Policy Areas 3/4 - New Development in Lanehead/Greenhaugh
(Delivering Objectives 1, 2 and 3)

Policy Intention: The intention of these policies would be to build and develop the design characteristics of each area respectively in terms of scale, mass, size, height, colour, etc. and important open space

NPPF	The NPPF is supportive of development in rural areas, providing they will enhance and maintain the vitality of rural communities see paragraph 55 referred to in other policy assessment. With regard to design (which is the purpose of this policy) it states in Chapter 7: Requiring Good Design. *Para 56: The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.* *Para 57: It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.* *Para 58:* ***Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.*** *Planning policies and decisions should aim to ensure that developments:* • *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;* • *establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;* • *optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;* • *respond to local character and history, and reflect the identify of local surroundings and materials, while not preventing or discouraging appropriate innovation;* • *create safe and accessible environments where crime and disorder, and the fear of crime do not undermine quality of life or community cohesion; and* • *are visually attractive as a result of good architecture and appropriate landscaping* *Para 59: ...* ***design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more***

generally.

Para 60: Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Para 61: Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Green Spaces

Para 76:

Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.
Para 77:

The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a 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 the green area concerned is local in character and is not an extensive tract of land*

Para 78:

Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

Local Planning Policy:	EXISTING POLICY:
NNPA Core Strategy (2009)	**Core Strategy Northumberland National Park (2009)**
	Policy 5: General Location of New Development
	The Local Centres of Alwinton, Elsdon, Falstone, Greenhaugh, Harbottle, Holystone, Lanehead and Stannersburn will be the focus for new local needs development within the National Park.
	Policy 6: The Sequential Approach
	1. *PDL and buildings within the identified settlements*
	2. *Other suitable sites within the identified settlements*
	3. *Previously developed land and buildings adjacent to the built up area of the identified settlements*
	4. *Other suitable sites adjacent to the built up area of the identified settlements.*
NNPA Design Guide SPD	National Park Design Guide SPD - Extract for development in settlements
	Within Settlements
	• Look at the rhythm and form of existing buildings and how your proposal will fit within this;
	• Carefully consider the height, scale and massing in relation to surrounding buildings;
	• Refer to any relevant village appraisals such as conservation area character appraisals or Historic Village Atlas documents to inform the approach;
	• Appropriate boundary treatments and landscaping can often help to anchor the development into the wider setting as well as creating habitats/ managing an area for wildlife purposes;
	• Consider opportunities for creating new habitats e.g. roosting or nesting spaces.
	6.3 Alterations and Extensions
	6.3.1 Alterations
	Modern day living brings about various demands, which older buildings sometimes cannot meet. However, with careful consideration it is often possible to make minor alterations to improve the function of a building.
	Design Considerations:
	• Some minor alterations may be made without the need for planning permission. However, it is always best to check and if your property is a

NNPA Design Guide SPD cont...	Listed Building it is crucial to check first; • Protected species should be considered when doing any alterations, even where planning permission may not be needed e.g. conversion of roof spaces, re-pointing, or timber treatment to ensure that developers do not break the law in relation to protected species; • Alterations should be done with care and should respect the character of the existing building; • A particular problem in older buildings is light levels : internal reconfiguration of rooms can often help to increase the light levels, using existing openings is preferable and 'light tubes' may overcome the lack of existing openings. **6.3.2 Extensions** Successful extensions not only respect character, but are subservient to the existing building in terms of height, scale and massing. Design Considerations: • Smaller buildings often have less scope for extensions, indeed buildings have a threshold point beyond which further extensions may significantly affect their character; • How the extension joins the original building is important. This can often be helped by either making the entire extension extremely lightweight and transparent or by creating contrasting link; • Ensuring the roof level of an extension is lower than that of the existing building and that the extension is no wider than the existing building are ways of achieving subservience; • Following roof forms can help to create a rhythm and local buildings styles are important, however a hipped roof can sometimes help to reduce the overall massing of an extension; • Consider the scope of the extension to incorporate renewable energy e.g. could a new roof incorporate Photo Voltaic or Solar Panels? **6.3.3 Porches** Porches are very much a domestic feature, however they are not very common on older buildings in the National Park. As a porch is usually constructed on the primary elevation of a building, care should be given to its design. Design Considerations: • The addition of an internal door may serve the same purpose as a porch in reducing heat loss, etc. and could be a more cost-effective solution; • Roofing and walling materials which match the existing building may help to respect character; • A porch is usually centred around an entrance door and the door's narrow vertical emphasis may help to influence the height, width and scale of a porch; • If a front porch is not appropriate consideration could be given to using an alternative entrance on another elevation. **6.3.4 Conservatories / Sun Rooms** Conservatories / Sun Rooms are becoming increasingly popular as extensions to existing dwellings. As well as the design considerations below, the

| NNPA Design Guide SPD cont... | considerations relating to extensions area also relevant to conservatories / sun rooms.

Design Considerations:
• The function of a conservatory / sun room dictates the need for large areas of glazing: however, consideration should be given to a solid roof which allows for additional levels of insulation;
• Consider the glazing patterns - often a vertical emphasis can help to visually 'anchor' the sun room;
• A 'dwarf wall' is helpful to incorporate a damp proof course. However, making this relatively small - as shown below - can allow for greater areas of glazing and thus a more visually 'light weight' structure;
• 'Transparent' conservatories can very often cause least disruption to a visual appreciation of the host building;
• Try to ensure that existing windows are not 'cut across' by the new roof line and that they are still accessible for repair and maintenance.

6.4 External Works
6.4.1 Principles
Assimilating development into the wider landscape can be aided by carefully considered landscaping. Both hard and soft landscaping should add to a development and its setting, not detract from it. The approach to landscaping is partly dictated by the site, its orientation, soil types, slope and exposure, etc : however, mistakes can be avoided by looking at what works locally. Whether in association with the siting of a new building or the increase in size of an existing plot, very careful consideration should be given to the extent of any curtilage created.
6.4.2 Hard Landscaping
Hard landscaping includes boundaries such as walls and fences, and hard surfacing such as paths, driveways and patios, etc. Hard landscaping, if done correctly, can help to visually anchor a development into the wider landscape, particularly where treatments such as stone walls form an element of the existing landscape character.

Design Considerations:
• Site boundaries should reflect surrounding character, for example if dry stone walls are common then this is likely to be the most appropriate boundary treatment;
• Fences may be a cost effective approach to boundary treatments and to be successful they should be kept simple and perhaps agricultural in appearance;
• External areas in a conversion scheme are often best left undivided;
• Retaining walls serve a specific purpose and their functionality is important : however, consideration should be given to the facing material;
• Hard surfacing should be kept to a minimum and fulfil a specific purpose : where possible, it should be created from a permeable material;
• A narrow path made from stone flags and sets skirting around the edge of a property may be useful for access and maintenance;

6.4.3 Soft Landscaping
Soft landscaping includes trees, hedges, plants and natural vegetation. The most cost effective and successful approach to soft landscaping will see the retention of existing trees, hedges and other vegetation. Although often the full benefits of new planting will not be realised until trees |

NNPA Design Guide SPD cont...	approach maturity, successful soft landscaping will help a building sit comfortably within the landscape and its surroundings. Design Considerations: • Careful observation of local vegetation and dominant native species, can help soft landscaping schemes appear more natural and avoid costly mistakes; • Tree surveys may be necessary as part of a development and would help to inform working practices, e.g. avoiding the storage of materials under a tree canopy where root damage could be caused; • New trees and shrubs should be planted with regard for their mature height and spread, including the root system which can cause severe damage if insufficient space is made for the species chosen; • Consideration should be given to the care needed to ensure any new planting survives and serves its intended purpose; • Soft landscaping can also be beneficial for wildlife, for example, native trees and shrubs support native insects and berry-bearing species can provide a food source for birds and small mammals. Planted areas that link to other natural features such as hedges, ponds and ditches can be important corridors for many species including bats; • Simple landscaping can help to avoid suburbanisation of the countryside.
NCC Planning policy	**Tynedale Planning Policies** **Lanehead and Greenhaugh are not in the Tynedale area (i.e. in the National Park's planning remit)**
Engagement:	**Community Questionnaire:** The questionnaire asked: How important is it that any future development in Tarset and Greystead should be in keeping with the character and landscape setting of the Parish? 89% = Highly Important, 8% = Important, 3% = Not Important **Consultation on 'Emerging Themes'** - any feedback? **Literal responses questionnaire** - 11th November 2013
Evidence:	National Park Design Guide SPD Village Atlas Jubilee Book John Grundy's book?

	Consultant Landscape Architects and Architects work Local Landscapes identified in the Community Consultation