

North Northumberland Coast Neighbourhood Plan

Basic Conditions Statement

November 2017



North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

Contents

1.0 Introduction

- 1.1 Why does this area needs a neighbourhood plan

2.0 Legal Requirements

- 2.1 The draft Plan is being submitted by a qualifying body
- 2.2 What is being proposed is a neighbourhood development plan
- 2.3 The proposed neighbourhood plan states the period for which it is to have effect
- 2.4 The policies do not relate to excluded development
- 2.5 The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

3.0 Basic Conditions

- 3.1 The neighbourhood plan and National Planning Policy (tested against the 12 planning principles in the NPPF)
- 3.2 The neighbourhood plan contributes to the Achievement of Sustainable Development
- 3.3 The neighbourhood plan is in general conformity with Strategic Policy
- 3.4 The neighbourhood plan is compatible with EU Obligations
- 3.5 The 'prescribed conditions' are met

4.0 Conclusion

Appendix A: Strategic Policies (Berwick upon Tweed Local Plan (1999))

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

1.0 Introduction

This statement sets out how the North Northumberland Coast Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended), hereafter referred to as ‘the Regulations’, and how the basic conditions of neighbourhood planning and other considerations have been met as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended)(the 1990 Act). The statement has been prepared by the three Parish Councils as the qualifying body for the designated neighbourhood plan area.

Below is a brief introduction to the North Northumberland Coast area and why the North Northumberland Coast Neighbourhood Plan has been prepared. The remaining sections of the document provide evidence as to how the Neighbourhood Plan meets the basic conditions.

1.1 Why the North Northumberland Coast needs a Neighbourhood Plan

The Plan area consists of three separate parishes: Beadnell, Bamburgh and North Sunderland (which includes Seahouses). North Sunderland Parish Council is the qualifying body for the purposes of this Plan. The consultation statement contains information about the main issues affecting this area, and how the decision was made to produce a joint neighbourhood plan. Other parishes were consulted and either decided they did not wish to prepare a neighbourhood plan, or decided they wished to prepare their own neighbourhood plan, independently.

The North Northumberland Coast (comprising the parishes of Beadnell, Bamburgh and North Sunderland) is largely within the Northumberland Coast Area of Outstanding Natural Beauty. The settlements of Beadnell, Bamburgh and Seahouses are popular with tourists, and all of them have a high number of holiday homes and second homes, with Beadnell appearing to have the largest number, followed by Bamburgh, and then, to a lesser extent Seahouses and North Sunderland.

The Parishes all have multiple landscape and nature conservation designations, including European sites. The balance between development, and protecting what is special about the area continues to be one which needs sensitive management.

Local employment, availability of housing for local people and lack of services and community facilities (particularly out of tourist season) were key issues that were identified through the consultation process.

The importance of the natural environment, landscapes, seascapes, and the historic environment were all seen as being important to the people who live in the area, as well as to visitors. There was a strong desire to see further development which does not compromise what makes the area special. and with a particular recognition of the sensitivities of the coastline, and the need to ensure that development is steered away from the more sensitive coastal locations.

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

Policies were split into three key areas in the Plan: People, Place and Prosperity. Each of these three areas contains planning policies which seek to address the specific issues that apply to these themes. This also seeks to reflect the desire to promote truly sustainable development in the Plan area; development that meets the needs of people who live in the area, whilst protecting the special environment.

This has been the background to the preparation of the Neighbourhood Plan. Background papers and supporting information on the Plan are available on <http://www.seahouses.org/neighbourhood-plan> and information about the development of the Plan is available on the Neighbourhood Plan website at www.coastlnplan.blogspot.com.

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

2.0 Legal Requirements

All the documents required by part 5, paragraph 15 of the Regulations are included in the submission for the North Northumberland Coast Neighbourhood Plan. The requirements include provision of the following:

1. A map or statement which identifies the area to which the proposed neighbourhood development plan relates

A Policies Map has been submitted with the neighbourhood plan, showing detail in relation to relevant policy in the neighbourhood plan.

Map 1: Shows the Plan area with an inset for each settlement:

Inset map 1 shows Bamburgh in detail

Inset map 2 shows Seahouses and North Sunderland in detail

Inset map 3 shows Beadnell in detail

Another map shows the designated areas, in relation to Policy 3. Within the main body of the document are two maps showing the Conservation Areas of Seahouses and North Sunderland, which assist with interpretation of policy relating to those conservation areas.

2. A Consultation Statement

A Consultation Statement has been submitted with the Plan, which details the consultation that was carried out through the process, and how it informed the development of policies for the Plan. The document contains details of the persons and bodies consulted about the neighbourhood plan, it explains how they were consulted, and it summarises the main issues and concerns raised by people who were consulted. It also describes how these concerns have been considered and subsequently addressed in policies and changes to policies in the neighbourhood plan.

3. The proposed neighbourhood development plan

The North Northumberland Coast Neighbourhood Plan (2017 – 2032) has been submitted.

4. A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act; (otherwise known as the Basic Conditions statement)

This statement is known as the Basic Conditions Statement, and is the subject of this Statement. The basic conditions are identified in part 3.0 of this statement.

5. An environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004; or where it has been determined under regulation 9(1) of those Regulations that

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for that determination.

An Environmental Report prepared by AECOM is submitted with the Plan. This report concludes that the SEA would have positive environmental effects, the details of which are summarised further later in this report. A Habitats Regulations report has also been submitted. Again, following amendments made to the Plan following the initial Habitats Regulations recommendations, this report also concludes that the Plan will not have significant environmental effects.

2.1 The draft Plan is Being Submitted by a qualifying body

This draft Plan is submitted by North Sunderland Parish Council, which is the qualifying body. The Plan has been prepared by Beadnell Parish Council, Bamburgh Parish Council and North Sunderland Parish Council. The Plan has been prepared by the North Northumberland Coast Neighbourhood Plan Steering Group, which was given delegated authority under a clear Terms of Reference agreed by all three parish councils to prepare a neighbourhood plan. The Steering Group consists of local representatives from the Parish Councils, business, and local residents. The Chair of the Steering Group was for most of the period the local County Councillor and the replacement as County Councillor joined the Steering Group. A copy of the Terms of Reference is on the website.

The parishes of Beadnell, Bamburgh and North Sunderland (forming the Plan area for the North Northumberland Coast Neighbourhood Plan) are entirely within Northumberland County Council. A Neighbourhood Area application was submitted under the Neighbourhood Planning Regulations 2012 (part 2 section 6) to Northumberland County Council on the 19th of November 2013.

Northumberland County Council approved the application on 18th February 2014.

Copies of the Neighbourhood Area designation documents are available on the website.

The parishes of Beadnell, Bamburgh and North Sunderland were designated as a Neighbourhood Area for the purposes of section 61(G) of the 1990 Act.

2.2 What is being proposed is a neighbourhood development plan

The North Northumberland Coast Neighbourhood Plan contains policies that relate to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended). Other non-planning matters are included in the Plan in Part 7. This Part of the Plan includes a list of community projects which are to be delivered outside the neighbourhood planning process.

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

2.3 The proposed neighbourhood plan states the period for which it is to have effect

The draft Plan identifies a 15-year period to which it relates as 2017 to 2032.

2.4 The policies do not relate to excluded development

The neighbourhood plan does not deal with excluded development such as county matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990.

2.5 The proposed neighbourhood plan does not relate to more than one neighbourhood area and there are no other neighbourhood development plans in place within the neighbourhood area.

The neighbourhood plan proposal relates to the North Northumberland Coast Neighbourhood Area, which is the designated neighbourhood area consisting of the parishes of Beadnell, Bamburgh and North Sunderland. The Plan does not contain policies or proposals that relate to any other area. There are no other neighbourhood plans relating to this designated neighbourhood area.

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

3.0 Basic Conditions

A Neighbourhood Plan will be considered to have met the Basic Conditions if it:

- has regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan,
- contributes to the achievement of sustainable development,
- is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- does not breach, and is otherwise compatible with, EU obligations, and (the prescribed condition is that the ‘making’ of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects).

Each of these ‘conditions’ will be dealt with in turn:

3.1 BASIC CONDITION 1: Have appropriate regard to National Policy

This section tests the policies in the North Northumberland Coast Neighbourhood Plan against relevant policy in the NPPF, relevant information contained in Planning Practice Guidance.

A good starting point for assessing the Plan against national planning policy is to assess whether the policies have regard to the 12 core planning principles contained in paragraph 17 of the NPPF.

1: be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;

The North Northumberland Coast Neighbourhood Plan has been produced in close collaboration with the local community (see submitted Consultation Statement for further information on consultation undertaken). The Plan seeks to provide clarity as to what will be acceptable, and what will not. It seeks to give clarity and certainty to developers, whilst being pro-active in encouraging the right kind of development for the area.

2: not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives;

The North Northumberland Coast Neighbourhood Plan, through a series of linked and interrelated policies, seeks to improve and enhance the communities along this part of

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

the Northumberland Coast. The vision for the Plan identifies the need to put the ‘heart’ back into these communities, and in essence, that is what this Plan is seeking to achieve, through encouraging development which is truly sustainable at a local level, and benefits people who live and visit the area.

3: proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities;

The North Northumberland Coast Neighbourhood Plan takes a pro-active and supportive approach to sustainable development in the Plan area. Policy 1 supports various types of development that, it is considered, will contribute to sustainable development. Elsewhere, it identifies sites for protection of employment and identifies new employment sites (Policies 21 and 23 promote business, tourism and employment opportunities). The identification of settlement boundaries allows for growth within those settlements, whilst seeking to direct that growth towards areas with the least environmental constraints, recognising the importance of the AONB designation. The plan takes a positive approach to the delivery of new housing that is principal occupancy housing (Policy 14) to deliver truly sustainable development.

4: always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;

Policy 5 seeks to ensure that high quality design is at the heart of all new development in the Plan area and in particular seeks to ensure that the principles of the Design Guide produced by the AONB Partnership for the Northumberland Coast AONB is taken into account in determining applications within the AONB. The policy seeks to define what is meant by good design insofar as that is achievable in general terms. Part f) of the policy seeks to ensure a good standard of amenity for existing and future occupants. Other policies related to the change of use of residential units to holiday let uses also focus on the impact of these uses on existing occupants of neighbouring properties, as that has been identified as a specific issue in the Plan area.

5: take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;

There are a number of policies in the Plan that seek to recognise the intrinsic character of the Plan area. In particular Policy 2 relates to specific landscapes that have been identified in detailed Landscape Character Assessment work, and seeks to encourage development to respect and reflect that character in new development were relevant. The policy seeks to give great weight to the conservation of these local landscapes as

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

well as the Heritage Coast designation and the Northumberland Coast AONB. Policy 1 seeks to support the development of the settlements within this landscape, promoting the provision of new housing, supporting economic development in the settlements, and promoting the provision and protection of community facilities, to support these rural communities. Policy 8 supports development within the settlement boundaries, thus seeking to direct development to the most appropriate locations.

6: support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy);

Policy 5 contains, in part d) a requirement to incorporate SuDS, to reduce impacts of flooding. Policy 4 relates to the 'coastal strip' which has been identified in the Plan area. This policy seeks to ensure that development along the coast is compatible with the policies proposed in the Northumberland and North Tyneside Shoreline Management Plan (SMP2) for this part of the Plan area.

7: contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework;

Policies 2 and 3 are entirely dedicated to conserving and enhancing the natural environment. Policy 2 relates to landscapes, both designated landscapes and locally important landscape. Policy 3 relates to protected species and habitats in the Plan area. The Environmental Report and Habitats Regulations Assessment that were carried out in relation to the Plan confirm that there will be no significant negative impacts as a result of policies in the Plan, and that there will be some specific positive impacts. There were a number of changes made to the Plan as a result of the initial HRA assessment, to ensure that the policies complied with the relevant EU legislation. There was also considerable consultation with Natural England, to ensure that the policies were appropriate to the level of protection required in the designated areas within the Plan area.

8: encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value;

There are some brownfield sites allocated for employment use in Bamburgh (Policy 23).

9. promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production);

Policy 1 seeks to promote a range of types of development within the settlements, and also outside the settlements where relevant. Policy 4 recognises the need to protect areas along the coast for their role in coastal management and managed retreat of the coastline. Policy 5 encourages the use of SuDS in new development, and the specifies the need for native planting in landscaping schemes.

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

10. conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations;

Designated heritage assets are protected through legislation, and in addition, through specific paragraphs in the NPPF. The Plan therefore seeks to focus on non-designated heritage assets (Policy 13). These have been identified using a thorough methodology, and the assets are listed in Appendix A of the Plan. A full document, with details about where these heritage assets are, is submitted separately, as it has a lot of detailed information that would not be appropriate for inclusion within the body of the Plan. Policies 10 and 11 (and their supporting text) seek to define what gives the designated conservation areas significance, and seeks to ensure that development in these areas, or affecting their setting, has regard to this significance. The conservation areas of Seahouses and North Sunderland have detailed appraisals, which were used as evidence to define the policy. Bamburgh, although it has a conservation area defined, does not have a detailed appraisal. Policy 12 seeks to protect what has been defined as the ‘historic core’ of Beadnell. Community Projects (through a separate process) will be seeking funding for the production of a detailed appraisal for Bamburgh, and for the designation of a conservation area for Beadnell. Policy 6 seeks to ensure that shop front design, particularly within the historic context, are carefully considered, to improve the public realm in some of the settlements and in particular, in their conservation areas.

11. actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable;

Policy 1 identifies Seahouses as being the main service centre in the Plan area, and the place where most development will be directed. This is because it has the best public transport, and has the most facilities and services needed for day-to-day living. Policy 24 seeks to improve pedestrian and cycle access between the settlements, and between some caravan sites. It is expected that this will reduce, to some extent, the need to travel by car for short journeys.

12. take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.

This is a key area that the Plan seeks to address. Policy 1 encourages the provision of new and expanded social, community, leisure and educational facilities which contribute to the maintenance or growth of local sustainable communities. Policy 19 seeks to protect local green spaces in, and on the edge of, each of the settlements. These spaces are highly valued by the local community, often for their leisure, social and community role. Policy 20 seeks to protect registered Assets of Community Value (ACVs), and community facilities. Policy 21 seeks the provision of new community facilities (including for tourism purposes). Specific examples are included in the policy.

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

A further assessment of each of the Plan policies in accordance with the NPPF is contained below:

Neighbourhood Plan Policy	Paragraphs from NPPF
Policy 1: Sustainable Development	Paragraph 14 states that at the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a golden thread running through plan-making and decision taking. Policy 1 supports sustainable development in the Plan area, and specifically supports new housing for Principle Residence (something which is key to securing the sustainable future of communities in the area), local employment opportunities, and community facilities.
NPPF Paragraphs: 14, 17, 116	Paragraph 116 states that planning permission should be refused for major development in these designated areas except in exceptional circumstances. This is reflected in the final sentence of Policy 1. The supporting text contains information about the definition of ‘major development’ in the context of AONBs, derived from the legal opinion sought by the South Downs National Park Authority ¹ . It is considered that this policy meets the basic conditions in relation to national planning policy.
Policy 2: Landscapes and Seascapes	This policy seeks to protect identified landscapes in Northumberland, and attempts to be locally specific in terms of what those special landscapes are. Paragraph 115 of the NPPF gives great weight to conserving landscape and scenic beauty in AONBs, which have the highest status of protection in relation to landscape and scenic beauty.
NPPF Paragraphs: 17, 109, 115	Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, and minimising impacts on biodiversity. It is considered that this policy meets the basic conditions in relation to national planning policy.
Policy 3: Habitats and Species	Policy 3 both promotes the preservation and restoration of priority habitats, and places a distinction between European sites, internationally important sites and nationally important sites. Although the Plan is to be read as a whole, it is particularly important for Policy 3 to be read in conjunction with any proposal and paragraph 4.18 further emphasises this point. Paragraph 113 of the NPPF states that planning authorities should set criteria based policies against which proposals for development affecting protected wildlife sites will be judged. Distinctions should be made between the hierarchy of international, national and locally designated sites. Paragraph 117 states that planning policies should identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, and promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection of priority species. Paragraph 118 also applies, and it is considered that Policy 3
NPPF Paragraphs: 17, 109, 117, 118	

¹ Legal Opinion in the matter of the NPPF and in the matter of the South Downs National Park Authority (2015)

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

	<p>accurately reflects the principles in paragraph 118 in relation to SSSIs. Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, and minimising impacts on biodiversity. It is considered that this policy meets the basic conditions in relation to national planning policy.</p>
<p>Policy 4: Coastal Management and the Coastal Strip</p>	<p>Policy 4, along with the supporting text, seeks to integrate principles for Shoreline Management and coastal management identified in the Shoreline Management Plan (SMP2) for Northumberland and North Tyneside into planning policy, as far as is feasible. Paragraph 105 states that LPAs should take account of the UK Marine Policy Statement and marine plans. Paragraph 106 states that LPAs should reduce risk from coastal change by avoiding inappropriate development in vulnerable areas, or adding to the impacts of physical changes to the coast. They should identify as a Coastal Change Management Area any area likely to be affected by physical changes to the coast. This information is contained in the Shoreline Management Plan (SMP2) and the designation of the ‘coastal strip’ area reflects the recommendations in that document in relation to coastal management. It is considered that this policy meets the basic conditions in relation to national planning policy.</p>
<p>NPPF Paragraphs: 17, 105, 106, 114</p>	
<p>Policy 5: Design in new development</p>	<p>Policy 5 seeks to ensure that all new development in the Plan area should incorporate high quality design. The criteria in that policy then list features that are considered important to ensure high quality design, including local context, features, landscaping, sustainable design, limiting light pollution, and amenity. It also advocates the use of the AONB Design Guide in those areas that are within the AONB. Paragraph 59 states that design codes should be considered where they could help deliver high quality design – the AONB Design Guide (which is being updated in the near future) provides detail on vernacular design in the AONB. Paragraph 58 states that local and neighbourhood plans should develop robust policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its characteristics. Policy 5 is supported by information about what is meant by local vernacular design, and the AONB Design Guide also has clear guidance on what type of design is appropriate to each of the settlements. Paragraph 60 states that policies should not attempt to impose architectural styles or particular tastes and they should not stifle innovation. It is proper however, to re-inforce local distinctiveness. Policy 5 sets out what elements of a proposal can contribute to high quality design, (e.g. detail of hard and soft landscaping, chimney/window/door details, massing, layout, materials etc.) without being prescriptive about what the detail should be. It is considered that this policy meets the basic conditions in relation to national planning policy.</p>
<p>NPPF Paragraphs: 17, 58, 59, 60</p>	

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

Policy 6: Shop Front Design	<p>Policy 6 seeks to ensure that new shop fronts are carefully designed. This is particularly important in some parts of Seahouses, where traditional shop fronts have been lost, or covered with plastic shop fronts which do not reinforce local character. The policy is based on detailed guidance in the AONB Design Guide, taking out specific characteristics that are identified as being important. It is considered that this policy reflects the advice contained in paragraphs 58 and 59 of the NPPF. In particular, paragraph 58 extolls the importance of ‘streetscape’ in creating attractive and comfortable places to live, work and visit. It is considered that, in combination with other policies, this policy meets the basic conditions in relation to national planning policy.</p>
NPPF Paragraphs 17, 58, 59	
Policy 7: Outdoor Signage	<p>This policy seeks to ensure that where advertisement consent is required, special consideration is given to the impact of that advertisement on the special qualities of the AONB (paragraph 115) and the impact on local amenity and public safety. Paragraph 67 of the NPPF states that poorly placed advertisements can have a negative impact on the appearance of the natural and built environment. It states that advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts. The policy, as worded, reflects the government’s policy in paragraph 67. It is considered that this policy meets the basic conditions in relation to national planning policy.</p>
NPPF Paragraphs: 67	
Policy 8: Sustainable development within the settlements	<p>Policy 8 seeks to define what kind of development will be supported within the settlements of Seahouses, Bamburgh and Beadnell, which have defined settlement boundaries shown on the Policies Map. The policy defines a set of criteria that must be applied to development in the settlements. These criteria are related to improving the sense of place in each of the settlements, the detail of which is defined in the supporting text. The policy also outlines contributions that will be required from developers to ensure that certain developments are acceptable in planning terms. The end of the policy proposes developer contributions to support improvements to the transport network, if reasonably necessary; paragraph 32 in the NPPF states that Plans should take account of whether safe and suitable access can be achieved for all people, and whether improvements can be undertaken within the transport network that cost effectively limit the significant impacts of the development.</p> <p>Paragraph 61 states that planning policies should address the connections between people and places and the integration of new development into the natural, built and historic environment. This is essentially what Policy 8 is seeking to do, by ensuring that criteria that are especially important in these coastal settlements, are taken into account. The historic environment receives further special consideration through conservation area policies for Bamburgh and Seahouses/North Sunderland, and the designation of a historic core for Beadnell (Policies 10, 11 and 12). It is considered that this policy, in combination with other policies in the Plan, meets the basic conditions</p>
NPPF Paragraphs: 17, 32, 61, 126, 135	

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

	in relation to national planning policy.
<p>Policy 9: Development outside the settlements</p>	<p>Policy 9 seeks to clarify what kinds of development will be supported outside the defined settlement boundaries for Seahouses and North Sunderland and Beadnell and Bamburgh. It seeks to support rural business/economic development proposals, proposals for affordable housing (known as ‘exception sites’) and proposals in the harbour areas of Seahouses and Beadnell. It also seeks to allow single Principal Residence dwellings in the hamlets (defined in Policy 15) and conversions of buildings into dwellings. Paragraph 55 of the NPPF states that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. It further goes on to state that isolated homes in the countryside will be avoided, except in special circumstances. One of these circumstances is where the development would re-use redundant or disused buildings and lead to an enhancement of its immediate setting. In combination with Policy 5 (design), it is considered that the policy to allow conversion of buildings (part f of Policy 9) to permanent residence fulfils the requirements of paragraph 55. Further examination of the single dwellings in the hamlets is provided in relation to Policy 15. Part d) in regard to exceptions housing is in line with paragraph 54 of the NPPF which states that local authorities should be responsive to local circumstances and plan housing to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Parts b) and e) are related to the rural economy. Paragraph 28 refers to economic development in rural areas and states that planning policies should support economic growth in rural areas in order to create jobs and prosperity. Neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings. Finally, part c) relates to allowing provision of car parking proposals on the edges of settlements. This would achieve multiple objectives of creating a better sense of place within the settlements, by reducing congestion and improving safety. In combination with other policies in the Plan it is considered that this, and other criteria in Policy 9 meet the basic conditions in relation to national planning policy.</p>
<p>NPPF Paragraphs: 17, 28, 54, 55</p>	

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

<p>Policies 10 (Seahouses and North Sunderland Conservation Areas), 11 (Bamburgh Conservation Area and 12 (Beadnell Historic Core).</p>	<p>Paragraph 61 states that planning policies should address the connections between people and places and the integration of new development into the natural, built and historic environment. To some extent policy 8 achieves this, by ensuring that criteria that are especially important in these coastal settlements, are taken into account. However, the historic environment receives further special consideration through conservation area policies for Bamburgh and Seahouses/North Sunderland, and the designation of a historic core for Beadnell. Chapter 12 of the NPPF refers to the historic environment. Policies 10 and 11 relate to designated Conservation Areas. Paragraph 126 states that planning authorities should set out a positive strategy for the conservation and enjoyment of the historic environment. In particular, these policies seek to take opportunities to draw on the contribution made by the historic environment to the character of a place, by drawing on the distinctive features of the conservation areas as outlined in the Conservation Area Appraisals for North Sunderland and Seahouses, and Bamburgh. Beadnell does not have a Conservation Area, but the Berwick upon Tweed Local Plan identified the centre of Beadnell as being of historic interest, and worthy of conservation area status. The designation of the historic core of Beadnell as a conservation Area is underway through a separate process with the County Council. It is considered that this policy meets the basic conditions in relation to the NPPF.</p>
<p>NPPF Paragraphs: 17, 61, 126</p>	
<p>Policy 13: Non-designated heritage assets</p>	<p>This policy seeks to define heritage assets in the Plan area that are not formally designated. The list is provided in Appendix A, and the detailed study with further information on each asset is included in the Evidence Base. This policy has been written to be in accordance with paragraph 126 which states that Plans should set out a positive strategy for the conservation and enjoyment of the historic environment. Paragraph 135 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. The policy requires that proposals affecting a non-designated heritage asset should have regard to the significance of the heritage asset, as required in paragraph 135. It is considered that this policy meets the basic conditions in relation to the NPPF.</p>
<p>NPPF Paragraphs: 17, 126, 135</p>	
<p>Policy 14: Principal residence housing</p>	<p>This policy seeks to support the provision of new housing in the Plan area, for principal residence only. This approach has been tested through the Courts at St. Ives, and has been held to be robust. Clearly such a policy must be suitably evidenced, and the Housing Paper which is included in the Evidence Base documents clearly shows that holiday homes and second homes are having a significant impact on the sustainability of local communities, in particular in Beadnell, where second home/holiday home ownership is over 50%. This impact appears to be increasing year on year. It is considered that this policy meets the basic conditions in the NPPF and is an appropriate policy intervention to support sustainable communities in this area.</p>
<p>NPPF Paragraphs: 17, 49,</p>	

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

<p>Policy 15: Principal residence housing in the hamlets</p>	<p>This approach of allowing single principal residence development in the smaller settlements (or hamlets) in the Plan area reflects the provisions of paragraph 55, which states that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. It further goes on to state that isolated homes in the countryside will be avoided, except in special circumstances. development in settlements in rural areas can help of the It is considered that this policy meets the basic conditions</p>
<p>NPPF Paragraphs: 17, 55</p>	
<p>Policy 16: Change of use from Residential (C3) to Holiday Let (sui generis)</p>	<p>One of the key concerns of residents is the ongoing and worsening impact that the over-use of holiday lets is having on the permanent residence population. This policy seeks to ensure that the amenity of permanent residents in this community is protected, by ensuring that when applications are submitted to change the use of residential properties to holiday let use, that the amenity concerns of local residents are properly assessed in making the decision. Paragraph 17 requires a ‘good standard of amenity’ for existing and future occupants of land and buildings. This policy is also consistent with the provisions of Chapter 8 (paragraph 69) of the NPPF: ‘Maintaining healthy communities’ which says that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Evidence submitted with the Plan shows that the intensification of use of some holiday lets is causing a significant negative impact on local residents, in terms of noise and traffic/parking issues, as well as a general erosion of the ‘sense of community’ in some areas. Paragraph 123 of the NPPF states that planning policies and decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development. It is considered that this policy meets the basic conditions</p>
<p>NPPF Paragraphs: 17, 69, 123</p>	
<p>Policy 17: Change of use from holiday use to principal residence housing</p>	<p>This policy seeks to support planning applications for the change of use from holiday let to permanent residential use. It is part of the drive in the Plan to increase the number of permanent residents in the Plan area. It is a supportive policy, and does not contravene any national planning policy and is in conformity with the government’s aims of boosting housing supply. It is considered that this policy meets the basic conditions in relation to the NPPF.</p>
<p>NPPF Paragraphs: 17, 49</p>	

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

<p>Policy 18: Extensions to Holiday Lets</p>	<p>This policy seeks to ensure that where the use of an existing holiday let is intensified, through extensions and the creation of further holiday accommodation space, that the impact of that on the local community is carefully considered. Paragraph 17 requires a ‘good standard of amenity’ for existing and future occupants of land and buildings. This policy is also consistent with the provisions of Chapter 8 (paragraph 69) of the NPPF: ‘Maintaining healthy communities’ which says that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Evidence submitted with the Plan shows that the intensification of use of some holiday lets is causing a significant negative impact on local residents, in terms of noise and traffic/parking issues, as well as a general erosion of the ‘sense of community’ in some areas. Paragraph 39 states that where setting parking standards, account should be taken of the accessibility of the development, the availability of public transport, and local car ownership levels. It is accepted that most visitors to the area will travel by car, and the impacts of parking on nearby streets in all three settlements is well documented. Paragraph 123 of the NPPF states that planning policies and decisions should aim to avoid noise giving rise to significant adverse impacts on health and quality of life as a result of new development. It is considered that this policy meets the basic conditions in relation to national planning policy in the NPPF.</p>
<p>Policy 19: Local Green Spaces</p>	<p>Policy 19 identifies a number of Local Green Spaces (paragraph 76) for the Plan area. These green spaces are identified with careful consideration in relation to paragraph 77, which lists the criteria under which the Local Green Space designation should be used. Background papers for each Local Green Space are included in the evidence base documents, and all have been assessed against the criteria in paragraph 77. It is considered that this policy meets the basic conditions in relation to national planning policy.</p>
<p>Policy 20: Assets of Community Value and Community Facilities</p>	<p>This policy seeks to protect existing community facilities and ACV (where registered) from loss, and also seeks to facilitate the provision of new facilities. Chapter 8 of the NPPF is about promoting healthy communities. Paragraph 69 identifies that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities, and promote opportunities for meetings between members of the community who might not otherwise come into contact with each other. Policy 20 seeks to protect those kinds of facilities. NPPF paragraph 70 states that planning policies should guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day to day needs. Paragraph 28 states that neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship. It is considered that this policy meets the basic conditions in relation to national planning policy.</p>

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

<p>Policy 21: New Tourist and Community Facilities</p>	<p>This policy seeks to give a locally specific dimension to the need for local facilities, for the benefit of the community but for tourism as well. It supports the provision of new or improved community, recreational and visitor facilities. It also cites a number of examples of particular developments that would be beneficial for tourism, but which could also provide facilities that would be locally beneficial. Paragraph 28 is about supporting a prosperous economy and states that neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings. It also says that neighbourhood plans should support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres.</p>
<p>NPPF Paragraphs: 17, 28</p>	
<p>Policy 22: Footpaths and Cycleways</p>	<p>This policy seeks to improve existing rights of way and extend other rights of way to reduce the need to travel by car (some of the proposed links are from caravan sites to settlements, some are to improve connections between the settlements). Paragraph 75 in the NPPF states that planning policies should protect and enhance public rights of way and access and seek opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails. It is considered that this policy meets the basic conditions in relation to the NPPF.</p>
<p>NPPF Paragraphs: 17, 30, 75, 114</p>	
<p>Policy 23: Business and Employment</p>	<p>Paragraph 28 refers to economic development in rural areas and states that planning policies should support economic growth in rural areas in order to create jobs and prosperity. Neighbourhood plans should support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.</p>
<p>NPPF Paragraphs: 17, 28</p>	
<p>Policy 24: Broadband Infrastructure</p>	<p>Policy 24 seeks to support the provision of broadband infrastructure in such a way that the impact on the AONB in landscape terms, is minimised. It also seeks to ensure that new development is provided for with suitable ducting to enable fibre connection to individual properties from connection cabinets located on the public highway. Chapter 5 of the NPPF is about supporting high quality communications infrastructure. Paragraph 43 states that LPAs should support the expansion of electronic communications networks including telecommunications and high-speed broadband. They should aim to keep the numbers of radio and telecoms masts to a minimum and use existing masts, buildings or structures wherever possible. It is considered that Policy 24 is consistent with national planning policy.</p>
<p>NPPF Paragraphs: 17, 43</p>	
<p>Policy 25: Caravans, camping,</p>	<p>This proposal seeks to resist any further expansion of existing static caravan sites, due to the number already in the Plan area. It is considered that further expansion of these sites would have a</p>

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

bunkhouses and chalets	<p>negative impact on local communities as well as impacting on designated sites in the Plan area. The current situation in the Plan area is that the number of static caravans is fast approaching the number of residential properties (many of which are second homes/holiday homes).</p> <p>The negative approach taken to the expansion of, or creation of new, static caravan sites could be seen as being in conflict with paragraph 28 of the NPPF, which supports the expansion of tourism development in rural areas. However, policy 28 does state that policies should support sustainable rural tourism developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. It is considered by the local community that the number of static caravans close to each settlement has reached saturation point. Beadnell has 584 static caravan pitches (and 701 dwellings, many of which are second homes), Bamburgh has 311 static caravan pitches close to the settlement, and 420 dwellings, and Seahouses has 840 static caravan pitches (and 1314 dwellings). Although it is accepted that these do have a positive impact on the local economy, it is felt that any further expansion would not be sustainable, and would result in an erosion of the character of the countryside. Within this context, it is considered therefore that this policy is not, on closer examination, in conflict with paragraph 28.</p> <p>In addition, any potential conflict with paragraph 28 must be balanced against other paragraphs in the NPPF, such as paragraphs 109 (protecting and enhancing valued landscapes, minimising impacts on biodiversity), 114 (maintaining the character of heritage coasts) and 115 (conserving landscape and scenic beauty of AONB). There is a clear desire locally to limit the number of further static caravans in the Plan area, and this came out strongly in the responses to the surveys; the landscape impacts are significant, and further expansion of these sites (or the creation of new ones) would inevitably impact on special landscapes of the heritage coast, and the AONB. In addition, further impacts in terms of traffic in the settlements are also likely to be considerable. Policy 22 in the Plan seeks to in some ameliorate this by improving non-car links to the settlements from the caravan parks that are located outside the settlements.</p> <p>The Plan does seek to support smaller scale tourism accommodation on condition that they are supported by a LVIA.</p>
<p>NPPF Paragraphs: 28, 69, 109, 114, 115,</p>	

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

3.2 BASIC CONDITION 2: Contribute to the Achievement of Sustainable Development

The NPPF states a presumption in favour of sustainable development. According to the NPPF, 'sustainable' means ensuring that better lives for ourselves don't mean worse lives for future generations. Development means growth. So sustainable development is about positive growth – making economic, environmental and social progress for this and future generations. The NPPF further defines the role different sectors make to defining 'sustainable development'.

***an economic role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure*

***a social role** - supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services, that reflect the community's needs and supports its health, social and cultural well-being*

***an environmental role** - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution and mitigate and adapt to climate change including moving to a low carbon economy.*

The North Northumberland Coast Neighbourhood Plan has a clear presumption in favour of sustainable development. The Vision and set of objectives identified in the Plan clearly promote sustainable development, and this is exemplified in the division of the Plan into three key areas: Place, People and Prosperity.

The Vision for the North Northumberland Neighbourhood Plan further indicates the three principles of sustainable development:

Recognising that our area was once the beating heart of the Kingdom of Northumbria, we want to re-invigorate this thriving community with an emphasis on 'People, Place and Prosperity' to create three vibrant, sustainable and attractive villages where people will want to live, work and play for centuries to come.

The objectives then go on to cover all aspects of sustainable development, covering the social, economic and environmental dimensions.

There are 8 objectives, all of which seek to deliver sustainable development. These objectives are contained in section 2 of the Plan. After each objective, planning policies are identified that will deliver the objective. These objectives, in combination, seek to deliver sustainable development in the Plan area. The objectives are related to Landscape, Sense of Place, the Historic Environment, Housing, Local Green Spaces, Community Facilities, New and Expanded business development, and Tourism. These objectives are divided between the three key themes of 'Place, People and Prosperity'.

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

Policies are worded positively throughout the Plan, and the concept of sustainable development is a thread running through the Plan in its entirety. The Plan is to be read as a whole, and when read as a whole, it is clear that it will deliver sustainable development.

It is considered that this Plan will contribute to the achievement of sustainable development as defined in the NPPF and therefore meets the second Basic Condition.

3.3 BASIC CONDITION 3: Be in General Conformity with Strategic Local Policy

The North Northumberland Neighbourhood Plan area lies entirely within Northumberland County Council. On 1st April 2009, Northumberland County Council became a unitary authority, and therefore the Local Planning Authority for the area. Northumberland County Council has yet to produce a Local Plan for the County, and so the current Development Plan for the area is the Berwick-on-Tweed Borough Local Plan (1999)(saved policies).

In this case, Northumberland County Council has written to the Parish Councils with a list of which policies they consider to be ‘strategic’ for the purposes of meeting this basic condition. Appendix A contains the identified strategic (saved) Policies from the Berwick-on-Tweed Borough Local Plan (1999).

The neighbourhood plan must be in ‘general conformity’ with strategic local policy. Paragraph 074² of the National Planning Practice Guidance gives an explanation of what is meant by ‘general conformity’:

‘When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:

- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with.*
- the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy.*
- whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy.*
- the rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach.’*

Paragraph 075³ of the National Planning Practice Guidance also defines strategic policies,

² (Reference ID: 41-074- 20140306)

³ (Reference ID: 41-075- 20140306)

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

referring to NPPF paragraph 156 and stipulating that the basic conditions statement should:

‘...address strategic policies no matter where they appear in the development plan. It does not presume that every policy in a Local Plan is strategic or that the only policies that are strategic are labelled as such.’

Each policy in the plan has been tested against the relevant strategic policies. This section will summarise the relevant strategic policies in relation to each policy in the Neighbourhood Plan, and assess whether the policy is in conformity. The conclusion section at the end of each policy analysis seeks to summarise why it is considered that the policy is in accordance with strategic policy:

Berwick-on-Tweed Borough Local Plan (1999)

Relevant policy in the above Local Plan are policies F1, F2, F31, S6, R2, W5, C2, C3 and C17.

	Policy summary	NNCNP conformity
F1	Environmental Wealth – Having regard to Policy 31, primary importance will be given to sustaining and enhancing the Borough’s environmental wealth, including its landscape and coast, its native biodiversity and its human heritage	Yes – policy 1, in combination with policies 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 19 are in conformity.
F2	Within the Coastal Zone (shown on the Proposals map) primary importance will be attached to the conservation and enhancement of the landscape and coast. Development will be permitted provided that i) it is located in the villages of Seahouses, North Sunderland or Beadnell, or in exceptional cases relating to their particular features and/or needs, the village of Bamburgh.	The Coastal Zone is the same as the AONB/Heritage Coast boundary. Policy 8 directs development to the three settlements of Seahouses, Bamburgh and Beadnell. The supporting text explains that Seahouses (and North Sunderland) will accommodate the majority of the development, due to number of services and facilities. The Plan does not restrict development in Bamburgh to ‘exceptional cases’, and does allow for further small-scale development in Bamburgh.
F2	ii) it accords with its surroundings by virtue of its scale, density, height, massing, layout, materials, hard and soft landscaping including species appropriate to the north Northumberland coastal environment, means of enclosure and access;	Policy 5 re-iterates some of these criteria, and is in conformity with part ii) of F2.

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

	iii) it would not adversely affect the integrity of internationally important nature conservation interests of the coast;	Policy 3 explicitly ensures that internationally nature conservation interests are protected in accordance with legislation which is more recent than that in Policy F2 (2010 Habitats Regulations)
	iv) it is not located in an area at risk of flooding, erosion by the sea or landslips, which may require expensive engineering works either to protect land from erosion by the sea, or defend land from inundation by the sea:	Policy 4 specifically seeks to protect coastal areas from development which would be inappropriate in accordance with the Shoreline Management Plan (which was written after the Local Plan)
	v) exceptions to criterion (i) will only be permitted where development relates to and accords with policies C12, C20 or C21, and provided that the developer can satisfy the Council of the need for such development to be located outside an existing settlement;	The Plan is not in conformity with this part of policy F2. Policy 9 does allow development outside settlements, including exceptions housing development (100% affordable housing), some business and/or employment development outside the settlements. This is, however, in conformity with more recent guidance in the NPPF as explained below.
	vi) it relates to and accords with Policies S4, W2, W4 or C5 associated with agricultural developments or Policy R7.	None of these referred policies have been identified as being strategic. No conflict
F4	In the Intermediate Areas of Landscape Value as identified on the Proposals Map, development will be permitted in relation to a range of criteria, largely related to landscape impacts.	The Plan focusses on the importance of landscape, particularly in Policy 2. Other policies require proposals to accord with their surroundings, and Policy 5 provides more detail on this.
	ii) it accords with its surroundings by virtue of its scale, density, height massing, layout, materials, hard and soft landscaping including indigenous species, means of enclosure and access;	Policy 5 re-iterates a number of these criteria and is in conformity with this policy.
	iii) it will not have a detrimental impact on long range views important to the character and quality of the landscape, (individual landscapes identified)	Policy 2 identifies more locally distinctive landscapes most relevant to the Plan area. It is considered that this
	iv) it relates to and accords with Policies S4, W2, W4, W8, or C5, associated with agricultural developments or Policies R7 or R9	None of these referenced policies are identified as strategic.

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

F6	Special Protection Areas, Special Areas of Conservation and Ramsar Sites	Policy 3 reflects this policy, and has been amended following more recent HRA recommendations based on more up to date legislation
F7	National Nature Reserves and Sites of Scientific Interest	Policy 3 reflects this policy, and has been amended following more recent HRA recommendations based on more up to date legislation
F8	Sites of Nature Conservation Importance	The Plan does not contain specific policies on SNCIs. Policy F6 would remain the main policy for determining any applications affecting an SNCI.
F9	Wildlife diversity throughout the Plan area will be conserved. Development on sites other than those the subject of Policies F6, F7 or F8, will be permitted, provided that measures are undertaken to minimise the net loss, avoidable disruption or fragmentation of the habitat; and where such loss is accepted, to compensate for it by creating new or alternative features, including linear features, required to maintain the locality's contribution to local wildlife diversity.	There is no specific policy on wildlife (other than Policy 3) in the NP. However, Policy 8 seeks to protect specific linear wildlife corridors that link priority habitats. Policy 19 seeks to protect Local Green Spaces, some of which are recognised for their biodiversity value.
F10	Protected species: Where it appears that development would significantly adversely affect any protected species or their habitats, it will not be permitted unless it can be demonstrated that the reasons for the development outweigh any adverse effect. Where development is permitted, conditions will be imposed, or binding agreements sought, to secure both the protection of the species and compliance with any statutory specie-protection provisions which apply to the affected site.	Policy 3 reflects this policy, and has been amended following more recent HRA recommendations based on more up to date legislation
F11/ F12/ F13	These policies are about trees, woodlands and hedgerows.	The NP does not have specific policy on these matters. Policies F11, F12 and F13 of the Local Plan will therefore remain a primary consideration in proposals affecting trees, woodlands and hedgerows.
F14	This policy refers to derelict land.	There are no specific policies in the NP in relation to the use of derelict land.

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

F30	<p>Planning obligations. Where it is necessary to the granting of planning permission in accordance with policies elsewhere in this plan and the development concerned, development will be permitted subject to a planning obligation to ensure that due regard is given to the environment and the interests of the local community. Developers will be required to provide appropriate infrastructure, or other consequential educational, social, recreational, sporting or community facilities and nature conservation benefits commensurate with the scale of the development.</p>	<p>Policy 8 (last section) specifically refers to planning obligations in relation to development in Seahouses, Beadnell and Bamburgh. Policy 8 is in conformity with F30. The obligations referred to are to seek improvements to ensure road safety for future users, and recreational/nature conservation benefits.</p>
F31	<p>Social and Economic Welfare. In applying the above policies, in particular F1, weight will be given to the degree to which proposals are foreseen to enhance the quality of life of communities in the plan area, or to complement the range of social or economic functions which any of them performs</p>	<p>None of the policies in the NP would be in conflict with this policy. Policies 1, and indeed most of the policies in the NP are intended to secure development that would enhance the quality of life of communities in the Plan area.</p>
S2	<p>5-year housing land supply. A five years supply of available housing land will be maintained throughout the plan period. In considering housing development on sites not identified in the Plan, the availability of that supply will be given due weight.</p>	<p>The NP does not allocate sites for housing. 5 year housing land supply is a County matter, and at present it is uncertain whether NCC can demonstrate a 5 year housing land supply. Land was allowed within the settlement boundaries to at least deliver the amount of housing anticipated in the (now withdrawn) emerging Core Strategy for Northumberland.</p>
S5	<p>Conversion of buildings in the countryside (criteria listed)</p>	<p>Policy 9 part f) refers to conversion of redundant buildings as principal residences where these buildings were of substantial construction. It is considered that Policy 9 part f) is in conformity with Policy S5. Policy 5 (which refers to all new development) addresses specifics in relation to conversion schemes.</p>
S6	<p>Affordable Housing</p>	<p>Policy 1 encourages the provision of affordable housing, and Policy 9 allows for affordable</p>

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

		housing provision outside the settlement boundaries. Both these policies are in conformity with S6.
S7	Gypsy Accommodation	There are no policies in the NP on gypsy accommodation
W3	Change of Use (Employment)	This is consistent with the approach taken in Policy 23 which seeks to protect existing employment land.
W5	New build work space	Policy 23 supports the provision of new business premises and is in conformity with W5
W10	Within the Coastal Zone, development in support of the operational needs of the fishing industry at Beadnell, Seahouses and Holy Island (outside the Plan area) will be permitted provided that it accords with Policies elsewhere in the Plan.	Policy 9 supports proposals in the harbour area of Seahouses and Beadnell where they are related to the ongoing function of the harbour.
W11	Harbour Facilities: Within the Coastal Zone development of new or alternative facilities in the harbours at Beadnell and Seahouses will be permitted provided that it will not prohibit the operational activities of the fishing industry	Policy 9 supports proposals in the harbour area of Seahouses and Beadnell where they are related to the ongoing function of the harbour.
W12	Seahouses Industrial Estate -	Policy 23 is in conformity with W12, as it proposes the retention of Seahouses Industrial Estate and the protection of the industrial estate from change of use.
W13	Hotels and Guest Houses in the Coastal Zone:	There are no policies in the NP specifically in relation to hotels or guest houses.
R1	Recreation Facilities in Seahouses – developments of 20 or more dwellings to provide recreational space	The NP proposes small-scale development in the AONB, defined as 9 dwellings or less, except in exceptional circumstances. Seahouses already has a large recreational facility adjacent to land where housing would be most appropriately provided. It is considered that this policy is out of date, and that local circumstances have changed since it was drafted.
R2	Recreational Facilities: The development of	Policy 20 seeks to protect

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

	new recreational facilities, the improvement or extension of existing facilities, including Community, Parish and Church Halls and education facilities in dual-use and other works to enhance public access to leisure facilities will be permitted providing that it will not adversely affect the amenity of neighbouring uses, land or the environment; it will enhance the overall provision of recreational facilities in the Borough.	community facilities, and Policy 21 identifies new facilities to be provided.
R9	The development of new sites or the extension of existing sites for touring caravans or camping, or static caravans, chalets, log-cabins or other purpose-built holiday accommodation, will be permitted (criteria follow, but not considered relevant to include)	Policy 25 in the Plan conflicts with this policy. Policy 25 does not support the extension of existing static caravan sites or the creation of new ones. It does however support the provision of smaller scale proposals such as bunkhouses, chalets, touring caravans and camping sites.
R10	Football Pitches at Seahouses. Area reserved for football pitches	This was not implemented, and football pitches have since been provided elsewhere in Seahouses (designated as LGS in the NNCNP)
R12	Holiday accommodation in the Coastal Zone: Within the Coastal Zone, the development of new, or the enlargement of existing sites, for camping, caravans or purpose-built holiday accommodation will be permitted provided that it accords with Policy R9; it does not adversely impact on the coastal landscape; it is adjacent to, and compatible in scale and intensity of use with a settlement offering local facilities and services; regard is had to any opportunity created to displace a prominent or otherwise unsatisfactory site; and regard is had to the availability of public transport.	Policy 16 seeks to prevent the construction of purpose-built holiday accommodation in accordance with the vision for the Plan area to increase the number of permanent residency dwellings. This is in conflict with Policy R12.
M7	Rail Service Improvements	Not relevant to the NNCNP Area
M20	Within the Coastal Zone in the village of Seahouses, improvements to Broad Road, including widening of the carriageway and the provision of footpaths to a standard agreed with the Highway Authority, will be required in advance of substantial development taking place on land to the east of Broad Road	Although this policy was not identified by NCC as being 'strategic', it is still specific to the neighbourhood area, and particularly relevant to Policy 8 part i), which seeks improvements to Broad Road as a result of development to the

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

		east.
C2	Health Care Facilities: The provision of new health care facilities and the extension alteration or improvement of existing surgeries and health centres, will be permitted provided that it will not adversely affect the amenity of adjoining uses, land or the environment.	Policy 21 seeks to provide additional community facilities. This would include health care facilities
C3	School improvements: The retention and improvement of First, Middle and High School provision throughout the Borough will be supported and Northumberland County Council will be encouraged to extend community access to, and use of, educational facilities	The NNCNP does not have policies related to education provision.
C7	Change of use of village shops: The change of use of buildings from A1 to C3 will be permitted provided that satisfactory provision has been made for the relocation of the activity to an alternative site in accordance with C4 or C5; or the developer can demonstrate clearly that there is insufficient demand for a shop to justify the continued use of the building for this purpose; the site is suitable for its proposed use in terms of its relationship with neighbouring land or buildings.	The NNCNP proposes a stronger policy in relation to the loss of shops (Policy 20). This is in slight conflict with Policy C7, but the principles remain the same (to retain local services and facilities) and so it is considered to be, overall, in conformity with Policy C7.
C12	Renewable Energy Schemes:	The NNCNP does not have policies in relation to renewable energy
C14	Telecommunications Development:	Policy 24 in the Plan relates to telecommunications development. It is broadly in line with this policy. More up to date policy on this matter is contained in the NPPF.
C17	Community Facilities: The extension, alteration or improvement of existing Village, Parish and Church Halls and Community Centres, or the development of new facilities will be permitted provided that: i) it will not adversely affect the amenity of adjoining uses, land or the environment; and	Policy 21 seems to extend, and provide additional community facilities.
C18	Retail development in Seahouses and North Sunderland	The Plan does not contain specific policies in relation to this matter.
C19	Amusement Centres within the Coastal Zone	The Plan does not contain policies in relation to this matter

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

C20	Renewable Energy Projects within the Coastal Zone	The Plan does not contain specific policies in relation to this matter
C21	Telecommunications within the Coastal Zone	Policy 24 in the Plan relates to telecommunications development and is broadly in conformity with the Policy C21 of the Berwick Local Plan. More up to date policy on this matter is contained in the NPPF.

Conflicts with Local Strategic Policy:

The vast majority of the policies proposed in the Plan are in conformity with the Berwick on Tweed Local Plan. The conflicts are identified in the orange boxes above, and relate to specifically to Policies F2, R9 and R12. These conflicts are further explored below:

Policy F2 relates to the Coastal Zone. The main area of potential conflict, is that Policy F2 states that development in Bamburgh would be in ‘exceptional cases’, whereas the neighbourhood plan seeks to direct development towards the three settlements (acknowledging that Seahouses will absorb the majority of development due to its role as a local service centre). The vision for the Plan area was to restore the heart back into these coastal communities. The only way to achieve this is to promote sustainable development, that supports permanent residence housing, and supports local employment opportunities, both of which could be acceptable in Bamburgh. The settlement boundary proposed protects the most sensitive edges of the village (as evidenced in landscape studies included in the evidence base) whilst allowing for some development within that settlement boundary. Policy 1 makes it clear that only small-scale development will be acceptable in the AONB (within which Bamburgh entirely sits).

Part v) of Policy F2 refers to development outside the settlements and limits development outside the settlements to telecoms and renewable energy development only. This Plan seeks to allow specific kinds of development outside the settlements; exceptions (100% affordable housing) sites will be supported, small-scale rural business and economic development proposals, single permanent occupancy dwellings in the smaller settlements (hamlets) and a list of specific schemes outlined in Policy 9. This Plan therefore supports a range of types of development outside the settlement boundaries which would not be supported in the old Policy F2 of the Berwick on Tweed Local Plan.

Policy F2 is now significantly out of date, and it is considered that, overall, the Plan supports sustainable development that will have a positive effect on the environment and people living in the Plan area. The Environmental Report corroborates this, by identifying likely significant positive effects of the Plan policies. The NPPF supports sustainable development, and the section above shows that all the policies are in conformity with the NPPF, which post-dates the Berwick upon Tweed Plan by 13 years. This conflict, although identified, is not considered to be significant, as the Plan policies are in line with more up to date policy in the NPPF. This is explored in detail in the section 3.1.

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

Policies R9 and R12 support the development of new sites or the extension of existing sites for camping, static caravans, chalets, log-cabins or other purpose-built holiday accommodation. This is in direct conflict with Policies 16 (which seeks to prevent new purpose-built holiday accommodation unless it can be demonstrated that there is a need), and Policy 25, which does not support the expansion of, or provision of new, static caravan pitches.

It is considered that there are significant local material considerations that mean that the approach being taken by the Plan is supportive of sustainable development, given the context. The Berwick upon Tweed Local Plan was written in 1999, and since that time, there has been a significant increase in the provision of static caravan pitches, and a significant rise in the number of holiday homes in the area. It is considered that these changes merit a different approach in the Plan. Potential conflicts with national planning policy are also explored in relation to Policy 25, and these are in Section 3.1. Overall, it is considered that the approach taken is justified, and well evidenced, and should therefore meet the basic conditions.

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

3.4 The ‘making’ of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations

Strategic Environmental Assessment

The European Directive 2001/42/EC “on the assessment of the effects of certain plans and programmes on the environment” is known as the Strategic Environmental Assessment (SEA) Directive. SEA is required for all plans that may have a significant effect on the environment. A screening exercise was undertaken by Northumberland County Council that concluded that a significant effect could be likely. The Environment Agency, Historic England and Natural England were consulted on this screening opinion, and they agreed that an SEA would be required.

The Environmental Report is submitted along with the Plan. It concludes that the Plan, if ‘made’ is likely to have significant positive effects in relation to the ‘population and community’ and ‘health and wellbeing’ SEA themes. These benefits largely relate to the carefully targeted approach to housing provision proposed in the Plan, the enhancing of community provision in the Plan area and the Plan’s impetus on protecting and enhancing open space and green infrastructure networks. In addition, the SEA concluded that the Neighbourhood Plan with its strong focus on protecting and enhancing landscape character and the setting of the historic environment, would lead to significant positive effects in relation to the ‘historic environment and landscape’ theme. In relation to the ‘biodiversity’ sustainability theme, the scope and scale of the proposed policy approaches relating to the natural environment will help ensure that wide ranging benefits in relation to this theme are secured through the Neighbourhood Plan.

Conservation of Habitats and Species Regulations 2010

The European Directive (92/43/EEC) on the Conservation of Natural Habitats and Wild Flora and Fauna protects habitats and species of European nature conservation importance. It is a requirement that a Habitats Regulations Assessment (HRA) is undertaken in line with the provision set by the Conservation of Habitats and Species Regulations (2010) to assess the effects of the Plan on European Sites. A screening opinion was sought from Northumberland County Council, and it was concluded that a HRA would be required, due to the proximity of the settlements to a number of European Sites on the Northumberland Coast.

The report to inform the HRA of the North Northumberland Local Plan Submission Version (November 2017) is also submitted with the Neighbourhood Plan. The initial report contained a number of recommendations, which were incorporated into policies in the Plan. Following this, a final report was produced, which confirmed in its conclusion that the *‘screening assessment carried out to inform the HRA of the North Northumberland Coast Neighbourhood Plan found that none of the Neighbourhood Plan Policies require to be taken forward to Stage 2 Appropriate Assessment and a conclusion of no likely significant effect can be drawn’*.

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

European Convention on Human Rights (ECHR)

The Northumberland Coast Neighbourhood Plan is fully compliant with European Convention on Human Rights. There is no discrimination stated or implied, or threat to the fundamental rights and freedoms guaranteed under the Convention.

It is worth noting the outcomes of the high court challenge that was submitted in association with the St Ives Neighbourhood Plan, which had a policy (H2) that is similar to Policy 14 in this plan; namely, a policy that states that all new housing must be for permanent occupancy.

The developer argued in the challenge, that the “principal residence requirement” was an unjustified interference with Article 8 of the European Convention on Human Rights (ECHR), that being the right to a home, which would be enjoyed by future occupiers of dwellings subject to restriction. It was noted in this case, that while the Article 8 rights of a future occupier of a dwelling subject to the second home proposal might be interfered with, (if for example, unforeseen circumstance meant the occupier had to move away from St Ives), this did not mean that the polices themselves breached Article 8 of the ECHR.

In the judgement, Justice Hickinbottom said he considered the policy to be in “pursuit of legitimate public interests identified in Article 8, namely the interests of the economic well-being of the country, and for the protection of the rights and freedoms of others”. He therefore granted permission to proceed with the policy. The full judgement can be read at: <https://cornerstonebarristers.com/cmsAdmin/uploads/final-rlt-v-cornwall.pdf>

It is considered that the evidence gathered to support this neighbourhood plan demonstrates that there is a significant impact on the availability of housing for local people, due to the proliferation of second homes. This is explored fully in the supporting paper on Housing in the evidence base. It is worth noting that the percentage of second homes/holiday homes in this area is significantly higher than that in St. Ives, and indeed in many other ‘hot spots’ in other parts of the country.

3.5 The ‘prescribed conditions’ are met

Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) adds a basic condition for neighbourhood plans in addition to those set out in the primary legislation: the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) (see section 3.4)

4.0 Conclusion

The evidence provided in this Basic Conditions Statement concludes that the Stannington North Northumberland Coast Neighbourhood Plan meets the Basic Conditions as set out in the Neighbourhood Planning Regulations (2012) (as amended).

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

Appendix A – Local Strategic Policies

The North Northumberland Coastal Area Neighbourhood Plan

The current statutory development plan for the North Northumberland Coastal Neighbourhood Area is the Berwick-upon-Tweed Borough Local Plan (1999). The saved strategic policies from the Local Plan, which are relevant to the North Northumberland Coastal Area Neighbourhood Plan, are listed below. The policies in the North Northumberland Coastal Area Neighbourhood Plan must be assessed for general conformity with these saved strategic policies. The findings of this assessment should be presented in the basic conditions statement. The saved strategic policies for the North Northumberland Coastal Area Neighbourhood Area are as follows:

- o F1 Environmental Wealth
- o F2 Coastal Zone
- o F4 Intermediate Areas of Landscape Value
- o F6 Special Protection Areas, Special Areas of Conservation and Ramsar Sites
- o F7 National Nature Reserves and Sites of Scientific Interest
- o F8 Sites of Nature Conservation Importance
- o F9 Wildlife Diversity
- o F10 Protected Species
- o F11 Tree Preservation Orders
- o F12 Trees and Woodlands
- o F13 Trees, Hedgerows and Woodlands
- o F14 Land Reclamation
- o F30 Planning Obligation
- o F31 Social and Economic Welfare
- o S2 Five Year Housing Land Supply
- o S5 Conversion of buildings in the Countryside
- o S6 Affordable Housing
- o S7 Gypsy Accommodation
- o W3 Change of Use (Employment)
- o W5 New Build Work Space
- o W10 Fishing Industry
- o W11 Harbour Facilities
- o W12 Seahouses Industrial Estate
- o W13 Hotels and Guest Houses in the Coastal Zone
- o R1 National Playing Field Association's 6 Acre Standard
- o R2 Recreation Facilities
- o R9 Camping and Caravanning
- o R10 Football Pitches at Seahouses
- o R12 Holiday Accommodation Coastal Zone
- o M7 Rail Service Improvements
- o C2 Health Care Facilities
- o C3 School Improvements
- o C7 Change of use of village shops
- o C12 Renewable Energy Schemes
- o C14 Telecommunications Development

North Northumberland Coast Neighbourhood Plan – Basic Conditions Statement

- o C17 Community Facilities
- o C18 Shopping Floorspace within the Coastal Zone
- o C19 Amusement Centres within the Coastal Zone
- o C20 Renewable Energy Projects within the Coastal Zone
- o C21 Telecommunications within the Coastal Zone

11 October 2016