood plans¹⁸ can play in identifying the special qualities of each area and explaining how this should be reflected in new development. In addition, the National Design Guide¹⁹, which forms part of NPPG, sets out the characteristics of well-designed places and demonstrates what good design means in practice. 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 Life²⁰, 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.
- 5.23 Early engagement with the local community highlighted several concerns regarding the impact of poorly designed development on the character of the Parish. To inform the approach to design, a design code for the Parish was commissioned. The Humshaugh Design Code (January 2024) was prepared by AECOM, through the government's neighbourhood planning technical support programme. 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.
- 5.24 The character study, which forms part of the Design Code, explains that it is crucial that any future development responds to the existing character and results in a positive contribution to the area.
- 5.25 Policy 4 defines codes to promote good design across the Parish. It has been informed by the Humshaugh Design Guidance and Code, which highlights the following key features of the Parish: its rural character, the distinctive local materials, its siting within the unique landscape, the open nature of Humshaugh village and sympathetic conversions/alterations.

Rural character:

- 5.26 The rural character of the parish is described within the design code as one of its most distinctive and valuable features. The open and undulating nature of the landscape affords views outward to the surrounding countryside from within the village and surrounding settlements. The

¹⁸ Paragraph 132

¹⁹ <https://www.gov.uk/government/publications/national-design-guide>

²⁰ <https://www.housinglin.org.uk/assets/Resources/Housing/OtherOrganisation/Building-for-a-Healthy-Life-July-2020.pdf>

landscape is identified as being sensitive to change. The design code identifies a number of key characteristics of the landscape which make a positive contribution to the identity of the Parish: stone bridges crossing tributary streams, stone boundary walls, parkland landscapes, castles, forts, medium sized arable fields, mature trees and hedgerows.

- 5.27 The design code describes the landscape as ‘well-settled’, with small historic settlements on the valley sides, including Lincoln Hill, Walwick, Humshaugh, Haughton and Chollerford. It explains that the settlement pattern in the wider area is characterised by dispersed farmsteads and large estate houses. The absence of overspill development within the landscape preserves the coherent and unified rural character. The design code states that development should fit comfortably within the settled character and should clearly form part of the existing settlement. Development outside Humshaugh should complement the existing rural farmstead dwellings and hamlets.

Distinctive local materials:

- 5.28 The design code explains that the Parish contains a variety of primarily sandstone buildings with slate roofing. Early buildings are constructed in random rubble with stone coursing becoming more refined in late 18th/early 19th century buildings. More recent housing includes the use of red brick, rendered finishes and reconstituted stone as well as the more traditional sandstone. The Conservation Area contains well-maintained listed buildings built in pale yellow sandstone and with distinctive architectural details including decorative masonry, doorways, roofs, chimneys and windows. Stone field and garden boundary walls are a distinct historical element which along with farmhouses scattered throughout the landscape exemplify the settled agricultural identity.

Unique Humshaugh landscape:

- 5.29 Humshaugh Village is partly defined by its relationship to the surrounding landscape. The design code explains that undulating topography allows a variety of views onto open rolling countryside, balanced with internal views focused within the village. It highlights that development should respect and maintain local views and retain outward views, with a particular focus on retaining the key views.

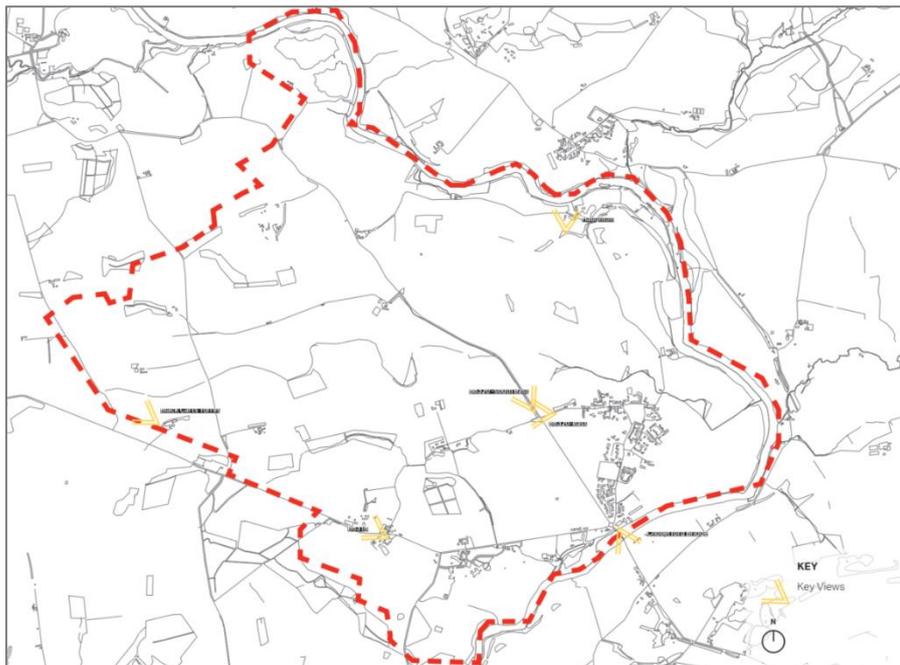


Figure 6 – Key Views

- 5.30 Stone boundary walls are described as contributing to a sense of enclosure and make the village feel settled in its location. Furthermore, within the wider Parish landscape, development should also be in keeping with the UNESCO designation and the objectives outlined in the Hadrian's Wall Management Plan.

Open nature of Humshaugh village:

- 5.31 The patchwork of built form and open space is part of the character of Humshaugh and should be protected. The design code highlights that backland or tandem development could adversely impact on the historic features of the village.

Sympathetic conversions/extensions:

- 5.32 The historical and agricultural legacy is evident through local farmstead buildings spread across the Parish. The design code explains that there are multiple ways to create extra space within a building using different types of extensions. Extensions must be designed to an appropriate scale and be secondary to the original building. The pitch and form of a building's roof forms part of its character, therefore extensions should respond by enhancing the existing character. The design integrity of original structures must be retained in the event of conversion or extension. The previous use of the building must also remain evident in its form and composition.

Policy 4: Humshaugh Design Guidance

1. To protect and enhance the rural character of the Parish, new development should have regard to the requirements of the Humshaugh Design Guidance and Codes (December 2023). The following are considered to be key design considerations which, where appropriate and relevant, should be reflected in new development:
 - a. Development should include setbacks from the road to limit the visual impact on the rural setting and to make a positive contribution to the landscape character;
 - b. The historical character of the Parish should be respected in new development, particularly through the use of low stone boundary walls and natural screening such as hedgerows and trees. Existing mature hedgerows and trees should be retained where possible;
 - c. Development should protect and enhance the rural setting, in form, character and location. Existing views to the rural landscape should be retained, wherever possible, especially from public spaces;
 - d. Dwellings should be low density, low rise and be modest in scale to prevent the urbanising of a rural environment;
 - e. Development should allow for useable, overlooked amenity pockets of green space within new housing developments in and amongst dwellings to create a balance between open space (including gardens) and development, such that formal open spaces are fully integrated in the layout; and
 - f. Development should include provision for generous front and back gardens that respect existing local set backs. Open green space should be considered for public use.
2. Materials used within new development should, where appropriate and relevant, have regard to the requirements of the Humshaugh Design Guidance and Codes (December 2023), in particular:
 - a. Façade materials should adopt a palette which reflects locally distinctive materials such as sandstone. Where manmade materials such as reconstituted stone, render

- and brick are selected, the colour, tone, quality and finish should be considered to make a positive contribution to the existing character;
- b. Roofing materials should consist of high quality Welsh slate where possible, or a sympathetic alternative which will match the tonality and texture of the local vernacular style. Solar panels should be incorporated where possible, integrated sensitively into the roof pattern to minimise visual disruption. Heritage assets should sensitively balance energy performance whilst maintaining heritage value; and
 - c. Opportunities should be taken to reflect the local architectural vernacular (when appropriate) by incorporating features such as stone mullions, sash windows, rectangular windows and doorways, covered porches and pitched roofs.
3. To protect and enhance the landscape character of the Parish, new development, where appropriate and relevant, should:
- a. Generally not be higher than two storeys;
 - b. Retain mature trees and hedgerows wherever possible and provide new planting;
 - c. Integrate into its surrounding landscape through the use of planting and soft landscaping;
 - d. Consider key views; both the unique, 'hidden' quality of many areas in the village and outward views to the wider countryside; and
 - e. Respect its relationship to the Hadrian's Wall UNESCO World Heritage Site, maintaining and enhancing an integrated range of appropriate and sustainable connections to this key site, prioritising ease of access for both the local community and wider special-interest groups.
4. Development which creates urban levels of development should be avoided. Infill development should:
- a. Reflect the density of the adjacent development;
 - b. Not result in large scale backland development behind existing dwellings which would disrupt the settlement pattern;
 - c. Respect the existing setback if there is a standard street edge or variety of setbacks; and
 - d. Be of a similar scale and height to adjoining properties and not overwhelm them.
5. Proposals for extensions or conversions of existing buildings should respond to and enhance the building by ensuring, where appropriate and relevant, that:
- a. External additions are subordinate in scale to the original or primary form of the building;
 - b. Extensions are designed to match or complement the existing façade material of the structure; and
 - c. Modifications retain evidence of a building or structure's previous use, where possible, and enhance the appearance of the original building and the wider setting.
6. Where a Design and Access Statement is required as part of a planning application, this should demonstrate how the proposal has responded to the above as an integral part of the design process."



THE
CROWN
INN

NEW HOLLAND

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6. Communities and the economy

Introduction

- 6.1 The planning system has an important role to play in creating and supporting inclusive and sustainable communities. Plan Objective 3 identifies the need to support the right type of housing and economic development which reflects the distinctive character of the area and local needs, as well as protecting and supporting the development of community services and facilities.

Housing

- 6.2 The NPPF highlights the government’s objective of significantly boosting the supply of homes²¹. Neighbourhood plans have an important role in supporting the delivery of the number, type and mix of homes that are required in the area. They must support the strategic development needs that are set out in local plans and not promote less development. The NPPF also highlights that neighbourhood planning groups should consider opportunities for allocating sites for housing in their area²². HNAs and Housing Needs Surveys are tools to help understand the types of homes that are needed in an area.
- 6.3 Through early engagement with the local community, concern was expressed about the level of new housing development seen in the village in recent years. Between April 2011 and the end of March 2021, 69 new dwellings have been delivered within the Parish – which comprises a 23% increase over a 10-year period. This is notably higher than the increase in dwellings across Northumberland as a whole, which saw a 7.5% increase²³. Related to this increase in housing, the population of the Parish increased by 15% between 2011 and 2021 – compared to an increase of only 1.4% across Northumberland.
- 6.4 In order to assist with the process of planning for housing, the NPPF requires Local Planning Authorities to provide neighbourhood planning groups with a definitive or indicative number of houses to plan for over the neighbourhood plan period. NCC has provided an indicative figure of 28 dwellings to be accommodated in the Parish between 2016 and 2036. Between April 2016 and the end of March 2021, 53 dwellings were completed within the Parish. There are also extant permissions for additional dwellings – including 3 dwellings on The Paddock, which is adjacent to the Village Hall. Therefore, this figure has already been markedly exceeded and as a result the Plan does not propose to allocate sites for new market housing.

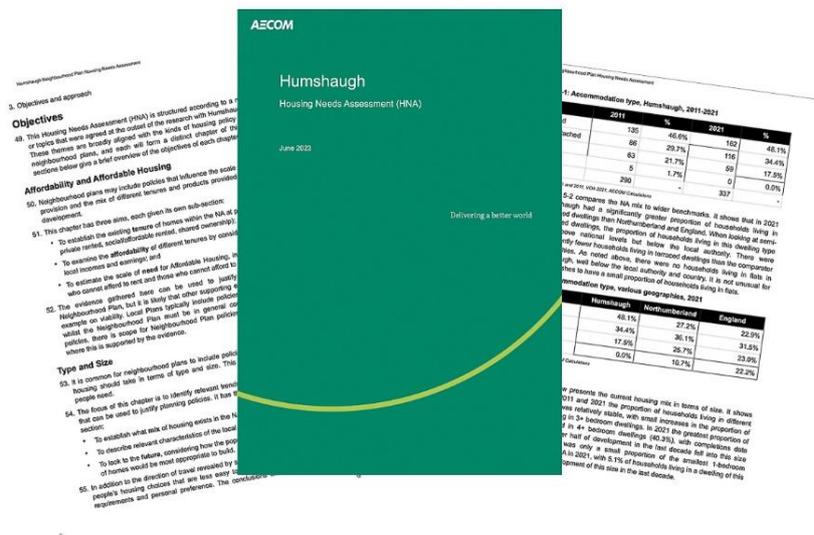
Affordable housing and housing mix

- 6.5 Responses to the residents’ survey highlight that 6% (9 respondents) had family who, in the last five years, had moved away from the Parish as they were unable to find a home. The survey results also indicated a future housing need for smaller homes with 3 or fewer bedrooms. When asked whether their current home was suitable for their needs for the next 5 years, 12% (17 respondents) said it was not. The main concern was that it was too large.

²¹ Paragraph 60

²² Paragraph 71

²³ Available at <https://humshaugh.info/consultation/>



6.6 In response to concerns expressed by the local community regarding the ability to access affordable housing, the Parish Council commissioned a HNA for the Parish. This was prepared by AECOM, through the government’s technical support programme. The assessment considered the needs for different housing sizes and tenures, affordability issues and whether there was a need for the provision of specialist housing for older people. The full HNA is available on the Plan website. Key issues identified in the assessment were:

Tenure and affordability:

- Since 2011 there have been 69 dwellings built in the Parish, of which 21 (30%) have been developed as affordable housing;
- Most homes in Humshaugh are owned (61.7%), which is lower than Northumberland as a whole (65.2%) and a similar level to England (61.3%);
- The proportion of households living in affordable housing in the Parish was 17.6%, compared to 18.3% in Northumberland and 18.1% nationally;
- Local households on average incomes are unable to access entry-level homes unless they have access to a very large deposit. The median house price would require an annual income over double the current average;
- There is a relatively large group of households in the Parish who may be able to afford to rent privately but cannot afford home ownership, and so may benefit from affordable home ownership products.
- Affordable rented housing is generally affordable to households with two lower earners, but households with a single lower earner appear to only be able to afford socially rented units;
- It is estimated that there is a need for 2.1 affordable rented homes per year in the Parish, equating to a total of 27.2 over the Plan period. Also that there is the potential demand for 2.6 affordable home ownership dwellings per year, or 33.3 over the Plan period²⁴.

Population characteristics:

- Between 2011 and 2021 the population of the Parish grew by 14.6%, compared to an increase of just 1.4% across Northumberland;
- In 2021 the greatest proportion of the population was aged 45-64, with a significant increase in the number of people and proportion of the population aged 65-84 and an

²⁴ The figures of 27.2 and 33.3 are not suggesting that this level of affordable homes should be built. The figures highlight there is an unmet need for affordable homes.

increase in the population aged 85 and over;

- The only population decrease over the decade was in the number of people aged 15-24, which saw a 22.2% decline;
- The Parish has a similar proportion (30.8%) of single person households to Northumberland (32.8%), but a greater proportion of those households aged 66 and over;
- The proportion of family households in the Parish (67.4%) is similar to the proportion in Northumberland (64.5%) and England (63.1%);
- The proportion of households in the Parish with dependent children (22.3%) is similar to the proportion nationally (25.8%).

Type and size:

- The greatest proportion of households (48.1%) live in detached dwellings, which is much higher than Northumberland (27.2%) and England (22.9%);
- A markedly higher proportion of households (40.3%) live in 4+ bedroom dwellings than in Northumberland (21.8%) and England (21.1%);
- Under-occupancy is relatively common in the Parish, with 83.5% of households living in a dwelling with at least one more bedroom than required, based on their household size. This is most common in families aged 66+, families under 66 with no children and single persons under 66;
- There is however some over-occupancy in family households with children. 4-5% of these households live in a dwelling with too few bedrooms, based on household size;
- During the Plan period, population growth can be expected to be driven by the oldest households, with households with a Household Reference Person aged 65 and over projected to increase by 61%. These households would account for 48.9% of households in 2036, compared to 35.6% in 2011;
- It is projected that there will be decreases in the number of households with a Household Reference Person aged 54 and under in the Parish over the Plan period;
- Modelling suggests that by 2036 an increase in the proportion of 1, 2 and 3-bedroom dwellings and a decrease in the proportion of larger dwellings is required.



Specialist housing for older people:

- There are no units of specialist accommodation for older people in the Parish – however 16 dedicated bungalows/Almshouses are available for older people;
- In 2021 there were 91 individuals aged 75+ in the Parish – it is projected that this may increase to 142 by 2036. The 75+ population would then account for 19% of the population;
- AECOM calculations suggest that there could be a need for between 13 and 18 specialist accommodation units during the Plan period, with two thirds of that need for market specialist housing. The need for sheltered housing (61.1%) was identified as greater than the need for extra care housing (38.9%), with the greatest sub-category of need being for market sheltered housing;
- The report highlights that it is important for specialist housing for older people to be

- provided in sustainable, accessible locations and that Humshaugh may be a less suitable location for this accommodation;
- AECOM has estimated the potential need for care home accommodation for older people within the Parish to be 3.3 additional beds by 2036, compared to 2021.
- 6.7 It is clear from the HNA that a main element of need for new housing is the provision of affordable housing. The definition of affordable housing is set out within the NPPF²⁵, and includes:
- Affordable housing for rent – to be affordable it must be at least 20% below market rents and the landlord must be a registered provider (except where it forms part of a Build to Rent scheme). There must also be provisions for the rent to remain at an affordable price for future eligible households;
 - Starter Homes;
 - Discounted Market Sales housing – sold at a discount of at least 20% below market value. Eligibility is determined with regard to local incomes and local house prices. There must be provisions in place to ensure housing remains at a discount for future eligible households;
 - Other affordable routes to home ownership – such as Shared Ownership, equity loans, other low cost homes for sale (at least 20% below market value) and Rent to Buy. 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.
- 6.8 The NLP contains detailed policies on delivering affordable and market housing. Policy HOU5 requires a range of types and tenures of homes to be provided and states that proposals will be assessed according to how well they contribute to meeting local needs, informed by local HNAs and other evidence. Policy HOU6 specifies how new affordable homes for sale or rent to meet identified needs will be provided and Policy HOU7 supports the delivery of housing on rural exception sites. These are sites which are not allocated for housing and are adjacent or well-related to existing settlements. Some market housing may be allowed on rural exception sites where it is clearly shown to be essential to support and facilitate the delivery of the predominant affordable element.
- 6.9 NPPG²⁶ also supports the delivery of First Homes (a type of discounted market housing for sale that falls within the definition of affordable housing) on exception sites. These must be discounted by a minimum of 30% against the market value, be sold to someone who meets the eligibility criteria, have a restriction on the title of the property to ensure the discount is passed on at each subsequent title transfer and have a first sale price no higher than £250,000. NPPG encourages neighbourhood planning bodies to set policies which outline the approach to First Home exception site proposals. The First Home provision does not apply within the part of the Parish that lies within the NNP.
- 6.10 Evidence at both County and Parish levels identifies the need to support the provision of smaller homes to support young families and meet the needs of an ageing population, in particular older households looking to downsize. As NLP Policy HOU5 includes a requirement for new market homes to meet identified local need, informed by local housing needs information (including supporting community-led housing, self and custom build homes), it is not necessary to repeat this within the Plan. With regard to the provision of homes for older and vulnerable people, NLP Policy HOU11 supports the provision of appropriate accommodation in accessible and sustainable locations that are well-served by local health, leisure, education and transport

²⁵ <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

²⁶ <https://www.gov.uk/guidance/first-homes>

facilities. Integrated sheltered residential retirement and extra care accommodation with support for older people and vulnerable adults is focussed on main towns and service centres. Humshaugh is classified as a service village within the NLP.

- 6.11 As a result of the specific needs for affordable housing identified in the HNA, as well as reflecting the feedback from the local community through both the Housing Needs Survey and early engagement, the Parish Council considers it is essential that the Plan provides additional detail to that contained within the NLP. Policy 5 therefore seeks to support the limited development of rural exception sites, including for First Homes, where they would deliver housing that meets locally identified affordable housing needs – therefore assisting the delivery of Plan Objective 3. This provides additional detail to supplement NLP Policy HOU7.

Policy 5: Small scale rural exception sites

The development of affordable housing will be supported outside the Humshaugh settlement boundary as an exception to meet locally identified housing need, where all the following criteria are met:

- a. It should be demonstrated, through the submission of a detailed site options appraisal, that the site is suitable and that no other suitable and available sites exist within the Humshaugh settlement boundary;
- b. The site should be adjacent or well-related to the Humshaugh settlement boundary;
- c. The development should be small scale (less than 0.5 hectares in size or comprising fewer than 10 dwellings) and appropriate in scale, design and character to the immediate surrounding area;
- d. There must be a proven and unmet local need within the Parish for affordable housing. All proposals should be supported by an up-to-date Housing Needs Survey which takes account of the findings of the Humshaugh Housing Needs Assessment (2023) and the Northumberland Strategic Housing Market Assessment (2018) and any subsequent updates;
- e. Occupancy will, in perpetuity, be restricted to a person in housing need who is a resident of the Parish, who works in the Parish or who has other strong links with the Parish in accordance with the rural allocations criteria as set out by the Northumberland Homefinder Common Allocation Policy;
- f. Proposals should comprise 100% affordable housing that will be retained in perpetuity. Where viability for a development providing 100% affordable housing cannot be achieved, a small element of market housing – which meets the identified needs within Humshaugh Parish – may be included within a rural exception scheme to provide sufficient cross-subsidy to facilitate the delivery of affordable homes. In such cases, a viability assessment will be required to be submitted to demonstrate that cross-subsidy is necessary. This assessment will be independently verified;
- g. The type and tenure should reflect the local and affordable needs of the community, particularly through the provision of one, two and three bedroom affordable homes.

Community facilities

- 6.12 Community facilities are identified in the NPPF as local shops, meeting places, sports venues, open spaces, cultural buildings, public houses and places of worship. These facilities enhance the sustainability of local communities and residential environments.
- 6.13 Section 2 highlights that Humshaugh has a number of important community facilities. However, the community is concerned that crucial local facilities, such as Village Shop, Humshaugh First School, The Crown Inn, the Village Hall, the Surgery and St Peter's Church are protected. The availability of the current level of facilities within the Plan Area are essential to support the strong sense of community that exists.



Humshaugh CofE (Aided) First School:

- 6.14 Humshaugh First School opened in 1833 and ever since has been the foundation on which Humshaugh is built. Thanks to the School, young families move to and stay in the Parish, ensuring the future vitality and sustainability of the community. It is a local authority-maintained Church of England Voluntary Aided school admitting children from 2 to 9 years of age, with facilities for Nursery, Reception and Year 1 to 4 children. The School is extremely popular and in September 2023 sixty children attended the School. As a Church of England school there are strong links to the community of St Peter's Church, and with its support Christian values are promoted at all times. The School is committed to our whole community and is passionate about including everyone and excluding no one; children and adults of all faiths and none are made equally welcome in the School.

Humshaugh Village Hall:

- 6.15 Humshaugh Village Hall is a World War 1 Memorial Hall which was opened in 1928. It is the hub of activity and social events in the village. With a capacity of 180 people, it is used for many activities including yoga, Pilates, badminton, WI meetings, Art Club, rehearsals and plays by the local drama group, Parish Council meetings, winter Warm Hub sessions, film nights, breadmaking, coffee mornings, fundraising activities and social events.
- 6.16 The Hall, which is a registered charity, is run by an active committee of village residents who are appointed as trustees at each AGM. Six of the twelve members represent user groups and six are elected. The Hall is a designated Emergency Rest Centre as part of NCC's emergency plan, and has a generator to ensure that it can provide basic warmth and shelter to those in need in the event of widespread power cuts.
- 6.17 The kitchen was refurbished in 2011, is used during the week as a commercial kitchen and is certificated for food production. Internet access, laptop computers, a printer and a photocopier are also available in the Supper Room which can be hired as an occasional office space. Over the last five years an extensive refurbishment programme has been carried out. This included the resurfacing of external car park areas, the replacement of chairs, the redecoration of all

areas, the replacement of all lighting with LEDs, the renovation of the main hall's floor, the replacement of stage curtains, the installation of a refreshment area, the replacement of the floor in the Supper Room, the rebuilding of the back steps, insulating the main hall's roof space and replacing both doors. The next project is to improve the Village Hall's energy efficiency to ensure improved sustainability and reduced environmental impact in the future.

Humshaugh Surgery:

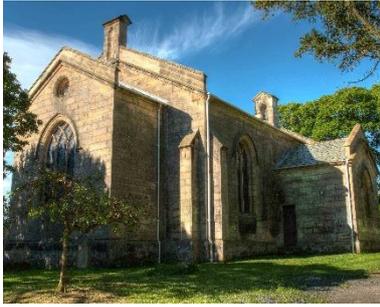
- 6.18 Humshaugh and Wark Medical Group is a rural dispensing practice owned by four GP partners and commissioned by the NHS to deliver a comprehensive range of services through patient-centred care for those with chronic conditions, child health surveillance and medicines management, as well as provision for acute illness. The Surgery dispenses to 90% of patients and provides a home delivery service. It is part of West Northumberland Primary Care Network (PCN) and Hadrian Primary Care Alliance, which enables provision of enhanced services such as weekend and evening appointments. Through the PCN, First Contact Practitioners, mental health practitioners, pharmacists, social prescribers and paramedics have been welcomed into the practice, all of whom enhance the services available to our local community.

St Peter's Church:

- 6.19 St Peter's was consecrated in 1818, one of four churches in the North Tyne Valley designed by H. H. Seward for the Greenwich Hospital in order to help with the redeployment of former naval chaplains after the Napoleonic Wars. The Church and the gravestone of its builder, Thomas Nixon, are Grade II Listed. The Church provides a welcoming and peaceful Christian presence in the centre of Humshaugh – a focal point for the village, both spiritually and architecturally.
- 6.20 The Church offers regular services of worship, open to all, and provides pastoral care in the community. As well as a thriving congregation, many more come to church on special occasions – carol services regularly exceed one hundred! - and a Service of Remembrance is held annually at the village's war memorial. St Peter's also comes together in worship across Bellingham Deanery.
- 6.21 The Church is a special place for christenings, weddings and funerals, and visitors often include those returning on a wedding anniversary or in remembrance of a family member. The Church is open every day. The visitors' book shows that St Peter's attracts visitors from across the world, typically finding it to be a peaceful and welcoming rural church. The Church has a visitor area and a church trail for children.
- 6.22 The churchyard is the final resting place for many Humshaugh families – churchgoers and non-churchgoers alike – and is visited nearly every day by family members. The online 'Churchyard Stories' project shares the histories of some of those buried there. The churchyard is also a haven for wildlife, with regular bird ringing demonstrating a wide range of species.
- 6.23 St Peter's plays a significant role in the wider Humshaugh community, with events including the summer fete, a "crib festival" at Christmas and regular coffee mornings. It is the home church for Humshaugh First School. There is a well used food bank collection point in its porch and the monthly "Broadsheet" is delivered free of charge to every household in the village.

The Crown Inn:

- 6.24 The Crown Inn has served Humshaugh for over two centuries – possibly since 1703 – and a building likely to be The Crown is shown on the Armstrong map of 1769. In 1825, Newcastle historian Eneas Mackenzie described Humshaugh as a mainly agricultural village with an inn. As well as catering for villagers and travellers passing through the North Tyne Valley, tithe maps from the 1800s show that farming also took place at The Crown.



- 6.25 In the 19th century landlords of The Crown were often also tradesmen such as shoemakers, blacksmiths, carpenters and undertakers, with workshops to the rear of the pub. Although the man of the house was listed as the innkeeper, it was often his wife or grown-up daughter who ran the pub. At this time, The Crown doubled as a venue for inquests in cases of accidental or suspicious death – the jury being made up of local professionals and tradesmen.
- 6.26 During the 20th and into the 21st century, The Crown has continued to be at the centre of village life, providing refreshment and a meeting space for local people and visitors. Although like many rural pubs The Crown was threatened with closure at one point, action by Humshaugh Community Ventures Ltd ensured its survival, and the current welcoming landlord and staff have worked hard to secure the future of The Crown as a greatly valued village institution. Excellent management has created a growing reputation as a high quality and good value venue for meals, with a wide range of well-kept beverages. Events that take place at The Crown include community pub quizzes, Christmas dinners for senior residents, music evenings, fancy dress parties and performance/vintage car, motorcycle and tractor meetings. The Crown has a darts club, a thriving pool teams, a leek club and great outdoor seating. It well deserves its latest accolade of The Best Pub in Northumberland 2023.

Humshaugh Village Shop:

- 6.27 In the summer of 2008, Post Office Ltd announced it was going to close the sub-post office in Humshaugh, threatening the future of the last remaining shop in the village (which housed the post office). Despite a fiercely fought protest campaign by local residents, the post office counter closed in January 2009 leaving the existing tenants, who wanted to sell the shop and retire, the unenviable task of selling a shop without a post office. When no buyers came forward a committee of volunteers formed Humshaugh Community Ventures Ltd (a company limited by guarantee) and raised enough money (£39,000) to save the shop. Over 40 members of the community volunteered to help run it and on Sunday November 1st 2009 Humshaugh Village Shop was opened – by volunteers – for the first time. In May 2010 it moved to the back room of The Crown Inn for three and a half weeks while the premises underwent a major refit. It reopened in early June.
- 6.28 The Village Shop sells a wide range of goods from basics such as newspapers, milk, bread, fruit, veg and eggs to stationery, soft drinks, local meats, cheese and yogurt. Profits from sales are put back into the community in the form of grants to individual residents and local groups. Since its inception, Humshaugh Community Ventures Ltd has supported a wide range of applications and over £100,000 has been returned to the community. Recent additional refitting has enabled the shop to display and sell a range of local crafts, and also to house bottles and bags of apple juice made by volunteers in October each year from village-grown apples – which has proved very popular. During the COVID-19 pandemic the Village Shop was a lifeline for many. Faces may have changed but there are still over 40 members of the local community volunteering for all tasks associated with it.

- 6.29 The NPPF is clear that the planning system should support the development of new community facilities and that valued community facilities should be retained where appropriate²⁷. Policy INF3 of the NLP provides protection against the loss of local village convenience shops and public houses. NNPLP Policy DM1 also provides protection against the loss of community facilities.
- 6.30 It is acknowledged that planning permission is not always required to change the use of a building or land, and this restricts the ability to secure the continued use of an important facility. Notwithstanding this, neighbourhood plans present opportunities to identify facilities which are of importance to the local community. The facilities identified in Policy 6 have been informed by early engagement, and it will support the delivery of Plan Objective 3.

Policy 6: Community facilities

1. The following facilities are identified as having great importance to the local community and are identified on the Policies Map:
 - CF1 Humshaugh Church of England Voluntary Aided First School
 - CF2 Humshaugh Village Shop
 - CF3 The Crown Inn
 - CF4 St Peter's Church
 - CF5 Humshaugh Surgery
 - CF6 Humshaugh Village Hall
2. Where planning permission is required, development proposals will be supported which sustain or protect existing shops, facilities and services, subject to compliance with relevant policies within the development plan.

Local economy

- 6.31 The NLP includes several policies which recognise the need to deliver economic growth while safeguarding the environment and community wellbeing (Policy ECN1) and providing support for home working (Policy ECN11), support for employment uses within built-up areas (Policy ECN11) and support for the rural economy, including for diversification (Policies ECN12, ECN13, ECN14). NNPLP Policy DM7 also supports the rural economy and diversification. As part of the preparation of the Plan, local businesses were contacted to seek to understand if the existing planning policies were restricting their operation and growth. The feedback suggests that this is not the case.
- 6.32 A critical requirement for those residents working from home is the information technology infrastructure. The NLP promotes the importance of access to high quality communications, including full fibre broadband (Policies ICT1 and ICT2).
- 6.33 As a result, it is considered that the Plan could not add any further detail to that contained within the local plans.

²⁷ Paragraph 97

Tourism

- 6.34 Feedback from early engagement highlighted the importance of day visitors to the Parish, with residents wanting to encourage the use of Hadrian's Wall footpath as this supports local businesses. There was also support for the improvement of facilities for tourists.
- 6.35 The NPPF²⁸ requires planning policies and decisions to enable the diversification of agricultural and other land-based rural businesses, as well as enabling sustainable rural tourism and leisure developments which respect the character of the countryside.



- 6.36 NLP Policy ECN15 seeks to focus the development of new visitor attractions, facilities and accommodation and the expansion of existing tourism businesses within main towns and service centres. In rural locations, outside settlement boundaries, the policy states that the development of new build, permanent buildings for holiday accommodation should be small scale and form part of a recognised village or hamlet. In the open countryside, it requires that visitor accommodation should, wherever possible, be limited to the re-use of buildings that are structurally sound or to chalets and caravans in accessible locations outside the World Heritage Site and its Buffer Zone. Policy 7 has been informed by engagement, and it will support the delivery of Plan Objective 3.

Policy 7: Tourism

1. The development of tourism facilities and visitor accommodation within the Humshaugh settlement boundary will be supported where they are appropriate in terms of their scale, massing, form and design.
2. Proposals for small-scale chalets, camping pods, caravans and camping sites ~~in~~ will be supported where, as appropriate, it can be demonstrated that they would:
 - a. Form part of a small-scale diversification proposal which would sustain the long-term operation of an agricultural, horticultural or forestry business and not prejudice the operational needs of the host farm or other rural operations;
 - b. Improve and diversify the tourist offer and/or clearly provide necessary accommodation along an established tourist route, including for walkers using the Hadrian's Wall Path National Trail and cyclists using Hadrian's Cycleway
 - c. Embed sustainable practices and outcomes;
 - d. Be of a quality, scale and design which is appropriate for their location; and
 - e. Not lead to unacceptable harm in terms of noise and activity, including traffic.

²⁸ Paragraph 88

7. Transport and accessibility

Introduction

- 7.1 The NPPF encourages a reduction in congestion and greenhouse gas emissions through the introduction of measures which promote a decrease in the number of journeys made by car.

Sustainable transport

- 7.2 Early engagement on the Plan identified concerns regarding the speed of traffic (45%), access to public transport (42%), condition of footpaths (38%), availability of parking spaces (25%) and the volume of traffic (10%). Most respondents to the residents' survey travelled more than 5 miles for leisure, social activities and main shopping (83%), with most people using cars (89%). Less than 3% of respondents used bus services and over 45% stated that they intended to purchase an electric vehicle in the next 10 years and consider that more facilities for EV charging should be provided. Feedback identified strong support (75%) for the development of safe walking and cycling routes in the village, including developing facilities for users of wheelchairs and mobility scooters. For cyclists it was proposed that there should be more secure bike racks and electric bike charging.



- 7.3 The public rights of way network within the parish is protected by law. The NLP and NNPLP contain detailed policies to support the delivery of sustainable transport, including reducing the reliance on the use of high emission vehicles-
- 7.4 Not all mobility and transport issues can be addressed though planning polices, therefore the Plan includes a number of community actions²⁹ (Annex 1). They seek to address issues including improving and enhancing public transport and the associated infrastructure, as well as tackling pavement parking and speeding vehicles.

²⁹ The community actions contained within Annex 1 relate to all plan objectives



Annex 1 Community actions

Introduction

As part of the process of developing the Plan, the steering group identified aspirations and issues that cannot be addressed through the planning system. These have been listed as “community actions”, all of which relate to the policy areas of the Plan and are supported by Humshaugh Parish Council. Whilst it may be possible for the Parish Council to take forward some of these on its own initiative, others will require collaboration with other bodies and, in some cases, funding will be required. These actions are only likely to happen, however, if there is sufficient community support and the Parish Council would welcome offers from residents willing to assist in delivering these actions.

Sustainable development and climate change

<p>Community Action 1: Waste minimisation</p>
<p>Encourage the setting up of a Share & Repair Café scheme – finding someone and somewhere that will repair a broken item is core to a sustainable lifestyle. The Repair Cafe Foundation aims to help local repair volunteers to use and share their skills for the benefit of their community.</p>
<p>Community Action 2: Evidence to support renewable energy development</p>
<p>Encourage Northumberland County Council to update the evidence base that informed the approach to renewable energy development (particularly wind turbines) as it was based on landscape work undertaken in 2010. This updated work would then inform any review of the renewable energy policies contained within the Northumberland Local Plan.</p>

Distinctive environment

<p>Community Action 3: Biodiversity and the natural environment</p>
<p>Undertake a wildlife survey of the Parish and based on this develop projects to enhance the natural environment and biodiversity, such as: community woodlands, hedgerows, wildflower meadows, orchards, nature reserves, ponds, waterways, wetlands and allotments. Also, use the wildlife survey and Local Nature Recovery Strategy habitats map to identify locations where wildlife corridors can be established to encourage connections between wildlife habitat both inside and outside of settlements. Opportunities to promote biodiversity should be exploited both within existing settlements and in any new development.</p>
<p>Community Action 4: Humshaugh Conservation Area</p>
<p>Work with Northumberland County Council’s Conservation Team to ensure that an up-to-date character appraisal and management plan is prepared for Humshaugh Conservation Area. This should include engagement with the local community and other stakeholders and should consider the need for a review of the Conservation Area boundary. Until a character appraisal and management plan is adopted, ensure that NCC is using the heritage background paper to inform decision making.</p>

Community Action 5: Tree planting

Work with landowners and farmers to conduct a tree survey of the Parish, and use the results to develop projects to replace trees that are suffering from disease – for example ash dieback – and plant new woodland that promotes nature conservation, biodiversity, nature-friendly farming and carbon sequestration.

Community Action 6: River water quality

Work with the County Councillor, Tyne Rivers Trust and Newcastle University to improve river quality.

Community Action 7: Allotments

Evaluate the demand and potential locations for community allotments.

Inclusive and sustainable community

Community Action 8: Community-led housing

Work with landowners, Northumberland County Council and registered providers to explore opportunities for the delivery of a small scale (fewer than 10 homes) community-led housing scheme. The development should deliver homes to meet identified local needs, which could include housing for older people.

Transport and accessibility

Community Action 9: Public transport

Work with Northumberland County Council, public transport providers and the Local Bus Board to explore opportunities to improve public transport provision and associated infrastructure within the Parish, including the ability for buses to accommodate bicycles.

Community Action 10: Installation of cycle racks

Investigate opportunities to install cycle racks at appropriate locations within the Parish.

Community Action 11: Rights of way network

Undertake an audit of the rights of way network, including the identification of opportunities for improvements/extensions to the network. Work with Northumberland County Council and landowners to develop or support projects to improve the rights of way network, such as improvements to the Hadrian’s Wall Path (including exploring opportunities to reroute part of the path through Humshaugh) and the creation of a greenway on the old North Tyne Railway.

Community Action 12: Highway and pedestrian safety

Work with the police and Northumberland County Council to improve highway and pedestrian safety, including:

- a. Tackling the issue of speeding vehicles on the B6320;
- b. Creating a 20mph speed limit through the village;
- c. Enforcing pavement and other parking restrictions;
- d. Supporting footway widening schemes;
- e. Promoting responsible road use, particularly on roads where there are no footways or where they are single track.

Glossary and Abbreviations

AECOM	An international consultancy appointed by the Department for Levelling Up, Housing and Communities to provide technical support packages to support the preparation of neighbourhood plans.
Appropriate Assessment (AA)	An assessment required under the Habitats Regulations, also known as Habitats Regulations Assessment, to consider whether any plan or project could affect a European site. This includes considering whether it will have a 'likely significant effect' on a European site, and if so, they must carry out an 'appropriate assessment'.
Community Action	Priorities for action to improve an area, rather than being related to the development or use of land. These relate to actions that do not require planning permission.
Community Action Northumberland	CAN was initially set up as the Community Council of Northumberland in 1951. It is one of 38 community support charities across England which operate as a network under the umbrella of the national body ACRE (Action with Communities in Rural England). The ACRE Network exists to provide a voice for rural communities and to help them achieve great things locally.
Community Right to Build Order	An order made by the Local Planning Authority (under the Town and Country Planning Act 1990) that grants planning permission for a site-specific development proposal or classes of development.
Conservation Area	An area of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance. The provisions for conservation area designation and management are set out in legislation.
Conservation Area Character Appraisal (CACA)	A character appraisal defines the special interest of the conservation area that merits its designation and describes and evaluates the contribution made by the different features of its character and appearance.
Designated Heritage Asset	A World Heritage Site, scheduled monument, listed building, protected wreck site, registered park and garden, registered battlefield or conservation area designated under the relevant legislation.
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 and neighbourhood plans. The planning system in England is 'plan led' which means that planning applications have to be decided in accordance with the relevant development plan policies, unless there is a very good planning reason not to do so.
Habitats Regulations Assessment (HRA)	See Appropriate Assessment.
Heritage at Risk Register	A register maintained by Historic England to understand the condition of historic sites in England. It identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development.

Heritage Background Paper	Informed by the draft Humshaugh Conservation Area Character Appraisal prepared in 2009 by the former Tynedale District Council. The background paper defines and records the factors which make the area special and identifies features and problems that detract from the special qualities. It provides the evidence for the Conservation Area policy and is a material consideration in the determination of planning applications.
Historic Environment Record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Housing Needs Assessment (HNA)	A HNA is a technical, impartial document that presents and analyses existing data, rather than challenging it. It considers the population characteristics, how this is projected to change, and what the implications could be for future housing types, tenures and sizes – this includes house prices, incomes and the need for affordable housing.
Housing Needs Survey (HNS)	A HNS asks people about their current housing situation and their possible housing needs for the future. They are designed to discover what kind of housing people need and the type of affordable housing in their area.
Humshaugh Net Zero (HNZ)	HNZ is a community interest company. It was formed to develop proposals to reduce the carbon footprint of Humshaugh.
International Dark Sky Park	International Dark Sky Parks and International Dark Sky Reserves are two types of designation, awarded by the International Dark-Sky Association that officially recognise certain areas to be naturally dark at night and free of light pollution. Six UK National Parks – Exmoor, Brecon Beacons, Moore’s Reserve in the South Downs, Snowdonia, North York Moors and Yorkshire Dales have been awarded International Dark Sky Reserve status. Northumberland, with England’s most pristine dark skies, is an International Dark Sky Park (Gold Tier).
Listed Building Consent	Listed Building Consent is a type of planning control, which protects buildings of special architectural or historical interest. These controls are in addition to any planning regulations which would normally apply. Listed building status can also result in the requirement for planning permission where it would not ordinarily be required - for example, the erection of means of enclosure. The controls apply to any works for the demolition of a listed building, or for its alteration or extension, which is likely to affect its character as a building of special architectural or historical interest.
Listed Building	A building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and included on a special register, called the List of Buildings of Special Architectural or Historic Interest.
Local Development Order	A mechanism to simplify planning guidance to encourage growth by allowing certain forms of development to be undertaken without the need for planning permission, subject to specified conditions and design guidance.

Localism Act 2011	The Localism Act contains a wide range of measures to devolve more powers to councils and neighbourhoods and give local communities greater control over local decisions like housing and planning, including the ability for Town and Parish Councils to prepare neighbourhood plans.
Local Plan	A plan for the future development of a local area, drawn up by the Local Planning Authority in consultation with the community and other stakeholders. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. A local plan can consist of either strategic or non-strategic policies, or a combination of the two.
Local Planning Authority	The public authority whose duty it is to carry out specific planning functions for a particular area. Local Planning Authorities include: district councils, county councils and national park authorities.
Local Wildlife and Geological Site (LWGS)	A defined area within which there are habitats, wildlife or geology which is considered, locally, important to protect and manage. Includes sites formerly known as Sites of Nature Conservation Interest and Sites of Biological Interest.
National Model Design Code	The National Model Design Code is part of National Planning Practice Guidance. It provides detailed guidance on the production of design codes, guides and policies to promote successful design.
National Heritage List for England	The National Heritage List for England is the only official, up-to-date, register of all nationally protected historic buildings and sites in England - listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields.
National Planning Policy Framework (NPPF)	The NPPF sets out the Government's planning policies for England and how these are expected to be applied in the preparation of development plans and making decisions on planning applications.
National Planning Practice Guidance (NPPG)	The National Planning Practice Guidance adds further context to the National Planning Policy Framework (NPPF) and it is intended that the two documents should be read together. The NPPG replaces over 7,000 pages of planning guidance that was previously published in separate documents. Local Planning Authorities and groups preparing neighbourhood plans must have regard to national policies and advice contained in the guidance when developing their plans. The guidance is also a 'material consideration' when taking decisions on planning applications.
Neighbourhood Area	The area within which neighbourhood plan policies apply.
Neighbourhood Development Order	An Order made by a Local Planning Authority (under the Town and Country Planning Act 1990) through which parish councils and neighbourhood forums can grant planning permission for a specific development proposal or classes of development.
Neighbourhood Forum	Neighbourhood forums are organisations that need to be established in order for communities to access certain powers such as establishing a neighbourhood planning area or writing a neighbourhood plan/Development Order. When plans are in areas with a Parish or Town Council, there is no need to establish a neighbourhood forum. Town or Parish Councils lead the neighbourhood planning process in these areas.

Neighbourhood Plan	A plan prepared by a Town/Parish Council or neighbourhood forum for a designated neighbourhood area. In law this is described as a neighbourhood development plan in the Planning and Compulsory Purchase Act 2004.
Non-Designated Heritage Asset	Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their heritage interest but which do not meet the criteria for designated heritage assets.
Northumberland County Council (NCC)	NCC is a unitary authority established in 2009 following Local Government Reorganisation which removed the former two-tier arrangement of local government. NCC is the Local Planning Authority for the whole of Northumberland, excluding the area covered by the Northumberland National Park.
Northumberland Local Plan (NLP)	The Northumberland Local Plan (alongside any made neighbourhood plans) is the statutory development plan, containing planning policies used to assess and guide the location and nature of future development in the county.
Northumberland National Park (NNP)	National Parks resulted from the 1949 National Parks and Access to the Countryside Act. When the designation of the first National Parks began in 1951, concerns were raised by residents and politicians, who feared strict planning controls and a massive influx of visitors to the areas. As a result, National Parks are concentrated on the country's major areas of remote upland landscape. When Northumberland National Park came into being in 1956 (administered by Northumberland County Council until 1997), its boundary was drawn up close to the upland areas, with any significantly-sized settlement remaining outside. Consequently, Elsdon village, with about 50 homes, is the largest settlement in the National Park, while larger villages like Bellingham and towns like Rothbury are excluded.
Northumberland National Park Authority (NNPA)	National Park Authorities (NPAs) are the bodies charged with the achievement of National Park purposes. They are members of the local government family as well as being independent, special purpose authorities established to act in the best interests of the National Parks and to encourage others to do the same. The NPAs and the Broads Authority are funded by Defra and the Welsh Assembly Government. Northumberland National Park Authority is the Local Planning Authority for the land that lies within the Northumberland National Park.
Northumberland National Park Local Plan (NNPLP)	The NNPLP is a document containing planning policies which guide the development and use of land in the National Park – they are used to inform decisions on planning applications and appeals.
Plan Area	See Neighbourhood Area.
Planning Policy	Planning policy is concerned with preparing and implementing plans that help decide where and when development takes place. A range of planning policies are often used to inform decisions on planning applications.

Pre-Submission Draft	The regulations that determine the preparation of neighbourhood plans require that formal consultation takes place on a draft plan, and this is known as a Pre-Submission Draft.
Referendum	Neighbourhood planning referendums are held once a Local Planning Authority has come to a formal view on whether a neighbourhood plan meets the “basic conditions”. This formal view is made once an independently appointed examiner examines the draft neighbourhood plan and makes formal recommendations. The referendum will ask those registered to vote in the area whether they want NCC and NNPA to use the Humshaugh Neighbourhood Plan to help decide planning applications in the neighbourhood area. Electors are able to respond either ‘yes’ or ‘no’ on the ballot paper. If more than 50% of those voting in the referendum vote in favour of the plan, NCC and NNPA must bring the plan into force.
Scheduled Monument	Sites that contain deliberately created structures, features and remains that are of national importance and for which scheduling is the best means of protecting them.
Significance (for heritage)	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. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.
Site of Special Scientific Interest (SSSI)	Defined area containing nationally important wildlife or geology designated by Natural England under the Wildlife and Countryside Act 1981.
Strategic Environmental Assessment (SEA)	A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.
Submission Plan	The plan that is submitted to the Local Planning Authority for examination. This will have been revised to take account of feedback from the consultation at the Pre-Submission Draft stage.
World Heritage Site	A cultural or natural site of outstanding universal value, designated by an international council of experts, Hadrian's Wall being the only example falling within Northumberland.
World Heritage Site Buffer Zone	An area surrounding the World Heritage Site which has complementary legal restrictions placed on its use and development to give an added layer of protection to the World Heritage Site. This is achieved through the planning system in the same way as for the World Heritage Site itself and World Heritage Sites and their buffer zones should be identified clearly in development plan maps.

