

Pre-submission Draft -Tarset and Greystead Neighbourhood Development Plan

Consultation Meeting 7.30pm Wednesday 25th March 2015, Tarset Village Hall

Q: This is a great document for Tarset but there is not enough attention paid to the other part of the parish, Greystead. For example, why would locations such as The Eals or The Hott not be suitable for further development rather than focusing on Lanehead and Greenhaugh only?

A: The National Park plan considers only Lanehead and Greenhaugh as 'settlements' in the Parish. The area referred to is known as the North Tyne Corridor and is defined as 'open country' for planning purposes. As a consequence it can only be considered for development for refurbishment, or conversion of redundant buildings, not for new building.

Assurances were provided that the Steering Committee did not look at Tarset and Greystead as separate constituencies within the plan area, but as a single parish. All policies within the draft Neighbourhood Plan do apply equally to all parts of the parish.

The most populated part of the parish is the area designated on the map as Rolling Upland Valley, including Lanehead and Greenhaugh. These qualify as sustainable settlements as they contain community assets such as a village hall or a pub. Whilst locations such as The Hott could historically be considered a 'settlement' with amenities such as a pub, hall, school, etc. in the past, these have all now gone.

Greystead facilities being lost is sad but the location has moved on, e.g. the Moorcock is now a B&B. It would be great to have the Institute as a community asset but it is questionable whether there are sufficient numbers of people or demand to make it viable or sustainable. Linear development along from The Hott, Greystead to Barrenknowe would not be acceptable and this should be left as open land. We could look at The Hott as a potential cluster for planning purposes but there are other potential 'settlements', such as Gatehouse with its five bastles, which are very sensitive and would never be considered for development.

Q: We need to make sure we make a distinction between sustainable development and sustainable communities. Sustainable development is essential to maintaining sustainable communities but the latter will not happen unless sustainable development is permitted. The two are inextricably linked.

A: This was a topic for much discussion by the Steering Committee. Sustainability is very hard to define. The concept has been incorporated into the plan as much as possible. Go to the Tarset Community website to see the evidence base for the plan.

Q: Was there anything from the consultation process that has not been included in the Neighbourhood Plan due to the constraints imposed by higher planning frameworks and policy?

A: We obtained a 67% response rate from the questionnaires to the community and there is nothing specific that has not been able to be included either in the plan or in the Parish Council's Community Action Proposals, if it concerned a matter that was not associated with planning per se.

Q: Is there anything in the Neighbourhood Plan that contradicts policy from Northumberland County Council or the National Park Plans?

A: The main one is policy with respect to use of redundant buildings only for tourism, whereas the Neighbourhood Plan allows for residential use. The National Park are currently reviewing their policies and may take note of this.

Q: Is this a planning constraint or a DEFRA policy?

A: This stance would have been in line with national policy for the Park at the time it was drafted. It was part of the drive to encourage tourism rather than conversion to residential use and especially, the expansion of second homes. The Neighbourhood Plan enables a more local interpretation of national policies, adding more detail with respect to where development would be acceptable, and reflecting the views of the community. In a sense the Neighbourhood Plan is ahead with respect to permissive development rights and redundant buildings.

Q: The TG2 General Development Principles relating to new development is not particularly prominent and to some extent does this undermine this section of the document?

A: The Steering Committee are very happy to receive all comments and feedback, and this will be taken into consideration for the next draft of the plan.

Q: If the Neighbourhood Plan is adopted, is it mandatory that a planning inspector would have to take account of this policy in reaching decisions on appeal?

A: If a decision goes to appeal then the inspector has to take account of all relevant policy. The Secretary of State has recently called in several planning applications and has given weight in the process to Neighbourhood Plans, including emerging plans. In some instances the Secretary of State has changed the original decision.