

**BASIC CONDITIONS STATEMENT FOR WOOLER  
NEIGHBOURHOOD PLAN – SUBMISSION VERSION  
2020 - 2036**

**February 2020**

# Wooler Neighbourhood Plan – Basic Conditions Statement

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## 1.0 Introduction

- 1.1 This statement sets out how the Wooler Neighbourhood Plan has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended), hereafter referred to as ‘the Regulations’, and how the basic conditions of neighbourhood planning and other considerations have been met as prescribed by Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 (as amended) (the 1990 Act). The statement has been prepared by Wooler Parish Council as the qualifying body for the designated neighbourhood plan area.
- 1.2 The SEA and Habitats Regulations Screening Reports are submitted as separate appendices to this document. The Wooler Neighbourhood Plan was screened ‘in’ for SEA, and an Environmental Report has been produced, and is submitted alongside the Plan. The Wooler Neighbourhood Plan was screened ‘in’ for requiring a Habitats Regulations Assessment and that Assessment is submitted alongside the Plan.
- 1.3 Below is a brief introduction to the Wooler area and why the Wooler Neighbourhood Plan has been prepared. The remaining sections of the document provide evidence as to how the Neighbourhood Plan meets the basic conditions as set out in the Neighbourhood Planning Regulations 2012 (as amended).

### Why Wooler needs a Neighbourhood Plan

- 1.4 The community in the town of Wooler want to see the right kind of development in their area, to meet their needs and those of future generations. The formulation of a Neighbourhood Plan for Wooler has been underway since initial consultation in 2015. It was clear that there was much public support for the production of a Neighbourhood Plan, and this has been borne out by the amount of support that has been received from the public throughout the process.
- 1.5 Wooler is a small market town with a population of just under 2000 which is expected to grow in the coming years. The town also serves a wider area of North Northumberland, as a service and retail centre. Wooler is also a starting point for many visitors to the Northumberland National Park. A number of key issues related to the town are addressed, where possible, through planning policies.
- 1.6 The Neighbourhood Plan therefore takes much of the planning related aspirations from the community consultation that has taken place and transforms them into planning policies deliverable through the Neighbourhood Plan. Non-planning matters will be managed separately through the list of Community Projects which can be found at the end of the Plan.

## 2.0 Legal Requirements

### Submission Documents

- 2.1 All the documents required by part 5, paragraph 15 of the Regulations are included in the submission documents accompanying the Wooler Neighbourhood Plan. Those requirements include provision of the following:

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

- 2.2 A Policies Map is contained within the main body of the neighbourhood plan, showing detail in relation to relevant policy in the Plan. The Policies Map was produced with the assistance of

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Northumberland County Council. It is considered that the maps included within the Neighbourhood Plan give enough clarity to give context to the policies.

- 2.3 The Policies Map relates to the area covering the town of Wooler itself, and the wider parish.

### A Consultation Statement

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

### The proposed neighbourhood development plan

- 2.5 The Wooler Neighbourhood Plan (2020 – 2036) has been submitted.

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

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

**An environmental report prepared in accordance with paragraphs (2) and (3) of regulation 12 of the Environmental Assessment of Plans and Programmes Regulations 2004; or where it has been determined under regulation 9(1) of those Regulations that the plan proposal is unlikely to have significant environmental effects (and, accordingly, does not require an environmental assessment), a statement of reasons for that determination.**

- 2.7 A screening opinion was sought from Northumberland County Council and the Northumberland National Park Authority during the Plan preparation period. The Screening Opinion was that a Strategic Environmental Assessment, and the Environmental Report is included in the submission documents. A Screening Opinion was also sought as to whether an Appropriate Assessment would be required under the Habitats Regulations. It was concluded that this would also be required, and a copy of that Screening Opinion and subsequent Habitats Regulations Assessment is submitted with the Plan.

### The draft Plan is Being Submitted by a qualifying body

- 2.8 This draft Plan is submitted by Wooler Parish Council, which is the qualifying body. The Plan has been prepared by the Wooler Neighbourhood Plan Steering Group, which was given delegated authority under a clear Terms of Reference agreed by the Parish Council. The Steering Group consists of local representatives from the Parish Council, local residents and representatives of local interest groups.
- 2.9 The Parish of Wooler (forming the Plan area for the Wooler Neighbourhood Plan) is entirely within Northumberland County. Parts of the Neighbourhood Area are also within the

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Northumberland National Park Authority. A Neighbourhood Area application was submitted under the Neighbourhood Planning Regulations 2012 (part 2 section 6) to Northumberland County Council and to Northumberland National Park Authority. Northumberland County Council approved the application on 22<sup>nd</sup> April 2015. and the Northumberland National Park Authority approved the application on 19<sup>th</sup> January 2016.

- 2.10 Copies of the Neighbourhood Area designation documents are available on the Northumberland County Council website which can be found here: <https://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Neighbourhood%20Planning/Wooler-area-designation-decision-report.pdf>.
- 2.11 They are also available on the Northumberland National Park Authority website and can be found here: <https://www.northumberlandnationalpark.org.uk/wp-content/uploads/2017/07/Notice-of-Area-Designation-Wooler.pdf>
- 2.12 The Parish of Wooler was therefore designated as a Neighbourhood Area for the purposes of section 61(G) of the 1990 Act.

### **What is being proposed is a neighbourhood development plan**

- 2.13 The Wooler Neighbourhood Plan contains policies that relate to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012 (as amended).

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

- 2.14 The draft Plan identifies a 16-year period to which it relates as 2020 to 2036.

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

- 2.15 The policies do not relate to excluded development.

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

- 2.16 The neighbourhood plan proposal relates to the Wooler Neighbourhood Area, which is the designated neighbourhood area consisting of the Parish of Wooler. The Plan does not contain policies or proposals that relate to any other area. There are no other neighbourhood plans relating to this designated neighbourhood area.

### 3.0 Basic Conditions

#### What are the Basic Conditions?

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

1. Having appropriate regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
2. The 'making' of the neighbourhood plan contributes to the achievement of sustainable development;
3. The 'making' of the neighbourhood 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);
4. The 'making' of the neighbourhood plan does not breach, and is otherwise compatible with, retained EU obligations;
5. The 'making' of the neighbourhood plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.

#### **Basic Condition 1: Having appropriate regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan**

- 3.2 National Planning Practice Guidance states (Paragraph: 070 Reference ID: 41-070-20140306): 'A qualifying body is advised to set out in its basic conditions statement how they have had regard to national policy and considered whether a particular policy is or is not relevant. A qualifying body is encouraged to set out the particular national policies that it has considered, and how the policies in a draft neighbourhood plan or the development proposals in an Order take account of national policy and advice.'
- 3.3 How the Wooler Neighbourhood Plan has regard to national policies and advice contained in guidance issued by the Secretary of State is contained in Table 1.

#### **Basic Condition 2: The 'making' of the neighbourhood plan contributes to the achievement of Sustainable Development**

- 3.4 The purpose of the planning system is to contribute to the achievement of sustainable development. The objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 3.5 Achieving sustainable development means the planning system has three interdependent objectives, related to the economy, society and the environment. These are identified in paragraph 8 of the NPPF as economic objectives, social objectives and environmental objectives.
- 3.6 The Wooler Neighbourhood Plan focuses, in Part I, on Sustainable Development. It has a policy to support Sustainable Development (Policy 1), and the rest of the plan weaves in the concept of sustainable development through policies to support economic, social and environmental objectives.

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### Economic Objectives

‘to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure’ [para 8 NPPF]

- 3.7 Wooler Neighbourhood Plan has a number of policies to support the local economy in the Neighbourhood Area. In particular, Part IV of the Plan has a set of policies

### Social Objectives

‘to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being’ [para 8 NPPF]

- 3.8 Part III of the Plan focuses on housing, and the provision of housing for sectors of the community who are in need, as well as on providing more market housing to encourage growth to support local services and facilities. Part VI of the Plan is entitled ‘Community Life’, and seeks to deliver a range of social benefits, including the designation of Local Green Spaces, and the identification of community facilities, as well supporting the provision of new community facilities.

### Environmental Objectives

To contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land; helping to improve biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change including moving to a low carbon economy.

- 3.9 The Wooler Neighbourhood Plan has a number of policies that support the environmental objectives for sustainable development. Part V of the Plan focuses on landscape, the natural environment, as well as heritage. This section includes a number of policies to protect the environment, and enhance the environment. Part I also contains specific policies relating to the Northumberland National Park, and an additional Policy 1A which was inserted following the Habitats Regulations Assessment. In combination, these policies deliver on locally relevant environmental objectives in relation to sustainable development.
- 3.10 In addition, the Wooler Vision Statement, which comprises a series of objectives, in combination, clearly demonstrate that the Plan is promoting sustainable development.
- 3.11 It is therefore considered that this Plan will contribute to the achievement of sustainable development as defined in the NPPF and therefore meets the second Basic Condition. Table 1 assesses each policy in the Plan against the objective of delivering sustainable development.

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### Basic Condition 3: That the Neighbourhood Plan is in General Conformity with Strategic Local Policy

- 3.12 The Wooler Neighbourhood Plan area lies entirely within Northumberland County Council. On 1<sup>st</sup> April 2009, Northumberland County Council became a unitary authority, and therefore the Local Planning Authority for the area. Prior to this, the Neighbourhood Area was in within the Berwick-upon-Tweed Local Planning Authority area. The western section of the Neighbourhood Area also lies partly within the Northumberland National Park Authority area (which is within the County of Northumberland; the Northumberland National Park is the Local Planning Authority for that area).
- 3.13 Northumberland County Council has yet to produce a Local Plan for the County (although the emerging Local Plan has now been submitted (29<sup>th</sup> May 2019) and is undergoing examination. The current Development Plan therefore consists of ‘saved’ policies in the Berwick-upon-Tweed Local Plan (1999). Northumberland National Park Authority is also preparing a new Local Plan, but this is not yet ‘made’, and the relevant strategic policies for the part of the Neighbourhood Area which is within the Northumberland National Park Authority area are contained within the Northumberland National Park Core Strategy (2009).
- 3.14 Northumberland County Council and the Northumberland National Park Authority have provided the Parish Council with a list of policies they consider to be ‘strategic’ for the purposes of meeting this basic condition. Appendix A contains the identified strategic (saved) Policies from the Berwick upon Tweed Local Plan (1999) and the Northumberland National Park Authority Core Strategy (2009).
- 3.15 The neighbourhood plan must be in ‘general conformity’ with strategic local policy. Paragraph 074<sup>1</sup> of the National Planning Practice Guidance gives an explanation of what is meant by ‘general conformity’:
- ‘When considering whether a policy is in general conformity a qualifying body, independent examiner, or local planning authority, should consider the following:
- whether the neighbourhood plan policy or development proposal supports and upholds the general principle that the strategic policy is concerned with.
  - the degree, if any, of conflict between the draft neighbourhood plan policy or development proposal and the strategic policy.
  - whether the draft neighbourhood plan policy or development proposal provides an additional level of detail and/or a distinct local approach to that set out in the strategic policy without undermining that policy.
  - the rationale for the approach taken in the draft neighbourhood plan and the evidence to justify that approach.’
- 3.16 Each policy in the plan has been tested against the relevant strategic policies. This section will summarise the relevant strategic policies in relation to each policy in the Wooler Neighbourhood Plan and assess whether the policy is in conformity.
- 3.17 Conformity with strategic policies in the Berwick upon Tweed Local Plan and the Northumberland National Park Authority Core Strategy are set out below in tabular form.

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<sup>1</sup> (Reference ID: 41-074- 20140306)



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- 3.18 The conclusions in Table 1 highlight three areas of slight conflict with local strategic policy contained in the Berwick upon Tweed Local Plan (1999) and the Northumberland National Park Core Strategy (2009). These areas of conflict are highlighted in orange in the table. There have been significant changes in the local context and in national planning policy since these policies were written, and it is considered that the level of conflict is minimal.
- 3.19 A summary of areas of conflict are identified as follows. There are no conflicts identified with the emerging Northumberland Local Plan. All conflicts identified are with the older local plans.

### **Policy 4.3 conflicts with Policy W22 in the Berwick upon Tweed Local Plan**

However, due to the date of the Berwick upon Tweed Local Plan, and the fact that the site, as currently allocated, has not come forward for development, it is considered appropriate to take a revised view at how new development on this site could be best delivered, rather than the site remaining dormant. It is considered that this conflict should not mean that the Plan fails to meet the basic conditions. The WNP proposes a more pro-active means of delivering development on the site, which is in conformity with policy elsewhere in the development plan, and in conformity with national planning guidance.

### **Policy 5 conflicts with Policy S5 in the Berwick upon Tweed Local Plan and Policy 7 and Policy 10 in the Northumberland National Park Core Strategy (2009)**

Policy 5 supports the provision of housing in a range of scenarios, including conversion of buildings and development in identified settlements. This conflicts with the Berwick upon Tweed Local Plan S5, because it identifies settlements that are not identified in the Berwick upon Tweed Local Plan (i.e. settlements that would have hitherto been considered to be in the 'open countryside'. However, due to the date of the Berwick upon Tweed Local Plan, and National Planning Guidance on development in rural areas, it is considered that, despite the conflict with the Berwick upon Tweed Local Plan, Policy 5 does accord with National Planning Policy.

There is also some conflict identified with Policies 7 and 10 in the Northumberland National Park Core Strategy, which takes a restrictive approach to conversions of dwellings, which is also considered to no longer be aligned to national planning policy on this matter. Policy 10 seeks to ensure that all new housing development is for local occupancy. In reality, the part of the National Park that is in the Neighbourhood Area is unlikely to come forward for development, as it is (apart from one or two dwellings) entirely in the open countryside. Officers at NNPA and NCC have not objected or identified any conflict with their existing or emerging plans. It is considered that this policy should therefore meet the basic conditions.

**Policy 11 (employment land designation) is not in conformity with Policy W20 of the Berwick upon Tweed Local Plan** which proposes a strict restriction on uses on the site to B1, B2 and B8 whereas the WNP seeks to support a wider range of uses on the site. The approach being taken in the WNP is more consistent with national planning policy and emerging planning policy, and it is considered that it should not fail to meet the basic conditions because of this identified conflict.

- 3.20 An assessment of conformity with current national policy indicates there are no conflicts with national planning policy, or national planning practice guidance.
- 3.21 There have been a number of meetings and consultations with planning officers at

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Northumberland County Council and Northumberland National Park Authority to ensure that the Wooler Neighbourhood Plan is in accordance with emerging policy in the Northumberland Local Plan and the emerging Northumberland National Park Local Plan.

- 3.22 The emerging Publication Draft Northumberland Local Plan (Regulation 19) was submitted on 29<sup>th</sup> May 2019 and is undergoing examination. The Table below includes a brief assessment with regard to the draft plan, and the Neighbourhood Plan has been prepared positively with regard to emerging policy in the draft Northumberland Local Plan.

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**Table 1: Policies in the submission Wooler Neighbourhood Plan tested against Basic Conditions 1, 2 and 3**

### PART I: SUSTAINABLE DEVELOPMENT

Policy 1: Supporting Sustainable Development		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This policy has regard to the NPPF and the purpose of the planning system in contributing to sustainable development. This policy focuses on bringing other policies in the Plan into context under a single policy on sustainable development, which seeks to encourage development which achieves economic, social and environmental objectives.</p>	<p>This policy contributes to the achievement of sustainable development by supporting new dwellings, employment opportunities and community, health, and educational facilities.</p>	<p><b>Berwick-upon-Tweed Local Plan (1999)</b></p> <p>This policy conforms to strategic policy in the. Although there are no specific policies in relation to sustainable development, Policy 1 is in accordance with other strategic policy in the Berwick upon Tweed Local Plan.</p> <p><b>The Northumberland National Park Authority Core Strategy (2009)</b> has policies on sustainable development. Policy 1 requires a ‘sustainability statement’ to be submitted with all planning applications in the National Park. Policy 2 relates to climate change and encouraging sustainable development to mitigate and adapt to the impacts of climate change. Policy 1 is not in conflict with these policies. All site-specific proposals outlined in the Neighbourhood Plan are entirely outside the National Park area.</p> <p><b>Submission Draft Northumberland Local Plan (NLP):</b></p>

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		<p>The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy STP1 (Spatial Strategy) which identifies Wooler as a ‘Service Centre’; STP2 (Presumption in favour of sustainable development) and STP3 (Principles of sustainable development and STP5 (Health and Wellbeing).</p> <p><b>NNPA Local Plan (emerging)</b></p> <p>The proposed policy would not be in conflict with emerging policy contained in the Northumberland National Park Authority Publication Draft Plan (May 2019). Strategic policies are ST1 (Sustainable Development), ST2 (General Development Principles), ST3 (Major Development), ST4 (Spatial Strategy) and ST5 (New Housing)</p>
Policy 1A: Discharge into the Rivers Till and Tweed		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>Chapter 15 of the NPPF is about conserving and enhancing the natural environment. This policy (which has been requested by Natural England as a result of the Habitats Regulations Assessment) will ensure that the Till Catchment Rivers SSSI and SAC will be protected from harmful phosphorus. The policy is time limited; once the equipment to remove phosphorus from the Wooler Sewage</p>	<p>This policy ensures that areas that have the highest level of environmental protection (SSSI and SAC) are protected from potential harm until such time as equipment is installed to prevent this harm. This is consistent with the principles of sustainable development.</p>	<p><b>This policy is not relevant to strategic planning policy and has been specifically incorporated as a result of the Habitats Regulations Assessment.</b></p>

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Treatment Works is complete, the policy will no longer be required.		
Policy 2: Major Development in the National Park		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
Paragraph 172 in the NPPF states that planning permission should be refused for major development in National Parks, other than in exceptional circumstances.	This policy contributes to the achievement of sustainable development by ensuring that the places that have the highest designations (in this case, the Northumberland National Park) receives the highest level of protection from major development.	<p><b>Berwick-upon-Tweed Local Plan (1999)</b></p> <p>This policy is not relevant to the area of the Plan which is inside the Northumberland National Park Authority Area.</p> <p><b>Northumberland National Park Core Strategy (2009)</b></p> <p>Policy 4 in the NNPA Core Strategy refers to Major Development in the National Park and states that major development will only take place in exceptional circumstances where proven to be in the public interest. This is broadly compatible with more recent planning policy contained in the NPPF, and with proposed Policy 2 in the draft Wooler Neighbourhood Plan.</p>
Policy 3: Locally Distinctive and High-Quality Design		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)

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<p>Policy 3 has regard to National Planning Policy contained in various chapters of the NPPF. This is a cross-cutting policy which covers a number of matters in relation to amenity, landscaping and the local environment. The policy, combined with its supporting text, seeks to provide locally specific advice about what kind of development will be supported in the Parish, without being overly prescriptive. The policy seeks to ensure high quality and locally distinctive design, reflecting the character of the area. Paragraph 184 of the NPPF states that ‘plans should set out a positive strategy for the conservation and enjoyment of the historic environment’. It is considered that this policy is consistent with the principles set out in paragraph 185. Paragraph 12 of the NPPF is about ‘achieving well-designed places’. This policy is also related to design. Paragraph 130 states that ‘permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.’ It is considered that this approach is in line with National Planning Policy which supports high quality design and states that poor design should not be supported.</p> <p>Paragraph 125 states that ‘Neighbourhood plans can play an important role in identifying the</p>	<p>This policy contributes to the achievement of sustainable development, by seeking to conserve and enhance the character of the area through high quality development which respects the needs of the people in the Parish, and respects the high quality historic and natural environment in the area. This policy therefore seeks to integrate sustainable development principles into new development as part of high quality design.</p>	<p><b>Berwick-upon-Tweed Local Plan (1999)</b></p> <p>Relevant strategic policy in the Berwick upon Tweed Local Plan is contained in Policies F1 (Environmental Wealth), F4 (Intermediate Areas of Landscape Value), F12 and F13 (Trees, Woodlands, Hedgerows). These policies seek to conserve and enhance identified landscapes which are also identified in Policy 3. Other criteria are not covered by strategic policy in this plan.</p> <p><b>Northumberland National Park Core Strategy (2009)</b></p> <p>Strategic policy in the Northumberland National Park Core Strategy in relation to new development is relevant; there are no conflicts identified with these policies.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b></p> <p>The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy STP3 (Principles of sustainable development) and Policy QOP1 (Design principles).</p> <p><b>Emerging NNPA Local Plan</b></p> <p>The policy is consistent with strategic policies identified in the NNPA Local Plan and in particular Policy ST2.</p>
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special qualities of each area and explaining how this should be reflected in development'. Chapter 15 is about conserving and enhancing the natural environment. Paragraph 180 (part c) refers to limiting the impacts of light pollution and paragraph 174 (part b) states that plans should pursue opportunities for securing net gains for biodiversity.		
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### PART II DEVELOPMENT ALLOCATIONS

Policy 4: Sites Allocated for Development		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>Paragraph 13 of the NPPF is clear that neighbourhood plans should support the strategic development needs set out in Local Plans, including policies for housing and economic development. The Wooler Neighbourhood Plan therefore seeks to meet objectives for housing set out in the emerging Local Plan, and in particular, to meet the identified housing requirement for the Wooler Neighbourhood Area. The proposed housing site allocations, along with already committed sites for housing, meet that need, and the Plan therefore meets this basic condition. Not all the site allocations are for housing. Other site allocations are for community and recreation and economic development. These uses do not mean that the Wooler Neighbourhood Plan cannot meet its housing requirement.</p> <p>National Planning Practice Guidance (Paragraph 097) states: In order for a neighbourhood plan to meet the criteria set in paragraph 14b of the</p>	<p>This policy contributes to the achievement of sustainable development. It particularly delivers on the social objective by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations, and by fostering a well-designed and safe built environment. Detailed policies for each proposed site allocation seek to ensure that sites identified are developed in a manner which secures the best quality development. Other policies in the plan, in relation to housing, seek to secure other objectives, such as provision of affordable housing, community housing, and housing for older people.</p>	<p><b>Berwick-upon-Tweed Local Plan (1999)</b> Each site is assessed against relevant policy in the Berwick-upon-Tweed Local Plan. There are some conflicts, and these are highlighted where relevant.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b> The policy is in general conformity with emerging strategic policy in the NLP. There are no conflicts with specific site allocations.</p> <p><b>Northumberland National Park Core Strategy (2009)</b> <i>None of the proposed site allocations are within the Northumberland National Park Authority Area.</i></p>



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Framework, the ‘policies and allocations’ in the plan should meet the identified housing requirement in full, whether it is derived from the standard methodology for local housing need, the housing figure in the area’s strategic policies, an indicative figure provided by the local authority, or where it has exceptionally been determined by the neighbourhood planning body. For example, a neighbourhood housing requirement of 50 units could be met through 2 sites allocated for 20 housing units and a policy for a windfall allowance of 10 units. However, a policy on a windfall allowance alone would not be sufficient.

The identified minimum housing requirement for the Neighbourhood Area is 170 dwellings. This figure has been provided in accordance with paragraph 65 of the NPPF. This figure is shown in draft Policy HOU3 in the emerging Northumberland Local Plan (Reg.19 version). The background housing evidence paper supporting the Wooler Neighbourhood Plan shows how this requirement is largely already met through site allocations, and an allowance for windfall development, which has been calculated with the assistance of Northumberland County Council.

The site allocations combined, along with existing commitments (139 planning approvals already

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exist and are identified for information on the Local Plan Policies Map) and a windfall allowance, mean that the Plan will ensure that sufficient housing is provided over the Plan period. The existing commitments amount to at least 139 approvals, with the site allocations providing another 65 units. This means a total of at least 204 have been planned for (and this figure does not include other windfall approvals, development that has already started, and future windfall sites).

Paragraph 118 states that planning policies should ‘promote and support the development of under-utilised land and buildings, especially if this would help to meet the identified needs for housing where land supply is constrained and available sites could be used more effectively.’

Detail on all site allocations can be found in the evidence base papers. All site allocations are in line with national planning policy. All are within the built-up area of Wooler, and in sustainable locations in terms of access to services and facilities. All site allocations policies seek to ensure that the historic environment (where relevant), safe access, and high-quality landscaping are incorporated into schemes, and any local site-specific factors are also

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Policy 4.1 Land at the former First School Site off Burnhouse Road (Site 1) (10 dwellings)		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This site allocation is consistent with principles outlined in the NPPF to maximise the use of land, as set out in Paragraph 118. This is a partially brownfield site.</p> <p>This site allocation is consistent with principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that this site is suitable for housing.</p> <p>The site is also allocated for other community uses, and in particular for the extension to the burial ground which has been identified as a necessity.</p>	<p>Maximising the use of land contributes to the achievement of sustainable development. The site is in a highly accessible location, close to services and facilities and public transport. The site would provide an amount of housing and affordable housing to meet the required housing need in the Neighbourhood Area.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>This site is not allocated in the Berwick-upon-Tweed Local Plan. This allocation seeks to bring the site forward in the Wooler Neighbourhood Plan and has specific requirements for its development to ensure the important character of the site is incorporated into any scheme.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b></p> <p>The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this site-specific policy in the Wooler Neighbourhood Plan.</p> <p>The WNP estimates delivery of at least 10 dwellings on this site.</p> <p><i>The site is not within the Northumberland National Park Authority Area.</i></p>
Policy 4.2 Land South of the Martins (Site 2) (40 dwellings)		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)

## Wooler Neighbourhood Plan – Basic Conditions Statement

Planning policy and Practice)	achievement of sustainable development)	strategic planning policy)
<p>This site allocation is consistent with principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that this site is suitable for housing. It is anticipated that the site could deliver approximately 40 dwellings, with an appropriate mix of market and affordable housing.</p>	<p>The provision of housing in Wooler will contribute to the social aspects of the achievement of sustainable development. The site is in a highly accessible location, close to services and facilities and public transport. The site would provide a significant amount of housing and affordable housing to meet the required housing need in the Neighbourhood Area.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>This site is not allocated in the Berwick-upon-Tweed Local Plan. The site was at one time allocated for recreational purposes under policy R15, but this policy was not saved. This proposed allocation seeks to bring the site forward in the Neighbourhood Plan and has specific requirements for its development; most notably, the need to provide an alternative football facility within the town when the site is developed for housing.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b></p> <p>The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this site-specific policy in the Wooler Neighbourhood Plan.</p> <p>The Neighbourhood Plan seeks to deliver as a minimum 40 dwellings on the site.</p> <p><i>The site is not within the Northumberland National Park Authority area.</i></p>
Policy 4.3 Land on South Road known as Redpath’s/Ferguson’s Yard (Site 3) (Mixed uses including residential)		

## Wooler Neighbourhood Plan – Basic Conditions Statement

Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This site allocation is consistent with principles outlined in the NPPF to maximise the use of land, as set out in Paragraph 118.</p> <p>This site allocation is consistent with principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that this site is suitable for housing. The site is also allocated for other uses should they come forward, and as such is consistent with regeneration objectives contained in the NPPF.</p>	<p>This site is a brownfield site in an accessible location, close to services, facilities and public transport. The site could contribute to the supply of housing in the Neighbourhood Area, although the allocation allows for a mix of uses. The aim of the allocation is to bring forward development here and regenerate this part of Wooler that has been an eyesore for some time. This is consistent with wider sustainability objectives in Wooler.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>The site is not currently allocated for housing in the Berwick upon Tweed Local Plan. However, the site is allocated under Policy W22 as a site for mixed use development. The proposed allocation directly conflicts with this Policy W22, as Policy W22 only allows for Classes C2 and D1 uses. It is considered that, as this site has not so far come forward for the uses allocated, it is reasonable to allocate the land for a wider range of uses in order to deliver development here to support the local economy.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b></p> <p>The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this site-specific policy in the Wooler Neighbourhood Plan. The allocation is also consistent with other emerging policy in the NLP in terms of tourist attractions and supporting the local economy.</p> <p><i>The site is not within the Northumberland</i></p>

## Wooler Neighbourhood Plan – Basic Conditions Statement

		<i>National Park Authority area.</i>
Policy 4.4 Land at Burnhouse Road (Site 4) (10-15 dwellings)		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This site allocation is consistent with principles outlined in the NPPF in paragraph 69: ‘Neighbourhood planning groups should also consider opportunities for allocating small and medium-sized sites suitable for housing in their area’. The background evidence base document establishes that this site is suitable for housing. The allocation proposes 10 – 15 dwellings on the site</p>	<p>Maximising the use of land contributes to the achievement of sustainable development. The site is in a highly accessible location, close to services and facilities and public transport. The site would provide a locally significant amount of housing and affordable housing to meet the required housing need in the Neighbourhood Area. Site specific policies seek to ensure that the proximity of the Conservation Area is carefully considered in any future design, and that landscaping is a key component.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>The site is not currently allocated for housing in, but the site is an infill site within the Main Town of Wooler, and development here for housing would be in conformity with strategic policy in the Berwick upon Tweed Local Plan.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b></p> <p>The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. <i>The site is not within the Northumberland National Park Authority area.</i></p>
Policy 4.5 Land East of the Auction Mart (Site 5) (Employment land)		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This site is allocated for employment use. It is directly adjacent to existing employment land,</p>	<p>Maximising the use of land contributes to the achievement of sustainable development. The</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>The site is not currently allocated in the strategic</p>

## Wooler Neighbourhood Plan – Basic Conditions Statement

and therefore considered to present an important opportunity to allow the employment land to expand. This site allocation is consistent with principles outlined in the NPPF in paragraph 80. Planning policies should help create the conditions in which businesses can invest, expand and adapt. Paragraph 83 refers to supporting a prosperous rural economy, and the need for planning policies to enable the sustainable growth and expansion of all types of business in rural areas.	site is in a highly accessible location, close to services and facilities and public transport. The site would provide additional land for employment use and support the growth of the local economy.	plans. The site allocation policy for this site (W21) was not saved.  <b>Emerging Northumberland Local Plan (NLP):</b> The policy is in general conformity with emerging strategic policy in the NLP which allocates this land for flexible employment uses (ECN6 and ECN8).  <i>The site is not within the Northumberland National Park Authority area.</i>
Policy 4.6 School Farm Field, Weetwood Road (Site 6) (Recreational and community use)		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
This site allocation is consistent with principles outlined in the NPPF to ensure that land is available for recreation and community uses. Paragraph 83 states that planning policies should support the retention and development of accessible local services, sports venues and open space. Chapter 8 is about promoting healthy and safe communities, and paragraph 91 says that planning policies should aim to achieve healthy, inclusive and safe places which enable and support healthy lifestyles through the provision of sports facilities, and an integrated approach to	The allocation of this site would allow for development of this site for recreational and community uses consistent with social objectives in relation to sustainable development. It will also allow land for housing (by re-locating the current football field) which is consistent with the objective of providing housing in the most sustainable locations.	<b>Berwick upon Tweed Local Plan (1999)</b>  The site is not currently allocated in strategic plans. It is considered to be a good site for recreational uses, and will provide a location for the football field to be re-located (currently in Site 4.2).  <b>Emerging Northumberland Local Plan (NLP):</b> The allocation is part of a wider objective of delivering housing in a more sustainable location. In particular, Policy STP5 is about Health and Wellbeing, and STP6 is about green infrastructure delivery.

## Wooler Neighbourhood Plan – Basic Conditions Statement

housing provision (92). .		<i>The site is not within the Northumberland National Park Authority area.</i>
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## Wooler Neighbourhood Plan – Basic Conditions Statement

### PART III: HOUSING

Policy 5: Housing Development in the Plan Area		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This policy explains where new housing will be appropriate within the Plan area. Part a) seeks to maximise the use of land by encouraging development on brownfield sites within the town of Wooler. Part b) seeks to support development in other sustainable locations on the periphery of the town. Part c) supports new housing in the outlying settlements which are listed in Policy 9, and part d) supports the conversion and subdivision of existing buildings. All these elements are consistent with the NPPF which seeks to promote the provision of housing to meet the needs of the area in which it is to be situated. The policy specifies the amount of affordable housing that will be expected from development proposals of 10 units or more.</p>	<p>Providing housing is a key component of delivering sustainable development.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>Strategic policy in relation to housing was contained in Policy S3, which has not been saved. Policy S2 refers to the five-year housing land supply, but as that plan was written 20 years ago, this policy can no longer be considered relevant either.</p> <p>Strategic planning policy in relation to affordable housing is contained in Policy S6. Policy S6 states that on sites of 1 or more hectares (or a development of 25 or more dwellings) an appropriate element of affordable housing will be required. This is quite distinct from the approach being taken in the Wooler Neighbourhood Plan. Here, the threshold (in line with national standards) is for 10 houses or more to require a contribution. This contribution has been assessed using the latest figures proposed by the County Council (15% for the Neighbourhood Area. It is considered that national planning policy has superceded policy</p>

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		<p>S6, and that although there is a conflict, the balance should be in favour of the policy proposed in the WNP. Policy S5 is about conversion of buildings in the countryside. This is a criteria-based policy that has a number of specific criteria which are not included in the WNP. Policy 5 does not accord with Policy S5 of the Berwick upon Tweed Local Plan. However, National Planning Policy supercedes the content of Policy S5, and so it is considered that this conflict is overcome by conformity with more recent national planning policy.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b> The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policies HOU1 (Making the best use of existing buildings), HOU2 (Provision of new residential development) and, HOU6 (Affordable housing provision)</p> <p><b>Northumberland National Park Core Strategy (2009)</b> Most of this policy does not apply to areas in the National Park as it applies to infill development in Wooler, development on the edge of Wooler and the outlying settlements (none of which are in the NNPA area). However, criteria d) could apply to development in the National Park (although there are a very limited number of buildings or dwellings in the National Park area).</p>
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		<p>Policy 7 relates to conversion of buildings outside settlements, and Policy 10 relates to New Housing Development. This policy is not in conformity with either of these policies which requires any new development in the National Park to be for local needs/affordable housing. The National Park Authority did not comment on Policy 5 or raise any issues, which we assume is due to the very limited impact this policy would have on properties in the National Park (if any).</p> <p><b>Northumberland National Park Local Plan (emerging)</b></p> <p>Strategic Policy STP4 states that development will only be permitted in the open countryside where it reuses a building in a way that supports an economic use or meets the need for principal residence or affordable housing and is also in accordance with Policy DM6. This is not in accordance with proposed Policy 5.</p>
Policy 6: New Housing Development – Design Principles		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This policy applies to all housing whether on allocated sites, or windfall sites. It seeks to ensure that new development addresses some key aspects that will deliver high quality development in new housing schemes. These principles are</p>	<p>This policy contributes to the achievement of sustainable development by combining the social, economic and environmental aspects of new housing into one policy; it brings together matters such as sustainability, access, design,</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>There are no policies that are specifically relevant to Policy 6, other than policies about protecting trees and hedgerows which form part of Policy 6.</p> <p><b>Northumberland National Park Authority Core</b></p>

## Wooler Neighbourhood Plan – Basic Conditions Statement

endorsed in the NPPF in a number of different sections. In particular, Chapter 8 which is about promoting healthy and safe communities, by ensuring that new infrastructure is planned to deliver healthy, inclusive and safe places. Chapter 12, which is about achieving well-designed places, and advocates the use of assessment frameworks such as Building for Life, which is referred to at the end of Policy 6.	retention of habitats and sustainable design principles set out in BfL12, to draw together into a policy which will lead to sustainable new housing development.	<p><b>Strategy (2009)</b></p> <p>This policy reflects many of the criteria in the ‘general development principles’ policy 3 in the existing core strategy. Policy 5 does not conflict with any of the principles put forward in the Core Strategy for new development.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b></p> <p>The policy is in general conformity with emerging strategic policy in the NLP. Policy QOP1 (Design principles) covers many similar matters to the proposed Policy 5.</p> <p><b>Emerging Northumberland National Park Authority Local Plan</b></p> <p>Policy ST2 is about ‘general development principles’. Policy 5 does not conflict with any of the principles set out in ST2.</p>
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Policy 7: Community Led and Affordable Housing		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
A key element of government policy and reflected in the NPPF is the need to provide more affordable housing in the UK. Chapter 5 in the NPPF (delivering a sufficient supply of homes) outlines the policy approach. In particular, paragraphs 61 and 62. Paragraph 61..the size,	Affordable housing is a key aspect of securing sustainable communities. To support strong, vibrant and healthy communities, we need to ensure that a sufficient number and range of homes can be provided, and this includes affordable housing. An under provision of	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>Policy S6 states that the provision of affordable housing to meet an identified need will be supported.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b></p> <p>The policy is in general conformity with emerging</p>

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<p>type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people etc.). Wooler has an identified shortage of affordable housing, and this is evidenced in the Housing Needs Survey that was carried out in 2017. This survey also provided evidence on size and type of affordable housing which would best meet the needs of people in Wooler.</p>	<p>affordable housing in Wooler has been identified, and the policy seeks to redress this balance, and therefore contributes to the achievement of sustainable development.</p>	<p>strategic policy in the NLP; in particular, Policy HOU2 (Provision of new residential development): This policy supports the delivery of new open market and affordable dwellings. The criteria in that policy are all compatible with this housing policy in the Wooler Neighbourhood Plan.</p> <p>Policy HOU5 refers to ‘Housing types and mix’ and supports the provision of a range of good quality, energy efficient homes, including affordable homes and community led housing.</p> <p>Policy HOU6 refers to Affordable housing provision and supports a 30% affordable housing contribution within the highest value areas (Wooler is a high value area).</p> <p><b>Northumberland National Park Authority Core Strategy</b>  <i>This policy will not apply to areas in the National Park due to the distance from Wooler or any settlements</i></p>
Policy 8: Housing for Older People		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
National Planning Policy supports the provision of housing to meet the needs of the population. In Wooler, a need for housing for older people has	Housing to provide for the needs of older people is part of the wider strategy to support strong, vibrant, healthy communities, and provide	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>There are no strategic policies in relation to housing for older people in the Berwick-upon-</p>

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<p>been identified in the Housing Needs Survey and by consultation events held by the NP Steering Group. Paragraph 61 states that 'the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people etc..).</p>	<p>housing for people of all ages. Wooler has an ageing population which is growing. The provision of housing for older people will contribute to the social objectives of sustainable development, both by providing much needed housing, and by 'freeing up' housing for younger families in the town.</p>	<p>Tweed Local Plan or Core Strategy.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b> The policy is in general conformity with emerging strategic policy in the NLP; in particular, Policy HOU11 (Homes for older and vulnerable people).</p> <p><b>Northumberland National Park Authority Core Strategy</b> <i>This policy will not apply to areas in the National Park due to the distance from Wooler or any settlements</i></p>
<p>Policy 9: Housing Development in Outlying Settlements</p>		
<p>Basic Condition 1 (having regard to National Planning policy and Practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>This policy has regard to national planning policy, by allowing development in rural areas to allow them to grow in a sustainable manner. Paragraph 78 states that, to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive especially where this will support local services. The settlements identified are hamlets rather than villages, but the definition of a 'village' is not made in the glossary of the NPPF.</p>	<p>This policy will allow for schemes that will benefit local people, such as self-build schemes, custom build dwellings and rural exceptions affordable housing to meet identified local needs. This delivers benefits to people living in rural areas whilst protecting the wider environment from extensive development.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b> There are no policies directly relevant to housing development in the outlying settlements.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b> The policy does not conflict with emerging Policy STP1 (part e), which allows for development in settlements not named in the rest of that policy (which would apply to all these settlements)</p> <p><b>Northumberland National Park Core Strategy (2009)</b> None of the 'outlying settlements' identified are within the National Park area.</p>

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Policy 10: Housing Development in the Open Countryside		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This policy is consistent with the provisions set out in paragraph 79 of the NPPF. It brings into planning policy what is otherwise a material consideration (i.e. national planning policy). This strengthens the protection given to isolated areas in the countryside from future housing development.</p>	<p>This policy is consistent with sustainable development, as it directs development to areas that are most sustainable, and prevents inappropriate development of the countryside.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b> There are no specific policies in relation to housing development in the open countryside.</p> <p><b>Northumberland National Park Core Strategy (2009)</b> This policy is consistent with policy in the NNPA Core Strategy.</p> <p><b>Emerging Northumberland Local Plan (NLP)</b> This policy is consistent with Policy STP1 (Spatial Strategy) and HOU8 (Residential development in the countryside).</p> <p><b>Emerging Northumberland National Park Local Plan</b> This policy is consistent with Policy ST4 (Spatial Strategy) and the provisions set out for development in the open countryside</p>

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### PART IV: LOCAL ECONOMY

Policy 11: Existing Employment Sites		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This policy allocates two sites for employment use. The policy seeks to support B1, B2 and B8 uses on these sites, but also supports the sites for haulage use, and other employment generating uses, to encourage flexibility. Paragraph 80 in the NPPF states that planning policies should help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.</p>	<p>This proposal is consistent with the principles of delivering sustainable development, by supporting the local economy, and encouraging diversification of business types and employment opportunities.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b> Policy W20, and W19 and M27 refer to one of these sites. W19 and M27 were not saved, so only Policy W20 is strategic for the purposes of this designation. Policy W20 restricts the change of use of land or buildings to uses other than Classes B1, B2 or B8. This designation is therefore not in conformity with Policy W20.</p> <p><b>Emerging Northumberland Local Plan (NLP)</b> This site is proposed for a wider range of uses in the emerging NLP. Policies ECN6 safeguards the land for employment purposes, and policy ECN8 allows for a wider range of employment generating uses consistent with the proposed policy in the WNP.</p> <p><b>Northumberland National Park Planning Policy</b> <i>The site is not within the Northumberland National Park Authority area.</i></p>
Policy 12: Business Development		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)



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Paragraph 80 in the NPPF states that planning policies should help create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.	This policy contributes to the achievement of sustainable development, particularly within the local economy, where a need for small and medium size business units has been identified.	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>Policy EDT1 refers to ‘Principles for economic development and tourism’ and is referred to above. The provision of new business units will contribute to a ‘buoyant and diverse local economy’, and policy 12 is not in conflict with EDT1, or other policy in relation to employment development in the Northumberland National Park Authority Core Strategy.</p> <p><b>Emerging Northumberland Local Plan (NLP)</b></p> <p>There are no strategic policies related to the growth of small and medium sized businesses in towns.</p> <p><b>Northumberland National Park Planning Policy</b></p> <p>This policy is consistent with policy in existing and emerging plans in the National Park about supporting rural businesses. The wording of the policy reflects the aims of National Park policy.</p>
<b>Policy 13: Retail Development and Upper Floor Uses in Wooler Town Centre</b>		
<b>Basic Condition 1 (having regard to National Planning policy and Practice)</b>	<b>Basic Condition 2 (contributing to the achievement of sustainable development)</b>	<b>Basic Condition 3 (general conformity with strategic planning policy)</b>
Chapter 7 is about ensuring the vitality of town centres. Paragraph 85 states that planning policies should support the role that town centres play at the heart of local communities, by	Ensuring a vibrant economy in the town is key to sustainable development. Although this policy cannot change the way the local economy works, it can seek to introduce flexibility, and encourage	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>There are no specific policies in relation to retail development in Wooler Town Centre.</p>

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<p>taking a positive approach to their growth, management and adaptation. Policy 13 aims to take a more flexible approach to change of use applications in the town centre, to allow for a wide range of uses, and adapt to changes that are happening in the high street, and in the way people shop. It also seeks to allow residential uses in the town centre on upper floors and promote uses which contribute to the town's vitality.</p>	<p>more uses that contribute to the vitality and viability of the town centre in Wooler.</p>	<p><b>Emerging Northumberland Local Plan (NLP)</b></p> <p>Strategic policy in relation to the Hierarchy of centres identifies Wooler as a 'service centre'. As such, there are no definitions of retail or shopping areas. The Neighbourhood Plan defines a retail area, but this does not conflict with emerging policy which supports high street adaptation to changing trends in retail.</p> <p><b>Northumberland National Park Planning Policy</b>  <i>The site is not within the Northumberland National Park Authority area.</i></p>
<p>Policy 14: Tourism Facilities and Policy 15: Overnight Tourist Accommodation</p>		
<p>Basic Condition 1 (having regard to National Planning policy and Practice)</p>	<p>Basic Condition 2 (contributing to the achievement of sustainable development)</p>	<p>Basic Condition 3 (general conformity with strategic planning policy)</p>
<p>Chapter 6 is about building a strong and competitive economy. There are no specific paragraphs that refer to hotel or tourism accommodation, but paragraph 81 says that policies should set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth. The Neighbourhood Plan identifies tourism as an area that Wooler could build on and identifies an undersupply of tourist accommodation in the town, either through hotels or tourism</p>	<p>This policy contributes to the achievement of sustainable development, particularly within the local economy, where tourism could grow.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>There are no specific saved policies with regard to tourism development or tourist accommodation.</p> <p><b>Emerging Northumberland Local Plan (NLP)</b>  Policy ECN12 and ECN13 are strategic policies related to the rural economy and supporting growth in rural economies.</p> <p><b>Emerging NNPA Local Plan</b>  None of the emerging strategic policies refer</p>

## Wooler Neighbourhood Plan – Basic Conditions Statement

accommodation in general.		specifically to tourism development or tourist accommodation although policies do refer to the importance of improving access to and enjoyment of the National Park's special qualities.
Policy 16: Broadband Provision in New Development		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
Chapter 10 of the NPPF is about supporting high quality communication. Paragraph 112 states that 'advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being'. This policy seeks to support the provision of necessary infrastructure in all new development, to ensure that broadband can be delivered in the future.		<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>There are no relevant specific policies in the Berwick upon Tweed Local Plan</p> <p><b>Northumberland National Park Core Strategy (2009)</b></p> <p>There are no specific policies in relation to broadband provision.</p> <p><b>Emerging Northumberland Local Plan (NLP) and Emerging Northumberland National Park Authority Local Plan</b></p> <p>There are no strategic policies in relation to broadband provision in either of these emerging plans.</p>
Policy 17: Renewable Energy Development		
Basic Condition 1 (having regard to National	Basic Condition 2 (contributing to the	Basic Condition 3 (general conformity with

## Wooler Neighbourhood Plan – Basic Conditions Statement

Planning policy and Practice)	achievement of sustainable development)	strategic planning policy)
<p>Paragraph 148 states that the planning system should support the transition to a low carbon future in a changing climate ... and support renewable and low carbon energy and associated infrastructure. Paragraph 152 states that Local Planning Authorities should support community-led initiatives for renewable and low carbon energy, including developments outside areas identified in local plans or other strategic policies that are being taken forward through neighbourhood planning.</p>	<p>Renewable energy generation is key part of sustainable development. The policy seeks to support renewable energy generation, including community-led renewables, whilst protecting the historic and natural environment. This policy therefore contributes to the achievement of sustainable development.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>Policy C12 is a ‘saved’ policy in the Berwick upon Tweed Local Plan. Policy C12 relates to renewable energy projects (other than wind power). The criteria in this policy are broadly consistent with the criteria in Policy 17. The Berwick upon Tweed Local Plan proposes that wind power proposals should be considered according to landscape policies in that Plan. Policy F4 relates to Intermediate Areas of Landscape Value. The criteria in this policy which relate to landscape and views, are also broadly reflected in Policy 17.</p> <p><b>Emerging Northumberland Local Plan (NLP)</b></p> <p>There are no strategic policies which are directly relevant to this policy, other than Policy STP3 (Principles of sustainable development) which supports the use of decentralised energy supply systems (part m).</p> <p><b>Emerging Northumberland National Park Authority Local Plan</b></p> <p>The approach taken in the National Park to wind energy schemes will be different to that taken in the areas outside the National Park. The impact on the National Park is a criteria in Policy 17, and it is considered that this policy is in general conformity with emerging policy on this matter.</p>

## Wooler Neighbourhood Plan – Basic Conditions Statement

## Wooler Neighbourhood Plan – Basic Conditions Statement

### PART V: LANDSCAPE, NATURAL ENVIRONMENT, TOWNSCAPE AND HERITAGE

Policy 18: South Road, the Peth and the Gateways to Wooler Town		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>This policy seeks to encourage the redevelopment and regeneration of key areas of Wooler, by identifying key features that should be considered in planning applications in a specifically identified area. It also seeks to support additional retail development, and support/retain pedestrian access. It is consistent with the principles outlined in Chapter 12 of the NPPF; Achieving well-designed places. Paragraph 172 describes ways planning policies can improve the function and overall quality of an area, and this policy seeks to achieve this aim.</p>	<p>This policy is consistent with the objective of contributing to sustainable development, by seeking to improve the appearance and function of key parts of Wooler identified in this policy. This should contribute to economic and social benefits through the regeneration of the area in a way which prioritises the historic environment, protects the natural environment, and encourages more walking and better pedestrian access.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>There are no strategic policies in relation to this specific area. The wider aims of Policy 17 do not conflict with other policy in the Berwick upon Tweed Local Plan.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b></p> <p>This is a local policy which does not conflict with any emerging strategic policy.</p> <p><b>Northumberland National Park Planning Policy</b></p> <p><i>This policy is not relevant to the Northumberland National Park Authority area.</i></p>
Policy 19: Landscaping, Hedgerows and Trees		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>Policy 19 is consistent with NPPF policy about well-designed places contained in Chapter 12 and policy about conserving and enhancing the natural environment, contained in Chapter 15.</p>	<p>Conservation and retention of trees and hedgerows in Wooler contributes to sustainable development through retaining trees of value in the local landscape (particularly in the</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>Policy F1 seeks to protect the ‘environmental wealth’ of the Plan area. Policy F11 refers to Tree Preservation Orders. Policy F12 refers to Trees and</p>

## Wooler Neighbourhood Plan – Basic Conditions Statement

<p>Trees and hedges in Wooler are important to the character of the town (as made clear in the Conservation Area Appraisal), as well as to local biodiversity. Paragraph 127 states that planning policies should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping. establish or maintain a strong sense of place...'. Paragraph 170 (b) states that planning policies should contribute to and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside and the wider benefits (including the economic benefits) of trees and woodland.</p>	<p>Conservation Area) and retaining habitats for improved biodiversity. It also seeks a net-gain, by seeking a 2 for 1 replacement of trees lost.</p>	<p>Woodlands, and Policy F13 refers to Trees, Hedgerows and Woodlands (and requires the replacement of lost trees). There is considerable emphasis on the importance of trees, woodlands and biodiversity, and this Policy brings this emphasis forward in the Wooler NP.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b></p> <p>The policy is in general conformity with emerging strategic policy in the NLP, in particular Policy STP6 (Green Infrastructure) which recognises the value of trees as part of green infrastructure.</p> <p><b>Northumberland National Park Planning Policy</b></p> <p>This policy is in line with environmental aims identified in existing and emerging policy in the Northumberland National Park.</p>
Policy 20: Wooler Conservation Area		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>Policy 20 has regard to National Planning Policy contained in Chapter 16 of the NPPF. Consultation on the Plan has been undertaken with Historic England, who also support (subject to some minor alterations) this policy. The policy, combined with its supporting text, seeks to provide locally specific advice about</p>	<p>A crucial part of sustainable development is the conservation of the historic environment. This policy which specifically seeks to conserve the Wooler Conservation Area is consistent with the principles of sustainable development.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>There are no saved policies in this plan in relation to the Wooler Conservation Area, or heritage.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b></p> <p>This policy is consistent with strategic policy proposed in the NLP, in particular policies ENV7 and</p>

## Wooler Neighbourhood Plan – Basic Conditions Statement

<p>development in the Conservation Area, without being overly prescriptive. The policy seeks to ensure high quality and locally distinctive design, reflecting the significance of the Conservation Area. The ‘significance’ is explored and clarified in the supporting text and the policy itself is locally specific to the Wooler Conservation Area, drawing out key elements identified in the Conservation Area Appraisal.</p> <p>Paragraph 184 of the NPPF states that ‘plans should set out a positive strategy for the conservation and enjoyment of the historic environment’. It is considered that this policy is consistent with the principles set out in paragraph 185. Paragraph 12 of the NPPF is about ‘achieving well-designed places’. This policy is also related to design.</p> <p>Paragraph 125 states that ‘Neighbourhood plans can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development’.</p>		<p>ENV9.</p> <p><i>The site is not within the Northumberland National Park Authority area.</i></p>
Policy 21: Development on the Western and South-western Edges of Wooler Town		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
This policy seeks to ensure that development on this edge of Wooler has special regard for	This policy is consistent with delivering sustainable development. It does not seek to	<b>Berwick Upon Tweed Local Plan (1999)</b>



## Wooler Neighbourhood Plan – Basic Conditions Statement

<p>landscape impacts, due to the proximity of this edge to the Northumberland National Park, and other features of historic and biodiversity importance. This is consistent with advice in the NPPF about conserving and enhancing the natural environment (Chapter 15) and the historic environment (Chapter 12). This policy gives local specificity to important landscapes.</p>	<p>prevent development on the western and south-western edges of Wooler; rather it seeks to ensure that special consideration is given to any landscape impacts. It is therefore contributing to sustainable development by ensuring that development in these areas does not involve the loss or damage of important local landscapes and will retain these areas for future generations.</p>	<p>There are no specific policies for this area, but Policy F1 is about sustaining and enhancing the [Borough's] environmental wealth, including its landscape, native biodiversity and human heritage.</p> <p><b>Emerging Northumberland Local Plan</b></p> <p>This policy is consistent with policy in the emerging NLP, in particular STP2 and STP3, and Policy ENV1.</p> <p><i>The site is not within the Northumberland National Park Authority area.</i></p>
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## Wooler Neighbourhood Plan – Basic Conditions Statement

### PART VI: COMMUNITY LIFE

Policy 22: Local Green Spaces		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>NPPF paragraph 100 gives local communities the opportunity to identify areas as Local Green Space, providing that the green space is in reasonably close proximity to the community it serves, and is demonstrably special to the local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife and where it is local in character and not an extensive tract of land. The Local Green Spaces identified in this plan meet the requirements set above, and evidence is provided to demonstrate that. The policy states that the management of the Local Green Spaces should be consistent with those for green belts, as required in NPPF paragraph 101.</p>	<p>The provision and retention of Local Green Spaces contributes to the achievement of sustainable development and is key to ensuring that the places people live have suitable access to green spaces. The spaces identified are highly valued by the local community and contribute to a high quality living environment in Wooler.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>Local Green Spaces did not exist (in the way they are now defined in planning policy) at the time the Local Plan were drafted, as they came about in National Planning Policy NPPF (2012). The designation of these Local Green Spaces does not conflict with any strategic policies in the Berwick upon Tweed Local Plan.</p> <p><b>Emerging Northumberland Local Plan (NLP):</b></p> <p>The policy is in general conformity with emerging strategic policy in the NLP. Only Neighbourhood Plans can designate Local Green Space, so there is no equivalent strategic policy, although the emerging NLP Policy STP6 (Green Infrastructure) does support the protection, improvement and extension of Northumberland's green infrastructure.</p> <p><i>None of the proposed LGSS are within the Northumberland National Park area</i></p>
Policy 23: Recreational Land and Facilities		

## Wooler Neighbourhood Plan – Basic Conditions Statement

Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>Chapter 8 of the NPPF is about promoting health and safe communities. Part of having a healthy community is ensuring there is enough land available for recreation.</p> <p>Paragraph 92 states that planning policies should plan positively for the provision and use of shared spaces, community facilities (such as sports venues, open space etc) to enhance the sustainability of communities and residential environments.</p>	<p>This retention of recreational facilities, contributes to social and economic objectives. Recreational areas in Wooler are important to sustain a vibrant and healthy community in and support the communities' health and social and well-being.</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>Policy R2 supports the development of new recreational facilities. Policy 23 (WNP) focusses on resisting the loss of recreational facilities. This is not inconsistent with strategic policy.</p> <p><b>Emerging Northumberland Local Plan (NLP)</b></p> <p>There are no strategic policies in relation to recreational facilities. Policy INF2 is about community services and facilities. However, this policy is not identified as strategic.</p> <p><b>Northumberland National Park Planning Policy</b>  <i>The recreational sites identified are not within the Northumberland National Park Authority area.</i></p>
Policy 24 and Policy 25: Community Facilities and New Community Facilities		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
<p>Chapter 8 of the NPPF is about promoting health and safe communities. Paragraph 92 states that planning policies should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places,</p>	<p>This policy contributes to social and economic objectives; many community facilities are businesses also; some community owned ones. These community facilities support a strong, vibrant and healthy community in Wooler and</p>	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>There is no specific policy (saved) on Community Facilities other than Policy R2 which supports the development of new recreational facilities and Policy C2 which supports the provision of Health Care</p>

## Wooler Neighbourhood Plan – Basic Conditions Statement

<p>sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.</p>	<p>support the communities' health, social and cultural well-being.</p>	<p>Facilities. Both of these strategic policies are consistent with the aims of Policies 24 and 25 in the WNP.</p> <p><b>Emerging Northumberland Local Plan (NLP)</b> There are no strategic policies in relation to community facilities. Policy INF2 is about community services and facilities, and INF4 is about Assets of Community Value. Neither of these policies is identified as strategic.</p> <p><b>Northumberland National Park Planning Policy</b> <i>The community facilities identified are not within the Northumberland National Park Authority area.</i></p>
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## Wooler Neighbourhood Plan – Basic Conditions Statement

### PART VII: ACCESSIBILITY

Policy 26: Footpaths and Cycleways		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
Chapters 8 and 9 of the NPPF promote healthy and sustainable communities, and also sustainable transport. In particular, paragraphs 91 a) and c), 102 c) 103, 104d) all promote the improvement of pedestrian and cycle routes for environmental and health benefits. Policy 26 has regard to the NPPF on this matter.	Reducing the need to travel by car and improving the health of the population through improved walking and cycling infrastructure contribute to the achievement of sustainable development, by encouraging healthy communities.	<p><b>Berwick upon Tweed Local Plan (1999)</b></p> <p>Policy M25: Footpath Enhancements applies. The proposed Policy 26 is in conformity with Policy M25 which identifies a number of specific footpaths for improvement.</p> <p><b>Emerging Northumberland Local Plan (NLP)</b></p> <p>Strategic policy TRA1 ‘Promoting Sustainable Connections’ which seeks to promote sustainable transport choices, including ‘supporting, providing and connecting to networks for walking, cycling and public transport infrastructure.’</p> <p><i>The area to which this policy refers is not within the Northumberland National Park Authority area.</i></p>
Policy 27: The Wooler Railway Line		
Basic Condition 1 (having regard to National Planning policy and Practice)	Basic Condition 2 (contributing to the achievement of sustainable development)	Basic Condition 3 (general conformity with strategic planning policy)
Chapters 8 and 9 of the NPPF promote healthy	Reducing the need to travel by car and	<b>Berwick upon Tweed Local Plan (1999)</b>

## Wooler Neighbourhood Plan – Basic Conditions Statement

<p>and sustainable communities, and also sustainable transport. In particular, paragraphs 91 a) and c), 102 c) 103, 104d) all promote the improvement of pedestrian and cycle routes for environmental and health benefits. Policy 27 has regard to the NPPF on this matter.</p>	<p>improving the health of the population through improved walking and cycling infrastructure contribute to the achievement of sustainable development, by encouraging healthy communities.</p>	<p>Policy R2 encourages further ‘recreational facilities’. The railway line would be used for recreational purposes, and so is consistent with this policy. There is not a specific policy which refers to the Railway Line itself</p> <p><b>Emerging Northumberland Local Plan</b> Policy TRA1 is about ‘promoting sustainable connections’. This policy seeks to promote sustainable connections between existing (and future) housing, and the school and town centre.</p> <p><i>The area to which this policy refers is not within the Northumberland National Park Authority area.</i></p>
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## Wooler Neighbourhood Plan – Basic Conditions Statement

### **Basic Condition 4: The ‘making’ of the neighbourhood plan does not breach, and is otherwise compatible with EU obligations**

- 3.23 Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (often referred to as the Strategic Environmental Assessment (SEA) Directive)
- 3.24 SEA is required for all plans that may have a significant effect on the environment. A screening exercise was undertaken by Northumberland County Council. The Final Screening Opinion Report was produced on 2<sup>nd</sup> August 2018 and concluded that an Environmental Report would be required. This Environmental Report was produced by AECOM through the Locality Support package. All the recommendations from the report were incorporated into policies in the Neighbourhood Plan. The full report is included in the submission documents.
- 3.25 Northumberland National Park Authority have confirmed that they are satisfied that the lead authority (Northumberland County Council) have carried out the Screening Opinions on SEA and Habitats Regulations Assessment to their satisfaction.

### **Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora and Directive 2009/147/EC on the conservation of wild birds (often referred to as the Habitats and Wild Birds Directives respectively)**

- 3.26 It is a requirement that a Habitats Regulations Assessment (HRA) is undertaken in line with the provision set by the Conservation of Habitats and Species Regulations (2017) to assess the effects of the Plan on European Sites. A screening opinion was sought from Northumberland County Council, and it was concluded that a HRA would also be required. This HRA (dated June 2019) and produced by Northumberland County Council for the qualifying body, is included in the submission documents.

### **European Convention on Human Rights (ECHR)**

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

### **Basic Condition 5: Regulation 32 of the Neighbourhood Planning Regulations 2012 (as amended)**

- 3.28 Regulations 32 and 33 of the Neighbourhood Planning (General) Regulations 2012 (as amended) add a basic condition for neighbourhood plans in addition to those set out in the primary legislation. (Regulation 33 applies to Neighbourhood Orders) Regulation 32 applies to Neighbourhood Plans and requires that: ‘the making of the neighbourhood development plan does not breach the requirements of Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulations 2017.’
- 3.29 The accompanying Habitats Regulations Assessment concludes that with some minor alterations to the Plan (which have been incorporated by providing an additional Policy 1A) would mean that the Plan will not breach the requirements set out in Chapter 8 of Part 6 of the Conservation of Habitats and Species Regulation 2017.

## **4.0 Conclusions**

- 4.1 The evidence provided in this Basic Conditions Statement concludes that the Wooler Neighbourhood Plan meets the Basic Conditions as set out in the Neighbourhood Planning Regulations (2012) (as amended).

## Wooler Neighbourhood Plan – Basic Conditions Statement

### APPENDIX A: LIST OF STRATEGIC POLICIES IN THE DEVELOPMENT PLAN (Northumberland County Council and Northumberland National Park Authority)





## 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 area have been identified by the County Council as local planning authority. These are set out in Appendix A to this note.

# Appendix A

## Wooler Neighbourhood Plan

The current statutory development plan for the Wooler Neighbourhood Area is the Berwick-upon-Tweed Borough Local Plan (1999). The saved strategic policies from the Local Plan, which are relevant to the Wooler Neighbourhood Plan, are listed below. The policies in the Wooler 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 Wooler Neighbourhood Area are as follows:

- Policy F1: Environmental Wealth
- Policy F4: Intermediate Areas of Landscape Value
- Policy F6: Special Protection Areas, Special Areas of Conservation and Ramsar Sites
- Policy F7: National Nature Reserves and Sites of Scientific Interest
- Policy F8: Sites of Nature Conservation Importance
- Policy F9: Wildlife Diversity
- Policy F10: Protected Species
- Policy F11: Tree Preservation Orders
- Policy F12: Trees and Woodlands
- Policy F13: Trees, Hedgerows and Woodlands
- Policy F14: Land Reclamation
- Policy F30: Planning Obligation
- Policy F31: Social and Economic Welfare
- Policy S2: Five Year Housing Land Supply
- Policy S5: Conversion of buildings in the Countryside
- Policy S6: Affordable Housing
- Policy S7: Gypsy Accommodation
- Policy W3: Change of Use (Employment)
- Policy W5: New Build Work Space
- Policy W20: Development at Wooler Industrial Estate
- Policy W22: Mixed Use Development, Land at South Road Wooler
- Policy R1: National Playing Field Association's 6 Acre Standard
- Policy R2: Recreation Facilities
- Policy R9: Camping and Caravanning
- Policy M22: Bypass Wooler
- Policy M24: Environmental Enhancements – Wooler
- Policy M25: Footpath Enhancements – Wooler
- Policy M26: Road Improvements - Wooler
- Policy C2: Health Care Facilities
- Policy C3: School Improvements
- Policy C12: Renewable Energy Schemes

## Wooler Neighbourhood Plan – Basic Conditions Statement



Ref: WoolerNP  
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Date: 5<sup>th</sup> July 2019

Ms Jenny Ludman  
Ludman Planning  
Eastburn  
South Park  
Hexham  
NE46 1BS

Dear Ms Ludman

**Re: Wooler Neighbourhood Plan  
Basic Conditions Statement - Strategic Policies in the Development Plan**

In order to assist you in preparing your basic conditions report for the Wooler Neighbourhood Plan, please see below a list of strategic policies contained within the extant Northumberland National Park Core Strategy & Development Policies document, adopted March 2009.

Policy 1: Delivering Sustainable Development.	Policy 15: Sustainable Tourism and Recreation Development.
Policy 2: Climate Change.	Policy 16: Advertisements.
Policy 3: General Development Principles.	Policy 17: Biodiversity and Geodiversity.
Policy 4: Major Development within the National Park.	Policy 18: Cultural Heritage.
Policy 5: General Location of New Development.	Policy 19: Tranquillity.
Policy 6: The Sequential Approach.	Policy 20: Landscape Quality and Character.
Policy 7: Conversion of Buildings outside Settlements.	Policy 21: Farming.
Policy 8: Community Facilities.	Policy 22: Trees, Woodlands, and Forests.
Policy 9: Managing Housing Supply.	Policy 23: Minerals.
Policy 10: New Housing Development.	Policy 25: Renewable Energy and Energy Efficiency.
Policy 11: Affordable Housing.	Policy 26: Waste Management.
Policy 12: Transport and Accessibility.	Policy 27: Water and Flood Risk.
Policy 13: Provision for Gypsies and Travellers.	Policy 28: Utilities and Infrastructure.
Policy 14: A Sustainable Local Economy.	

**Tony Gates**  
Chief Executive (National Park Officer)  
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Should you have any queries or require any further information then please do not hesitate to contact me.

Yours sincerely



Susannah Buyla  
Interim Head of Planning