

# **WHITTINGTON PARISH** Neighbourhood Plan

## **Basic Conditions Statement**

February 2018

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## 1. Introduction

- 1.1 This statement has been prepared by Whittington Neighbourhood Plan Steering Group on behalf of Whittington Parish Council. It accompanies the Submission Draft Whittington Neighbourhood Plan (WNP), which has been submitted to Northumberland County Council (NCC) under section 15 of the Neighbourhood Planning Regulations General (2012 – ‘the Regulations’).
- 1.2 The WNP has been prepared by Whittington Parish Council, the qualifying body for the area covering Whittington Parish, as designated by NCC on 2 March 2016 (a copy of the designation document is included at Appendix 1).
- 1.3 The WNP relates to planning matters (the use and development of land) in the designated neighbourhood area and covers the period from adoption to 2031. It does not contain policies relating to excluded development<sup>1</sup> as laid out in the Regulations.
- 1.4 This statement sets out how the WNP has been prepared in accordance with the Regulations and meets the ‘basic conditions’ set out in paragraph 8(2) of Schedule 4B to the 1990 Act, as applied to Neighbourhood Plans by section 38A of the Planning and Compulsory Purchase Act 2004. The Regulations state that a Neighbourhood Plan will have met the basic conditions if:
- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan;
  - the making of the Neighbourhood Development Plan contributes to the achievement of sustainable development;
  - the making of the Neighbourhood Development Plan 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); and
  - the making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with, EU obligations.
- 1.5 Key milestones in the preparation of the WNP were:

2 March 2016	Designation of the Whittington Neighbourhood Area
23 July 2016	Community launch event and identification of key issues
December 2016	Engagement on the draft vision and objectives for the Plan
15 May to 26 June 2017	Pre-Submission Draft Plan engagement, including a drop in event on 10 June
February 2018	Submission

- 1.6 Sections 2 – 5 of this statement provide information to demonstrate how the Submission Draft WNP meets the basic conditions.

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<sup>1</sup> Such as minerals and waste matters or nationally significant infrastructure projects.

## 2. National policies and advice

- 2.1 National Planning Policy is set out within the National Planning Policy Framework (NPPF) and guidance is set out within the National Planning Practice Framework (NPPG). The Submission Draft WNP has been prepared having regard to the NPPF and NPPG.
- 2.2 The table below provides a summary of how each WNP policy has had regard to the NPPF. The paragraphs referred to are considered to be the most relevant to the policy and are not intended to be a comprehensive list of every possible relevant paragraph.

Table 1: Conformity with national policies and guidance

Whittington Neighbourhood Plan		National policies and guidance	
Policy No.	Policy title	References	Comments on conformity
WNP 1	Landscape	NPPF: 17, 109, 113 NPPG: 001/ 8-001-20140306	WNP 1 seeks to ensure that new development will maintain and where appropriate enhance important elements of the natural landscape of the Parish. It identifies specific criteria relevant to the landscape of the Parish, which have been informed by the Northumberland Landscape Character Assessment (LCA) and the Great Whittington Conservation Area Character Appraisal. This approach accords with: <ul style="list-style-type: none"> <li>• paragraph 109 of the NPPF which requires the planning system to protect and enhance valued landscapes;</li> <li>• paragraph 113 of the NPPF which identifies the need for criteria based policies against which proposals for development affecting landscape areas to be judged;</li> <li>• paragraph 001/ 8-001-20140306 of NPPG which identified that LCAs are a tool to help understand the character and local distinctiveness of the landscape and can help inform, plan and manage change.</li> </ul>
WNP 2	Tranquillity	NPPF: 17, 123, 125	Paragraph 123 of the NPPF identifies that planning policies should aim to identify and protect areas of tranquillity and paragraph 125 requires planning policies to seek to limit the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation. Policy WNP 2 accords with this approach and provides further guidance by identifying those aspects of development which could detrimentally affect tranquillity and requires them to be appropriately considered through the development management process.

Whittington Neighbourhood Plan		National policies and guidance	
Policy No.	Policy title	References	Comments on conformity
WNP 3	Biodiversity	NPPF: 17, 109, 117, 118 NPPG: 008/ 8-008-20140306	WNP 3 seeks to protect and where possible enhance biodiversity by seeking to ensure that new development does not result in the loss or unacceptable harm to biodiversity sites, protected species or their habitats. It also allows for mitigation and compensation as a last resort. This approach accords with the NPPF and NPPG which seeks to minimise the impact of new development on biodiversity.
WNP 4	Design	NPPF: 17, 28, 56-66, 125, 131 NPPG: 014/ 26-014-20140306, 030/ 26-030-20140306	In accordance with the NPPF and NPPG, policy WNP 4 seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and building, whilst responding to the function and identity of the Parish. It identifies a number of locally specific criteria which are based on an understanding of the characteristics of the Parish, yet not including unnecessary prescription or detail.
WNP 5	Heritage Assets	NPPF: 17, 128, 129, 131-141 NPPG: 007/ 18a-007-20140306	WNP 5 reflects the NPPF by requiring sufficient information to be submitted as part of a planning application to ensure the impact of a proposal on heritage assets can be fully assessed and understood in accordance with paragraph 128 of the NPPF. The policy also identifies the weight to be given to the conservation of heritage assets and the need for new development to preserve or enhance the Great Whittington Conservation Area.
WNP 6	General location of new development	NPPF: 17, 55 NPPG: 001/ 50-001-20160519	In accordance with paragraph 55 of the NPPF, the WNP seeks to promote sustainable development. It identifies Great Whittington as the main centre of population where the majority of the development should take place over the plan period. Policy WNP 6 defines a settlement boundary around Great Whittington to ensure the separate character of settlements is maintained, managing the expansion of Great Whittington and controlling sporadic development in the open countryside. Policy WNP6 identifies the types of development that may be supported outside the settlement boundary, reflecting paragraph 55 of the NPPF. The policy also supports limited infill development in the smaller settlements.
WNP 7	Housing	NPPF: 17, 50, 54, 55 NPPG: 001/ 50-001-20160519	WNP 7 aims to help create and maintain a balanced and sustainable community across the Parish, in accordance with paragraph 55 of the NPPF. The Policy recognises that housing needs may change over time and therefore provides a positive and flexible policy framework to ensure updated evidence to be considered as part of the determination of planning applications. The policy allocates two sites in Great Whittington, which were

Whittington Neighbourhood Plan		National policies and guidance	
Policy No.	Policy title	References	Comments on conformity
			identified following consideration of sites in the Strategic Housing Land Availability Assessment.
WNP 8	Rural exception sites	NPPF: 17, 54	In accordance with paragraph 54 of the NPPF, policy WNP 8 supports the development of small scale rural exception sites, where there is evidence of an identified need. The policy also allows for the inclusion of market housing where certain criteria are met.
WNP 9	Community services and facilities	NPPF: 17, 70, 74	Whilst there are a limited number of community services and facilities across the Parish, the WNP acknowledges that this may change over the plan period. WNP 9 reflects the requirements of paragraph 70 of the NPPF as it seeks to guard against the unnecessary loss of valued facilities and services, as well as plan positively for the provision of new facilities.
WNP 10	Infrastructure	NPPF: 17, 203-206 NPPG: 003/ 23b-003-20150326	WNP 10 accords with the requirements of the NPPF and NPPG as it requires new developments to provide or contribute to infrastructure requirements that relate to them.
WNP 11	Agriculture	NPPF: 17, 28	As large parts of the Parish are in agricultural use and agriculture, forestry and fishing is the second highest employer, WNP 11 seeks to support the agricultural industry, in accordance with the provisions of paragraph 28 of the NPPF.
WNP 12	Tourism and leisure	NPPF: 17, 28	WNP 12 seeks to support and encourage tourism whilst balancing this against the requirement to protect and enhance the distinctive and valued environment of the Parish. It has been prepared to accord with the requirements of paragraph 28 of the NPPF.
WNP 13	Transport and new developments	NPPF: 17, 29-30, 35, 37	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. Policy WNP 13 therefore identifies the key considerations for development proposals across the Parish.
WNP 14	Active travel routes	NPPF: 17, 35, 69, 75	WNP 14 seeks to support the creation of healthy, inclusive communities and support and improve opportunities for sustainable travel. This conforms with the requirements of the NPPF, particularly section 8 on healthy communities.

### 3. Sustainable development

- 3.1 The NPPF defines the Government’s view of what sustainable development means in practice for the planning system in England. Paragraph 7 explains that there are three dimensions to sustainable development: economic, social and environmental.
- 3.2 The economic role of the planning system is defined as:  
*‘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.’*
- 3.3 Table 2 illustrates the alignment of the WNP with the economic element of sustainable development. In many cases, the objectives and policies of the WNP are applicable to more than one dimension of sustainability; in these cases, they have only been placed within one dimension.

Table 2: Economic alignment

WNP Objective/ Policy	Commentary
Objective 4 – The Economy	Objective 4 supports the economy of the Parish, particularly agriculture as one of the main employers.
Policy WNP 11: Agriculture	Large parts of the Parish are in agricultural use and agriculture, forestry and fishing is the second highest employer. WNP 11 provides a positive policy framework to support appropriate development on farms which will support the agricultural industry across the Parish whilst also ensuring the conservation of the environment and residential amenity. This policy will help support the economy of the Parish.
Policy WNP 12: Tourism and leisure	WNP 12 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. It looks to focus new development 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. This policy will help support the economy of the Parish.

- 3.4 The social role of the planning system is defined as:  
*‘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 support its health, social and cultural well-being.’*

3.5 Table 3 illustrates the alignment of the WNP with the social element of sustainable development.

Table 3: Social alignment

<b>WNP Objective/ Policy</b>	<b>Commentary</b>
Objective 3 – Vibrant and Thriving Communities	Objective 3 looks to build on the strong sense of community across the Parish by: supporting the provision of affordable housing to meet identified needs and retain and enhance important community facilities and services. This objective therefore seeks to support strong and thriving communities.
Objective 5 – Movement and Connectivity	Objective 5 seeks to effectively manage traffic as well as supporting opportunities to improve sustainable travel. This will support healthy and safe communities.
Policy WNP 7: Housing	WNP 7 recognises that housing needs may change over time and therefore provides a positive and flexible policy framework to ensure updated evidence to be considered as part of the determination of planning applications. This policy will help create and maintain a balanced and sustainable community across the Parish.
Policy WNP 8: Rural exceptions sites	WNP 8 supports the provision of homes through exception sites as a means of delivering the housing needs of the area where there is a pressing need for affordable housing, which cannot be met in other ways. It identifies that housing will be required to be affordable in perpetuity and have permitted development rights removed to ensure properties remain affordable and continue to meet the needs of the community. This policy will help create and maintain a balanced and sustainable community across the Parish.
Policy WNP 9: Community services and facilities	WNP 9 supports the development of new community infrastructure and seeks to protect existing facilities of benefit to the local community. This will support social well-being.
Policy WNP 10: Infrastructure	WNP 10 requires new developments to provide or contribute to infrastructure requirements that are related to them. This will support the social well-being of the local community.
Policy WNP 13: Transport and New Developments	WNP 13 supports a range of transport modes and identifies the key considerations for development proposals across the Neighbourhood Plan area which reflects the feedback obtained through early engagement on the Plan. This will support healthy and safe communities.
Policy WNP 14: Active Travel Routes	Policy WNP 14 supports the provision of new and the protection of active travel routes which support the health of the local community.

3.6 The environmental role of the planning system is defined as:

*‘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.’*



3.7 Table 4 illustrates the alignment of the WNP with the environmental element of sustainable development.

Table 4: Environmental alignment

WNP Objective/ Policy	Commentary
Objective 1 – The Natural Environment	Objective 1 seeks to conserve and enhance the peaceful, tranquil and beautiful nature of the natural environment of the Parish, within its agricultural landscape setting.
Objective 2 - The Built Environment	Objective 2 seeks to maintain and enhance 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.
Policy WNP 1: Landscape	Policy WNP1 seeks to ensure that new development will maintain and where appropriate enhance important elements of the natural landscape of the Parish. Given the importance of the historic landscape across the Parish, Policy WNP 1 also seeks to ensure the integrity of the historic environment is conserved and enhanced.
Policy WNP 2: Tranquillity	Tranquillity is an important part of the natural environment of the Parish. Policy WNP 2 seeks to manage development by supporting development proposals which will not detrimentally affect the tranquillity of the Parish, thereby protecting and enhancing the natural environment.
Policy WNP 3: Biodiversity	Policy WNP 3 requires development to protect and where possible enhance biodiversity, therefore contributing to the environmental element.
Policy WNP 4: Design	Good design is a key aspect of sustainable development and could be placed in all three tables. The local community consider the good design is vitally important to protecting and enhancing the natural, built and historic environment of the Parish. WNP 4 contains a number of criteria which address a variety of environmental and social issues.
Policy WNP 5: Heritage Assets	WNP 5 seeks to conserve and enhance the historic environment, whilst appropriately recognising the significance of the heritage assets in the decision-making process.
Policy WNP 6: General location of new development	WNP 6 defines a settlement boundary around Great Whittington to ensure the separate character of settlements is maintained, managing their expansion and controlling sporadic development in the open countryside. The policy also supports development in the smaller settlements where it can meet a number of criteria. Outside these areas, the policy sets out criteria that new development must comply. This approach will contribute to protecting and enhancing the natural, built and historic environment of the Parish.

## 4. Development Plan – strategic policies

- 4.1 This section considers the extent to which the policies of the WNP are in general conformity with the strategic policies in the Development Plan for the neighbourhood area, which comprises:
- The Tynedale District Core Strategy (2007 - TDCS); and
  - The saved policies of the Tynedale District Local Plan (2000 - TDLP).
- 4.2 NCC provided confirmation of the strategic policies in the Development Plan that cover the plan area; this is included at Appendix 2. Table 5 sets out how each policy of the WNP is in general conformity with the relevant strategic Development Plan policy. The new Northumberland Local Plan is still in the early stages of preparation, with early engagement scheduled in Spring 2018.

Table 5: General conformity with the strategic policies

Whittington Neighbourhood Plan		Strategic Development Plan Policy	
Policy No.	Policy title	Policy	Comments on conformity
WNP 1	Landscape	TDCS: NE1 TDLP: NE17	Core Strategy policy NE1 seeks to protect and enhance the character and quality of the landscape and Local Plan policy NE17 seeks to prevent development with adversely affects the landscape setting of Hadrian’s Wall World Heritage Site. This approach is reflected within WNP 1, which requires development to maintain and where appropriate enhance the positive elements of the landscape character of the Parish. The policy includes a number of criteria which will be considered as part of the assessment of a planning application, which conform with the relevant strategic Development Plan policies.
WNP 2	Tranquillity	TDCS: NE1	Whilst tranquillity is not specifically referred to within strategic policies, Core Strategy policy NE1 seeks to protect and enhance the natural environment and tranquillity is an important element of the natural environment.
WNP 3	Biodiversity	TDCS: NE1	WNP 3 requires new development to protect and where possible enhance biodiversity, this is in general conformity with Core Strategy policy NE1, which seeks to protect and enhance the natural environment, including biodiversity.
WNP 4	Design	TDCS: GD2, NE1, BE1,	WNP 4 is a wide-ranging policy that is in general conformity with a number of the strategic Core Strategy policies:

Whittington Neighbourhood Plan		Strategic Development Plan Policy	
Policy No.	Policy title	Policy	Comments on conformity
			<ul style="list-style-type: none"> <li>• BE1 which seeks to conserve and enhance the quality and integrity of the built environment, ensuring that high quality design will maintain and enhance its distinctive character and encouraging sustainable construction;</li> <li>• NE1 which seeks to protect and enhance the natural environment;</li> <li>• GD2 which sets out a sequential approach to the development of land, this requires previously developed land to be used in advance of greenfield sites. This policy does not however conform with the requirements of the NPPF, which is reflected in policy WNP 4'j'.</li> </ul>
WNP 5	Heritage Assets	TDCS: BE1 TDLP: NE17, BE26	<p>WNP 5 seeks to conserve and enhance the historic environment, whilst appropriately recognising the significance of the heritage assets in the decision-making process. The designated heritage assets located within the Parish are listed in the supporting text. This approach is in general conformity with the following strategic policies:</p> <ul style="list-style-type: none"> <li>• Core Strategy policy BE1 which seeks to conserve and enhance the quality and integrity of the built environment, giving particular protection to Listed Buildings, Scheduled Monuments, Conservation Areas and the Hadrian's Wall World Heritage Site and its setting;</li> <li>• Local Plan policy NE17 which seeks to prevent development with adversely affects the landscape setting of Hadrian's Wall World Heritage Site; and</li> <li>• Local Plan policy BE26 which includes a presumption in favour of the physical preservation in situ of Hadrian's Wall World Heritage Site and states that development which would adversely affect the World Heritage Site will not be permitted.</li> </ul>
WNP 6	General location of new development	TDCS: GD1, NE1, H3	<p>The strategic approach of the TDCS, set out in policies GD1 and H3 are clear, that the majority of housing development across the former District should be located within main towns and local centres, with only small-scale development taking place within smaller villages, where they have adequate services. Appendix 1 of the TCS identifies Great Whittington as a smaller village. Policy GD1 also requires the scale and nature of the development to respect the character of the town or village. Policy NE1 seeks to manage the relationship between development and the natural environment by avoiding the urbanisation of the countryside</p> <p>WNP 6 defines a settlement boundary around Great Whittington to ensure the separate character of settlements is maintained, managing their expansion and controlling sporadic development in the open countryside. The policy also supports development in the smaller settlements where it</p>

Whittington Neighbourhood Plan		Strategic Development Plan Policy	
Policy No.	Policy title	Policy	Comments on conformity
			<p>can meet a number of criteria. Outside these areas, the policy sets out criteria that new development must comply.</p> <p>Whilst Great Whittington does not have the level of services identified in policy H3, this prescriptive approach does not comply with paragraph 55 of the NPPF which identifies that housing should be located where it will enhance or maintain the vitality of rural communities.</p> <p>As Great Whittington is the largest settlement in the Parish, it is appropriate that it should be the focus of the majority of new development over the plan period and the proposed settlement boundary will allow for the 30% growth in the settlement. The policy approach proposed by policy WNP 6 is in general conformity to those strategic policies of the Development Plan, which accord with the NPPF.</p>
WNP 7	Housing	TDCS: BE1, H1, H3	<p>WNP 7 aims to help create and maintain a balanced and sustainable community across the Parish. In accordance with the NPPF, the Policy recognises that housing needs may change over time and therefore provides a positive and flexible policy framework to ensure updated evidence to be considered as part of the determination of planning applications. As explained under WNP 6 above, the policy approach is in general conformity to those strategic policies of the Development Plan, which accord with the NPPF.</p> <p>In addition to the allocation of housing sites and policy support for limited infill development, policy WNP 7 also identified the criteria that will be used to assess housing proposal. These reflect the requirements of Core Strategy policy BE1 seeks to conserve and enhance the quality and integrity of the built environment, ensuring that high quality design will maintain and enhance its distinctive character.</p>
WNP 8	Rural exception sites	TDCS: H1, H7	<p>Where there is a pressing need for affordable housing, which cannot be met in other ways, policy WNP 8 supports the provision of homes through exception sites as a means of delivering the housing needs of the area. It identifies that housing will be required to be affordable in perpetuity and have permitted development rights removed to ensure properties remain affordable and continue to meet the needs of the community. This is in general conformity to Core Strategy policies H1 and H7. Policy H1 seeks to ensure an appropriate distribution of new housing across the district and provide for a full range and choice of housing types to meet the needs of the community. It also gives priority to the provision of affordable housing to meet local needs. Policy H7 supports the provision of affordable housing scheme on exception sites</p>

Whittington Neighbourhood Plan		Strategic Development Plan Policy	
Policy No.	Policy title	Policy	Comments on conformity
WNP 9	Community services and facilities	TDCS: CS1	WNP 9 supports the development of new community infrastructure and seeks to protect existing facilities of benefit to the local community. This approach is in general conformity with Core Strategy policy CS1, which seeks to retain local shops and other essential community services and facilities especially where there are no accessible alternatives.
WNP 10	Infrastructure	TDCS: H1	WNP 10 requires new developments to provide or contribute to infrastructure requirements that are related to them. This policy approach is in general conformity with Core Strategy policy GD6, however this has not been identified by NCC as a strategic policy. Core Strategy policy H1 seeks to ensure that new housing development contributes appropriately to the local community in terms of meeting identified local housing needs and providing necessary services and infrastructure. The approach of policy WNP 10 is therefore in general conformity with the strategic policies of the Development Plan.
WNP 11	Agriculture	TDCS: EDT3	WNP 10 supports appropriate development on farms which will support the agricultural industry across the Parish, whilst also ensuring the conservation of the environment and residential amenity. This approach is in general conformity with Core Strategy policy EDT3 supports small scale employment development in the open countryside where it forms part of a farm diversification scheme.
WNP 12	Tourism and leisure	TDCS: GD1, EDT1, EDT3, EDT4	WNP 11 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. It looks to focus new development within existing settlements in accordance with GD1, however, in accordance with paragraph 28 of the NPPF 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. This approach is in general conformity with Core Strategy policy EDT1 which seeks to support tourism development across the District and policy EDT4 which supports small scale camping, caravan, chalet and other small-scale tourism development in the open countryside. Whilst there is some conflict with policies EDT3 and EDT4, this is not considered to be in general conformity with the NPPF which encourages tourism development within rural areas in appropriate location. Given the nature of the tourism and leisure industry, these appropriate locations cannot always be within existing settlements.
WNP 13	Transport and new developments	TDCS: GD4,	WNP 13 supports a range of transport modes and identifies the key considerations for development proposals across the Parish. This policy approach is in general conformity with Core

Whittington Neighbourhood Plan		Strategic Development Plan Policy	
Policy No.	Policy title	Policy	Comments on conformity
			Strategy policy GD4 which seeks to promote sustainable access and minimise the need for journeys, whilst maximising the number of journey made by means other than by the private car.
WNP 14	Active travel routes	TDCS: GD4,	WNP 14 supports the provision of new and the protection of active travel routes. This approach is in general conformity with Core Strategy policy GD4 seeks to promote sustainable access and minimise the need for journeys, whilst maximising the number of journey made by means other than by the private car.

## 5. EU obligations

### European Convention on Human Rights

- 5.1 Throughout the preparation of the WNP emphasis has been placed to ensure that no sections of the community have been isolated or excluded. The WNP is fully compliant with the requirements of the European Convention on Human Rights. There is no discrimination stated or implied, nor any threat to the fundamental rights guaranteed under the Convention.

### Strategic Environmental Assessment

- 5.2 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.
- 5.3 To ascertain if a SEA of the WNP was required a screening exercise was undertaken by NCC. This concluded, that in the opinion of NCC, SEA was not required<sup>2</sup>.

### Habitats Regulations

- 5.4 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 provisions set by the amended Conservation of Habitats and Species Regulations (2010) to assess the effects of the Neighbourhood Plan on European Sites. The stages involved in a HRA are:
- Screening - to ascertain whether or not plans or proposals would give rise likely significant effects on European Sites;
  - Appropriate Assessment - to identify whether there will be an adverse effect on European Site integrity; and
  - Subsequent procedures where significant effect on integrity of European Sites remains.
- 5.5 A HRA screening exercise was carried out by NCC. This concluded, in the opinion of Northumberland County Council, that an Appropriate Assessment was not required<sup>3</sup>.

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

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

## 6. Conclusion

- 6.1 This statement, which is required under Regulation 15 of the Town and Country Planning (Neighbourhood Planning) Regulations 2012 has demonstrated that the WNP:
- has regard to national policies and advice contained in guidance issued by the Secretary of State;
  - will contribute to the achievement of sustainable development;
  - is in general conformity with the strategic policies of the Development Plan for the area which for the time being remains the Tynedale District Local Development Framework Core Strategy and the Tynedale District Local Plan; and
  - does not breach, and is compatible with European Union obligations.
- 6.2 The WNP also complies with the legal requirements set out in Paragraph 8(1) of Schedule 4B to the Town and Country Planning Act 1990.



## Appendix 1: Neighbourhood area designation document

**Neighbourhood Area Designation Application Decision Document**

**Neighbourhood Planning (General) Regulations 2012 Regulation (Regulation 7)**

**DECISION REGARDING APPLICATION FOR DESIGNATION OF WHITTINGTON PARISH AS A NEIGHBOURHOOD AREA**

In accordance with Neighbourhood Planning (General) Regulations 2012 (Regulation 7) Northumberland County Council hereby gives notice on the designation of the Civil Parish of Whittington as the "Whittington Neighbourhood Area" for the purposes of neighbourhood planning under Section 61G(1) of the Town and Country Planning Act 1990 as amended. The designated area is shown on the attached map.

Under Section 61H(1) of the Town and Country Planning Act 1990 as amended, the area has not been designated as a business neighbourhood area because it is not wholly or primarily business in nature. The relevant designation information is set out below:

Name of Neighbourhood Area	Whittington
Relevant qualifying body	Whittington Parish Council
Consultation period	29 January 2016 to 29 February 2016
Decision Published	02 March 2016

**1. Determination**

Is the organisation making the area application the relevant body under section 61G(2) of the 1990 Act?	Yes
Is the neighbourhood area considered appropriate under section 61G (4)?	Yes
Does the area overlap another designated area? (Section 61G(7))	No
For joint area applications, have all relevant parish councils given their consent for inclusion of all or part of their area? (Section 61G(2))	N/A
Were any comments received during the consultation period?	Yes
Summary of comments received	A total of 26 representations were made during this period. 24 of these representations expressed general support for the designation of a Neighbourhood Area for Whittington; one representation was received from an adjoining parish council stating that they had no objection to the Area Designation; and one representation was supportive and expressed the view that a Neighbourhood Plan in the area should consider the location and type of houses within the Parish.

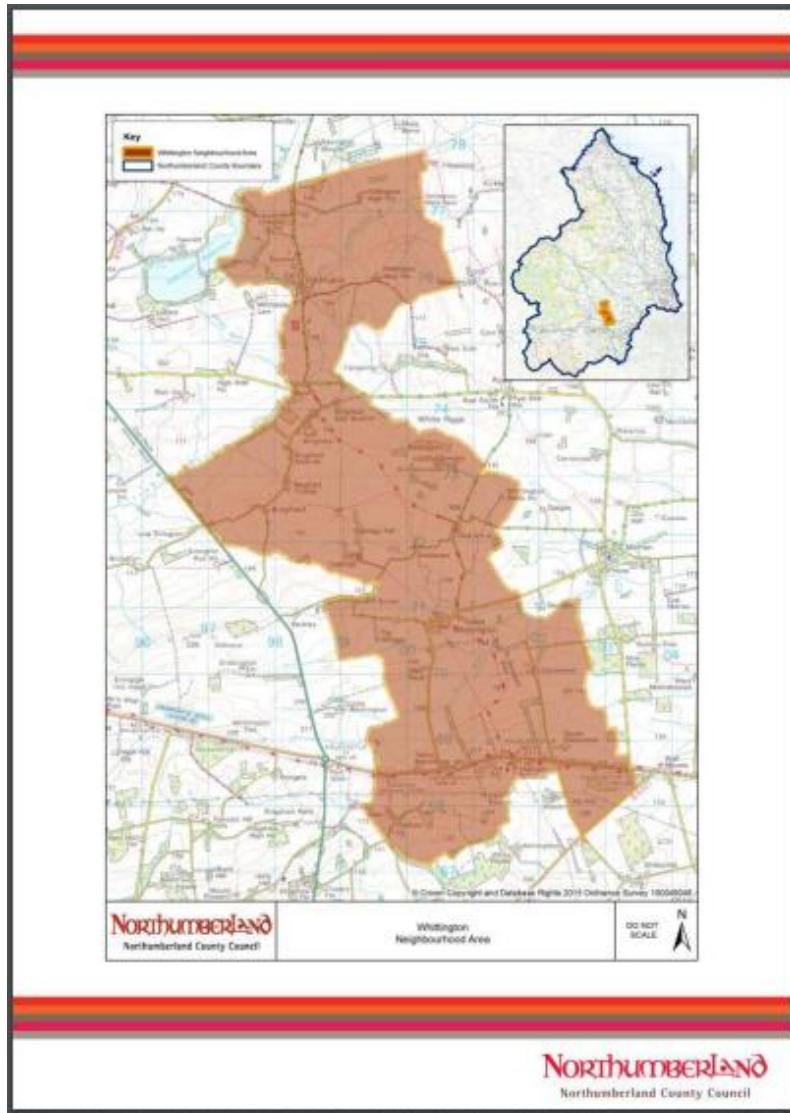
**NORTHUMBERLAND**  
Northumberland County Council

Are any modifications required to this or any adjoining neighbourhood area?	No
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**2. A) Parish/Parishes comprising the neighbourhood area**  
Whittington Parish

**B) Map of the neighbourhood area**  
See attached

**NORTHUMBERLAND**  
Northumberland County Council



## Appendix 2: Development Plan – strategic policies

**NORTHUMBERLAND**

Northumberland County Council

### Neighbourhood Plans: Basic Conditions Statements

#### Strategic Policies in the Development Plan

##### Introduction

1. This note is intended to support neighbourhood planning groups in the preparation of their ‘basic conditions statement’, specifically in relation to the need to demonstrate general conformity with current development plan policies. It briefly sets out the background to this requirement then defines the strategic policies set out in the development plan covering the neighbourhood area.
2. Regulation 15 of The Neighbourhood Planning (General) Regulations 2012, as amended, requires that certain specified information is provided alongside a draft neighbourhood development plan when it is submitted to the local planning authority. In summary, this information is:
  - (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
  - (b) a consultation statement;
  - (c) the proposed neighbourhood development plan;

(d) a '**basic conditions statement**'; and

(e) (i) an environmental report, or

(ii) a screening opinion indicating that an environmental report is not required.

3. The '**basic conditions statement**' is a requirement of the Regulations. Its purpose is to allow the parish council submitting the neighbourhood plan to demonstrate how their plan has met a set of 'basic conditions' which are prescribed in legislation. The basic conditions statement must demonstrate that the policies in the plan:

- are in general conformity with the **strategic policies** in the development plan for the area
- have been prepared having regard to national policies and guidance;
- contribute to the achievement of sustainable development; and
- are not in conflict with European Union obligations on human rights and the environment

4. A definition of **strategic policies** is given in the National Planning Policy Framework (2012) at paragraph 156. It is expected that Local Plans should include strategic policies to deliver the following:

- *homes and jobs needed in the area;*
- *retail, leisure and other commercial development;*
- *infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);*
- *health, security, community and cultural infrastructure and other local facilities; and*
- *climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.*

5. The strategic policies in the current development plan covering the neighbourhood plan area have been identified by the County Council as local planning authority. These are set out in Appendix A to this note.

## Appendix A

### Whittington Neighbourhood Plan

The current statutory development plan for the Whittington Neighbourhood Area within the Local Planning Authority area covered by Northumberland County Council is the Tynedale Local Development Framework Core Strategy (2007) and the 'saved' policies of the Tynedale District Local Plan (2000). The strategic policies are listed below. The policies in the Whittington 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 Whittington Neighbourhood Area are as follows:

#### **Tynedale Local Development Framework Core Strategy (Adopted October 2007)**

- **Policy GD1:** General location of development
- **Policy GD2:** Prioritising sites for development
- **Policy GD3:** Green Belt
- **Policy GD4:** Principles for transport and accessibility
- **Policy GD5:** Flood risk
- **Policy NE1:** Principles for the natural environment
- **Policy NE2:** Strategic green spaces
- **Policy BE1:** Principles for the built environment
- **Policy H1:** Principles for housing
- **Policy H2:** Housing provision and management of supply
- **Policy H3:** Location of new housing
- **Policy H6:** Change of use of existing buildings to housing
- **Policy H7:** Meeting affordable housing needs
- **Policy H8:** Affordable housing on market sites

- **Policy EDT1:** Principles for economic development and tourism
- **Policy EDT2:** Employment land provision
- **Policy EDT3:** Employment development in the open countryside
- **Policy EDT4:** Tourism development in the open countryside
- **Policy RT1:** Principles for town centres and retailing
- **Policy CS1:** Community service and facilities
- **Policy EN1:** Principles for energy
- **Policy EN3:** Energy conservation and production in new developments

#### **Tynedale District Local Plan Saved Policies (Adopted October 2000)**

- Policy GD6: Car parking standards outside the built-up areas of Hexham, Haltwhistle, Prudhoe and Corbridge
- Policy GD9: Car parking standards for people with impaired mobility
- Policy NE7: New buildings in the Green Belt
- Policy NE8: New dwellings in the Green Belt
- Policy NE13: Other employment sites in the Green Belt
- Policy NE14: Use of existing buildings in the Green Belt
- Policy NE17: Development in the setting of Hadrian's Wall World Heritage Site
- Policy BE26: Hadrian's Wall World Heritage Site
- Policy H4: Commuter Pressure Area housing site allocations
- Policy H6: Land safeguarded to meet possible future housing needs of Hexham
- Policy H15: Additional small housing developments within the Rural Area
- Policy ED1: Land allocated for employment development
- Policy ED1a: Hexham Goods Yard employment site
- Policy ED5: Development permitted in existing employment areas
- Policy LR3: Protection of open space facilities
- Policy LR8: Sites for outdoor sport and recreation