

## **Tarset and Greystead Neighbourhood Development Plan**

**Basic Conditions Statement for Submission Draft - June 2015**



# Tarset and Greystead Neighbourhood Development Plan – Basic Conditions Statement

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# Tarset and Greystead Neighbourhood Development Plan – Basic Conditions Statement

## 1.0 Introduction

This statement introduces the Tarset and Greystead Neighbourhood Development Plan and sets out how the Plan has been prepared in accordance with the Neighbourhood Development Planning (General) Regulations 2012, hereafter referred to as ‘the Regulations’, and how the basic conditions of Neighbourhood Development 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 statement has been prepared by Tarset and Greystead Parish Council as the qualified body for the designated Neighbourhood Development Plan area.

Below is a brief introduction to Tarset and Greystead Parish and why the Neighbourhood Development Plan has been prepared. This is followed by a summary of compliance statement indicating how the Neighbourhood Development Plan has been prepared in line with the Regulations and the 1990 Act. The remaining sections of the document provide evidence as to how the Neighbourhood Development Plan meets the basic conditions.

### 1.1 Why Tarset and Greystead Parish needs a Neighbourhood Development Plan

Tarset and Greystead Parish covers an area of 73 square miles. With a population of 289 residents (census 2011), it is one of the least populated parishes in the UK. It sits in the County of Northumberland. Large parts of the Parish are within the Northumberland National Park, and the area is highly valued by residents and visitors for its special landscape quality, tranquillity, and Dark Skies. It is becoming

increasingly popular for visitors because of these features, and the local community felt a Neighbourhood Development Plan could ensure that the right kind of development, which fairly balanced the needs of the local community, the special landscape and visitors, was needed.

There are few community facilities in the Parish and the biggest industries are forestry and agriculture. There is a thriving community of residents who want to make sure that Tarset and Greystead remains a beautiful place to live and visit.

Although there is a development plan in place (the Northumberland National Park Core Strategy), it was felt by the community that this was a strategic document, which does not provide the local level detail specific to the area that is required in individual planning decisions. It was therefore decided that a Neighbourhood Development Plan should be produced to give greater clarity and guidance to developers, and to the local community, about where, and what, types of development are acceptable.

The mission statement adopted by the Steering Group early on in the process to ascertain what the Tarset and Greystead Neighbourhood Development Plan would be about:

**“Empowering the community to take the lead in shaping the living, working and natural environment.”**

This has been central to the preparation of the Neighbourhood Development Plan.

All information about the Plan is available on the Tarset and Greystead Neighbourhood Development Plan website at [www.tarset.co.uk](http://www.tarset.co.uk).

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### 1.0 Legal Requirements

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

- (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; and
- (d) statement explaining how the proposed Neighbourhood Development Plan meets the requirements of paragraph 8 of Schedule 4B to the 1990 Act (known as the Basic Conditions) .

This document is the Basic Conditions Statement and is the submission document related to part d) above. The Neighbourhood Area is defined on the Neighbourhood Area approval documents which are on the Neighbourhood Development Plan website. Consultation has been exhaustive and frequent, and the Consultation Statement outlines the various stages of consultation, and how the Neighbourhood Development Plan Steering Group responded to those consultations. The draft Plan, known as the Tarset and Greystead Neighbourhood Development Plan is also submitted.

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

- it has regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Development Plan,
- it has the making of the Neighbourhood Development Plan contributes to the achievement of sustainable development,
- it has the making of the Neighbourhood Development Plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- it has the making of the Neighbourhood Development Plan does not breach, and is otherwise compatible with, EU obligations, and
- the prescribed conditions are met in relation to the Neighbourhood Development Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Development Plan

All these matters are dealt with in part 3 of this report. There are various other criteria that must be met and they are outlined in the sub-headings below:

### 2.1 The draft Plan is being submitted by a qualifying body

This draft Plan is submitted by Tarset and Greystead Parish Council, which, as a qualifying body, is entitled to submit a Neighbourhood Development Plan for its own parish. The Plan has been prepared by the Tarset and Greystead Neighbourhood Development Plan Steering Group,

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which was given delegated authority under a clear terms of reference to prepare a Neighbourhood Development Plan. A copy of the Terms of Reference is on the website.

The parish of Tarset and Greystead covers two Local Planning Authority areas; Northumberland National Park Authority and Northumberland County Council. As such, two separate Neighbourhood Area applications under the Neighbourhood Development Planning Regulations 2012 (part 2 section 6) were made to Northumberland National Park Authority and Northumberland County Council respectively.

Northumberland National Park Authority approved the neighbourhood area application on May 31st 2013. Northumberland County Council approved the neighbourhood area application on April 11th 2013.

Copies of the neighbourhood area designation documents are available on the website.

The whole parish of Tarset and Greystead has therefore been formally designated as a neighbourhood area.

### 2.2 What is being proposed is a Neighbourhood Development Plan

The plan proposal relates 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 Development Planning Regulations 2012.

Any 'non planning' matters raised by the local community have been put forward as 'Community Action Proposals' in Appendix 2 of the draft

Plan. These are distinct from the planning policies, and, although important, have been kept separate.

### 2.3 The proposed Neighbourhood Development Plan states the period for which it is to have effect

The draft Plan identifies the period to which it relates as 2015 to 2035.

### 2.4 The policies do not relate to excluded development

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

### 2.5 The proposed Neighbourhood Development Plan does not relate to more than one neighbourhood area and there are no other Neighbourhood Development Plans in place within the neighbourhood area.

The Neighbourhood Development Plan proposal relates to the Tarset and Greystead Neighbourhood area and to no other area. There are no other Neighbourhood Development Plans relating to that neighbourhood area.



### 3.0 Basic Conditions

#### 3.1 Have appropriate regard to National Policy

This section tests the policies in the Tarset and Greystead Neighbourhood Development Plan against relevant policy in the NPPF.

The Tarset and Greystead Neighbourhood Development Plan has had regard to the 12 core planning principles contained in paragraph 17 of the NPPF which are outlined below:

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

The Tarset and Greystead Neighbourhood Development Plan has been produced in close collaboration with the local community (see Consultation Statement for further information on consultation undertaken). The Plan seeks to provide specificity and certainty to developers, whilst being pro-active in encouraging the right kind of development for the area. It is considered that policies proposed in the Neighbourhood Development Plan will ensure that decisions on planning applications in the Plan area will be made with a higher degree of predictability and efficiency, due to the local specificity of the policies.

The monitoring section of the Plan ensures that it will be reviewed and kept up to date as necessary.

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

The Tarset and Greystead Neighbourhood Development Plan has been a creative exercise – evidence gathering and characterisation and landscape work specific to the area has produced a Neighbourhood Development Plan which has policies that seek to shape the future of the Plan area in a way which will ensure the community thrives.

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

The Tarset and Greystead Neighbourhood Development Plan has a pro-active and supportive approach to sustainable economic development and the delivery of new and converted homes in the Plan area. As the settlements are within the National Park, there is no requirement to allocate housing sites, but the Plan does include a revised 'Local Needs'

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definition (Table 1), which seeks to open up the Plan area to allow more flexibility for people wishing to live and work in the Plan area. Policy TG1 provides an overarching supportive policy to new development for housing, community facilities and economic development. Other policies (for example TG14 and TG15) give further guidance on what kinds of development will be acceptable to support the local economy.

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

Policies TG2, TG3, TG5, TG6 and TG7 ensure that high quality design is at the heart of all new development in the Plan area, particularly because of its status as a National Park. Good standards of amenity for future occupants, as well as protection of the amenity of existing residents feature as criteria in the policies.

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

The Plan sits mainly within Northumberland National Park, and partly within beautiful landscapes in Northumberland County. A strong focus of the Plan has been the protection of the identified character of the special landscapes in the Plan area (Policies TG11, TG12 and TG13). Within other policy areas (in particular TG2 and TG3, as well as TG7 and TG17), the importance of the character and beauty of the countryside is given considerable weight. However, the importance of the rural communities is also intrinsic to the Plan; Policy TG16 seeks to protect

and enhance Community Assets, whilst Policies TG14 and TG15 seek to ensure that the local economy, which benefits the local community, is given the opportunity to expand in a way which does not harm the special landscape character of the Plan area.

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

There is no requirement to allocate land for housing or economic use in the Plan area as the main settlements are within the National Park. Other policies in the plan seek to reduce pollution and conserve the natural environment with criteria based policies.

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

The Plan positively supports sustainable new build, incorporating renewable embedded energy. Policy TG17 specifically supports small-scale renewables in the Plan area. TG7 supports the conversion and re-use of redundant buildings. Criteria in other policies relate to reducing the impacts of development on flooding and drainage.

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

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Conserving and enhancing the natural (and built) environment is at the heart of the Plan. As settlements are in the National Park, there are no land allocations.

There are few brown-field sites in the Plan area, and none identified through the Neighbourhood Development Planning process largely due to the rural nature of the Parish. However, there is a pro-active policy on the re-use of redundant buildings. The national policy position in relation to brown-field sites is not compromised by any policies within the Neighbourhood Development Plan. The main settlements in the Plan area are within the Northumberland National Park Authority area, and there is no requirement to designate sites for development. The rest of the area is remote rural countryside, mostly forest.

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

The Neighbourhood Development Plan, through Policy TG1 promotes different types of development in the Plan area, to benefit residents local businesses, and visitors. Criteria in policies TG2 and TG3 seek to ensure that multiple benefits are achieved through development (for example flood risk mitigation, biodiversity enhancement and so on).

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

Heritage and the historic environment features strongly in the Neighbourhood Development Plan, both as a stand-alone policy (TG8) and in other policies where there could be an impact on the historic environment (TG9 and TG10). Appendix 3 of the Plan provides detailed information about the historic environment in the Plan area, and the Community Action Proposal to designate a Local List of Heritage Assets will enhance the level of protection given, and understanding of, heritage assets in the Plan area.

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

In an area where public transport is almost non-existent, it is difficult to pursue this through the Neighbourhood Development Plan. However, growth for new residential and permanent tourist accommodation is targeted to the main settlements of Lanehead and Greenhaugh, and there are positive policies to protect, for future use as a cycle route, the Border Counties Railway Line.

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



Policy TG16 seeks to protect identified existing Community Assets in the area. The policy also seeks to allow for the provision of additional Community Assets where the opportunity arises.

The Neighbourhood Development Plan takes forward (where relevant to the Plan area) the Core Planning Principles outlined on pages 5 and 6 of the NPPF.

### 3.2 Contribute to the achievement of sustainable development

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

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

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

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

The Tarset and Greystead Neighbourhood Development Plan has a clear presumption in favour of sustainable development. The Vision and objectives identified in the Plan clearly promote sustainable development. The Vision for the Tarset and Greystead Neighbourhood Development Plan is:

*'To maintain and enhance the special qualities of the landscape and the environment, and the vitality of our community, for current and future generations who live, work in and visit the Parish of Tarset and Greystead'*

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

The objectives are outlined in Part 4 of the Plan. They promote the protection and enhancement of the special landscapes in the Plan area, whilst supporting sustainable local development of the local community through the identification and protection of community assets, proactive policy towards economic and tourism development (at a scale commensurate with the nature of the Plan area) and policies supportive of growth within the settlements and conversion of buildings outside the settlements. The Plan also seeks to ensure that housing that may be provided is kept for those with a local need. This local need is clearly

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defined in the Plan in Table 1, after Policy TG1. It is therefore a pro-active Plan, with sustainability principles at its heart.

Policies are worded positively throughout the Plan, and the concept of sustainable development is a thread running through the Plan and is also something that was highlighted as being important to the local community during consultation.

At all times throughout the development of the Plan, emerging policies have been tested against the Sustainability Criteria contained in Appendix A (derived from Sustainability Criteria used in the development of the Northumberland National Park Core Strategy 2009).

Policies TG2 and TG3 outline the key principles that will be applied to all development proposals in the Plan area. Policy TG3 embodies the principles of sustainability in design and Policy TG17 specifically encourages small-scale renewable developments in the Plan area.

A number of policies in the Plan make reference to the importance of the special qualities of the landscape in the Plan area, both within and outside the National Park.

It is considered that this Plan will contribute to the achievement of sustainable development as defined in the NPPF.

### 3.3 Be in General Conformity with Strategic Local Policy

The Tarset and Greystead Neighbourhood Development Plan covers two Local Planning Authority areas: Northumberland National Park Authority, and Northumberland County Council. All policies are

therefore checked against Strategic Policy in both those Local Planning Authority areas (with the exception of Policies TG4, TG6, TG7, TG9, TG11 and TG12 which are specific to parts of the Plan that are entirely within the National Park area).

Appendix B contains the identified Strategic Policies from the National Park Authority, and Appendix C contains the identified Strategic Policies from Northumberland County Council.

Paragraph 074<sup>1</sup> of the National Planning Practice Guidance gives an explanation of what is meant by ‘general conformity’ as follows:

- *‘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 Development 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 Development Plan policy or development proposal and the strategic policy.*
- *whether the draft Neighbourhood Development 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.*

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

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- *the rationale for the approach taken in the draft Neighbourhood Development Plan and the evidence to justify that approach.'*

Paragraph 075<sup>2</sup> of the National Planning Practice Guidance also defines strategic policies, referring to NPPF paragraph 156 and stipulating that the basic conditions statement should:

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

In this case, Northumberland National Park Authority, and Northumberland County Council have both written to the qualifying body (Tarset and Greystead Parish Council) to confirm which policies are considered to be 'strategic'. Copies of the letters are attached to this statement. Policies referred to in this statement are available on [www.tarset.co.uk](http://www.tarset.co.uk).

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

### *Policy TG1 – New Development in Tarset & Greystead*

Policy TG1 seeks to give a positive approach to new development in the Plan area which will provide housing, leisure, tourism, economic and community facilities to further the sustainability of the community.

### TG1: Northumberland National Park Core Strategy (2009)

Relevant policies in the NPCS are policies 1, 8, 10, 14, 15. No conflict with these policies is identified as Policy TG1 is overarching and in conformity with the strategic direction of the overall vision and objectives of the National Park Core Strategy. They are in broad alignment, and no conflict is identified.

### TG1: Tynedale LDF Core Strategy (2007)

Relevant policies in the Tynedale LDF Core Strategy are policies H7, EDT1, EDT3, EDT4, EDT5, CS1. No conflict with these policies is identified. The strategic direction of these policies is reflected in TG1.

### TG1: National Planning Policy Framework

This policy is in general accordance with the focus on sustainable development in the NPPF and is broadly aligned with the Core Planning Principles as outlined earlier in this document.

**General Conformity of TG1:** The General Development Principles in TG1 take forward the strategic aims of policies in the local strategic plans and are in general conformity with strategic policy. In particular, the references to paras 28, 54 and 55 of the NPPF within the policy ensure that the types of development proposed will be appropriately located in line with those policies (and other policies in the Neighbourhood Development Plan).

### *Policy TG2 – General Development Principles*

Policy TG2 seeks to provide a general policy to be read alongside all other policies in the Neighbourhood Development Plan (notwithstanding the assumption that the plan is, in any case, to be read as a whole). It provides criteria which seek to ensure that any new development in the Parish pays special attention to the sensitivity of the landscape (and the non-spatial aspects of the landscape in terms of the tranquillity, and Dark Skies designation), amenity of residents, sustainability criteria, and the importance of choosing the right site for development

### TG2: NPPF

Policy TG2 provides a level of local specificity to matters that are important in the Neighbourhood Development Plan area. This approach is advocated in the NPPF, particularly in paragraph 184, which states that local communities can use Neighbourhood Development Planning to get the right type of development for their community. This policy ensures that the Neighbourhood Development Plan does shape and direct sustainable development in the Plan area (paragraph 185).

Paragraphs 109, 115, 120 and 121 are also particularly relevant to this policy. Also paragraph 123 is relevant in relation to part I) of TG2.

**General Conformity of TG2:** TG2 is considered to be in general conformity with strategic policies, and succeeds in providing a more locally evidenced and relevant set of criteria to determine planning applications in the Plan area.

### *Policy TG3 – High Quality and Sustainable Design*

This policy seeks to provide detailed guidance on what types of development are likely to be considered acceptable in the Plan area. It is based on detailed study of the characteristics of the area. The explanatory text accompanying the policy gives further guidance on what types of development are likely to be considered acceptable, ensuring the policy is not overly prescriptive.

### TG2: Northumberland National Park Core Strategy (2009)

Relevant policies in the National Park Core Strategy are Policies 1 and 2 although there are other elements of other policies which are relevant (but do not conflict). Policy TG2 broadly reflects what is already contained in policies 1 and 2 in the National Park Core Strategy, but seeks to give more detail and more specificity in relation to the Plan area, and its characteristics, and places emphasis on particular issues that were identified by the local community as being particularly important to the area. No conflict is identified.

### TG2: Tynedale LDF Core Strategy (2007)

There are no specific policies identified in the Tynedale LDF Core Strategy that are relevant to this General Development policy. Other policies in the Core Strategy do not conflict with the purposes of TG2.

### TG3: Northumberland National Park Core Strategy (2009)

Relevant policy in the National Park Core Strategy is Policy 3 – General Development Principles. This policy also requires ‘high quality, sustainable design and construction which protects and enhances the character and distinctiveness through careful integration with the existing built form’.

The criteria in the policy do not conflict with the criteria in Policy TG3; Policy TG3 provides more detail which is relevant to the Neighbourhood Development Plan area. The National Park also has a Supplementary Planning Document Design Guide. The Neighbourhood Development Plan re-enforces some elements of the Design Guide, but provides additional detail in relation to the specific character of the Neighbourhood Development Plan area.

### TG3: Tynedale LDF Core Strategy (2007)

Tynedale Core Strategy policies BE1, NE1 and GD5 are relevant to this Policy. There is no conflict identified, and the Neighbourhood Development Plan policies put a local dimension on the general intention behind those policies.

### TG3: NPPF

See comments in relation to TG2. In addition, relevant paragraphs in Chapter 7 of the NPPF are applicable: Paragraph 57 states it is important to plan positively for the achievement of high quality design. Paragraph 58 states that local and Neighbourhood Development Plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area.

Policies TG2 and TG3, read together, and alongside other policies in the Plan, provide a comprehensive set of policies that set out what kind of development is likely to be appropriate in Tarset and Greystead Parish.

Paragraph 60 of the NPP warns against prescriptiveness. The policies proposed in the Plan are designed to allow for innovation; the explanatory text gives clear information about what the character of the built and natural environment is in the Plan area, and the policy allows for innovative design, and is not prescriptive. The characterisation work (Tarset and Greystead Landscape and Design Assessment) undertaken as part of the Evidence Base clearly gives context to the policies, but does not prescribe. Paragraph 61 states that planning policies should address the integration of new development into the natural, built and historic environment, which is essentially what Policy TG3 seeks to do.

**General Conformity of TG3:** TG3 relates to high quality and sustainable design, and takes forward at a local level the intentions of strategic policies both in the strategic plans for the area and in the NPPF. It is considered to be in general conformity.

### *Policy TG4 - Protection of Open Space between Greenhaugh and Lanehead*

This policy seeks to ensure that the sense of separation between Lanehead and Greenhaugh (the two main settlements in the Plan area) is maintained. In addition, criteria in Policies TG5 and TG6 further seeks to define the settlement limits of Lanehead and Greenhaugh. It seeks to protect an area of open space that was considered particularly important by the local community

the open countryside (as defined in paragraphs 55, 28 and 54) are included in the policy in order to ensure no conflict with the NPPF.

**General Conformity of TG4:** TG4 reflects the views of the local community. Although the countryside is, in effect, already protected through national policy, TG4 reflects at a local level the importance of retaining a green space between the only two settlements in the Parish. It does not contravene policy at a local or national level – it merely puts a local dimension on what is already existing policy. Policy TG4 is therefore in general conformity.

### TG4: Northumberland National Park Core Strategy (2009)

Relevant policy is contained in Policy 5, which seeks to focus new development in Local Centres. The policy identifies Lanehead and Greenhaugh as Local Centres. Policy TG4 is in conformity with this policy, and seeks to clarify the importance of the space between the settlements.

### TG4: Tynedale LDF Core Strategy (2007)

As this is a site specific policy outside the Tynedale planning area, it is not necessary to consider Policy TG4 against the Tynedale Core Strategy

### TG4: NPPF

This policy seeks to protect the special character of the countryside between Lanehead and Greenhaugh. The wording of the policy ensures that forms of development identified in the NPPF as being appropriate in

### *Policy TG5 – Spatial Development in Lanehead*

This policy, when read alongside the Proposals Map 3, seeks to provide a positive framework for new development in Lanehead. It seeks to identify where development is likely to be acceptable in landscape terms, and also identifies areas where development is likely to have an adverse impact on the special qualities of the settlement. The special qualities are further defined in the explanatory text.

### TG5: Northumberland National Park Core Strategy (2009)

Policy 5 is relevant in terms of the focus of development in Local Centres (of which Lanehead is one). Policy TG5 is specific to Lanehead, and does not conflict with other policies in the National Park Core Strategy.



### TG5: Tynedale LDF Core Strategy (2007)

As this is a site specific policy outside the Tynedale planning area, it is not necessary to consider Policy TG4 against the Tynedale Core Strategy

#### TG5: NPPF

This is a locally specific planning policy which is in accordance with paragraph 184 and 185. It provides a locally specific policy which does not conflict with strategic policy.

**General Conformity of TG5:** TG5 provides a detailed policy approach to development in Lanehead. The strategic policy is to allow development in Lanehead – Policy TG5 drills down to a local level, and explains which locations are appropriate for development, based on detailed evidence commissioned for the Neighbourhood Development Plan. The Evidence Base document (Landscape and Design Assessment) for Tarset & Greystead by Spence and Dower Architects provides the justification for the approach taken.

#### *Policy TG6 – Spatial development in Greenhaugh*

This policy, when read alongside the Proposals Map 4, seeks to provide a positive framework for new development in Greenhaugh. It seeks to identify where development is likely to be acceptable in landscape terms, and also identifies areas where development is likely to have an adverse impact on the special qualities of the settlement. The special qualities are defined in the explanatory text.

### TG6: Northumberland National Park Core Strategy (2009)

Policy 5 is relevant in terms of the focus of development in Local Centres (of which Greenhaugh is one). Policy TG6 is specific to Greenhaugh, and does not conflict with other policies in the National Park Core Strategy.

#### TG6: Tynedale LDF Core Strategy (2007)

As this is a site specific policy outside the Tynedale planning area, it is not necessary to consider Policy TG4 against the Tynedale Core Strategy.

#### TG6: NPPF

This is a locally specific planning policy which is in accordance with paragraph 184 and 185. It provides a locally specific policy which does not conflict with strategic policy.

**General Conformity of TG6:** TG6 provides a detailed policy approach to development in Greenhaugh. The strategic policy is to allow development in Greenhaugh – Policy TG6 drills down to a local level, and explains which locations are appropriate for development, and what design aspects are important, based on detailed evidence commissioned for the Neighbourhood Development Plan. The Evidence Base document (Landscape and Design Assessment for Tarset & Greystead by Spence and Dower Architects) provides the justification for the approach taken. This supports the strategic approach already identified in the Northumberland National Park Core Strategy.

### *TG7: Conversion of Redundant Buildings*

This policy seeks to provide guidance about how buildings can be converted sympathetically, and to allow for buildings to be converted to residential or business use.

#### TG7: Northumberland National Park Core Strategy (2009)

Policy 7 refers to conversions outside settlements. Policy TG7 refers to conversions both in and out of settlements. Policy 7 states that residential use will only be permitted when the applicant has demonstrated that the building cannot be developed for employment or tourism use. The policy also requires that the building is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions which would detract from its character or the appearance of the wider landscape. It also requires that the building 'contributes to the special character of the National Park'. It also requires that the building is 'capable of conversion'.

There is therefore a conflict identified with this strategic policy, as Policy TG7 does not require the applicant to demonstrate that the building cannot be developed for employment or tourism use. Instead, Policy TG7 seeks to give an equal status to business and residential in any future use. Nor does it require the building to be converted to contribute to the 'special qualities of the National Park'.

#### TG7: Tynedale LDF Core Strategy (2007)

Policy H6 relates to the change of use of existing buildings to housing. Parts a), b) and c) of H6 have similar criteria to those identified in Policy 7 of the National Park Core Strategy; requiring the applicant to demonstrate that the building cannot be used for employment or tourism use, before allowing residential use; requiring the building to be of merit visually in the landscape, and requiring the building to be of permanent and substantial construction.

#### TG7: NPPF

The NPPF states in paragraph 55, that Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as where such development would represent the optimal viable use of a heritage asset, or where the development would re-use redundant or disused buildings and lead to an enhancement of the immediate setting.

Policy TG7, through criteria in the policy, seeks to ensure that any re-use of redundant buildings in the countryside would lead to an improvement of the immediate setting, in particular through criteria f).

The NPPF does not contain further criteria about re-use of redundant buildings, and the criteria are left to a local level to determine.

It is considered that TG7 is compliant with paragraph 55 of the NPPF.

**General Conformity of TG7:** TG7 is considered to be in general conformity with strategic policies. Although it is contrary to some

aspects of Policy H6 in the Tynedale LDF Core Strategy and Policy 7 in the Northumberland National Park Core Strategy, it is considered that the approach of requiring employment/tourism use prior to residential use is now out of date, and that the NPPF supercedes this approach which was advocated in the old PPG7 and subsequently PPS7. There is not felt to be an overall conflict with strategic policy.

There was strong feeling during the initial community consultations, that redundant buildings should be capable of re-use of residential accommodation as well as tourism/business use. The community felt it was a good way of using 'brownfield' sites in the Plan area. The approach adopted, although not entirely in conformity with the local strategic policies, is felt to be justified, largely through changes to national policy on this matter.

### *TG8: Heritage Assets*

TG8 seeks to protect and enhance both designated and undesignated heritage assets. It gives a local perspective to the non—designated heritage assets.

### *TG8: Northumberland National Park Core Strategy (2009)*

Policy 18 relates to 'Cultural Heritage'. Policy TG8 does not conflict with the purposes of this policy.

### *TG8: Tynedale LDF Core Strategy (2007)*

Policy BE1 part a) refers to the historic environment in Tynedale and the need to 'conserve and where appropriate enhance the quality and integrity of Tynedale's built environment and its historic features including archaeology, giving particular protection to listed buildings, scheduled monuments and conservation areas.' This is the general purpose of TG8 and there is no therefore no conflict identified with this policy.

### *TG8: NPPF*

Paragraph 126 states that Local Planning Authorities should set out a positive strategy for the conservation and enjoyment of the historic environment. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

**General Conformity of TG8:** TG8 reflects the strategic intentions outlined in the NPPF for heritage assets. The policy is well aligned to the strategic policies in both the Tynedale Core Strategy and the National Park Core Strategy, but reflects the more up to date guidance in the NPPF on the historic environment.

### *TG9: Tarset and Greystead Bastles*

This policy seeks to protect the and where possible enhance the setting of the bastles and the Bastle Trail in Tarset and Greystead. This is a locally specific policy.

#### TG9: National Park Core Strategy

Policy 18 relates to 'Cultural Heritage'. Policy TG9 is in conformity with this policy and provides a local dimension to parts b), c), d) and e).

#### TG9: Tynedale Core Strategy

The Bastle Trail is within the National Park, and therefore the Core Strategy is not part of the development plan for this area.

#### TG9: NPPF

Paragraph 126 states that in developing strategies for the historic environment, local planning authorities should take into account the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring. The Bastle Trail is a key visitor attraction in the Plan area, and the preservation and enhancement of its significance is a key aspect of policy TG9.

**General Conformity of TG9:** Policy TG9 provides a locally specific example of how the historic environment is protected and promoted at a local level. It is in general conformity with strategic policies, both at a local and national level as identified for TG8.

### *Policy TG10 – Archaeology*

This policy seeks to ensure that proposals which have the potential to impact either on known heritage assets including archaeological remains in the Plan area, or heritage assets with archaeological remains which become evident, must ensure that information is submitted proportionate to the significance of the asset.

#### TG10: Northumberland National Park Core Strategy (2009)

There are no strategic policies specifically related to archaeology. Policy TG9 refers to cultural heritage which encompasses archaeology. There is no conflict identified with this policy.

#### TG10: Tynedale LDF Core Strategy (2007)

There are no strategic policies related to archaeology; BE1 relates to the historic environment. There are no conflicts identified with this policy.

#### TG10: NPPF

Paragraph 139 refers to non-designated heritage assets of archaeological interest that are demonstrably of equivalence significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

The policy is considered to be in conformity with the NPPF.

**General Conformity of TG10:** Policy TG10 is in conformity with the NPPF. There are no strategic local policies relevant to TG10.

### *Policy TG11 – Development in the Rolling Upland Valleys*

There are three ‘landscape’ policies – TG11, TG12 and TG13 which relate to each distinctive landscape character identified in the Plan area. Policy TG11 seeks to ensure that all new development protects and enhances the special identified features of the Rolling Upland Valleys with a set of criteria which are specific to this landscape area.

### **TG11: Northumberland National Park Core Strategy (2009)**

Policy 20 is about Landscape Quality and Character. It refers to the National Park’s Landscape Supplementary Planning Document (SPD), which contains the same Landscape Character Areas as the Tarset and Greystead Neighbourhood Development Plan. As this SPD (and its supporting document) forms part of the Evidence Base for determining the special features of each character area it is considered that the purposes of Policy TG11 and Policy 20 are broadly the same. Policy TG11 does not conflict with Policy 20 or the Landscape SPD. It instead applies locally based criteria to more clearly define how development proposals might affect that particular landscape. (The Landscape SPD was not identified as ‘strategic policy’ by the NNPA but it is used in decision-making on individual planning applications).

### **TG11: Tynedale LDF Core Strategy (2007)**

The Rolling Upland Valleys are in the National Park area. The Tynedale Core Strategy does not cover this area.

### **TG11: NPPF**

Chapter 11 of the NPPF relates to ‘Conserving and Enhancing the Natural Environment’.

Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

Paragraph 113 states that Local Planning Authorities should set criteria based policies against which proposals for any development on or affecting protected [wildlife and] landscape areas will be judged.

Paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in the National Parks which have the highest status of protection in relation to landscape and scenic beauty.

**General Conformity of TG11:** TG11 provides a local dimension to existing National Park Core Strategy Policy 20. The evidence base used to compile policy TG11 leaned heavily on the ‘*Landscape Character Assessment of Tynedale District and Northumberland National Park*’ by Julie Martin Associates, produced in 2007, which was used to inform policy in the National Park Core Strategy, as well as the Tynedale Core Strategy.

This, along with evidence in the Spence and Dower - Tarset and Greystead Landscape and Design Assessment (also referred to in the Evidence Base) and other Landscape Character work by the County Council, all contributed to research that gave a 'localised' dimension to these policies. This policy is considered to be in general conformity with local and national policy.

### *Policy TG12 – Development in the Rolling Uplands*

There are three 'landscape' policies – TG11, TG12 and TG13 which relate to each distinctive landscape character identified in the Plan area. Policy TG12 seeks to ensure that all new development protects and enhances the special identified features of the Rolling Uplands with a set of criteria which are specific to this landscape area.

### **TG12: Northumberland National Park Core Strategy (2009)**

Policy 20 is about Landscape Quality and Character. It refers to the Landscape Supplementary Planning Document, which contains the same Landscape Character Areas as the Tarset and Greystead Neighbourhood Development Plan, as this SPD forms part of the Evidence Base for determining the special features of each character area. Policy TG12 does not conflict with Policy 20 or the Landscape SPD. It instead applies locally based criteria to more clearly define how development proposals might affect this particular landscape.

### **TG12: Tynedale LDF Core Strategy (2007)**

The Rolling Uplands are in the National Park area. The Tynedale Core Strategy does not cover this area.

### **TG12: NPPF**

Chapter 11 of the NPPF relates to 'Conserving and Enhancing the Natural Environment'.

Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes. Paragraph 113 states that Local Planning Authorities should set criteria based policies against which proposals for any development on or affecting protected [wildlife and] landscape areas will be judged.

Paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in the National Parks which have the highest status of protection in relation to landscape and scenic beauty.

**General Conformity of TG12:** TG12 provides a local dimension to existing National Park Core Strategy Policy 20. The evidence base used to compile policy TG12 leaned heavily on the '*Landscape Character Assessment of Tynedale District and Northumberland National Park*' by Julie Martin Associates, produced in 2007, which was used to inform policy in the National Park Core Strategy, as well as the Tynedale Core Strategy.



## Tarset and Greystead Neighbourhood Development Plan – Basic Conditions Statement

This, along with evidence in the Spence and Dower work (also referred to in the Evidence Base) and other Landscape Character work by the County Council, all contributed to research that gave a 'localised' dimension to these policies. This policy is considered to be in general conformity with local and national policy.

### *Policy TG13 – Development in the Moorland and Forest Mosaic*

There are three 'landscape' policies – TG11, TG12 and TG13 which relate to each distinctive landscape character identified in the Plan area. Policy TG13 seeks to ensure that all new development protects and enhances the special identified features of the Moorland and Forest Mosaic with a set of criteria which are specific to this landscape area.

### TG13: Northumberland National Park Core Strategy (2009)

The majority of the Moorland and Forest Mosaic is outside the National Park. However, there are small areas that are within the National Park area. Policy 20 is about Landscape Quality and Character. It refers to the Landscape Supplementary Planning Document, which contains the same Landscape Character Areas as the Tarset and Greystead Neighbourhood Development Plan, as this SPD forms part of the Evidence Base for determining the special features of each character area.

Policy TG13 does not conflict with Policy 20 or the Landscape SPD. It instead applies locally based criteria to more clearly define how development proposals might affect this particular landscape.

### TG13: Tynedale LDF Core Strategy (2007)

The Moorland and Forest Mosaic sits largely within the Tynedale area. Policy NE1 is the relevant policy. Policy TG13 is in conformity with parts a) and f) of NE1.

### TG13: NPPF

Chapter 11 of the NPPF relates to 'Conserving and Enhancing the Natural Environment'.

Paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.

Paragraph 113 states that Local Planning Authorities should set criteria based policies against which proposals for any development on or affecting protected [wildlife and] landscape areas will be judged.

Paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in the National Parks which have the highest status of protection in relation to landscape and scenic beauty.

**General Conformity of TG13:** TG13 provides a local dimension to existing National Park Core Strategy Policy 20. The evidence base used to compile policy TG13 leaned heavily on the '*Landscape Character Assessment of Tynedale District and Northumberland National Park*' by Julie Martin Associates, produced in 2007, which was used to inform policy in the National Park Core Strategy, as well as the Tynedale Core Strategy. This, along with evidence in the Spence and Dower work (also

referred to in the Evidence Base) and other Landscape Character work by the County Council, all contributed to research that gave a 'localised' dimension to these policies. This policy is considered to be in general conformity with local and national policy.

### *Policy TG14 – Our Sustainable Local Economy*

This policy seeks to create a positive framework for small-scale development which will benefit the local economy, whilst ensuring the special qualities of the Plan area are protected from inappropriate development.

#### **TG14: Northumberland National Park Core Strategy (2009)**

Policy 14 relates to the local economy. Policy TG14 is in general conformity with this policy, whilst seeking a more criteria based approach to individual developments, particularly in relation to the special characteristics of the Plan area. TG14 does not conflict with employment policies in the Core Strategy.

#### **TG14: Tynedale LDF Core Strategy (2007)**

Policies EDT1 and EDT3 are the strategic policies in relation to the local economy. Parts of EDT1 are not relevant to the Tarset and Greystead Neighbourhood Development Plan. However, TG14 is considered to be in general conformity with the relevant criteria of EDT1 (a), (d), and EDT3 (which is also relevant to Policy TG1).

#### **TG14: NPPF**

Paragraph 28 is particularly relevant to this policy which states that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, Neighbourhood Development Plans should support sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings.

In order to comply with other paragraphs in the NPPF and in particular paragraph 115, Policy TG14 only promotes small-scale proposals that are compatible with the landscape areas.

**General Conformity of TG14:** TG14 is in general conformity with both locally strategic policies and national planning policy. No conflicts are identified.

### *Policy TG15: Sustainable Tourism and Recreational development*

This policy seeks to ensure that tourist and recreational developments are encouraged in the Plan area which respect the particular characteristics of the Plan area, and do not impact on the special qualities of the landscape or local amenity. The policy stipulates that it refers to small-scale tourism development.

### TG15: Northumberland National Park Core Strategy (2009)

Policy 15 in the Core Strategy specifically relates to Sustainable Tourism and Recreation development. TG15 is a policy which seeks to encourage all types of tourism and recreational developments provided they do not impact on the special qualities of the Plan area.

Policy 15 of the Core Strategy promotes tourism development in the National Park, but does not set criteria although other policies in the plan will apply.

TG15 is a criteria based policy which seeks to ensure that the right type of tourism development comes forward in the Plan area, giving clarity about what criteria will be applied to new tourism/recreation development. Although Policy 15 is different to Policy TG5, it is considered that TG15 does not conflict with the strategic purpose of Policy 15.

### TG15: Tynedale LDF Core Strategy (2007)

Policies EDT1, EDT4 and EDT5 are the strategic policies in the Tynedale area. Policy TG15 is not contrary to the positive approach to tourism in parts a) and d) of EDT1. EDT4 does not allow new-build tourism accommodation in the open countryside, but does allow other new-build tourism developments.

Policy TG1 relates to TG15 and states that all developments proposed (including tourism development) in relation to TG1 will be in accordance with paragraphs 54, 55 and 28 of the NPPF. These paragraphs provide

the basis for ensuring that development will be appropriately located, so Policy TG15, (through TG1) is in accordance with EDT4.

EDT5 seeks to allow large scale tourism development within the Kielder Priority Area, much of which is in the Neighbourhood Development Plan area.

As the Tynedale Core Strategy is soon to be superseded by the emerging Northumberland Core Strategy, it is worth looking at whether it is the intention of Northumberland County Council to proceed with this policy stance in their emerging Core Strategy. It seems that they are, and paragraph 5.126 states:

*'5.126 In December 2013 the whole of the Northumberland National Park and most of Kielder Water and Forest Park, an area totalling 572 square miles, was designated Europe's largest 'Dark Sky Park'<sup>(38)</sup>, with 'gold star' status, the highest level of award. This offers the potential for niche night sky interpretation tourism, which could attract visitors year round. It is important that this opportunity to expand the County's tourism offer is supported, but the reasons for the designation are protected. Kielder Water and Forest Park is also a key outdoor activity destination and has strong potential to support tourism growth, building on recent investment. The plan supports the development of tourist facilities and accommodation, including appropriate large scale proposals, but any development in particular would need to preserve the park's dark skies, within and close to its boundaries.'*

Policy 11 in the emerging Core Strategy relates to tourism. Part g) of Policy 11 states:

*g) Large-scale, new tourist development will be assessed on the potential economic gain weighted against any possible harmful impacts and other plan policies;*

There is potential for conflict here with the Neighbourhood Development Plan, which seeks to encourage small-scale tourism development.

### TG15: NPPF

Paragraph 28 is relevant to this policy. Paragraph 28 seeks to support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside.

It is considered that Policy TG15 is compatible with the aims of Paragraph 28 of the NPPF.

However, paragraph 28 needs to be balanced against paragraph 115, particular in and adjacent to the National Park. This balance means that in the Plan area, tourism development is restricted to small-scale development.

**General Conformity of TG15:** This policy refers to small-scale tourism development, which will be the most appropriate type of development for the nature of the Parish. Although this is not compatible with policy in the Tynedale Core Strategy, it is considered that any proposals that do come forward for ‘major’ development’ can reasonably be considered outside of Policy TG15 (because it only refers to small-scale development), and considered alongside other policies in the plan,

meaning that Policy TG15 is in general conformity with the strategic aims of the policies in the Tynedale Core Strategy, National Park Core Strategy and NPPF.

### *Policy TG16 – Protection and Creation of Community Assets*

This policy is designed to protect existing identified Community Assets in the Plan area, and to provide a positive framework for the provision of new community facilities where the opportunity arises.

### TG16: Northumberland National Park Core Strategy

Policy 8 of the Core Strategy relates to Community Facilities. The Neighbourhood Development Plan policy is in alignment with this policy, but provides a locally specific dimension.

The policy is in conformity with the Core Strategy.

### TG16: Tynedale LDF Core Strategy (2007)

It is unlikely that Community Facilities would come forward in the Tynedale Local Plan area, as they are the sparsely populated areas of the Parish. However, the relevant policy is CS1 – *Community service and facilities* seeks to retain facilities, and provide facilities where they are lacking. Policy TG16 is in broad conformity with the strategic intentions of this policy.

### TG16: NPPF

Paragraph 28 states that to support a prosperous rural economy, policies should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Paragraph 70 states that to deliver social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared space, community facilities (such as those described in paragraph 28) and other local services to enhance the sustainability of communities. Also, policies and decisions guard against the unnecessary loss of valued facilities and service, particularly where this would reduce the community's ability to meet its day-to-day needs.

**General Conformity of TG16:** TG16 is in general conformity with the strategic aims of local and national policy, in terms of its aims to maintain and enhance the sustainability of local community infrastructure, in the form of specifically identified assets, which were identified by the community through the consultation process. It gives a locally specific angle to existing strategic and national policy.

#### Policy TG17 – Small Scale Renewable Energy Infrastructure

This policy relates to small-scale renewables schemes. Large scale schemes are considered to be a strategic matter which are not within the remit of a Neighbourhood Development Plan. The policy seems to promote small-scale renewables in the Plan area, whilst ensuring that these renewables do not compromise the special landscape of the Plan area, or impact on the amenity of residents.

### TG17: Northumberland National Park Core Strategy (2009)

Policy 25 relates to Renewable Energy and Energy Efficiency. Policy TG17 is about renewable energy generation, and does not relate specifically to Policy 25. Paragraph 12.4 describes 'micro-generation' as solar photovoltaic, micro-wind turbines, micro hydro and small scale Combined Heat and Power (CHP). Policy TG17 is intended to apply to these types of schemes in their own right, rather than as 'embedded' renewables in developments (which is what Policy 25 relates to).

There is no conflict with National Park policy in relation to TG17.

### TG17: Tynedale LDF Core Strategy (2007)

Policy EN1 relates to principles for energy, and Policy EN3 relates to energy conservation and production in new developments. Policy TG17 is well aligned to Policy EN1, which has 3 criteria, all of which are reflected in Policy TG17. Policy EN3 relates to targets for embedded renewables in new developments. This is not relevant to Policy TG17.

### TG17: NPPF

The NPPF promotes sustainable development, including renewables. Paragraph 95 states that to support the move to a low carbon future, local planning authorities should actively support energy efficiency improvements to existing buildings.

Paragraph 97 further states that local planning authorities should design their policies to maximise renewable and low carbon energy development while ensuring that adverse impacts are addressed satisfactorily, including cumulative landscape and visual impacts.

In addition, paragraph 97 states that local planning authorities should support community led initiatives for renewable and low carbon energy, including developments outside such areas being taken forward through Neighbourhood Development Planning.

**General Conformity of TG17:** There appears to be no specific policy in the National Park Core Strategy on small-scale renewables, but it is clearly the intention of the plan (both through paragraph 12.4 and the Climate Change policy), that the intention is to promote small-scale renewables. It is broadly aligned to Tynedale policy, and NPPF aspirations for low carbon communities.

### **3.4 The Neighbourhood Development Plan is Compatible with EU Obligations**

An Appropriate Assessment was carried out by Northumberland National Park Authority (Appendix D) and a negative Screening Opinion was given by Northumberland County Council (Appendix E). All changes recommended in the Appropriate Assessment were incorporated into changes to the Plan to ensure that there would be no adverse effects on EU Sites.

The Neighbourhood Development Plan has regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and comply with the Human Rights Act 1998.

### **4.0 Conclusion**

The evidence provided in this Basic Conditions Statement concludes that the Tarset and Greystead Neighbourhood Development Plan meets the Basic Conditions as set out in the Neighbourhood Development Planning Regulations (2012).



### APPENDICES

#### Appendix A: Sustainability Criteria

##### Sustainability Criteria used in developing the Tarset and Greystead Neighbourhood Development Plan

1. Foster the social and economic well being of the local communities
2. To protect the special qualities of the National Park from unsuitable development
3. Create local jobs within the community to support sustainable levels of local economic growth
4. Increase public involvement in decision making
5. To ensure good accessibility for all to jobs, facilities, goods and services in the region
6. To reduce flood risk to people and property
7. To ensure provision of affordable housing
8. To reduce crime and fear of crime
9. To ensure good local air quality and to reduce the causes of climate change
10. Encourage sustainable farm business in the National Park
11. Create, protect and enhance the quality and diversity of the landscape
12. To maintain a landscape rich in biodiversity and geodiversity.
13. Maintain or enhance SSSI's and NNR's
14. To protect and enhance the quality of the Park's ground and river waters
15. To protect and enhance the Park's cultural heritage and settings, and their diversity.
16. Support sustainable tourism and leisure consistent with protection of the environment
17. Support the enjoyment of the countryside and the health benefits to be gained from it.
18. Establish with partners, ways to reduce the impact of traffic and other intrusive activities
19. Reduce the amount of waste produced and increase the amount recycled.
20. Improve awareness of the National Park

**Appendix B: Strategic Policies (NNPA)**

1

Contact: Clive Coyne

Tel No: (01434) 611547

Email: [clive.coyne@nnpa.org.uk](mailto:clive.coyne@nnpa.org.uk)

Date: 1<sup>st</sup> May 2015

**Re: Tarset & Greystead Neighbourhood Plan 2015-35, Pre-Submission Draft (March 2015). Basic Conditions Statement - Strategic Policies in the Development Plan.**

In order to assist you in preparing your basic conditions report, please see below for an explanation of the national policy context and also a list of strategic policies contained within the extant Northumberland National Park Core Strategy & Development Policies document that covers the Tarset & Greystead Neighbourhood Plan area. As Local Planning Authority for the Neighbourhood Plan area, we are required to clearly set out our strategic policies in accordance with paragraph 184 of the National Planning Policy Framework and provide details of these to you as the Neighbourhood Plan qualifying body and also to the independent examiner once appointed. It should be noted that the policies in the Tarset & Greystead Neighbourhood Plan must be assessed for general conformity with these strategic policies and the findings of this assessment should be presented in the basic conditions statement.

**National Policy Context**

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.*

## Tarset and Greystead Neighbourhood Development Plan – Basic Conditions Statement

Northumberland National Park Authority  
Eastburn, South Park, Hexham  
Northumberland NE46 1BS  
Tel: 01434 605555

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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*

A definition of **strategic policies** is given in the National Planning Policy Framework(NPPF) 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.*

Paragraph 074 of the National Planning Practice Guidance (Reference ID: 41-074-20140306) gives an explanation of what is meant by ‘general conformity’ as follows:

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 or Order and the evidence to justify that approach.*

## Tarset and Greystead Neighbourhood Development Plan – Basic Conditions Statement

Paragraph 075 of the National Planning Practice Guidance (Reference ID: 41-075-20140306) also defines strategic policies, referring to NPPF paragraph 156 and stipulating that the basic conditions statement should:

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

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Paragraph 076 of the National Planning Practice Guidance (Reference ID: 41-076-20140306) explains how to determine which policies are strategic as follows:

*When reaching a view on whether a policy is a strategic policy the following are useful considerations:*

- ☐ *whether the policy sets out an overarching direction or objective.*
- ☐ *whether the policy seeks to shape the broad characteristics of development.*
- ☐ *the scale at which the policy is intended to operate.*
- ☐ *whether the policy sets a framework for decisions on how competing priorities should be balanced.*
- ☐ *whether the policy sets a standard or other requirement that is essential to achieving the wider vision and aspirations in the Local Plan.*
- ☐ *in the case of site allocations, whether bringing the site forward is central to achieving the vision and aspirations of the Local Plan.*
- ☐ *whether the Local Plan identifies the policy as being strategic.*

Therefore in accordance with paragraph 184 of the NPPF, the strategic policies in the current development plan covering the neighbourhood plan area have been identified by the Northumberland National Park Authority as follows:

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.

## Tarset and Greystead Neighbourhood Development Plan – Basic Conditions Statement

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.

Should you have any queries or require any further information then please do not hesitate to contact me.

Yours sincerely,

**Clive Coyne (MRTPI), Head of Forward Planning**

## Appendix C: Strategic Policies (NCC)

**NORTHUMBERLAND**

Northumberland County Council

### Neighbourhood Plans: Basic Conditions Statements

#### Strategic Policies in the Development Plan

##### Introduction

1. This note is intended to support neighbourhood planning groups in the preparation of their 'basic conditions statement', specifically in relation to the need to demonstrate general conformity with current development plan policies. It briefly sets out the background to this requirement then defines the strategic policies set out in the development plan covering the neighbourhood area.

2. Regulation 15 of The Neighbourhood Planning (General) Regulations 2012, as amended, requires that certain specified information is provided alongside a draft neighbourhood development plan when it is submitted to the local planning authority. In summary, this information is:

- (a) a map or statement which identifies the area to which the proposed neighbourhood development plan relates;
- (b) a consultation statement;
- (c) the proposed neighbourhood development plan;
- (d) a **'basic conditions statement'**; and
- (e) (i) an environmental report, or  
(ii) a screening opinion indicating that an environmental report is not required.

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

- are in general conformity with the **strategic policies** in the development plan for the area
- have been prepared having regard to national policies and guidance;



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- contribute to the achievement of sustainable development; and
- are not in conflict with European Union obligations on human rights and the environment

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

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

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

### **Appendix D: Habitats Regulations Screening Opinion (NNPA)**

This document can be viewed at [www.tarset.co.uk](http://www.tarset.co.uk) where it is included in the Consultation Statement for the Submission Draft.

### **Appendix E: EIA Screening Opinion (NCC)**

This document can be viewed at [www.tarset.co.uk](http://www.tarset.co.uk) where it is included in the Consultation Statement for the Submission Draft.

### **Appendix F: The NNPA Local Development Framework – Core Strategy and Development Policies**

This document can be viewed at [www.northumberlandnationalpark.org.uk](http://www.northumberlandnationalpark.org.uk)

### **Appendix G: Policies referred to in the Basic Conditions Statement from the Tynedale Local Development Framework Core Strategy (Adopted October 2007)[NCC]**

#### **Core Strategy Policy GD5**

The potential implications for flood risk will be taken into account when meeting development needs. Developers will be expected to carry out an appropriate assessment of flood risk and development will not be permitted if it is likely to:

- . (i) increase the risk of flooding; or
- . (ii) reduce the capacity of flood plains to store flood water; or
- . (iii) increase the number of people or properties at risk.

### Core Strategy Policy NE1

The principles for the natural environment are to:

**(a)** Protect and enhance the character and quality of the landscape, biodiversity and geological interest of the District and give particular protection to areas and sites recognised for their environmental and scientific interest.

**(b)** Manage the relationship between development and the natural environment in order to:

- Minimise risk of environmental damage.
- Avoid the urbanisation of the countryside
- Maintain good local air quality and the quality of ground and surface water.

**(c)** Protect and enhance the extent and quality of ancient woodlands and other important natural habitats and networks of habitats; and encourage creation of new habitats and restoration of those that are damaged or fragmented.

**(d)** Avoid the unnecessary loss of the best and most versatile agricultural land.

**(e)** Give specific protection to the landscape quality, wildlife and geological value of the North Pennines Area of Outstanding Natural Beauty.

**(f)** Ensure that development close to the Northumberland National Park does not have an unacceptable adverse effect on its landscape quality, wildlife or geological value.

**(g)** Enable and encourage people to experience, enjoy and understand the natural environment.

**(h)** Protect and enhance areas of open space within towns and villages.

### Core Strategy Policy BE1

The principles for the built environment are to:

- (a)** Conserve and where appropriate enhance the quality and integrity of Tynedale's built environment and its historic features including archaeology, giving particular protection to listed buildings, scheduled monuments and conservation areas.
- (b)** Give specific protection to the Hadrian's Wall World Heritage Site and its setting.
- (c)** Ensure that development is of a high quality design that will maintain and enhance the distinctive local character of the District's towns, villages and countryside.
- (d)** Encourage sustainable construction techniques such as the use of recycled building materials, the reuse of existing buildings and materials, energy efficiency measures and the use of sustainable urban drainage systems.
- (e)** Ensure that new developments are designed to provide adequate opportunities for recycling of waste and encourage those proposing major non residential developments to incorporate facilities for the reduction, re-use and recycling of waste and on site waste sorting.
- (f)** Manage the location and design of development to minimise the risk of crime and maximise personal safety.
- (g)** Promote the development of public art, particularly as part of significant new developments.
- (h)** Require at least BREEAM Excellent/Very Good standards, or the equivalent under the Code for Sustainable Homes, to be met for new developments.

### Core Strategy Policy H6

The change of use of existing buildings to residential use will be permitted in:

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- Main towns - Hexham, Prudhoe and Haltwhistle
- Local centres - Allendale, Bellingham, Corbridge and Haydon Bridge
- Smaller villages as defined in Policy GD1

In the open countryside, the change of use of existing buildings to residential use will only be permitted where:

- (a) the building is of permanent construction and has visual or historic merit which contributes to the distinctive character of the area and justifies its retention; and
- (b) the change of use does not involve any extension, significant rebuilding or harm to its character; and
- (c) the applicant has demonstrated that it cannot be developed for an employment generating or tourism use; and
- (d) energy efficiency measures and / or on site renewable energy generation results in the actual CO<sub>2</sub> emission rate being at least 10% below the target emission rate as defined by building regulations.

### Core Strategy Policy H7

The affordable housing needs of the District will be met in:

- Main towns - Hexham, Prudhoe and Haltwhistle
- Local centres - Allendale, Bellingham, Corbridge and Haydon Bridge
- Other smaller villages where there is an adequate range of services as defined in Policy H3.

Affordable housing needs will be met as locally as possible through:

- The re-use or re-allocation of the existing housing stock
- The allocation of sites for affordable housing
- Permitting affordable housing schemes as windfalls including those on exception sites
- Seeking an appropriate element of affordable housing on market housing sites, in accordance with Policy H8.

### Core Strategy Policy EDT1

The principles for economic development and tourism are to:

- (a) Support a buoyant and diverse local economy, which recognises the importance of tourism to the District.
- (b) Ensure sufficient land is available to meet the employment requirements of the District.
- (c) Protect existing and allocated employment land for its intended purpose.
- (d) Protect and enhance existing tourist facilities and infrastructure, whilst also allowing new tourist development where appropriate in order to increase the range, quality and type of facilities available to tourists.

### Core Strategy Policy EDT3

Small-scale employment development involving new buildings will be permitted in the open countryside where it forms part of a farm diversification scheme or the redevelopment or extension of an existing employment site.

### Core Strategy Policy EDT4

New build tourist accommodation other than small-scale camping, caravan and chalet development will not be permitted in the open countryside.

Other small scale new build tourism development will be permitted in the open countryside.



### Core Strategy Policy EDT5

In the Kielder Tourism Priority Area, proposals for new-build tourism development, including those of a larger scale will be permitted.

### Core Strategy Policy CS1

The principles for community services and facilities are to:

- (a) Retain local shops and other essential community services and facilities, especially where there are no accessible alternatives;
- (b) Address deficiencies in services and facilities and facilitate improvements in their level of provision, quality and accessibility.

### Core Strategy Policy EN1

The principles for energy are to:

- (a) Minimise the amount of energy used through the location, layout and design of development;
- (b) Enable the sensitive development of renewable energy resources in order to make a positive contribution to meeting renewable energy targets;
- (c) Promote the development of micro renewable energy generation.