

WHITTINGTON PARISH

Neighbourhood Plan



Referendum Version

October 2018

2018 to 2031



Foreword

Whittington Parish Council, as the Neighbourhood Planning Qualifying Body, is very pleased to see the completion of this Referendum Version of the Whittington Neighbourhood Development Plan.

The Plan has been prepared to represent the views of the residents of the Parish in presenting a positive image to future development and the shaping of the community in which we live.

The Parish Council would like to thank all those who have been instrumental in the development of this Plan, the Parish Councillors who have been involved, the members of the Steering Group who have worked very hard, as well as the residents of the Parish who have given time and thought throughout the consultation process.

Through the preparation of the Plan, the Parish Council has considered the views of all those who have contributed, for the benefit of the whole community, to protect our heritage and natural assets and to encourage a thriving community. The Parish Council fully endorses the Neighbourhood Plan.

S.R. Gregory
Chairman of Whittington Parish Council

The 2011 Localism Act provides for communities of different sizes to have a real say in how development in their area is shaped and best meets local needs through the preparation of a Neighbourhood Plan. A small group of residents of Whittington Parish investigated the feasibility of producing a Neighbourhood Plan for the Parish and approached the Parish Council with their ideas.

The Parish Council rapidly endorsed and supported the principle of developing a Neighbourhood Plan.

We are a small Parish and achieving true localism in relation to planning matters is vitally important. We have held a number of local events and consulted widely to seek to ensure that the local community and other stakeholders have had the opportunity to fully engage in the plan making process. We have used the results of the engagement to produce the Plan. I am happy to report that events have been well supported and we have received a large number and wide range of positive suggestions, in addition many specific issues affecting the Parish have been identified.

The policies within the Plan support necessary development but at the same time the essential rural and tranquil nature plus the many heritage assets within the Parish are conserved and enhanced.

Dr John Roberts
Chair of Whittington Neighbourhood Plan Steering Group

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1. Introduction

- 1.1 Neighbourhood Planning is a right for communities introduced through the Localism Act 2011. Communities can shape development in their areas through the preparation of Neighbourhood Development Plans. Policies within Neighbourhood Plans cannot block development or support less development than already committed in the Local Plan. What they can do is shape where that development will go and what it will look like.
- 1.2 Neighbourhood Plans can also cover issues which are not related to the use and development of land. They can provide a useful document in which a Town or 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 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 considerations¹ indicate otherwise.

Planning context

- 1.4 Neighbourhood Plans have to meet a number of 'basic conditions' to ensure they are legally compliant, they must:
 - Have regard to national planning policy and guidance;
 - Be in general conformity with the strategic policies of the Local Plan;
 - Contribute to the achievement of sustainable development; and
 - Be compatible with European obligations.

National planning policy and guidance:

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

Local Plan:

- 1.6 Currently the Local Plan for Northumberland consists of the saved policies of the former Local Planning Authorities that made up Northumberland before Local Government Reorganisation in 2009. For the Whittington Neighbourhood Plan Area, these are the Tynedale District Core Strategy (2007) and the saved policies of the Tynedale District Local Plan (2000).
- 1.7 Northumberland County Council (NCC) is currently preparing a new Local Plan which will replace the existing saved planning policies. In July 2017, NCC withdrew from independent examination their draft Core Strategy. Following the withdrawal of the draft Core Strategy, NCC has commenced work on a new Northumberland Local Plan which is currently scheduled for Submission in summer 2019.
- 1.8 The preparation of the Whittington Neighbourhood Plan ('the Plan') has been informed by the adopted Tynedale District Core Strategy and the Tynedale District Local Plan. The Plan reflects and provides local detail to a number of policy areas contained within the policies of the former Tynedale District, including protection and enhancement of the historic and natural

¹ Material Planning considerations are matters that should be taken into account in making a planning decision.

environment, protection and enhancement of community facilities and support for the rural economy and thriving communities. The Basic Conditions Statement, that accompanies this Submission Plan, sets out how the Plan is in general conformity with the strategic policies of the development plan.

Sustainable development:

- 1.9 The purpose of the planning system is to help achieve sustainable development as defined by the NPPF. This specifies that the presumption in favour of sustainable development should be the basis for every plan and every planning decision. In brief, 'sustainable development' is about positive growth which delivers economic, environmental and social progress for this and future generations. The Basic Conditions Statement explains how the implementation of the Plan is expected to contribute to sustainable development.

European obligations:

- 1.10 Neighbourhood Plans must be compatible with EU obligations. 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. NCC provided a screening opinion, which is available on the NCC website² to establish whether an SEA was required for the Plan. This concluded that a SEA was not required.
- 1.11 The main purpose of the Habitats Regulations Assessment (HRA) process is to ensure that the Plan will not result in significant damage to internationally important nature conservation sites. NCC provided a screening opinion and concluded that the Plan is not likely to have a significant effect on any European Sites. This screening opinion is available on the NCC website³.

Background to the Whittington Neighbourhood Plan

- 1.12 On 2 March 2016, the Parish of Whittington was designated as a Neighbourhood Area for the purposes of Neighbourhood planning. The Parish Council established a Steering Group to lead the Plan preparation process and the Steering Group held their first meeting in April 2016. The process of preparing the Plan began formally in July 2016 with a community launch event.
- 1.13 The Neighbourhood Plan Steering Group, made up of representatives from the Parish Council, local volunteers and the County Councillor, have worked on behalf of the Parish Council to develop the draft Plan. Regular feedback on progress with the preparation of the Plan was provided to the Parish Council at its meetings, including special meetings to discuss the emerging Plan.
- 1.14 There were two rounds of early engagement to obtain the views of the local community and stakeholders about the scope of the Plan:
- July 2016 – launch event and identification of issues and policy options for the Plan⁴;
 - December 2016 – engagement on the vision and objectives for the Plan – a leaflet was sent to all households in the Parish and key stakeholders to ask for input to the draft vision and objectives⁵.

² <http://www.northumberland.gov.uk/Planning/Planning-policy/Neighbourhood.aspx#neighbourhoodplans>

³ <http://www.northumberland.gov.uk/Planning/Planning-policy/Neighbourhood.aspx#neighbourhoodplans>

⁴ Feedback report available at www.whittingtonndp.org

⁵ <http://whittingtonparishndp.org/download/326/>

- 1.15 This work informed the preparation of a Pre-Submission Draft Plan which was subject to consultation during May and June 2017. The Draft Plan identified:
- The context in which the Plan has been prepared – an overview of Whittington Parish, the **opportunities and challenges** for the Plan to address;
 - A **positive vision and objectives** for the future of the Neighbourhood Plan area; and
 - How the vision and objectives of the Plan will be **delivered through planning policies** i.e. **the policies that will be used to determine planning applications** within the Plan area - providing a framework for sustainable development.
- 1.16 The Draft Neighbourhood Plan was submitted to the County Council in February 2018. That version of the Plan was publicised by the County Council for a period of six weeks during March and April 2018 when representations were invited from the local community and other interested organisations. The Plan was subsequently subject to independent examination. The Report of the Independent Examiner was published on 5 July 2018. This recommended a number of modifications to the Plan which have been accepted by the County Council and the Parish Council and incorporated into this referendum version of the Plan.
- 1.17 The background documents that have informed the preparation of the Plan are available online at: whittingtonparishndp.org.

Next steps

- 1.18 The Plan must now be subject to a local referendum where everyone living in Whittington Parish and registered to vote will be given the opportunity to vote on whether they support the introduction of the Plan as part of the Statutory Development Plan. A referendum has been arranged and will be held on Thursday 4 October 2018

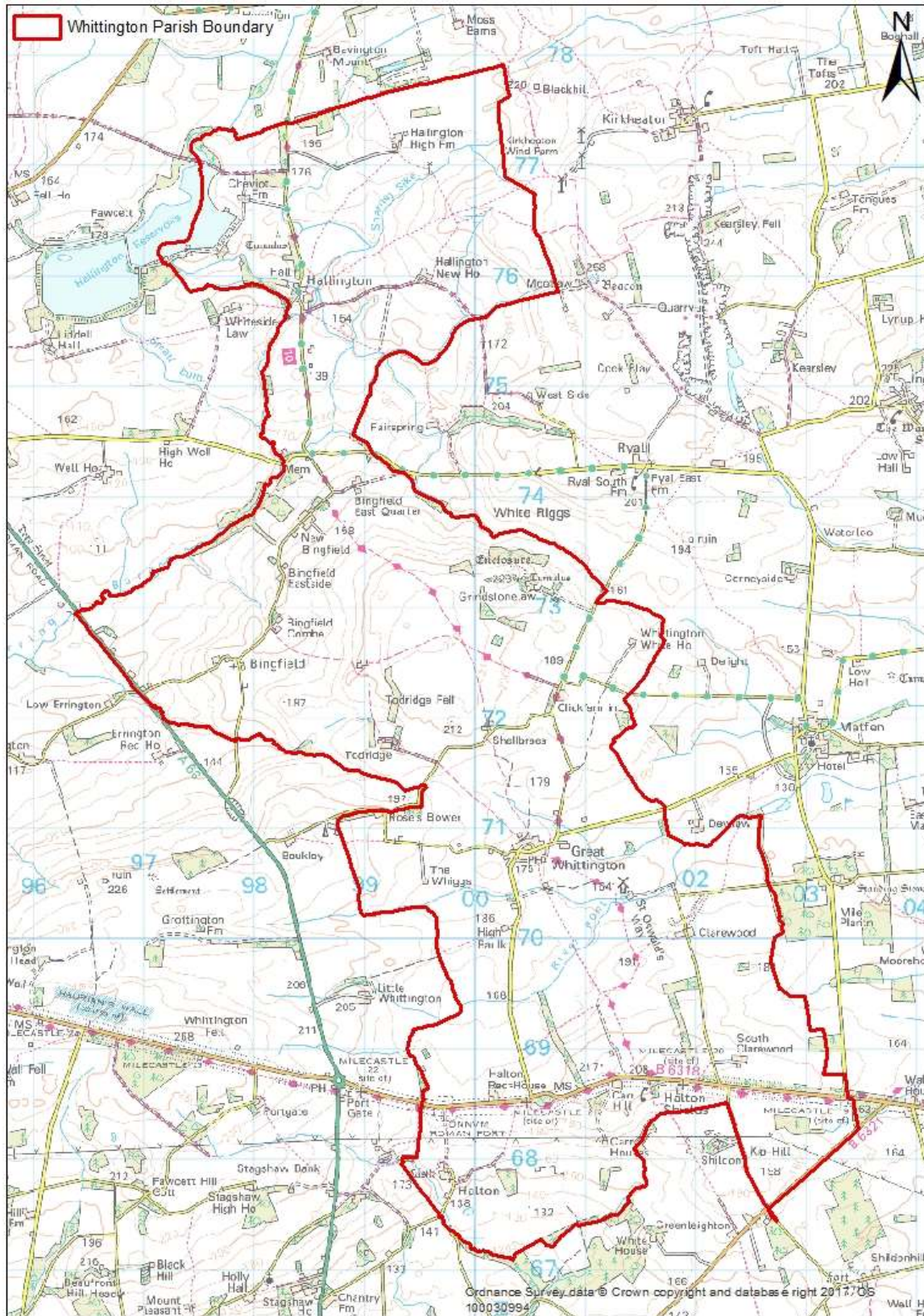


Figure 1: The boundary of the Neighbourhood Area coincides with that of Whittington Parish

2. Whittington Parish – its history and future

Whittington Parish – a brief history

- 2.1 Whittington Parish lies in south west Northumberland. It extends from Hallington Reservoir in the north stretching beyond Hadrian's Wall World Heritage Site in the south. The earliest settlements within the Parish belong to the iron age period with remains near Hallington, on Grindstone Law Camp and on Bingfield Fell. There is also evidence of a Bronze Age settlement.
- 2.2 Part of the Hadrian's Wall Buffer Zone lies within the Parish and the Roman Roads, Dere Street and The Devil's Causeway also run through the area. In the middle ages, there were hamlets and villages at Whittington, Little Grottington, Bingfield, Clarewood and Halton. Remains of many of these remain as earthworks and ridge and furrow while there is still an impressive medieval building standing today at Halton called Halton Castle.
- 2.3 In the 18th and 19th centuries farming and industry developed. To improve soil fertility lime kilns were built to produce agricultural lime at Shellbraes and Bingfield. A windmill and watermill were built at Great Whittington, the latter probably on the site of a medieval mill. The natural resources of the Parish were also exploited, with stone quarries and coal mines, such as Bellway Quarry and Clarewood Colliery. Hallington reservoir in the northwest of the Parish was built at the end of the 19th century for The Newcastle and Gateshead Water Company as part of a wider water supply system for Tyneside.
- 2.4 Today Whittington Parish has a population of 401 (2011 census) with approximately 64% aged 16-64, 19% aged 0-15yrs and 17% aged 65 or over. The 2011 census identified that there were 181 household spaces in the Parish. Almost all of the housing stock is either 'whole house' or 'bungalow', of which 26% of these are rented, the largest majority from the private sector. The average number of cars per household is 2, with 96% of households having access to either a car or van. In the age group 16-74, 74% are economically active, 31% full time, 14% part time, 26% are self-employed; unemployment is at 2%.
- 2.5 Large parts of the Parish are in agricultural use, mainly grazing of sheep and cattle with some arable farming. There are many individual farmsteads scattered across the Parish.
- 2.6 Tourism within the Parish is mainly focused on walking, with St Oswald's Way, the Hadrian's Wall Path and the Hadrian's Wall World Heritage Site crossing the Parish. Cycling and horse riding are also popular with a number of different routes running through parts of the Parish.
- 2.7 The Parish remains rural, with strong links to Matfen, Corbridge and Hexham for services such as schools, medical services and shops. A frequent bus service links Great Whittington to Hexham and Newcastle. Residents benefit from the rich environmental assets of the Parish such as dark skies, peaceful farming communities and gently rolling green landscapes enriched with a variety of farm animals and wildlife.
- 2.8 The main population centre in the Plan area is the village of Great Whittington which includes a number of designated and non-designated heritage assets. In response to the clear historic and architectural significance of the village, it was designated as a Conservation Area in 1992. It includes buildings that can be traced back to at least the 17th century, with lost earlier medieval routes. The only amenities are the Queens Head pub and the village hall, which has

recently undergone renovation. Several businesses are run from the village. There are smaller villages / hamlets at Bingfield, Hallington, Halton and Halton Shields.

- 2.9 Bingfield is an ancient settlement which comprises a scattering of small hamlets, accessed by a narrow single-track road and surrounded by farmland. There are the remains of an ancient medieval village in the field in front of the church, uncovered during an oil exploration. Over the last 40 years, the size of the settlement has increased from 14 dwellings to the 31 it has at present, mainly as a result of the conversion of redundant farm buildings.
- 2.10 Bingfield has a church and a war memorial at Hallington Crossroads which commemorates the loss of six men from Hallington and Bingfield during the First World War; a small but significant number given the size of the hamlets.
- 2.11 Hallington is a small hamlet of 20 houses. It was anciently called Halydon, it disputes with St. Oswald's being the Hefen-felth or Heaven-field of Bede, so called from a famous battle won by King Oswald in 675, it belonged anciently to Hexham priory and it had a beacon tower at a curious hill called Hangingshaws. The village was constructed towards the end of the nineteenth century. There are two reservoirs, Hallington reservoir west and Hallington reservoir east, which are separated by a dam - both reservoirs form a local wildlife site. An aqueduct enters the site in the north-western corner and follows the northern boundary, flowing into both reservoirs. The surrounding farmland comprises mainly enclosed sheep grazed pasture.
- 2.12 Milecastle 20 is situated at the east end of the hamlet of Halton Shields. Its remains are located in the garden of a cottage, with the south wall and gate being covered by a house to the immediate west. An antiquarian depiction of the Military Road at the entrance to Halton Shields Farm dated 1879, shows several large blocks which appear to have been the pivot stones from the milecastle gateway, together with threshold blocks.

Whittington Today – views of the local community

- 2.13 As part of the early engagement on the Plan feedback was sought on what the main things were that people liked about the Neighbourhood Plan area. Comments included appreciation of:
- The rural area;
 - Traditional building design and historic environment;
 - The natural environment;
 - Dark skies;
 - Heritage;
 - Low traffic levels;
 - Community spirit;
 - Safe environment and low crime;
 - Amenities – pub and village hall;
 - Transport – private and public.
- 2.14 Early engagement also provided feedback on the main things that the local community disliked about the Neighbourhood Plan area. Comments included:
- Design of potential developments without consultation;
 - Poor local services;
 - Derelict state of Aspen Ridge;

- Lack of affordable housing;
- Excessive farm traffic;
- Poor public transport;
- Lack of amenities for children;
- Excessive traffic speed;
- Overhead power lines;
- Sewer problems in Great Whittington;
- Lack of consideration for farming community;
- Number of BT vans in Great Whittington;
- Road conditions in bad weather.

2.15 As part of the early engagement the local community were also asked to identify what things they felt should be protected or supported within the Parish:

- Improvement of infrastructure before further developments;
- Public transport;
- Natural/ rural environment;
- Great Whittington Conservation Area – character of the village;
- The pub;
- Public safety/ traffic management;
- Micro business development;
- Dark skies;
- Village hall and community projects;
- Greenfield around Halton Shields and Hadrian’s Wall;
- Diverse, mixed community.

2.16 As part of the early engagement people were also asked what kind of development they felt was needed in the Parish. Comments included:

- Affordable housing;
- Housing to meet the needs of older and younger generations;
- Small developments whose design is sympathetic to house style and village layouts;
- Community orchard;
- Village shop;
- More facilities;
- More facilities for children;
- Development on sites identified and agreed by the Parish;
- Redevelopment of Aspen Ridge;
- More small businesses, including tourism;
- Village hall in Bingfield;
- Better public transport;
- Green energy;
- Traffic free cycle routes;
- Better footpath maintenance;
- Development of derelict buildings;
- Farm diversification.

2.17 These issues all helped to inform the Vision and Objectives for the Neighbourhood Plan and the Planning Policies which are set out in the remainder of the Plan. Further information on the engagement exercises carried out and the feedback received over the preparation of this Plan can be found in the Consultation Statement that accompanies the Plan.

3. Our Vision and Objectives for Whittington Parish

3.1 The Vision and Objectives for the Plan have developed following consideration of key issues raised by residents in the community engagement event which took place in July 2016. Consultation on the draft Vision and Objectives for the Plan took place during December 2016. There was support from the local community and stakeholders for the proposed Vision and Objectives⁶.

The Vision

3.2 The Vision sets out what the Whittington Neighbourhood Plan intends to achieve over the plan period to 2031, it informs all of the policies contained in the Plan.

Vision
<i>Our vision for Whittington Parish to 2031 is that it remains a group of sustainable, vibrant, linked yet distinct rural communities. New development will conserve and enhance the rich agricultural, architectural and environmental heritage of the Parish for the benefit of current and future residents.</i>

The Objectives

3.3 To deliver the Vision, five Objectives have been developed. The Objectives clearly relate to the issues identified through early engagement (see section 2). The planning policies included within the Plan have been identified to deliver the Objectives.

Objectives
Objective 1 – The Natural Environment <ul style="list-style-type: none">Conserving and enhancing the peaceful, tranquil and beautiful nature of the natural environment of the Parish, within its agricultural landscape setting;
Objective 2 - The Built Environment <ul style="list-style-type: none">Maintaining and enhancing the many heritage assets of the Parish ensuring that new development conserves and respects the traditional, historic style, scale, density and feel of buildings and places across the Parish;
Objective 3 – Vibrant and Thriving Communities <ul style="list-style-type: none">Building on the strong sense of community across the Parish, in particular by: supporting the provision of affordable housing to meet identified needs and retaining and enhancing important community facilities and services;
Objective 4 – The Economy <ul style="list-style-type: none">Supporting existing and the creation of new sustainable economic development, particularly agricultural and tourism sectors;
Objective 5 – Movement and Connectivity <ul style="list-style-type: none">Ensuring that the environmental quality of the Parish is protected by effectively managing traffic as well as supporting opportunities to improve sustainable travel.

3.4 The following section of the Plan sets out the draft planning policies which have been identified to deliver the Objectives, with community actions identified in Annex 1.

⁶ Feedback from the consultation is available online at www.whittingtonparishndp.org

4. Delivering the Vision and Objectives – Planning Policies

Introduction

- 4.1 This section of the Plan sets out the **planning policies**, which together will support and deliver the Plan’s Vision and Objectives. The policies are grouped under the topics that support the Objectives of the Plan:
- A conserved and enhanced natural environment;
 - A rich built environment;
 - Vibrant and thriving communities;
 - A strong and diversified economy; and
 - Movement and connectivity.
- 4.2 The Policies Map illustrates geographically the proposed policies in the Plan.

A conserved and enhanced natural environment

- 4.3 The natural environment of the Parish is enormously valued by the local community; this has been confirmed during engagement on the Plan. There were significant levels of support from the local community for the need for the Plan to conserve and enhance the natural environment, landscape, tranquillity, habitats and local green spaces.
- 4.4 Plan Objective 1 recognises the importance of the natural environment of the Parish. It seeks to conserve and enhance the peaceful, tranquil and beautiful nature of the natural environment of the Parish, within its agricultural landscape setting.

Landscape

- 4.5 In addition to the landscape of the Parish being highly valued by the local community, through the policies of the Tynedale Local Plan, part of it is protected as an Area of High Landscape Value. The European Landscape Convention⁷ recognises landscapes as an essential component of people’s surroundings. Paragraph 109 of the NPPF is clear that one of the ways the planning system can contribute to and enhance the natural and local environment is by protecting and enhancing valued landscapes.
- 4.6 The Northumberland Landscape Character Assessment (LCA - 2010)⁸ describes the essential landscape characteristics of the various parts of the County. It was informed by the Northumberland Historic Landscape Characterisation mapping. Whilst it is acknowledged that evidence which supports the emerging Northumberland Local Plan may be updated, given the importance of the landscape character to the local community it was considered important to describe it in more detail within the Plan.
- 4.7 The Northumberland LCA identifies that the landscape of the Parish lies within the following character areas:
- NCA 11 Tyne Gap: Tributary Valley: 33a - Erring Burn; and
 - NCA 12 Mid Northumberland: Lowland Farmed Moor: 36a Ingoe Moor; Lowland Rolling Farmland: 38d - Pont Valley and 38e - North Tyne Ridge.

⁷ <http://www.coe.int/en/web/landscape/home>

⁸ <https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Landscape%20Green%20Spaces%20Studies/1.%20Landscape%20Character/Landscape-Character-Part-A.pdf>

- 4.8 Part A of the Northumberland LCA identifies that the landscape of the Parish is characterised by:

Erring Burn:

- Shallow valley between ridges of higher land;
- Clear drainage pattern, as the Erring Burn flows through the centre of a shallow valley;
- Geometric, medium-sized field pattern defined by hawthorn hedgerows and overlapping lines of hedgerow trees;
- Mixture of arable land and improved pastures with wet flushes along the burn;
- Inaccessible and unpopulated landscape aside from a few lanes and tracks, and isolated farmsteads;
- Generally unwooded except for small copses, some recently planted; and
- Historic landscape with ridge and furrow and pele towers.

Ingoe Moor:

- Elevated, exposed, open rolling farmland;
- Regular enclosure pattern;
- Remnants of moorland, exposed crags and quarries; and
- Occasional small woodlands and shelterbelts;

Pont Valley:

- Undulating agricultural landscape with rich soils under predominantly arable cultivation;
- Generally little tree cover, with occasional small-scale woodlands and plantations;
- Medium-scale parliamentary enclosure landscape;
- Field enclosure by hedgerows, with frequent hedgerow trees, has become fragmented in many places;
- Trunk roads and prominent road alignments exert a strong influence; and
- Locally important estate influences, with woodland, and estate villages.

North Tyne Ridge:

- Overlooks the Tyne Gap, dropping away steeply in places to the Tyne valley;
- Views over the valley can be obtained from Halton Shields;
- The open arable landscape is occasionally punctuated by clusters of largely broadleaf woodland and pockets of improved pasture, with coniferous blocks and strips to the west; and
- Hadrian's Wall World Heritage Site runs through the area, although there are few visible remains. The line of the wall is followed by the B6318, the former military road.

- 4.9 For each of the landscape character types, Part B of the Northumberland LCA⁹ defines forces for change, key qualities, and accompanying guidance on how to treat proposals which may impact on these positively or negatively. The key findings and recommendations relevant to the Plan area, are included in Appendix 1. In summary, the LCA identifies the following development guidelines for the landscape of the Plan area:

- Erring Burn:
 - Care should be taken to ensure new farm buildings are of an appropriate scale, relate well to existing farmsteads in terms of form and building materials, and

⁹ <https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Landscape%20Green%20Spaces%20Studies/1.%20Landscape%20Character/Landscape-Character-Part-B.pdf>

visually sit comfortably within the landscape. Their scale and siting should seek to minimise effects on adjacent listed buildings;

- Ingoe moor:
 - New farm buildings which are of an appropriate scale and relate well to existing farmsteads, in terms of form and building materials, will sit comfortably within the landscape;
 - Seek restoration of former quarry sites through the development of naturalistic profiles using restoration blasting. Opportunities should be considered for improving access to some rock exposures which are of geological or visual interest.
- Pont Valley and North Tyne Ridge:
 - Farm building conversions and diversification may offer opportunities to restore the vernacular built fabric of the area, particularly farm buildings;
 - Seek to encourage the sensitive siting of new farm buildings, particularly with regard to historic buildings and features;
 - Development within or beside traditional estate villages should respect local vernacular forms and materials. Encourage the establishment of strong settlement boundaries as part of any new development;
 - Redevelopment or reuse of country estates may be an option and in some cases, due to financial pressures, may be the only way that these can remain intact. Such redevelopment should ideally retain the core of any parkland landscape, as well as important landscape aspects such as woodlands, which contribute to the wider character;
 - Where larger-scale developments are proposed, it may be appropriate to develop a design brief, with accompanying assessment of local landscape character and potential effects of development;
 - Any development which may affect the setting of historic features, particularly the World Heritage Site, should be carefully considered. Development which marries in well with the existing landscape character is less likely to have an effect on the setting of historic features.

Landscape

- 4.10 Informed by the evidence contained within the Northumberland LCA, Policy WNP1 therefore seeks to ensure that new development will maintain and where appropriate enhance important elements of the natural landscape of the Parish.

Policy WNP 1: Landscape

Development proposals should maintain and where appropriate enhance positive elements of the landscape character of Whittington Parish, as defined in the Northumberland Landscape Character Assessment. Development should respond to site context and local character; and should conserve important landscape features including hedgerows, field walls and ridge and furrow fields. Mature and established trees should be protected and incorporated into development. Development should appear comfortably within the landscape, taking account of the topography and natural features of the development site.

Biodiversity

- 4.11 The Parish boasts a wide range of species and habitats¹⁰. There are areas of priority habitat, including lowland calcareous grassland and deciduous woodland, providing habitats for important species including: farmland birds; black grouse; curlew; grey partridge; lapwing; snipe; tree sparrow and yellow wagtail; with regular sightings of bats, owls, deer and birds of prey throughout the Parish.
- 4.12 The NPPF is clear that in order to contribute to the Government’s commitment to halt the overall decline in biodiversity, the planning system should minimise impacts on biodiversity and provide net gains in biodiversity where possible. In accordance with the NPPF, the Plan seeks to: promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations.
- 4.13 Policy WNP 2 will deliver Plan Objective 1 by planning positively for the conservation and enhancement of the natural environment of the Parish.

Policy WNP 2: Biodiversity
Development should protect and where possible enhance biodiversity. Development should not result in the loss of or unacceptable harm to biodiversity sites, protected species or their habitats.
Where development would result in the loss of, or unacceptable harm to biodiversity, applicants will be required to demonstrate that the adverse impacts will be adequately mitigated, or as a last resort compensated for.

A Rich Built Environment

- 4.14 The distinctiveness of the Parish gives local people a sense of belonging and identity and a feeling of pride in place. Engagement on the Plan has identified that the built environment of the Parish is hugely valued by the local community.
- 4.15 Plan Objective 2 therefore seeks to ensure that new development maintains and enhances the many heritage assets of the Parish ensuring that it conserves and respects the traditional historic character, scale, density and feel of buildings and places across the Parish.
- 4.16 The glossary of the NPPF defines the historic environment as:
‘All aspects of the environment resulting from interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora’.
- 4.17 The built environment policies seek to provide a positive policy framework for the conservation and enjoyment of the unique historic environment of the Parish.

¹⁰ Information obtained from: Natural England (Magic Map)

Design

- 4.18 Good design is a key aspect of sustainable development. The NPPF attaches great importance to achieving high quality and inclusive design through the planning process, this approach has been strongly supported through engagement on the Plan.
- 4.19 Policy WNP 3 is cross cutting and will help to deliver all of the Plan Objectives. Good design is not only about creating visually attractive buildings that do not adversely impact on their neighbours, it is also about how people experience buildings and places. A well-designed building and place should be accessible to all potential users, where they should feel safe and secure. Embedding sustainable design is also important as it will improve energy efficiency; reducing both running costs and carbon emissions.

Policy WNP 3: Design

All new development in Whittington Parish must respect and respond to local character and demonstrate high quality design. Where material and relevant to the application, development should:

- a. Respect local character, including the appearance, size, scale and density of the proposal, and the use of local materials;
- b. Conserve the significance of heritage assets and their setting. Development proposals which are located within, or form part of the setting of the Great Whittington Conservation Area must have regard to the Great Whittington Conservation Area Character Appraisal;
- c. Take into account of the topography and natural features of the site and ~~considers~~ the impact of the development on its surroundings;
- d. Respects established building lines, boundaries and roof lines;
- e. Minimise energy use;
- f. Minimise the visual impact of recycling and refuse storage;
- g. Incorporates sustainable drainage;
- h. Respect the amenity of neighbouring occupiers and provide for the amenity of future occupiers;
- i. Make the most efficient use of land and buildings;
- j. Limit the impact of development on noise, air and water pollution; and
- k. Provide a safe accessible environment.

Where a Design and Access Statement is required as part of a planning application, there must be a clear demonstration of how the proposal has responded to the above principles as an integral part of the design development process.

Heritage Assets

- 4.20 Heritage assets can either be designated or non-designated. Designated assets have statutory status within the Parish and include Scheduled Monuments, Listed Buildings and Conservation Areas. A non-designated asset is a building, monument, site, place, area or landscape of lesser significance.
- 4.21 The glossary of the NPPF defines a heritage asset as:
'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.'

Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).'

- 4.22 The NPPF is clear that heritage assets are an irreplaceable resource and they should be conserved in a manner appropriate to their significance¹¹. 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 significance¹².
- 4.23 The Parish has a strong and diverse heritage, incorporating both individual assets and a designated area afforded protection through Conservation Area status. These heritage assets are important to both the character and appearance of the area and its community. The Parish contains a number of heritage assets (see Appendix 2) including:
- Part of the Frontiers of the Roman Empire World Heritage Site at Hadrian's Wall;
 - Six scheduled monuments;
 - Two Grade I and 33 Grade II Listed Buildings; and
 - A Conservation Area at Great Whittington.
- 4.24 Engagement on the Plan has highlighted the importance of the Great Whittington Conservation Area and the potential impact of future development on its character and appearance. The statement of special significance within the Conservation Character Appraisal¹³ highlights:
- The Conservation Area embraces the entire historic village;
 - The origins of the village are at least medieval, with documents dating from the late thirteenth century;
 - Although the surviving buildings almost entirely date from the pacification of the borders and the agricultural revolution, there are intriguing lines, bumps and hollows in the fields at the eastern end of the conservation area that could mark part of the site of a lost village;
 - The early layout of the village, with houses and farms ringing the rectangular green, can still be seen in spite of changes to this traditional pattern, principally through the colonisation of the central open area in the nineteenth century;
 - The settlement climbs up from the east over rolling undulations, creating jagged silhouettes and strong but indented building lines, reflecting the incremental development of the village and the gradual expansion of farmsteads;
 - There is an interesting and attractive mix of building types creating a highly distinctive character. The substantial eighteenth and early nineteenth century farm ranges provide visual anchor points and proclaim the agricultural origins of the settlement;
 - Nineteenth century period houses introduce grace and style and Victorian terraced housing, with long gardens, adds an almost urban feel to the village;
 - Buildings such as the quaint former Wesleyan Methodist Chapel and the old school add variety of form and appearance that adds to the vitality of the conservation area. Local sandstone and slate roofs predominate, with chimney stacks and pots creating traditional skylines;
 - Twentieth century development includes both farm conversions and new build. These are generally found in locations that do not adversely affect the significance of the historic core of the settlement;

¹¹ NPPF - paragraph 126

¹² NPPF – paragraph 128

¹³ <http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/Conservation/GreatWhittington-CACA.pdf>

- The topography of the village, together with the extensive presence of green space, trees and shrubs, makes a critical contribution to its character. Views are contained and channelled through gaps formed by buildings, mounds, twisted roads and blocks of planting in a way that makes it impossible to see all of the village from any one viewpoint. This creates a matrix of spaces displaying a variety of shape and form that have their own character, but which interlock to form the unique development pattern of Great Whittington;
- Verges, hedges, gardens, unmade tracks and glimpses through narrow gaps of farm buildings and countryside add to the rural ambience and charm of the village.

4.25 The Character Appraisal includes recommendations for future protection and enhancement of the Conservation Area, including:

- Preserving and protecting green spaces, including highway verges;
- Encouraging the reinstatement of missing architectural features and the replacement of unsuitable materials and details with historically appropriate alternatives, including windows and doors;
- That traditional architectural features that define the historic character of the village are included in the design of new buildings and the adaption of existing buildings, such as the provision of chimney stacks and pots. In addition, that features that are alien to the historic character of the village, such as timber fascias are excluded;
- Resisting the introduction of timber fences in lieu of hedges; and
- Resisting the painting and rendering of stone and brickwork.

4.26 Engagement on the Plan identified strong support to ensuring the protection and enhancement of heritage assets across the Parish, particularly within the Conservation Area at Great Whittington. Policy WNP 4 will therefore assist in the delivery of Plan Objective 2 by ensuring that new development conserves and respects the traditional historic character, scale, density and feel of buildings and places across the Parish.

4.27 Policy WNP 4 seeks to conserve and enhance heritage assets, whilst appropriately recognising the significance of the heritage assets in the decision-making process.

Policy WNP 4: Heritage Assets

Where a development may impact on heritage assets, applicants must provide information that describes the significance of any heritage assets affected by the proposed development, including any contribution made by their setting.

Within the Great Whittington Conservation Area new development must conserve or enhance the Conservation Area in a manner appropriate to its significance, having regard to the Great Whittington Conservation Area Character Appraisal.

Vibrant and Thriving Communities

4.28 The terms ‘community spirit’ and ‘sense of community’ were key features of the feedback from the early engagement on the Plan.

4.29 The NPPF identifies that the planning system has an important role to play in creating healthy, inclusive communities. NPPG defines a healthy community as a good place to grow up and

grow old in, a community which supports healthy behaviours and supports reductions in health inequalities.

- 4.30 Plan Objective 3 seeks to build on the strong sense of community across the Parish, in particular by: supporting the provision of affordable housing to meet identified needs and retaining and enhancing important community facilities and services.

General location of new development

- 4.31 Policy WNP 5 defines a settlement boundary around Great Whittington as this is the main centre of population in the Parish and where the majority of the development is anticipated to take place over the plan period. A settlement boundary is the dividing line, or boundary between areas of built development and the open countryside. The purpose of settlement boundaries is to ensure the separate character of settlements is maintained, managing their expansion and controlling sporadic development in the open countryside. The approach of defining settlement boundaries is supported in the NPPF.
- 4.32 The Tynedale Local Plan and Tynedale Core Strategy do not include settlement boundaries around all the small settlements in the former district.
- 4.33 The settlement boundary, shown on the Policies Map, has been drawn to support the sustainable growth of the Great Whittington, it takes into account extant planning permissions and establishes a logical shape to the edge of Great Whittington. Irregular incursions into the open countryside have been avoided and the boundary has been drawn along features which are easily identified on the ground¹⁴.
- 4.34 Given the nature and scale of the other small villages and hamlets in the Parish, Bingfield, Hallington, Halton and Halton Shields, settlement boundaries have not been defined. The Parish Council will be supportive of appropriate development in these villages and hamlets in accordance with the provisions of the NPPF.
- 4.35 The NPPF identifies that isolated new development in the countryside should be avoided, unless there are special circumstances¹⁵. Paragraph 55 of NPPF is clear that to promote sustainable development in rural areas, housing should be located where it will maintain or enhance the vitality of rural communities. The NPPF also identifies that planning policies should support economic growth in rural areas by taking a positive approach to sustainable new development.

Policy WNP 5: General location of new development

Sustainable development will be supported within the settlement boundary of Great Whittington where it is anticipated that the majority of development will take place. The settlement boundary is defined on the Policies Map.

¹⁴ Further details included within the Settlement Boundary Background Paper www.whittingtonparishndp.org

¹⁵ NPPF paragraphs: 17, 25, 28 and 55.

Rural exception sites

- 4.36 The NPPF identifies that in rural areas, the planning system should be responsive to local circumstances and that housing development should be planned to reflect local needs, particularly for affordable housing through rural exception sites, where appropriate¹⁶. The glossary in the NPPF defines rural exception sites as:
- ‘Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding’*
- 4.37 Where there is a pressing need for affordable housing, which cannot be met in other ways, the provisions of homes through exception sites is a means of delivering the housing needs of the area. Such housing will be required to be affordable in perpetuity and have permitted development rights for extensions removed to ensure properties remain affordable and continue to meet the needs of the community. In accordance with NPPG, in addition to traditional methods of housing delivery, self-build, custom build and community led projects will be supported through rural exception sites.
- 4.38 The Northumberland Common Allocation Policy¹⁷ defines the procedure to be followed in the allocation of affordable housing to people on the housing register. The policy includes rural allocations criteria which aim to support rural communities by awarding a preference to families with a strong local connection. The detail of the Common Allocation Policy is available on the County Council’s website using the footnote below.
- 4.39 Policy WNP 6 therefore provides a positive framework to support the provision of affordable housing on small sites that would not normally be used for housing.

Policy WNP 6: Rural exceptions sites

The development of small scale rural exception sites for affordable housing will be supported. Development must:

- a. Meet the requirements of the Northumberland Common Allocation Policy;
- b. Be adjacent or well related to an existing settlement; and
- c. Be at an appropriate scale and in keeping with the form, character and landscape setting of the area in which the development takes place.

The inclusion of market housing will only be permitted where it would facilitate the provision of significant additional affordable housing to meet local needs.

Community services and facilities

- 4.40 Community infrastructure provides for the health and wellbeing, social, educational, spiritual, recreational, leisure and cultural needs of the community provided through a wide range of venues. Community infrastructure could include places of worship, schools, heritage venues, libraries, museums, cinemas, shopping centres, pubs and cafés, streets and town squares,

¹⁶ NPPF – paragraph 54.

¹⁷ <http://www.northumberland.gov.uk/Housing/Policies.aspx>

industrial and business premises, community centres (including health centres and hospitals), parks and open spaces, and other public venues.

- 4.41 Whilst the level of community facilities across the Parish are limited, they make an important contribution to the vitality and viability of the Parish, particularly the public house and village hall in Great Whittington. Through early engagement on the Plan there was strong support expressed for the need to include a positive policy framework to support the development of new community infrastructure and protect existing facilities of benefit to the local community.
- 4.42 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 appropriate. However, planning permission is not always required to change the use of a building or land and this restricts the opportunity to examine the possibility of securing the continued use of a facility threatened with closure. Notwithstanding this, Policy WNP 7 will contribute towards the delivery of Plan Objective 3 which seeks to retain and enhance important community facilities.

Policy WNP 7: Community services and facilities

Development proposals to enhance the provision of community services and facilities will be supported subject to proposals demonstrating that they take into account the amenity of neighbours and highway safety. Proposals that result in the loss of the use of buildings for public or community use will not be supported unless:

- a. The proposal will not generate unacceptable noise, fumes, smell or other disturbance to adjoining properties;
- b. The proposal will not have an adverse impact on highway safety; and
- c. Access arrangements and sufficient off-street parking can be satisfactorily provided where practical without negatively impacting on adjoining uses.

Proposals that result in the loss of use, buildings or land for public or community use will not be supported unless:

- d. The facility is no longer needed in its current form; or
- e. A replacement facility of sufficient size, layout and quality is to be provided on an alternative suitable location; or
- f. It would not be economically viable or feasible to retain the facility and there is no reasonable prospect of securing an alternative community use of the land or building.

A Strong and Diversified Economy

- 4.43 The NPPF is clear that planning policies should support economic growth in rural areas by taking a positive approach to sustainable new development by:
- Supporting the sustainable growth and expansion of all types of businesses and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;
 - Promoting the development and diversification of agricultural and other land based rural businesses;

- Supporting 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; and
- Promoting the retention and development of local services and community facilities in villages, such as shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

4.44 Plan Objective 4 therefore seeks to support the creation of new and existing sustainable economic development, particularly in the agricultural and tourism sectors.

Agriculture

4.45 Large parts of the Parish are in agricultural use, mainly grazing of sheep and cattle with some arable farming. There are many individual farmsteads across the area. The 2011 census identifies that agriculture, forestry and fishing is the second highest employer (13.6%).

4.46 The NPPF states that planning policies should support economic growth in rural areas, including the need to promote the development and diversification of agricultural and other land based rural businesses.

4.47 Feedback from the early engagement on the Plan identified the importance of the farming community to the maintenance of the natural environment. It also highlighted the need to provide a positive policy framework to support appropriate development on farms which will support the agricultural industry across the Parish. Policy WNP 8 will support the delivery of Plan Objectives 1 and 3, as it will help to conserve and enhance the natural environment of the Parish and also support the agricultural industry.

Policy WNP 8: Agriculture

Proposals that will support the agricultural industry, including farm diversification schemes, will be supported within Whittington Parish. Development should respect local character and residential amenity and, so doing, be sensitive to the distinctive character of historic farmsteads and buildings.

Tourism and leisure

4.48 The NPPF requires planning policies to support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

4.49 Despite the wealth of historic and natural assets of the Parish, at the time of writing there is virtually no tourism industry, with only one self-catering property in the Parish. Policy WNP 9 therefore seeks to support appropriate facilities and accommodation for tourism and leisure across the Parish, whilst balancing this against the requirement to protect and enhance the distinctive and valued environment of the Parish. In accordance with policy WNP 5, the focus of new development should be within existing settlements; however, the policy acknowledges that given the nature of the tourism and leisure industry that it may not always be possible to

locate development within existing settlements. Policy WNP 9 will assist with the delivery of Plan Objective 4 as it will support new and existing tourism businesses.

Policy WNP 9: Tourism and leisure

The development of new visitor attractions, leisure facilities and tourist accommodation, including the expansion of existing tourism and leisure businesses should be focused in existing settlements across Whittington Parish and will be supported where:

- a. The siting, scale, materials and design respect the character of the surrounding area, including any historic and natural assets; and
- b. The proposal respects the amenity of neighbouring occupiers; and
- c. The proposal provides for safe and secure access.

Tourism development proposed as part of a farm diversification scheme should ensure that the agricultural function of the farm is retained.

Movement and Connectivity

4.50 The private car provides the principal mode of transport for residents of the Neighbourhood Plan area, with 66%¹⁸ of the working population travelling by car. The NPPF encourages a reduction in congestion and greenhouse gas emissions through the introduction of measures which promote a reduction in the number of journeys made by car. Whilst the preparation of transport policy at a local level is primarily a matter for the local planning authority, there are a wide range of areas where the Plan can have an influence on transport and movement: new development; active travel routes; public rights of way and access; parking and public transport.

4.51 As part of the early engagement on the Plan, local communities identified the need to improve public transport facilities and concerns over highway safety.

4.52 Plan Objective 5 therefore seeks to ensure that the environmental quality of the Parish is protected by effectively managing traffic as well as supporting opportunities to improve sustainable travel.

Transport and New Developments

4.53 The NPPF identifies that planning policies should support a range of transport modes, with priority given to walking, cycling and public transport as well as consideration of disabled access.

4.54 Policy WNP 10 therefore identifies the key considerations for development proposals across the Neighbourhood Plan area which reflects the feedback obtained through early engagement on the Plan. The policy will assist in the delivery of Plan Objective 5.

¹⁸ 2011 Census

Policy WNP 10: Transport and New Developments

Development requiring access from the highway must provide for safe vehicular, cycle and pedestrian access and ensure that the residual cumulative impact on the transport network will not be severe.

Public Rights of Way

- 4.55 Policy WNP 11 supports the delivery of Plan Objective 5 which seeks to support opportunities in respect of sustainable patterns of movement.

Policy WNP 11: Public Rights of Way

The provision of new public rights of way and/or the improvement of existing public rights of way will be supported.

Annex 1: Delivering the vision and objectives – Community Actions

A1.1 During the preparation of the Neighbourhood Plan, some areas of community concerns were identified that cannot be addressed through the planning system. However, as part of the Neighbourhood Planning process they can become ‘Community Actions’, which are supported by Whittington Parish Council. These proposals can be delivered in conjunction with other local organisations. Four Community Actions have been identified as part of the preparation of the Plan, these are described below.

Community Actions

Great Whittington Conservation Area

Community Action 1: Great Whittington Conservation Area

To work with Northumberland County Council to prepare and adopt a Conservation Area Management Plan for the Great Whittington Conservation Area.

A1.2 Although the Great Whittington Conservation Area was designated in October 1992 and its Character Appraisal was adopted in February 2009, it does not have a Management Plan. Whilst the Character Appraisal provides a detailed description of the significance of the area a Management Plan is required to set out proposals for the conservation and enhancement of the area.

Assets of community value

Community Action 2: Assets of community value

The Parish Council will support the identification and nomination of assets of community value within the Parish.

A1.3 Engagement on the Neighbourhood Plan identified the importance to the local community of the village hall and the public house within Great Whittington. The Parish Council will therefore work with the local community to identify assets of community value and submit nominations to Northumberland County Council.

Highway safety and traffic management

Community Action 3: Highway safety and traffic management

To work with Northumberland County Council to implement measures which improve the safety of the highway network across the Parish.

A1.4 Through the preparation of the Neighbourhood Plan the local community expressed concern over highway safety, particularly in Great Whittington and the other villages and hamlets. The Parish Council consider there are opportunities to implement effective traffic management measures which will improve highway safety, particularly linked to the growing volume and speed of traffic.

Accessibility to rural transport

Community Action 4: Accessibility to rural transport

To work with Northumberland County Council, transport providers and other stakeholders to seek to develop innovative rural transport schemes which improve accessibility to key services and facilities.

- A1.5 The local community have raised concerns with regard to the access to public transport facilities to enable access to key services and facilities. Across the country there are many examples of innovative solutions which enhance rural community access to services and facilities. Options for the development of innovative rural transport schemes will be considered and discussed with Northumberland County Council and where feasible will be delivered.

Tranquillity

Community Action 5: Tranquillity

To work with Northumberland County Council, developers and other stakeholders to encourage developers to take account of and, where appropriate, preserve tranquillity.

- A1.6 Tranquillity is defined as freedom from noise and visual disturbance; this was identified by the local community as one of the important elements of the Parish that the Plan should seek to protect, particularly with regard to noise, traffic and light pollution.
- A1.7 In 2006, Northumberland was ranked first in terms of tranquillity in a study undertaken by the Campaign to Protect Rural England (CPRE); the County's dark skies were an important element of this classification. A Northumberland Tranquillity Map was published by the CPRE in March 2007. Whilst Whittington Parish is not the most tranquil area of Northumberland, given its importance to local communities, it was considered appropriate to develop a positive approach to seek to conserve and enhance tranquillity.
- A1.8 The nature of tranquillity means that it is not something that is easily measurable. However, for the purposes of identifying a methodology for defining, recording and mapping tranquillity, it has often been regarded as an environmental quality that can be assessed by reference to a series of indicators. In 2004, the Countryside Agency commissioned a consultation exercise to seek to understand people's perceptions, values and beliefs in relation to tranquillity. This research highlighted a consistent response with regard to what was tranquil and what was not. Tranquillity was described as:
- Perceived links to nature and natural features – seeing, hearing and/ or experiencing nature and natural features;
 - Landscape – experiencing, particularly in visual terms, the landscape. Including, wild landscapes and rolling countryside as well as characteristics such as fields, moors, woodlands, flora and fauna, natural colours and open views and the sound of water;
 - The importance of wildlife – seeing wildlife behaving naturally, hearing birdsong;

- Peace, quiet and calm – the absence of noise and the feeling of getting away from it all, including a need for solitude.

A1.9 Similarly, when asked ‘what is not tranquillity?’ there was a high degree of consistency in the detractors that were listed:

- Presence of humans/ too many people – certain behaviour/ activities undertaken by people which created unwanted noise and disturbance;
- Negative impacts of various forms of transport, including vehicle noise;
- Negative impact of various forms of development including commercial and industrial development.

A1.10 Tranquillity and particularly dark skies is something which has been identified as NCC as important. In 2013 the County Council supported the designation of the international dark sky park in Northumberland. In addition, the Councils £25 million street lighting project is seeking to modernise all of the street lights across the County will fully shielded LED technology, which is making a positive difference on dark skies across Northumberland.

A1.11 Whilst the Parish Council acknowledge that tranquillity is not something that is easily measurable, given the importance of the tranquillity of the Parish to the local community the Parish Council is keen to ensure that development proposals will not detrimentally affect the tranquillity of the Parish. To encourage this, Community Action 5 seeks to encourage developers to take tranquillity into account at the earliest possible stage.

Glossary

Affordable housing:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Amenity:

A positive element or elements that contribute to the positive character of an area, such as lack of noise and disturbance, openness, landscape, townscape, opportunities for recreation etc.

Asset of Community Value:

A local authority maintained list of land in its area that is land of community value. A building or other land would be of community value if in the Council's opinion, its main use contributes to the social wellbeing or social interests of the local community, and it is realistic for this to continue, (possibly involving a different community use of equal value). This is set out in section 87 of the Localism Act 2011.

Biodiversity:

The degree of variation of life forms within a particular ecosystem. Biodiversity is a measure of the health of an ecosystem. Human activity generally tends to reduce biodiversity, so special measures often need to be taken to offset the impact of development on natural habitats.

Conditions (or 'Planning Conditions'):

Requirements attached to a planning permission to limit or direct the manner in which a development is carried out.

Conservation Area:

Areas of special architectural or historic interest, the character, appearance or setting of which it is desirable to preserve or enhance.

Design and access statement:

A concise report accompanying certain applications for planning permission and applications for listed building consent. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal. Design and access statements are required for the following:

- Applications for major development (minerals, waste, 10 or more houses or housing sites more than 0.5ha, new building(s) greater than 1,000 square metres and sites of 1ha or more);
- Applications for development in a designated area (National Park, Conservation Area, World Heritage Site) where the proposed development consists of: one or more dwellings; or a building(s) with floorspace of 100 square metres or more;
- Applications for listed building consent

Development:

Defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission

Development management:

The process through which a local planning authority considers a planning application and whether it should be given permission.

Greenfield land or site:

Land which has never been built on before or where the remains of any structure or activity have blended into the landscape over time.

Heritage Asset:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Housing Needs Survey:

A survey of households which assesses affordable housing needs across a defined area, looking at criteria such as housing conditions, overcrowding and household incomes and comparing these with housing costs and availability.

Infill development:

Building on a small site between existing buildings.

Infrastructure:

The physical entities (for example roads, railways, sewers, pipes, telecommunications lines) that are necessary for communities to function and move around.

Landscape Character:

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement. The Landscape Character

Landscape sensitivity:

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

Limited in filling:

Infill development which is particularly small in scale, occupying a small gap between buildings – on the scale of one or two, rather than several dwellings/ buildings.

Listed building:

A building of special architectural or historic interest. Graded I (highest quality), II* or II.

Material consideration:

A matter that should be taken into account in making a planning decision such as sustainability, impact on residential amenity, design and traffic impacts.

Open market residential development:

Housing for sale or rent on the open market, without any restrictions regarding occupation or price.

Planning obligation:

Planning obligation under Section 106 of the Town and Country Planning Act 1990, secured by a local planning authority through negotiations with a developer to offset the public cost of permitting a development proposal. Sometimes developers can self-impose obligations to pre-empt objections to planning permission being granted. They cover things like highway improvements or open space provision.

Previously Developed Land (PDL) or 'Brownfield' Land:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural

or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Principal residence:

Those occupies as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home.

Setting:

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

Strategic Housing Land Availability Assessment (SHLAA):

An assessment of sites put forward as having potential for new housing, examining their constraints, marketability etc. and arriving at a possible yield of new houses (if any), with a view to achieving a five year supply of deliverable housing land.

Appendix 1 Landscape Character

Forces for change	Key qualities	Guiding principle/ vision	Development guidelines
Landscape Character Type: Tributary Valley/ Character Area: Erring Burn			
<ul style="list-style-type: none"> • Potential loss of hedgerows and hedgerow trees, arising from lack of management or further intensification of arable farming, may cause a loss of enclosure pattern. • Improvements to pastures through drainage and herbicides and fertiliser use may result in a decrease in the number and diversity of species-rich hay meadows along the Erring Burn and a loss of the texture and colour in the landscape. • Felling and restocking of coniferous plantations and shelterbelts which occur on the upper slopes may result in temporary visual scarring and physical disturbance. • Changes to traditional farmsteads, including development of large, utilitarian farm buildings which do not reflect local vernacular. 	<ul style="list-style-type: none"> • Overlapping lines of vegetation are a defining characteristic of this landscape. • Important setting to Hadrian's Wall World Heritage Site which lies along the southern skyline of this shallow valley. • Open skyline which defines the outer edge of this landscape type. • Notable upstanding historic structures which are listed e.g. pele tower at Cocklaw. • Areas of earthworks such as rig and furrow, which add texture and visual interest. 	<p>Guiding principle – manage</p> <p>Vision statement - The majority of landscape elements and the landscape pattern in this landscape are in fair condition overall. The overall approach should be to manage the conservation and enhancement of the character of this landscape.</p>	<p>Care should be taken to ensure new farm buildings are of an appropriate scale, relate well to existing farmsteads in terms of form and building materials, and visually sit comfortably within the landscape. Their scale and siting should seek to minimise effects on adjacent listed buildings.</p>
Landscape Character Type: Lowland Farmed Moor/ Character Area: Ingoe Moor			
<ul style="list-style-type: none"> • Decline in active management of hedgerows and woodlands in this marginal agricultural area. 	<ul style="list-style-type: none"> • Open, rectilinear landscape pattern of stone walls, hedges, and roads. 	<p>Guiding principle – plan</p> <p>Vision statement - The approach</p>	<p>New farm buildings which are of an appropriate scale and relate well to existing farmsteads, in</p>

Forces for change	Key qualities	Guiding principle/ vision	Development guidelines
<ul style="list-style-type: none"> • Replacement of stone walls or hedges with post and wire fencing, leading to erosion of enclosure pattern. • Changes to traditional farmsteads, including development of large, utilitarian farm buildings which do not reflect local vernacular. 	<ul style="list-style-type: none"> • Prominent sandstone scarp between Bingfield and Kirkheaton which acts as local landmark. • Designed parkland and associated woodland has an important local influence, including Capheaton Hall, a registered park and garden. • Vernacular stone-built farmsteads and estate villages. 	<p>for this landscape should be restoration and maintenance of the rectilinear landscape patterns, with active enhancement of landscape character being encouraged through the repair of field boundaries.</p>	<p>terms of form and building materials, will sit comfortably within the landscape.</p> <p>Seek restoration of former quarry sites through the development of naturalistic profiles using restoration blasting. Opportunities should be considered for improving access to some rock exposures which are of geological or visual interest.</p>
<p>Landscape Character Type: Lowland Rolling Farmland/ Character Areas: Longframlington; Longhorsley; Whalton and Belsay; Pont Valley; and North Tyne Ridge (Pont Valley and North Tyne Ridge lie within the Plan area)</p>			
<ul style="list-style-type: none"> • Visitor pressure in this area has the potential to increase in parallel with the general popularity of the region. Certain categories of facilities for visitors are relatively undeveloped at present. • Recreational pressures may increase along Hadrian’s Wall, given that there are very few facilities at all along this stretch of the World Heritage Site. • Continuing decline of hedgerows and hedgerow trees in areas of arable cultivation, arising from past agricultural intensification. • Increasing urban fringe influences at certain edges of this landscape. 	<ul style="list-style-type: none"> • Open, medium-scale farmland. • Remaining areas of strong enclosure pattern, with intact hedges and hedgerow trees. • Designed parkland landscapes. • Stone-built estate villages around greens. • Influence of Hadrian’s Wall. 	<p>Guiding principle – manage</p> <p>Vision statement - Where key qualities are intact, their long-term viability should be secured, and where these are damaged, the approach for this landscape is to manage their restoration and replacement.</p>	<p>Farm building conversions and diversification may offer opportunities to restore the vernacular built fabric of the area, particularly farm buildings.</p> <p>Seek to encourage the sensitive siting of new farm buildings, particularly with regard to historic buildings and features.</p> <p>Development within or beside traditional estate villages should respect local vernacular forms and materials. Encourage the establishment of strong settlement boundaries as part of any new development.</p>

Forces for change	Key qualities	Guiding principle/ vision	Development guidelines
<ul style="list-style-type: none"> Some historic parklands may be susceptible to loss of character due to underuse where private, or due to alternative uses, both leading to changes in management regimes, e.g. Bolam Country Park. 			<p>Redevelopment or reuse of country estates may be an option, and in some cases, due to financial pressures, may be the only way that these can remain intact. Such redevelopment should ideally retain the core of any parkland landscape, as well as important landscape aspects such as woodlands, which contribute to the wider character.</p> <p>Where larger-scale developments are proposed, it may be appropriate to develop a design brief, with accompanying assessment of local landscape character and potential effects of development.</p> <p>Any development which may affect the setting of historic features, particularly the World Heritage Site, should be carefully considered. Development which marries in well with the existing landscape character is less likely to have an effect on the setting of historic features.</p>

Appendix 2 Designated Historic Assets

Grade I Listed Buildings

Building/ Structure	Location	List Entry Number
HALTON CASTLE	HALTON CASTLE, HALTON, Whittington, Northumberland	1155641
HALTON CHURCH	HALTON CHURCH, HALTON, Whittington, Northumberland	1155675

Grade II Listed Buildings

Building/ Structure	Location	List Entry Number
MATFEN PIERS FARMHOUSE	MATFEN PIERS FARMHOUSE, B6318, Whittington, Northumberland	1044879
EAST FARMHOUSE	EAST FARMHOUSE, GREAT WHITTINGTON, Whittington, Northumberland	1044880
BYRES ATTACHED TO EAST OF EAST FARMHOUSE	BYRES ATTACHED TO EAST OF EAST FARMHOUSE, GREAT WHITTINGTON, Whittington, Northumberland	1044881
SOUTH FARMHOUSE	SOUTH FARMHOUSE, GREAT WHITTINGTON, Whittington, Northumberland	1044882
WOODBINE HOUSE	WOODBINE HOUSE, GREAT WHITTINGTON, Whittington, Northumberland	1044883
DOVECOTE C 40 YARDS WEST OF HALLINGTON HALL	DOVECOTE C 40 YARDS WEST OF HALLINGTON HALL, HALLINGTON, Whittington, Northumberland	1044884
HALLINGTON MILL	HALLINGTON MILL, HALLINGTON, Whittington, Northumberland	1044885
GARDEN WALL SOUTH OF HALTON CASTLE	GARDEN WALL SOUTH OF HALTON CASTLE, HALTON, Whittington,	1044886

Building/ Structure	Location	List Entry Number
	Northumberland	
TERRACE WALL C 50 YARDS SOUTH OF HALTON CASTLE	TERRACE WALL C 50 YARDS SOUTH OF HALTON CASTLE, HALTON, Whittington, Northumberland	1044887
ROMAN ALTAR C 10 YARDS SOUTH OF HALTON CHURCH	ROMAN ALTAR C 10 YARDS SOUTH OF HALTON CHURCH, HALTON, Whittington, Northumberland	1044888
LODGE TO BINGFIELD HOUSE	LODGE TO BINGFIELD HOUSE, NEW BINGFIELD, Whittington, Northumberland	1044889
GINGANG AND BARN AT COOMBE COTTAGE	GINGANG AND BARN AT COOMBE COTTAGE, BINGFIELD, Whittington, Northumberland	1155582
EAST FARM COTTAGE	EAST FARM COTTAGE, GREAT WHITTINGTON, Whittington, Northumberland	1155591
THE TEMPERANCE	THE TEMPERANCE, GREAT WHITTINGTON, Whittington, Northumberland	1155609
WINDMILL C 100 YARDS WEST OF WHITTINGTON MILL	WINDMILL C 100 YARDS WEST OF WHITTINGTON MILL, GREAT WHITTINGTON, Whittington, Northumberland	1155621
HALLINGTON HALL	HALLINGTON HALL, HALLINGTON, Whittington, Northumberland	1155634
GARDEN WALL SOUTH-EAST OF HALTON CASTLE	GARDEN WALL SOUTH-EAST OF HALTON CASTLE, HALTON, Whittington, Northumberland	1155648
GATE PIERS AND SCREEN WALLS C 1/2 MILE NORTH OF HALTON CASTLE	GATE PIERS AND SCREEN WALLS C 1/2 MILE NORTH OF HALTON CASTLE, HALTON, Whittington, Northumberland	1155658
STABLES AND GROOM'S	STABLES AND GROOM'S	1155664

Building/ Structure	Location	List Entry Number
COTTAGE ATTACHED TO HALTON CASTLE	COTTAGE ATTACHED TO HALTON CASTLE, HALTON, Whittington, Northumberland	
BINGFIELD HOUSE	BINGFIELD HOUSE, NEW BINGFIELD, Whittington, Northumberland	1155680
LIMEKILN C 100 YARDS WEST OF SHELLBRAES FARM	LIMEKILN C 100 YARDS WEST OF SHELLBRAES FARM, SHELLBRAES, Whittington, Northumberland	1155688
CHEVIOT FARMHOUSE WITH COTTAGE AND STABLE ATTACHED	CHEVIOT FARMHOUSE WITH COTTAGE AND STABLE ATTACHED, HALLINGTON, Whittington, Northumberland	1303245
HIGH BAULK	HIGH BAULK, GREAT WHITTINGTON, Whittington, Northumberland	1303269
PUMP AND TROUGH C. 10 YARDS WEST OF MATFEN PIERS FARMHOUSE	PUMP AND TROUGH C. 10 YARDS WEST OF MATFEN PIERS FARMHOUSE, B6318, Whittington, Northumberland	1303295
CHURCH OF ST MARY	CHURCH OF ST MARY, BINGFIELD, Whittington, Northumberland	1370480
THE OLD BLACKSMITHS	THE OLD BLACKSMITHS, GREAT WHITTINGTON, Whittington, Northumberland	1370481
TOWN FARMHOUSE AND ATTACHED COTTAGE	TOWN FARMHOUSE AND ATTACHED COTTAGE, GREAT WHITTINGTON, Whittington, Northumberland	1370482
NORTH FARM COTTAGE	NORTH FARM COTTAGE, HALLINGTON, Whittington, Northumberland	1370483
CARRIAGE HOUSE C 30 YARDS EAST OF HALTON CASTLE	CARRIAGE HOUSE C 30 YARDS EAST OF HALTON CASTLE, HALTON, Whittington,	1370484

Building/ Structure	Location	List Entry Number
	Northumberland	
GATE PIERS C30 YARDS SOUTH OF HALTON CASTLE	GATE PIERS C30 YARDS SOUTH OF HALTON CASTLE, HALTON, Whittington, Northumberland	1370485
TOMBSTONE C 5 YARDS SOUTH OF HALTON CHURCH	TOMBSTONE C 5 YARDS SOUTH OF HALTON CHURCH, HALTON, Whittington, Northumberland	1370486
HALTON RED HOUSE AND ATTACHED COTTAGE	HALTON RED HOUSE AND ATTACHED COTTAGE, B6318, Whittington, Northumberland	1370519
Hallington War Memorial	Road junction c200m to the east of Hallington Mill, Hallington, Northumberland, NE46 4HX, Whittington, Northumberland	1437150

Scheduled Monuments

Structure	Location	List Entry Number
Halton medieval settlement	Whittington, Northumberland	1006406
Camp on Grindstone Law	Whittington, Northumberland	1006498
Hadrian's Wall and vallum between Sunnybrae at Halton Shields and Haltonchesters Roman fort in wall miles 20 and 21	Whittington, Northumberland	1010623
Haltonchesters Roman fort, settlement and Hadrian's Wall and vallum between the field boundary east of Haltonchesters fort and the Fence Burn in wall mile 21	Corbridge, Northumberland	1010624
Hadrian's Wall and vallum between the Fence Burn and the track to Portgate Cottage in wall miles 21 and 22	Whittington, Northumberland	1010625
Hadrian's Wall and vallum between the B6321 and	Whittington, Northumberland	1017534

Structure	Location	List Entry Number
Sunnybrae at Halton Shields, in wall miles 18 and 19		

World Heritage Site

Structure	Location	List Entry Number
Frontiers of the Roman Empire (Hadrian's Wall)	Newcastle upon Tyne	1000098

Conservation Area

Structure	Location
Great Whittington	Great Whittington