

Policy Area 5 - Defining Settlement Boundaries (Delivering Objectives 1 and 2)

Policy Intention: To ensure that development in Lanehead and Greenhaugh does not encroach into the open countryside and respects the settings of the settlements and their characteristics

NPPF:

The NPPF is supportive of development in rural areas, providing they will enhance and maintain the vitality of rural communities. There is no guidance in the NPPF with regard to the relative merits or otherwise of settlement boundaries

With regard to design (which is the purpose of this policy) it states:

Paragraph 9:

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- *making it easier for jobs to be created in cities, towns and villages;*
- *moving from a net loss of biodiversity to achieving net gains for nature;*
- *replacing poor design with better design;*
- *improving the conditions in which people live, work, travel and take leisure; and*
- *widening the choice of high quality homes*

Core planning principles in paragraph 17:

- always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- take account of the different roles and character of different areas ... recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;

Paragraph 55 states:

To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances

<p>Local Plan:</p> <p>NNPA Core Strategy (2009)</p>	<p>EXISTING POLICY:</p> <p><u>Core Strategy Northumberland National Park (2009)</u></p> <p>No settlement boundaries identified in the NNPA Core Strategy</p> <p><u>Policy 5: General Location of New Development</u></p> <p><i>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.</i></p> <p><u>Policy 6: The Sequential Approach</u></p> <ol style="list-style-type: none"> 1. <i>PDL and buildings within the identified settlements</i> 2. <i>Other suitable sites within the identified settlements</i> 3. <i>Previously developed land and buildings adjacent to the built up area of the identified settlements</i> 4. <i>Other suitable sites adjacent to the built up area of the identified settlements.</i>
<p>NNPA Design Guide SPD</p>	<p><u>National Park Design Guide SPD - Extract for development in settlements</u></p> <p><i>Within Settlements</i></p> <ul style="list-style-type: none"> • 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.
<p>NCC Local Planning Policy</p>	<p><u>Tynedale Planning Policies</u></p> <p>No settlements within the Tynedale Area (all within NP)</p>

Engagement:	Community Questionnaire: The community were not asked about settlement boundaries
Evidence:	Landscape Architects and Architects report to provide evidence for whether settlement boundaries for Lanehead and Greenhaugh are appropriate, along with advice about other clusters of buildings (i.e. farmsteads)