

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

TARSET & GREYSTEAD NEIGHBOURHOOD DEVELOPMENT PLAN 2015 – 2035

(PRE-SUBMISSION DRAFT – March 2015)



Northern Gateway – view across Tarset and Greystead

Tarset and Greystead Parish Council

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FOREWORD

On behalf of the Steering Group, I would like to welcome you to your Draft Neighbourhood Development Plan.

This Plan has only been possible as a result of the enormous contribution from residents and stakeholders. The Community has played a large part in shaping and supporting this Plan and has helped the Steering Group to focus on those matters which residents have identified as most important to them. The Neighbourhood Development Plan has genuinely been shaped by the local community, for the local community.

The Steering Group would like to thank officers from both Northumberland National Park and Northumberland County Council for their support and advice. In addition 'Frontrunner' and 'Locality' funding allowed us to employ Spence and Dower Architects to produce a Landscape and Design Assessment for the Parish which has contributed significantly to the evidence base. This funding has also allowed us to have the services of Jenny Ludman of Ludman Planning whose assistance has been invaluable.

Above all we are most grateful to the work of the members of the Steering Group, both past and present, who have persevered with this task demonstrating dedication and enthusiasm together with determination to produce a plan that truly reflects the wishes and priorities of the Community.

Chair of Tarsset and Greystead Neighbourhood Development Plan
Steering Group

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Part 1: **Introduction**

Tarset and Greystead Neighbourhood Development Plan Steering Group was appointed by the Parish Council in early 2012 to prepare a Neighbourhood Development Plan for the Parish of Tarset and Greystead (the Plan area). Tarset and Greystead is one of the 'Front Runner' pilot projects which were supported by the Government to test how neighbourhood planning would work in practice, following the legislative changes to local planning contained in the Localism Act 2011.

The Parish Council was designated as a qualifying body entitled to prepare a neighbourhood plan for the area. The Northumberland National Park Authority and Northumberland County Council formally designated the whole of the Tarset and Greystead Parish area as a Neighbourhood Plan area on May 31st 2013 and April 11th 2013 respectively, in accordance with the relevant legislation. The plan has been prepared by a steering group supported by neighbourhood representatives, with input from both the Northumberland National Park Authority and Northumberland County Council. This pre-submission draft plan is now the subject of a six week public consultation between March 2015 and April 2015.

Why have a plan for Tarset and Greystead?

The local community want to see development that reflects their aspirations for the locality and is sympathetic to what is special and important about the area. The Tarset and Greystead Neighbourhood Development Plan (hereafter referred to as "the Plan") provides locally specific planning policies which gives clear guidance about what kind of development will and will not be allowed. This means that, for the first time, our community has a say in how our Parish develops as a living, working, sustainable community. The Plan also refers to a series of 'Community Actions' which cover other issues raised by the community, but which are not technically planning matters. These have been included

in Appendix 2 of the Plan, and will be implemented by identified partners in its lifetime.

What evidence did we use to prepare the plan?

First of all, we asked you, the community, what you wanted in the Plan. Then we commissioned specialist detailed evidence, by way of a design and landscape study which was produced by Spence and Dower Architects. It acts as a main body of evidence to support the policies in the Plan, particularly in terms of defining what is important about different parts of the Parish, both in terms of building design, historic layout of settlements and important views and landscapes. We have also used other evidence which has been provided by residents, businesses, the Tarset Archive Group, and statutory consultees, to help inform the development of the Plan. All our evidence documents will be included in the Evidence Base for the Plan.

What consultation has taken place?

The Steering Group has engaged throughout the process with the local community, through consultations, newsletters, website updates, interviews and questionnaires.

A start up consultation to identify the issues for the plan was held in Feb/March 2013. The vision and objectives were consulted on in a second consultation in June 2014 and subsequently approved as the basis for the draft plan. Issues and options were consulted on later in 2014 and the draft plan was prepared drawing on the results. The pre-submission draft plan will be consulted on during spring 2015.

More detail on the consultation undertaken is provided in the Community Consultation Statement which will be submitted with the NDP for examination. Details of the results of the consultation undertaken so far can be found on our website: www.tarset.co.uk

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Following the results of the initial questionnaire a ‘Vision’ and set of Objectives were formulated, which sought to reflect the outcomes of the Community Questionnaire, and a further consultation event was undertaken to consult on that Vision and Objectives.

Issues and Options were then drawn up, and a further consultation event was held, which included a presentation to the Community by Spence and Dower Architects, with detailed information about the results of their characterisation, landscape and design work.

A questionnaire was distributed at that event which was also made available online.

The Steering Group identified key policy areas to fulfil the objectives and these have been turned into policies which we are now consulting on through this Pre-Submission Draft Plan consultation.

What happens next?

Consultation on this Pre-Submission Draft Neighbourhood Development Plan is the next formal stage in the process of preparing a Neighbourhood Development Plan.

This is your chance to influence the final version of the Plan.

The Parish Council would like to invite written comments on the policies and actions contained in the draft Plan. All responses must be made by **May 1st 2015**.

Background supporting documents are available on the local community website: www.tarset.co.uk. This includes supporting documents setting out the context for development in the Parish along with reports into consultation and engagement activity undertaken in developing the draft Plan. It also includes minutes of all the meetings that have been held by the Steering Group.

A printed copy of the draft Plan can viewed at the following locations –

***Northumberland County Council, County Hall, Morpeth, NE61 2EF
Tarsset Village Hall, Lanehead, Northumberland, NE48 1NT
Northumberland National Park Offices, Hexham, NE46 1BS***

Reponses to the consultation can be emailed to the following address:

<mailto:tandqndp@gmail.com>

Postal responses should be sent to:

***Tarsset and Greystead Neighbourhood Development Plan,
Snow Hall,
Tarsset,
Hexham,
Northumberland,
NE481PA***

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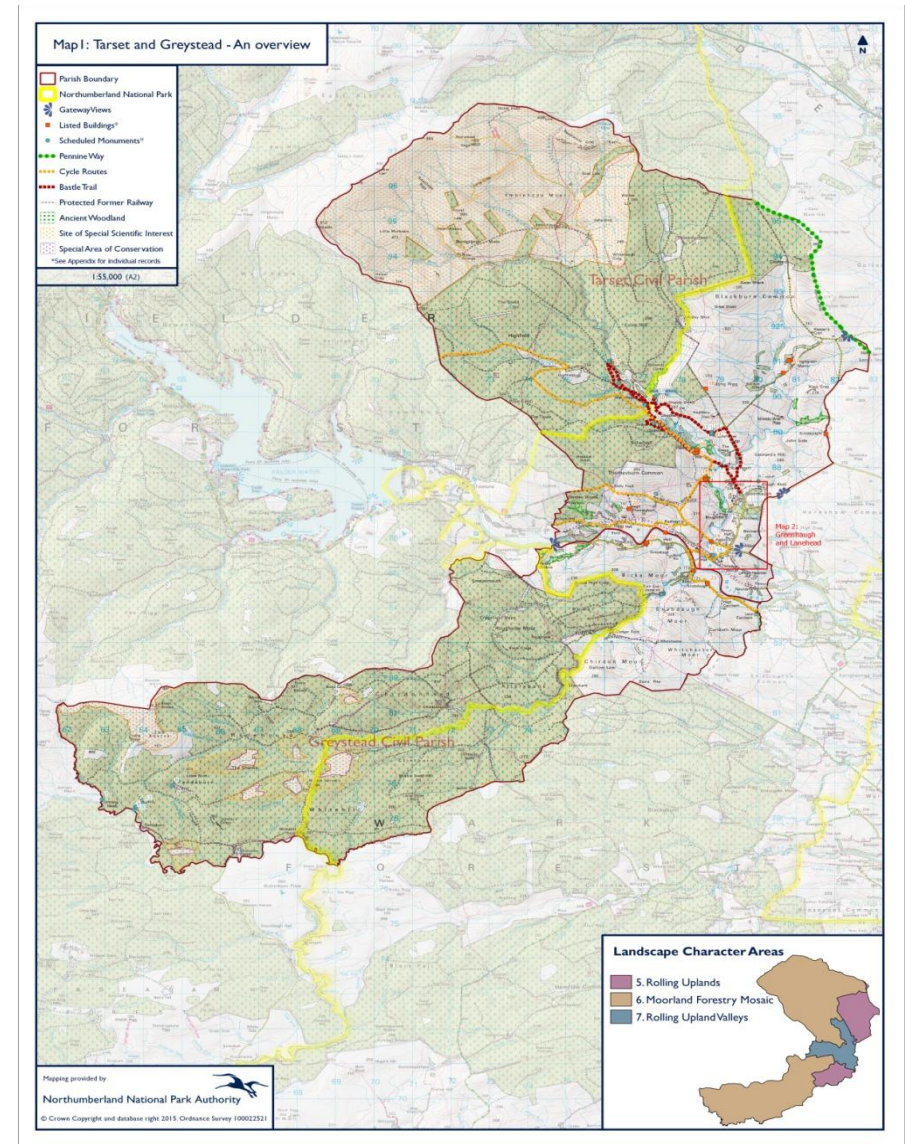
THE NEIGHBOURHOOD PLAN AREA

The Tarsset and Greystead Neighbourhood Plan area is shown on map 1
(enclosed in the folder in the front cover).

Map 1 is included in this form here for information only and has been compressed slightly north to south and on this page is not to scale.

The majority of the Plan area lies within the Northumberland National Park, but there are significant (mostly unpopulated) areas that lie within Northumberland County (in what was Tynedale District prior to the reorganisation to a County wide area).

All other maps used in the text are replicated in larger size for ease of reference. They begin on page 62.



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A SNAPSHOT OF TARSET AND GREYSTEAD TODAY

Landscape and History



***Boggle Hill- site of an
Iron Age settlement***

The importance of the landscape in the Parish is recognised through the National Park landscape designation which covers much of the Parish area. The rugged landscape, and long distance views across uncluttered horizons are a key feature of this sparsely populated area and are highly valued by the people who live here. There is a wealth of history in the Parish, with many scheduled monuments, listed buildings and archaeological sites; and an excellent record of all known heritage assets (listed and unlisted) is contained in the Tarsset Archive Group reports.

People

Tarsset and Greystead Parish covers an area of 73 square miles (189 square kilometres). With a population of 289¹ it is one of the least populated parishes in the UK (1.5 people per square km). The demographic profile is ageing, and the proportion of older residents is high. The Parish has 158 households, with 13% of those being second homes. Most households are owner occupied (63.5%) with the rest being rented (this could include holiday lets). 97.8% of the households own one or more cars. The ethnic group is White, with only 0.3% ethnic minority groups.

¹ Census 2011

Industry



The biggest industries in the Parish are forestry and agriculture employing just under 20% of the population. Employment levels are high in those who are economically active, with only 28.4% of residents not in paid employment (largely because they are retired). There are also a number of small businesses operating from the Parish.

Community Facilities

There are few community facilities, although the ones that exist are well used. Lanehead has a Village Hall, which is a focal point for the community, and Greenhaugh has a pub (the Hollybush) which is popular with locals and visitors.

There is one First School in the Parish (Greenhaugh First School) and a church at Thorneyburn. Greenhaugh has a village orchard, which is highly valued by the local community as is Sidwood Forest and Recreation Area.

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Tourism

The proportion of second homes in Tarsset and Greystead is approximately 13% of households. There are a number of tourism-related businesses run from within the Plan area. Kielder Water and Forest Park are popular visitor attractions, and many visitors travel through the Plan area to get there.

Northumberland International Dark Sky Park has become an increasingly popular tourist attraction, with large investments planned at the Kielder Observatory in 2015.

The Pennine Way follows the northern boundary of the Plan area and the No.10 cycle way runs through the Plan area.

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PART 2 : PLANNING POLICY BACKGROUND

The Plan must be in general conformity with strategic policies contained in other relevant planning documents. The current adopted local plans for the area consist of the Northumberland National Park Core Strategy and Development Policies Document (2009), the Tynedale Core Strategy (2008) and saved policies in the Tynedale Local Plan (2000). Policies in these plans are material planning considerations where they comply with the The National Planning Policy Framework, March 2012 (NPPF).

The NPPF provides the most up to date advice from Central Government on Planning Policy and supercedes policy contained in some of the local planning documents.

The NPPF states that Neighbourhood Plans should: "provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency". It also advises that local plans should give "a clear indication of how a decision maker should react to a development proposal"².

This Plan seeks to clarify what kind of development is encouraged, for the benefit of developers and the local community.

New planning policies are emerging from both Northumberland County Council and the Northumberland National Park Authority: the former is producing a Core Strategy for the whole of the County, and in 2015 the latter will be reviewing its Core Strategy and Development Policies Document.

The policies in this Plan have been assessed against the policies in the adopted plans, and a summary of this assessment is included as

an Evidence Base Document in order to meet the relevant Basic Conditions.

In addition to adopted policy, close attention has also been paid to emerging policy in the Northumberland County Council Core Strategy.

Sustainable Development is at the heart of planning, and should be a 'golden thread' running through all planning documents. Sustainable Development is also at the heart of the community's aspirations in Tarsset and Greystead. Policy development has been carried out in line with our Sustainability Criteria, which were developed early on in the process, and have guided all the emerging policies, providing a basis for plan-making.

These criteria are part of our evidence base.

² NPPF Paragraphs 17 and 154

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PART 3: ISSUES IDENTIFIED BY PEOPLE IN THE LOCAL COMMUNITY

As a result of detailed consultation with the local community, the following general areas emerged as being important:

Natural Environment

Tarset and Greystead has some of the most spectacular scenery in the UK, and this is highly valued by residents in the Parish. A number of landscapes and views were identified as being particularly important, and 95% of questionnaire respondents considered that the natural landscape is important/highly important to conserve the natural beauty of the Plan area. Many landscapes were thought to be important, both local landscapes and long distance views out of the Plan area. Most respondents considered that it was particularly important to protect the green space between Lanehead and Greenhaugh.

Housing

Most of the Plan area is in the Northumberland National Park and there are no settlements in the Northumberland County part of the designated area. There is therefore no statutory requirement to identify housing sites in this Neighbourhood Plan. Most people thought that new housing should be provided in the Plan area. 67.5% of respondents thought that more housing should be allowed within the settlements of Lanehead and Greenhaugh and there was a preference for converting existing redundant buildings over new build development.

Historic Environment

There is a high proportion of Listed Buildings, Scheduled Monuments and features of archaeological and historic interest in the Parish. The community felt that it was important to protect historic features of interest and it is apparent that the community thinks that a number of historic features that are not listed should be protected.

Tourism

Tourism is considered to be a benefit to the Parish for a variety of reasons, but the community response showed that this should not be at the expense of local people and local business. There was a feeling that future tourism developments should be appropriate to the area in which they are to be located, and there should be a clear set of criteria to ensure that these developments are located in the right place. There was an even split between respondents who favoured the promotion of tourism and increased visitor numbers, and those who didn't. There was a particular concern in the community about the *type* of tourism development, and the need for it to be compatible with surroundings, both in terms of its impact on local communities, and its impact on the intrinsic qualities of the National Park (for example tranquillity, Northumberland Dark Sky Park, nature conservation).

Energy Conservation

Energy Conservation was an important consideration for people in the Parish, and they thought it was important to encourage small scale renewables on new and existing buildings. There was little support in favour of large scale renewables and the protection of the uninterrupted horizons that characterise the Parish was considered important.

Design and Location of Development

Design and location of development were felt to be important. Design that respects the scale of the existing environment was considered to be the most important factor, with energy conservation in new buildings being a high priority as well. It was felt that redundant buildings should be put into use where possible.

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Business

Respondents recognised the importance of business to a thriving local economy. Residents felt that agriculture and work related to the National Park and the environment, apprenticeship schemes and food production were the most important. Self-employment and home-working were next. Tourism related employment was the least important. At consultation events, the local community made it clear that they want Tarsset and Greystead to be a living, working place, not a museum. It was felt important to ensure that young people had the opportunity to stay and work in the area.

Transport

Road maintenance and winter clearing were the main issues of concern to the local community. Excessive traffic speed was also a concern, as well as traffic noise.

Infrastructure and Telecommunications

Some properties (38.8% of all respondents) still do not have a mains water supply, and some properties do not have mains electricity. The lack of telecommunications infrastructure and poor quality broadband cause difficulties for businesses in particular as well inconveniencing local residents. Mobile telephone reception is extremely poor or non-existent in most of the Parish.

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PART 4: OUR VISION AND OBJECTIVES

Based on the initial consultation responses, the vision for the Tarsset and Greystead Neighbourhood 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 Tarsset and Greystead.”

A number of objectives emerged from the consultation and this vision. They were approved by the community during a second consultation in June 2014. Their responses are listed in full in the Consultation Statement. The objectives are summarised below with an explanation of how the Plan seeks to achieve them, either through its planning policies or through Community Action Proposals.

Objective 1: To conserve and enhance the landscape, biodiversity, natural habitats and cultural heritage of the Parish through careful design in new development, and identification of key landscapes, views and heritage assets to be protected

The importance of Tarsset and Greystead in terms of landscape, biodiversity, natural habitats and cultural heritage is reflected in the raft of designations already covering the Plan area. A large portion of the Plan area lies within the Northumberland National Park, and the majority of all National Park residents live in the Plan area. The area has a rich cultural heritage, with a number of listed buildings, scheduled monuments and other buildings and sites of historic and archaeological interest which are not specifically designated. The Plan seeks to refine this protection at a small scale through specific policies which give a

local context through identification of key landscapes, views, and heritage assets to be protected.

Objective 2: To ensure that any new development in the Parish, whether it is new housing, conversion of existing buildings or other built development is carefully designed to preserve the intrinsic characteristics of the area in which they are to be located

A comprehensive survey was carried out by Spence and Dower Architects to define the characteristics and sensitivities in the Plan area. This information has been used to inform specific policies related to building design and location. They should ensure that new development is designed to respect the unique characteristics of Tarsset and Greystead.

A conversions policy contains detailed guidance about how conversions can take place in a sensitive manner.

Objective 3: To ensure the vitality of the community, by ensuring that community facilities are protected, and ensuring that the Plan takes a positive stance on the provision of housing to meet the existing and future needs of residents in the parish

The Plan seeks to ensure that the community in Tarsset and Greystead is as sustainable as it can be in such a remote area. It seeks to ensure the protection of existing community facilities, whilst having a positive approach to the provision of new facilities.

The Plan has a positive approach to new housing development within the settlements of Lanehead and Greenhaugh for local needs, as well as a positive approach to the conversion of redundant buildings. The community expressed its views on housing in the initial consultation; views which form the basis of a new definition of housing need specific to the Plan area.

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Objective 4: To promote the local economy through support for the more traditional types of rural employment (farming, forestry, traditional apprenticeship schemes and food production) and to encourage home working, self-employment and other appropriate local businesses

The Plan has a positive approach to encouraging a sustainable rural economy and encouraging the creation of new businesses providing their purposes are consistent with the protection of the Parish's characteristics. It seeks to define what is meant by 'appropriate' in the context of the Plan area.

Objective 5: To ensure that tourism development does not prejudice the special qualities of the Parish

Although tourism development will be appropriate in some parts of the Plan area, it is important that the development does not destroy the very aspects of the Parish that make it special – the tranquillity, Northumberland Dark Sky Park, uninterrupted landscapes. The tourism policy seeks to define the criteria that will be used to decide whether new tourism developments are appropriate.

Objective 6: Small scale renewables should be encouraged in new developments and in existing infrastructure where it can be accommodated

This objective is reflected in policy encouraging small scale renewables whilst ensuring they are appropriate to their surroundings.

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PART 5 : OUR POLICIES

How to read our policies:

The planning policies in the Plan can only relate to land use planning matters – that is, to development proposals (planning applications) that may come forward over its lifetime.

These policies will be used to decide whether or not development in the Plan area is appropriate. They focus on a number of different themes: the general principles of new development, the spatial strategy for the Plan area and other matters that were considered important to the local community, such as the preservation of the beautiful landscapes and the Parish's special characteristics, as well as the need to cater for sustainable communities.

This section is divided into different areas:

1. **GENERAL DEVELOPMENT PRINCIPLES** (*Policies TG1, TG2 and TG3*)
2. **DEVELOPMENT IN THE SETTLEMENTS OF LANEHEAD AND GREENHAUGH** (*Policies TG4, TG5 and TG6*)
3. **DEVELOPMENT OUTSIDE SETTLEMENTS** (*Policy TG7*)
4. **THE HISTORIC ENVIRONMENT** (*Policies TG8, TG9 and TG10*)
5. **LANDSCAPE** (*Policies TG11, TG12 and TG13*)
6. **ECONOMY AND TOURISM** (*Policies TG14 and TG15*)
7. **COMMUNITY FACILITIES** (*Policy TG16*)
8. **RENEWABLE ENERGY** (*Policy TG17*)

Where issues have been raised that are not land-use planning issues, Community Action Proposals have been put forward. Community Action Proposals are included in Appendix 2.

This section is sub-divided into different policy area with the policies contributing to each one. Alongside each individual policy there is a statement of its intention and the objectives it helps to meet. There is also an explanation, expanding on the rationale for the policy and its background.

All proposals for new development will be considered in the context of the policies in the Tarsset and Greystead NDP. It is intended to be read as a whole, and policies are cross referenced for ease of use.

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GENERAL DEVELOPMENT PRINCIPLES

POLICY TG1 – NEW DEVELOPMENT IN TARSET AND GREYSTEAD

TG1: Policy Intention

To provide an overarching, positive framework for new development in the Plan area to meet the needs of local communities through the encouragement of all types of development where compatible with the purposes of the National Park and its policies.

Delivering Objectives 1,2,3,4,5 and 6

Policy TG1 – New Development in Tarsset and Greystead

Proposals for new development will be supported at a scale and in locations that accord with policies contained elsewhere in the Plan, where they support the continued sustainability and viability of communities in the Plan area by providing any of the following:

- a) New homes, including affordable, self-build and local needs housing, as defined on next page, to meet the objectively assessed local housing needs of the Plan area;
- b) New and expanded business premises;
- c) Tourism related development and tourist accommodation or
- d) Infrastructure associated with leisure, recreational pursuits and social, community, business and educational activities throughout the Parish.

Policy Explanation:

There is no requirement within the National Park areas to allocate sites for housing. This policy therefore seeks to positively encourage new housing where it will meet the needs of local communities, is affordable and/or where it will ensure that new housing will be permanently occupied.

Affordable housing is housing provided in perpetuity at an affordable rate.

The parts of the Plan area not in the National Park are outside settlements and therefore not appropriate for housing.

The Plan's **Local Needs Housing** definition explains what is meant by 'Local Need' for Tarsset and Greystead. It is based on the existing definition in the Northumberland National Park Core Strategy, but seeks to widen the definition of local need to allow greater flexibility in the Plan area. In order to maintain the sustainability of the Parish's community, it must be allowed to grow without overly onerous restrictions on occupancy. This definition is looser than the current National Park definition, as it does not require future occupants of local needs housing to 'demonstrate a need to live in the National Park.' For the people of Tarsset and Greystead, the main factor is that new dwellings should be for permanent occupation only, and for people who wish to live permanently in that dwelling, and therefore be part of the local community. 13% of households are second homes in the Parish (Census 2011), and for a community to maintain its viability, it needs to ensure there is enough housing for permanent occupants.

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Definition of Local Need:

- i) Existing residents of Tarsset and Greystead Parish establishing a separate household; or
- ii) People who do not live in the Parish of Tarsset and Greystead but who have a current and long standing link to the local community including a previous period of residence in the Parish or in an adjacent Parish; or
- iii) People who are in, or are taking up full-time permanent employment in an already established business within the Parish or within a parish adjacent to the Plan area; or
- iv) People who have to leave tied accommodation within the Parish of Tarsset and Greystead; or
- v) People who do not live in the Parish of Tarsset and Greystead but propose to locate a viable business within the Plan area which will conserve or enhance the special qualities of Tarsset and Greystead

The definition of **self build** includes housing built by individuals or groups of individuals for their own use, either by building the homes themselves or working with builders. In the majority of cases self-build involves individuals commissioning the construction of a new house from a builder, contractor or package company, and only in a modest number of cases, physically building a house for themselves. The definition of self-build also includes community-led housing projects which build mostly affordable homes for the benefit of the community, either individually or in cooperation with a builder or housing provider.

Residential refurbishment projects involving the conversion or regeneration of disused buildings are also part of self build housing.

Parts b, c and d of Policy TG1 refer to all other types of development which are important to maintain sustainable communities. Business and employment refers to agricultural use, forestry use, and other local businesses, some of which may be related to tourism, but all of which will respect the tranquillity, dark skies, and special landscapes of the Plan area. Home working is encouraged.

Tourism is encouraged, but any proposals must meet the requirements of Policies TG14 and TG15 to ensure that tourism proposals do not impact on the amenity of local communities, or cause damage to the special qualities of the National Park and the Parish.

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POLICY TG2 – GENERAL DEVELOPMENT PRINCIPLES

TG2: Policy Intention

To provide a general policy to be applied alongside other policies in the Plan, to ensure that all new development is positive and beneficial to the local communities, local environment, heritage and landscape of Tarsset and Greystead.

Delivering Objectives 1 and 2

Policy TG2 - General Development Principles

Proposals for development will be supported which comply with **all** of the following criteria:

- a) not negatively impact on the special and distinctive qualities of the landscape of Tarsset and Greystead;
- b) demonstrate high quality design in accordance with Policy TG3;
- c) respect the established patterns of isolated buildings, clusters and settlements within the landscape and their character;
- d) preserve the tranquillity of the area;
- e) ensure new development will be informed by the context of the site and surrounding landscape in terms of height, scale, massing, orientation and location within the site. New development must not be unduly prominent in the local and wider landscape;
- f) does not negatively impact on land stability or drainage. Sustainable drainage methods should be used;

- g) respect and complement the physical characteristics of the site without requiring landform re-profiling solutions to accommodate the development;
- h) design must respect the Northumberland International Dark Sky Park designation. Proposals which will result in unacceptable levels of light spillage will not be allowed;
- i) do not impact negatively on local communities or residential amenity in the Parish in terms of safety and security, noise, odour, dust, vibration, light pollution, hazardous materials/waste production or other un-neighbourly impacts;
- j) do not detrimentally affect surface or ground water quality, quantity, ecology or drainage;
- k) will not affect the living conditions for future occupants as a consequence of nearby existing uses;
- l) where applicable, have a positive impact on community assets in line with Policy TG16;
- m) not negatively impact on designated and non-designated heritage assets and their settings in accordance with Policy TG8;
- n) have an overall positive impact on biodiversity in Tarsset and Greystead;
- o) ensure signage is kept to a minimum. Illumination of signs will be resisted and;
- p) do not have an unacceptable impact on the local highway network, or on safety for pedestrians, cyclists, horse riders or other users.

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Policy Explanation:

Design

New development must be carefully designed in order to protect the very special qualities of the Parish. The policy intends to ensure that new development is not overly prominent in the landscape, and to ensure that development proposals are designed around the site's context rather than being imposed on it. More detail on design and site context is contained in Policy TG3

Pattern of Development

Development is characterised by established patterns of isolated buildings and farmsteads, farmstead clusters, and the settlements of Lanehead and Greenhaugh. These two settlements are the preferred locations for new development, as defined in Policies TG5 and TG6. Development in the open countryside will not be permitted unless it is essential for agriculture or forestry and in accordance with paragraph 55 of the NPPF.

Tranquillity

Tranquillity is also a key feature in the Plan area, which is one the most tranquil places in the country³. Tranquillity is also a key visitor attraction, as this is a place where people come to 'get away from it all'. The Plan seeks to preserve this sense of tranquillity, both for residents and visitors, by ensuring that all new developments (and changes of use) do not conflict with this feature. Applications for developments that are likely to have a noise impact will be expected to be accompanied by a noise assessment, as this is a very sensitive area. Noise which might be considered normal in an urban area is unacceptable in a tranquil environment.

Site factors

Many factors need to be taken into account when first assessing the detailed siting of new development. General site context, slope, views, sun-path, shelter, existing vegetation and surface drainage should guide

important decisions about the planning and form of new building and its relation to the space around it. New developments should be designed to respect the natural contours of the land and building design should be adjusted to take account of them. It is always more successful to consider how to use the land's contours and folds to obtain the best positioning with the minimum disturbance to the natural landscape of the site. The relationship between buildings and the surrounding landscape is two-way. It is now easy to bring in heavy machinery to a sloping site and level the ground to suit a building designed without concern for the context. However, awkward banks can be left at the back of the cut, prominent scars be left by earthworks, and surface and sub-surface drainage patterns seriously disturbed. Therefore proposals which require land form re-profiling to accommodate development on a site are not appropriate due to the impact on landscape, setting, and soil conservation.

Northumberland International Dark Sky Park

The skies in Northumberland are largely without light pollution and so dark that Northumberland National Park along with Kielder Water and Forest Park and Kielder Observatory Astronomical Society have officially been awarded 'Dark Sky Status' by the International Dark Sky Park Association to become Europe's largest Dark Sky Park⁴. It is critical that this status is maintained.

Highly valued by the local community and visitors alike, the skies above Kielder Water and Forest Park and Northumberland National Park are the darkest in England as defined by CPRE (Council for the Protection of Rural England). The Dark Skies resource has a significant economic value in the area, with the Kielder Observatory being a key visitor attraction, which is currently planning major investment to extend and improve the facility. Dark Sky tourism is becoming increasingly popular.

"The quality of Northumberland's night sky and the huge efforts made by local communities to preserve them, make Northumberland Dark Sky Park a

³ CPRE 2006 Northumberland as most tranquil Local Authority area in England

⁴ The IDSA is the leading international organisation combating light pollution worldwide

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gold tier site and one of the best places to stargaze in Europe. Here, black-velvet skies crackle with billions of stars." (IDSA)

Design compatible with Northumberland Dark Sky Park

The Plan area lies entirely within the Northumberland Dark Sky Park. All new development must be carefully designed to protect the Northumberland Dark Sky Park designation. This can be achieved by reducing roof lights in new developments (for example, sun pipes can provide an effective means of light delivery into a room reducing the need for roof lights), ensuring that new conservatories and sun-rooms are built with solid roofs, and other measures to reduce light spillage and therefore reduce the impact on Northumberland Dark Sky Park.

Whatever external lighting may be proposed with a development, emphasis must be upon avoiding light pollution. The location, design and level of lighting must be carefully considered. Tarsset and Greystead Parish falls within an E0-50 IDA⁵ lighting ordinance for outdoor lighting. Developers will be expected to demonstrate that lighting proposals comply with this and that light fittings have been selected and will be installed to comply.

Amenity

All types of amenity are considered to be important in this sparsely populated area. Amenity impacts are likely to be felt more keenly due to its tranquillity, and the fact that new development is uncommon. Amenity is important in many dimensions which are covered in the policy although the list of factors is not exhaustive.

Water

There are still many residents in the Plan area who do not have access to a public water supply. They rely on boreholes or springs for their water, and so new development must be carefully designed to ensure that there is no impact on water quality or quantity for those who rely on

these sources. Community Action Proposals seek to improve access to the water supply for those residents who do not currently have this facility

Amenity and New Uses

Undesirable amenity impacts can work two ways. New development might impact on existing properties but also existing uses, such as the Village Hall, might be constrained in future by the presence of a new property, if they were to impact unfavourably on its amenity. Where development is likely to constrain the use of an existing property which is of value to the community, it will not be permitted.

Heritage Assets

Heritage assets, both designated and non-designated, are considered to be of high importance by the local community and visitors and the Plan therefore seeks to ensure that new proposals are designed to minimise the impact on these assets. There are a number of scheduled monuments in the Plan area, and the Tarsset Bastle Trail is a key visitor attraction and heritage asset. A list of all heritage assets in the Plan area is contained in the Tarsset Archive Group's document. These assets, although **not all designated**, are of historic interest and should be protected wherever possible in new development proposals. The designated assets in the Parish are shown on Map 1.

Biodiversity

The Plan area has three SACs, (Special Areas of Conservation) three SSSIs (Sites of Special Scientific Interest) and a number of ancient and semi-natural woodland sites. Some of these sites are already protected through EU legislation, but around them there is important biodiversity not covered by the designations. There are important habitats elsewhere which contribute to the Parish's character and landscape, and these are referred to in more detail in the landscape section. The wildness and associated habitats and biodiversity are not only important to residents, but are key attractions for visitors to the area. The abundance of red squirrels and raptors demonstrate this admirably.

⁵ Guidance for external lighting within the International Dark Skies Association
Tarsset and Greystead Neighbourhood Development Plan

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More information on biodiversity in the Plan area is contained in the Tarsset Archive Group Biodiversity Map.

Signage

Signage can have a major impact on sensitive landscapes. To preserve the Parish's rural nature, signage should be kept to a minimum and groups of signs producing visual clutter will be resisted. Directional signs to businesses will be acceptable subject to satisfactory size, design and colouring, and subject to Highways Approval, where required. Any illumination of signage would have a detrimental impact on the Northumberland Dark Sky Park designation, and so will be resisted.

Highway Network

The highway network, and the series of walking, cycling and horse riding trails are highly valued by residents and visitors alike. Proposals for new development which have an impact on this network will be expected to produce an assessment of traffic implications and to demonstrate that any impacts can be mitigated.

National Planning Policy Framework

All proposals for development in the Plan area will be expected to comply with Paragraph 55 of the NPPF, which clarifies what types of development are permitted in the open countryside. All new dwellings in the open countryside (except conversions) will be for agricultural or forestry workers' dwellings. Other housing will be permitted in settlements where it complies with other policies in the Plan.

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POLICY TG3 – HIGH QUALITY AND SUSTAINABLE DESIGN

TG3: Policy Intention

High quality design which reflects the character of the settlements and highly sensitive landscapes is central to all new development. This policy seeks to explain what is meant by high quality design and seeks to ensure that all new development incorporates the criteria identified below where relevant to the application.

Delivering objectives 1, 2 and 6

Policy TG3 – High Quality and Sustainable Design

All development proposals must demonstrate understanding of, and be designed and located in accordance with, the principles of high quality design set out below. Proposals will be expected to comply with **all** of the following criteria:

- a) finer details in new development, such as windows, roof lights, chimneys and flues, roofs, doors, and solar panels will be expected to be informed by good design as defined in the policy explanation (beginning on the next page);
- b) individual elements of the building must relate well, and be proportionate to each other, and the justification of the application should be based on design principles associated with character of the neighbourhood;
- c) materials should be locally appropriate, with non-reflective surfaces and a limited palette of muted colours which are sympathetic to the local character and distinctiveness of surrounding buildings and the wider landscape;

- d) extensions (including garages, porches and conservatories) must be clearly subordinate to existing buildings, but maintain the symmetry of the original;
- e) glazed roofs on new buildings or extensions will not be permitted;
- f) boundary treatments must be sensitive to the context of the area using stone wall enclosures, where possible. Tall boundary walls and fences that act as a form of social exclusion will not be permitted;
- g) landscaping schemes should, where required use a mix of indigenous species and be designed to tie new development into the landscape;
- h) incorporate sustainable design and energy efficiency measures and;
- i) existing accesses must be used where feasible in all new developments (including conversions). The creation of a new access must be carefully designed. Site layout for car parking must ensure sufficient on-site turning where appropriate to the scale of the proposed development.

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Policy Explanation:

For over 300 years, the vernacular buildings in the Parish have been characterised by heavy stone walls punctured by simple openings for windows and doors. These elements, plus chimneys, create an underlying rhythm and are the focus of architectural interest. Whilst contemporary design is welcomed as offering creative solutions to 21st century living, all development will be expected to be respectful towards and to match the high quality design of its predecessors. The setting of buildings within the landscape is as important as the form, massing, materials and orientation of the buildings themselves.



A simple linear terrace at Greenhaugh; stone walls, slate roof, tight verges and eaves, chimneys and rhythmical placement of windows, all tied to the wider landscape with stone boundary wall.



Low Newton Cottage – traditional stone and slate building

Form

In the past, roof and floor spans were naturally limited by the length and strength of locally grown timber. Openings in stone walls were governed by the simple span of a stone slab or more elaborate arch. Any proposal to use alternative materials such as laminated timber, steel and reinforced concrete should justify how the development responds to local character. In addition it should demonstrate how the design takes inspiration from the general local forms in terms of reticence, volume, massing, simple sculptural qualities and finer detailing.

Detailing does not just mean ornament or decoration but the precise way in which components of a building are assembled and the intrinsic relevance of the detailing to the whole character.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

Materials

A limited palette of materials helps create harmony. Materials used locally in Tarsset and Greystead are predominantly sandstone with slate roofs, and a smattering of render and subdued timber cladding (the latter mainly in public buildings and most clearly seen in the Village Hall at Lanehead).

Vertical boarding, untreated and allowed to weather naturally is also a staple element in functional farm buildings. Slate roofs predominate and whilst slate is not a local material, it has been imported to the area for centuries, embedding itself into the character of place.

Metal framed windows and profiled sheet roofing can sometimes be appropriate. Proposals which use bright, reflective materials that are likely to have a detrimental impact over the wider landscape should be avoided and a muted palette of materials and colour will be more appropriate, particularly in prominent locations.

General Principles for Extensions

Traditionally, where buildings have been extended over time, extensions have respected the character of the original building, carried out in the same idiom, using the limited palette of materials and components then available. The volume and massing of the original building remains the predominant form with the roof being the main element of that hierarchy.

Extensions to existing buildings should be subservient to the main building, and should be clearly seen as an addition to a building, rather than having the same form and massing as the original. This is generally achieved by setting the addition down from the ridge line and back from the front elevation of the building. A clear distinction needs to be made between dominant and subsidiary volumes; between the original building and later additions.

This tends to be much easier to achieve successfully with two storey properties. Greater difficulties occur when the desired extension is closer in volume to the existing, and particularly so with single storey cottages.



Newbiggin- extensions subordinate to the original building

Applications which do not comply with this principle are unlikely to be appropriate.

Conservatories/Garden Rooms/Sun Rooms:

A 'garden room' extension with an insulated roof will offer more economical year round use and less light spillage than a conservatory, whilst allowing the benefits of daylight in and views out as well as reducing the impact on the Northumberland Dark Sky Park. Carefully designed, such an extension would be easier to integrate with the remainder of the building, particularly if sited on a gable end so there is no conflict with abutting eaves lines or with first floor windows.

The character of how buildings have grown in the past in terms of siting, size and design apply equally to the design of 'garden rooms'. They should always be subservient to the remainder of the building. Siting on the front of dwellings should always be resisted.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

Garages:

Garages attached to buildings will need to demonstrate the principles of subservience to the main building and ensure they respect the character of the original dwelling.

Integral garages are inappropriate and should be avoided as they are not in character. Consideration should be taken of the style of garage opening and the door used. The impact of larger garage doors can be out of scale with other openings and in most cases it may be more aesthetically pleasing to have two doors for a two car garage.

Free-standing garages for existing homes will need to be carefully designed to fit in with existing buildings.

Porches:

Porches that appear to over-dominate the original building main façade, particularly if conceived as a mini-conservatory, are inappropriate and should be avoided.



Roofing materials for new porches should match those of the main house. The pictures above give examples of porches that fit in with the character of Tarsset and Greystead Parish.

Windows:

Windows are traditionally of timber and usually set well back in the structural opening creating a strong shadow. The sculptural form that these shadows create are an intrinsic part of the overall character buildings in the Parish. Windows set in building elevations are usually taller than they are wide and positioned to create a strong visual rhythm. In new build homes consideration of these factors will be important.

If detailed well, metal windows may be appropriate in some circumstances, particularly in locations where they are already used in farm buildings. Timber and aluminium frames are sustainable choices. UPVC is an inappropriate material in the National Park.

Bay windows are uncharacteristic of the buildings in the Parish and are unlikely to be acceptable.

Dormer windows

Dormer windows are relatively unusual in the Parish but where used tend to form a continuation of the wall face rising in stone to a coped gable with a slate pitched roof. These form a coherent elevation, with dormers matching the windows below.

Dormer windows in new dwellings, or to create loft conversions, should emulate this design detail. If they are too many or too large they can detrimentally affect the overall character. Small scale single dormers related closely to positions of other windows are most appropriate. Large flat roof box dormers should be strogly avoided.

Roof lights

Roof windows do feature in the Parish, but they can detrimentally affect a building if they are too many or too large and do not sit close to the roof plane. Critically, the Parish falls within the 'Northumberland Dark Sky Park' area and therefore light spill from all proposed new roof windows will form an important consideration in planning decisions.

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Chimneys and flues

Proposals for a new dwelling will be expected to consider the positioning of chimneys as important rhythmical vertical elements associated with the overall aesthetic of buildings in the Parish, and these can reasonably be used for the flues of wood-burning stoves as well as open fires.

Roofs

The pitch of roofs should always be carefully considered to reflect the steep pitches associated with the Parish. Unacceptably high dominant roofs resulting from deep floor plans are inappropriate. Roof forms must be simple. The finer details of roofs should also reflect those found widely in the Parish with gutters close to walls and appropriate rainwater goods.

Traditional roofs rarely have overhanging eaves and verges; and gutter lines are only occasionally interrupted by dormer windows. Roof lights are a more contemporary introduction, lofts previously being lit by simple unframed glass panes inset into the slate. The section on rooflights in this policy explanation, and in the policy explanation for TG2 – ‘Design compatible with Northumberland Dark Sky Park’- explains how these can be accommodated with minimum impact.

Solar panels

Whilst small scale solar and photovoltaic panels are welcomed their positioning must be carefully considered. Large arrays of panels are detrimental to the wider views in the Parish due to the prominent glare they can produce on bright days in this highly sensitive landscape.

They are generally considered to be unsuitable for roof elevations facing roads in the National Park.

Where there is likely to be an impact on the wider landscape it may be appropriate to incorporate ground mounted panels within the curtilage of the dwelling (where this will not conflict with landscape sensitivity).

Boundary Treatments

Traditional drystone walls stretching out from buildings and settlements are a major feature of the Parish landscape, and are the key element that binds buildings into their settings. They form a spreading web anchoring the settlement to its ground. Dry stone walls are therefore visually appropriate and the boundary of choice.

As well as being highly durable, they also offer a valuable refuge for wildlife and provide an opportunity for enhancing the biodiversity of a development. The use of local stone will attract plants, lichen and moss growth reflecting the local ecology and flora thereby reinforcing the sense of local distinctiveness.

Historically, walls and fences defined property boundaries, but did not attempt visual exclusion. Tall boundary walls and fences acting as exclusion are inappropriate as they have an urbanising effect on the area’s character, particularly in the Parish settlements. Vertical lapboard or horizontal ranch style boarding is not appropriate. Fences may in some locations be adequate and appropriate, though they do not achieve the same visual effect as the indigenous stone walling.

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Landscaping

Planting and landscaping are key components of new schemes, and landscaping schemes should incorporate traditional native species. Examples of local species are in the following box:

Trees and Shrubs – A Suggested Palette

Trees:

Alder- *Alnus glutinosa*
Ash – *Fraxinus excelsior*
Birch - *Betula pendula* and *Betula pubescens*
European Larch – *Larix decidua*
Holly - *Ilex aquifolium*
Oak - *Quercus robur*
Rowan – *Sorbus aucuparia*
Scots Pine – *Pinus sylvestris*
Willow - *Salix alba*

Shrubs:

Bird Cherry - *Prunus padus*
Blackthorn – *Prunus spinosa*
Dog Rose – *Rosa canina*
Hawthorn – *Crataegus monogyna*
Hazel – *Corylus avellana*

Sustainable design and energy efficiency

All new developments are encouraged to incorporate renewable energy within the fabric of the new building wherever possible, and where it does not conflict with other policies in the Plan. Careful consideration should be given to siting solar panels for instance, and where there is likely to be an impact on the wider landscape they should be ground mounted and screened with appropriate landscaping.

Part of sustainable design is ensuring that development has a long life-span, to reduce energy costs through re-development in the future.

Hard Surfaces

Functional simplicity should apply to footpaths and paved areas, vehicular cross-overs and the edges of roadways. Nature plays a part in softening the details still further with moss, grass and wild flowers. Where new vehicular access from the public highway into private residential property is required, the grass verge should be allowed to grow over the edge of the cross-over, without concrete kerbs, to soften the visual impact.

Within the private plot surfaces must be of self-draining permeable material to reduce the need for run-off collection, minimise the construction of storm-water drainage and help to reduce peak flows in nearby water-courses in times of high rainfall.

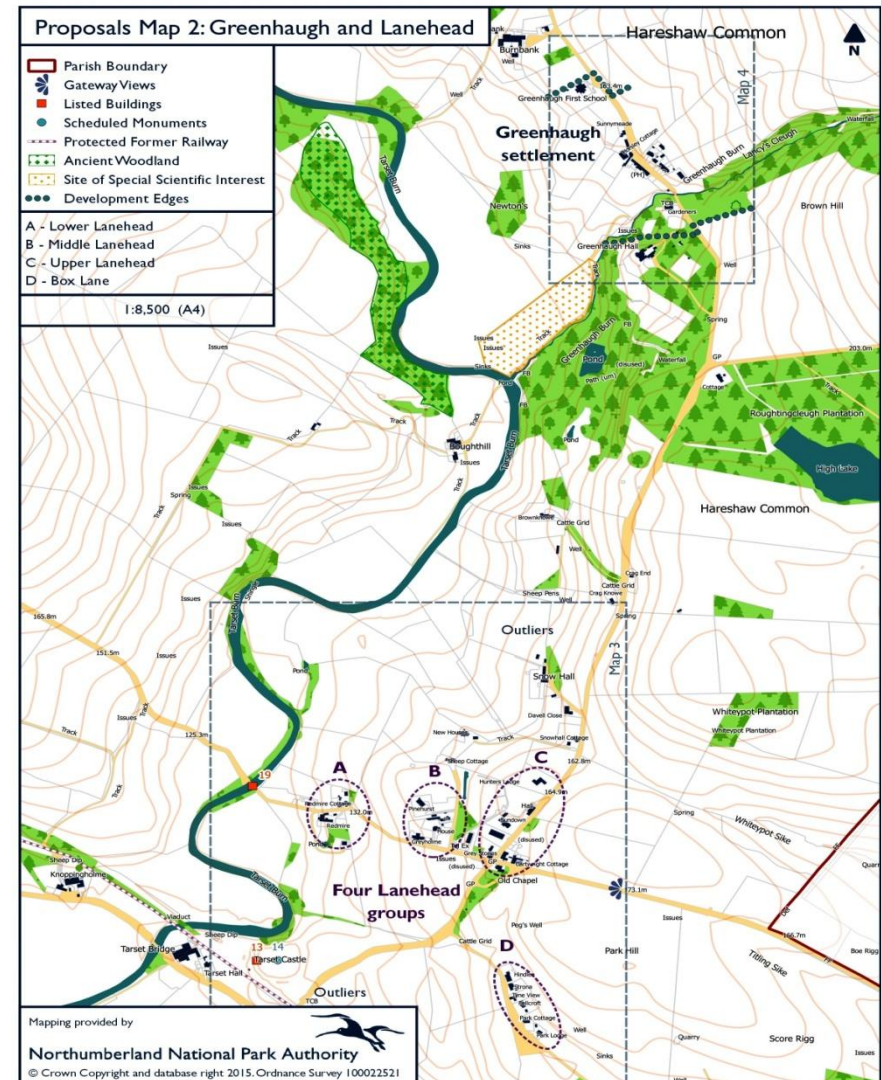
PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

DEVELOPMENT IN THE SETTLEMENTS OF LANEHEAD AND GREENHAUGH

Background:

Greenhaugh and Lanehead have been identified above as settlements which could accommodate some new development. They are relatively close to one another and sit on the road heading up the side of the Taret Burn valley. They already represent the most developed part of this rural environment.

New housing development in Taret and Greystead will be contained within the existing settlements of Lanehead and Greenhaugh (in line with Policy 5 of the Northumberland National Park Plan 2009).



PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

POLICY TG4 – PROTECTION OF OPEN SPACE BETWEEN GREENHAUGH AND LANEHEAD

TG4: Policy Intention

This policy seeks to ensure that no development takes place in the open countryside between Lanehead and Greenhaugh except those proposals that accord with Paragraph 55 of the NPPF. The purpose is to prevent a gradual merging of the two settlements and to keep a clear definition of character in terms of open countryside, settlement, and 'outliers' (see Policy TG5) and maintain the character of those areas.

Delivering Objectives 1 and 2

Policy TG4 – Protection of open space between Greenhaugh and Lanehead

In order to maintain the separation between Greenhaugh and Lanehead, no development will be permitted in the open countryside between Lanehead settlement clusters and Greenhaugh (as shown on Inset Map 2) except those proposals that accord with Paragraph 55 of the NPPF.

The open nature of the 'outliers' in the Plan area will be maintained, including those close to Lanehead and Greenhaugh. Development will be focussed on existing built up areas within the settlements of Greenhaugh and Lanehead, as defined in Policies TG5 and TG6.

Policy Explanation:

The protection of the green spaces between and around the two settlements is a key consideration in the Plan. Whilst Greenhaugh could beneficially grow northwards to bind in the currently detached

school, it is constrained on its southern edge by an extensive dense woodland belt, beyond which it should not grow. Development edges for Greenhaugh are shown on Map 4.

The approach to Lanehead comprises a number of outlying buildings and building groupings on or below the road, and also early sightings of the northern edge of Lanehead. To maintain openness, this area with its outliers should also be protected from further development. The views through it should also be maintained.

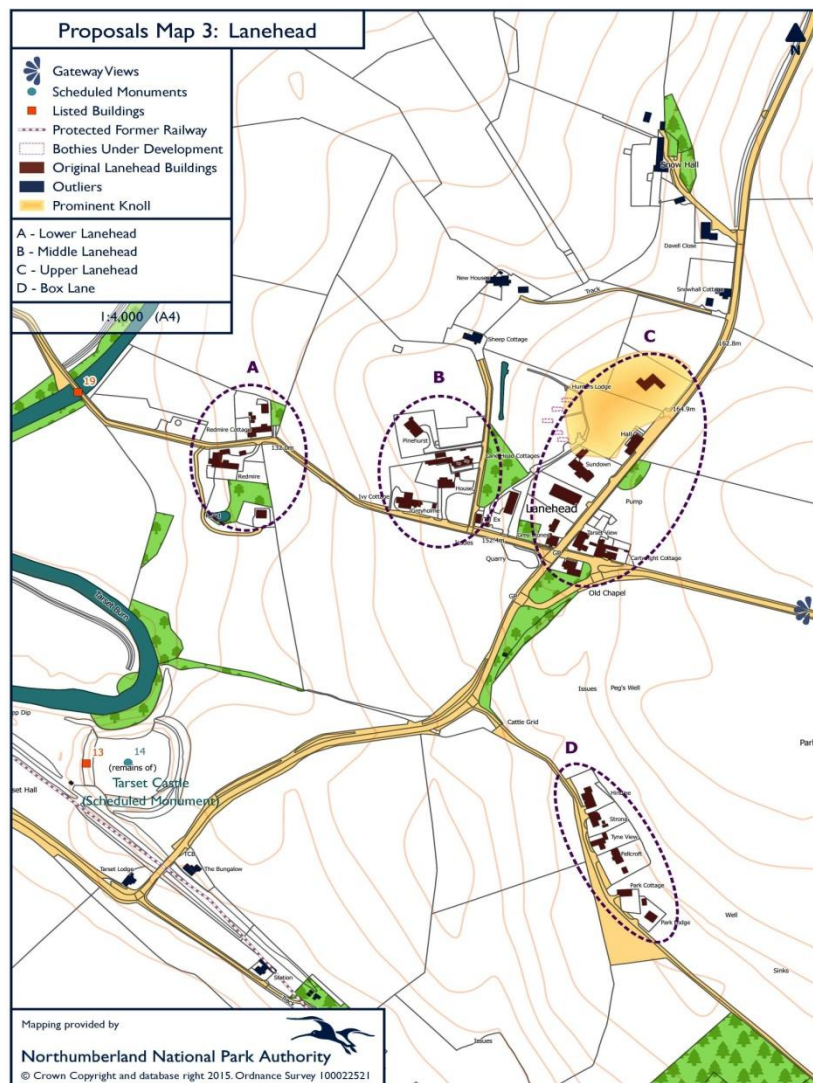
South of the woodland belt the road passes through open country with broad views across to Thorneyburn Common, and down towards the North Tyne valley. Before reaching outliers near Lanehead, this stretch of road is undeveloped apart from one pair of buildings. This openness must be protected from further development.



Black Heugh Head – view between Greenhaugh and Lanehead

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

POLICY TG5 – SPATIAL DEVELOPMENT IN LANEHEAD



TG5: Policy Intention

To provide a positive framework for new development in Lanehead which reflects the identified character of the settlement and to ensure that development is confined to the identified settlement areas.

Delivering objectives 1, 2, 3, 4 and 5

Policy TG5 – Spatial development in Lanehead

Proposals for new development, conversion of redundant buildings or changes of use within the Lanehead clusters as shown on the Map 3 will be supported providing they accord with other policies in the Plan, and the following criteria are met:

- All development must be led by the site context and sensitively designed with the landscape and its surroundings
- Development must be adjacent to an existing road and 'infill' in relation to existing buildings in the original building groups of Upper Lanehead, Middle Lanehead, Lower Lanehead and Box Lane as identified on Map 3.

There will be a presumption against development in the following locations:

- Any location that would negatively impact on the Gateway View, as identified on Map 3
- On the 'prominent ridge' within Lanehead as defined on Map 3
- On the west side of Box Lane
- On the south side of Donkleywood road unless infill associated with Lower Lanehead
- Development which would fill gaps between the 'outliers' as identified on Map 3.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

Policy Explanation:

Lanehead is a sensitive settlement in landscape terms due to its prominent position and dispersed nature. It is situated in the Rolling Upland Valleys, a highly sensitive landscape. Any new proposals must take into account this special landscape in its design. Due to the open nature of Lanehead it is particularly important that any development should ensure that it is appropriate within the site context as well as the wider landscape.

There is no obvious centre or boundary to Lanehead, and the policy therefore seeks to allow for infill development within the existing building groups of the settlement whilst protecting important open spaces, the characteristic nature of the outliers and the Gateway View.

Lanehead – Definition

Lanehead has four distinct clusters as identified on Map 3. The dotted line around each grouping is not a development boundary but indicates the location of each grouping.

Upper Lanehead: Comprises the original core of the village with its early buildings gathered close to the original Lanehead crossroads. It makes a strong entry to the settlement, close to one of the Gateway Views identified in the Plan.

Middle Lanehead: Down the slope towards Tarsset Burn is the middle cluster of buildings, some set back from the road.

Lower Lanehead: Further towards Tarsset Burn is an even lower, less compact group of buildings, set back from the road, but held together by mature tree cover and dry-stone boundary walls

Box Lane: To the south is Box Lane, sometimes referred to as High Newton, which although geographically separated from the core of Lanehead, is considered to be part of Wider Lanehead.

Further development in Lanehead will be by consolidation of the existing groups which are defined above, and on Map 3.

TG 5 a

This part of the policy emphasises the importance of site context in Lanehead. Any proposal will need to pay particular attention to Policies TG2 and TG3 which provide additional information about site context.

TG 5 b

This part of the policy clarifies where development will be appropriate within the four groupings of Lanehead. It clarifies that development should be ‘infill’ in order to prevent the groupings from merging. It also requires any proposed development to be adjacent to an established highway, road or track. This aspect of the policy seeks to prevent inappropriate backland development.

Presumption against development

There is a presumption against development that would impact negatively on the Gateway view identified in Landscape Policy TG11 and on Map 3.

There is a prominent ridge and ‘knoll’ in Lanehead, shown on Map 3, where it is considered that new development is unlikely to be acceptable due to the visual impact on the wider landscape.

Box Lane has clearly defined development along the east side where there is scope for infill or re-development proposals within the built up area.

The ‘outliers’ are identified on map 2. They are a key feature of the landscape and the openness between them will be maintained (see Policy TG4). They and the spaces between them are not considered appropriate for infill development as it would compromise their role as ‘outliers’ in the landscape.



View of Lanehead from the Donkleywood road

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

POLICY TG6 – SPATIAL DEVELOPMENT IN GREENHAUGH

TG6: Policy Intention

To provide a positive framework for new development in Greenhaugh which reflects the identified character of the settlement and to ensure that development is confined within the development edges as defined on Map 4.

Delivering objectives 1, 2, 3, 4 and 5

Policy TG6 – Spatial development in Greenhaugh

Proposals for new development, conversion of redundant buildings or changes of use within the settlement of Greenhaugh will be supported providing they accord with other policies in the Plan, and the following criteria are met:

- a) all development should be located and designed to fit into the character and streetscape in Greenhaugh;
- b) on the east side of the road, development will be expected to be set back from the road to match current building line;
- c) on the west side, new development should be tight to the road, to match existing development frontages and be designed to reflect the detail of the existing elevations;
- d) in order to maintain the compact nature of the village, development must take place sequentially, moving from the centre of Greenhaugh outwards and must not leave undeveloped sites;

- e) 'book-end' development at the northern end of Greenhaugh will be expected to look back into the village, and provide a clear end to the village;
- f) development should not extend significantly beyond the ends of existing outbuildings to avoid impact on long views of the settlement from the west.

Policy Explanation:

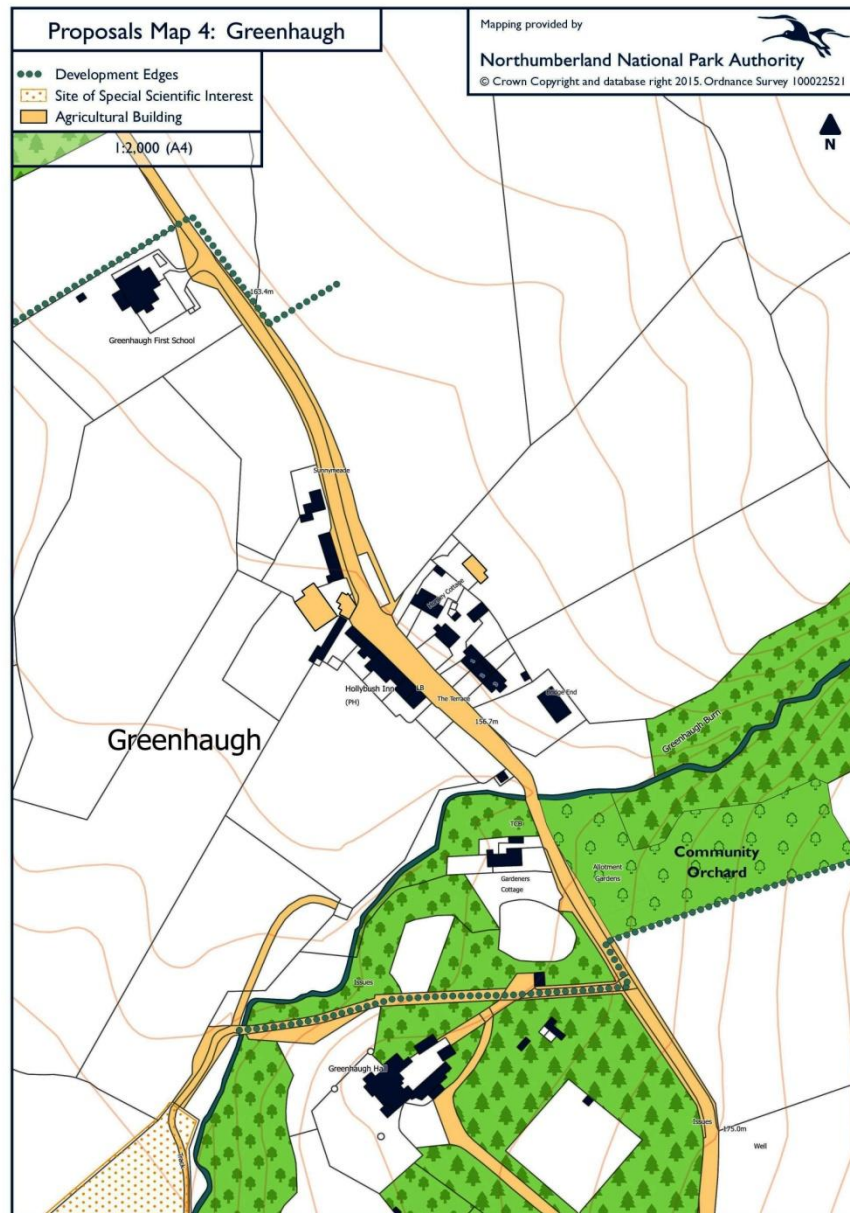
Greenhaugh is a traditional linear settlement assembled compactly along the road which runs through it. It has a strong outside edge to the open country on the west side. Terraced and linked buildings, largely two storey, run tight to the road and footpath on the west side. On the east side development is more fragmented and set back from and above the road as land rises to the fields and uplands behind.

Greenhaugh has maintained a traditional style of building with the use of traditional materials of stone and slate. There are few modern buildings and the NDP seeks to maintain this traditional style of building.

There are two planning applications currently approved in Greenhaugh. A residential development of seven units on the west side, and a terrace of three residential units on the east side. The policy in the NDP seeks to ensure that any reserved matters application coming forward for these developments, or any further applications, will contain detail that respects the particular characteristics of Greenhaugh identified in this Plan.

In particular, new frontage developments should follow the pattern established by the different character of whichever side of the street they lie on. Strong tree assemblages and field boundaries should establish a clearly defined new northern edge to this extension and will be an important element of any reserved matters application.

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The pattern of existing frontage relationships should not be compromised by placing garages on the frontage between buildings. If frontage developments occur in phases they should in all instances start from the south to extend the settlement in stages, not leaving gap sites which would fragment it and damage its relatively tight and coherent form.

New buildings at the northernmost end should be positively designed as 'end stops' to the settlement. The farm complex which intrudes into the streetscape on the west side is the only location where development could extend back from the frontage.

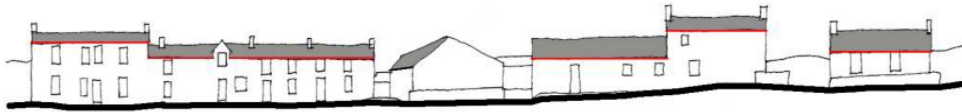
Northern approach to Greenhaugh



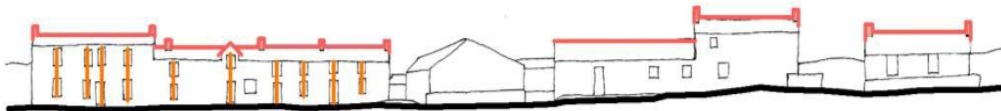
Southern approach to Greenhaugh

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

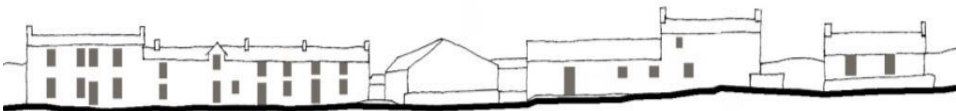
Greenhaugh Linear Streetscape – west side of street



*Although broken in line the roofs create a very horizontal, consistent and simple aesthetic using slate.
The only interruption is where a farm building encroaches on the street at right angles to it.
The height and pitch of the roofs reflect a narrow building footprint.*



*The roof line is also broken regularly by chimneys and one simple dormer window.
The chimney pattern reflects the original use of the buildings.
It is the chimneys and regular window pattern which gives scale and rhythm to the street.*



The window and door treatment is simple, mostly very vertical in emphasis, and reflects the nature of the original building

DEVELOPMENT OUTSIDE SETTLEMENTS

Background:

New residential development is not appropriate in the open countryside except as defined in Paragraph 55 of the NPPF.

Conversions of redundant buildings will be encouraged, particularly where this will ensure future use and improve the setting.

POLICY TG7 – CONVERSION OF REDUNDANT BUILDINGS

TG7: Policy Intention

To provide a positive framework for the conversion of redundant buildings in the Plan area, giving an equal status to residential and business use. To ensure conversions are carried out sympathetically to maintain the historic integrity of the building and ensure the conversion has a minimal impact on the wider landscape.

Delivering objectives 1, 2, 3, 4, 5

Policy TG7 – Conversion of Redundant Buildings

Proposals for the conversion and re-use of redundant buildings both within settlements and in the open countryside for local needs or affordable housing, live-work accommodation or business use will be supported where **all** of the following criteria are met:

- a) the scheme comprises high quality design in accordance with Policies TG2 and TG3;
- b) the conversion or use is appropriate in terms of its impact on amenities and nearby residents or businesses in line with criteria in TG2;

- c) the conversion and any extension must preserve and enhance the scale, form, historic character, fabric, architectural features, design and setting of the original structure, incorporating, wherever possible, the re-use of existing materials;
 - d) the conversion has been designed to reduce as far as possible the number of new openings to the building;
 - e) the Northumberland Dark Sky Park designation is protected through minimal roof opening and careful attention to exterior lighting and design;
 - f) the conversion and ancillary works must preserve or enhance the Landscape Character Area in which the proposal is located as defined in the landscape policies through careful design of exterior features including access, hard standing areas, boundary treatments and landscaping as outlined in TG3;
 - g) nature conservation interests, in particular protected species and their habitats, must not be harmed during building works or as a result of the conversion. Mitigation measures must be put forward to prevent loss of protected species or habitats and;
 - h) ensure the use of existing access arrangements; where a new access is necessary, this must be compatible with policies TG2 and TG3;
- Permitted development rights will be removed from consents for conversions where it is deemed necessary in order to preserve the character and appearance of the original building.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

Policy Explanation:

General principles

Conversions must be undertaken sensitively. Most buildings available for conversion will be listed in the Tarsset Archive Group (TAG) Atlas of Archaeological and Historical Sites for their historic interest. Many of these may join the Tarsset and Greystead Local List, when it is completed, but in the meantime, careful consideration must be given to the historic character of redundant buildings and this should be demonstrated in a careful design which seeks to preserve the character and setting. This will involve maintaining the agricultural or other 'feel' of the building, whilst allowing sufficient conversion to make it acceptable for residential or business use.

As a general principle, this will mean keeping new openings to a minimum, and not introducing new exterior features unrelated related to its original use.

This policy seeks to identify features contributing to high quality design in relation to conversion schemes. High quality design will mean paying particular attention to **retaining the key and defining characteristics of the existing structure**. In particular, attention should be paid to

- retaining as many features as possible including walling materials and finishes
- the pattern of existing exterior doors and windows, roof form, materials and details, and reducing the need for new openings
- retention where possible of historic features, including doors windows, exposed roof trusses, floor structure and floor surfaces
- significant aspects of internal layout
- prominent elevations

New openings

Barns and other agricultural buildings usually have simple window openings often associated more with ventilation than natural light. In converting these buildings to new uses, existing openings should be used where possible. Former openings which have been blocked up over time

can be usefully re-opened, but a general rule is that new openings must be kept to a minimum, in order to preserve the 'feel' of an agricultural building in the countryside and protect dark skies.

Windows should reflect the agricultural nature of the barn and not be fitted with windows normally seen in domestic situations. Large openings such as hemel arches offer an opportunity for bold division or one simple large glazed opening. The opening must always read more powerfully than the glazing and its subdivisions.

On non-agricultural buildings, a similar principle will apply, and any new openings must be carefully positioned and designed to reflect the character of the building being converted.

Extensions

It is unlikely that justification could be made to extend a barn with a conservatory or garden room or external porch as it would compromise the original building's simplicity. For this reason, permitted development rights may be removed from consents for conversions of agricultural buildings. Conversions of other types of redundant buildings may be able to accommodate extensions without compromising the integrity of the original.

Chimneys

New chimneys are unlikely to be appropriate on former agricultural buildings: an insulated metal flue should be exposed above roof level rather than being disguised in the domestic clothes of a masonry chimney.

Roof lights and Northumberland Dark Sky Park

Roof lights should be kept to a minimum with consideration given to alternatives such as sun pipes to reduce the impact on the Northumberland Dark Sky Park designation. Barn conversions traditionally rely on the installation of roof lights in order to allow light into upper floors which traditionally would not have been naturally lit other than by pieces of glazing within the roof plane.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

In conversions a lower standard of natural lighting may need to be accepted, but will need to be balanced against the increased use of compensating artificial lighting. The justification for inserting new roof lights will need to take into account their size, positioning and number particularly with regard to the Northumberland Dark Sky Park impacts. Consideration should be given to inserting windows in gable ends where possible rather than creating a plethora of roof lights on front elevations which will inevitably add to light pollution.

Landscape Character

Information on Landscape Character is contained in the landscape policies TG11, TG12 and TG13. All schemes should identify in which Landscape Character Area they lie, and pay attention to the Plan's relevant landscape policy criteria, especially those relating to external works.

Exterior works

A conversion scheme's external works, such as hard landscaping, can potentially make a large impact on the open countryside. In all cases, the design and location of ancillary exterior works should not have an adverse impact on the landscape and views into, out of, and across the area. The building's setting is important, and exterior surfacing, ancillary structures, boundaries, outbuildings and access can all have an impact.

Access

Existing access tracks should be used, to avoid creating new accesses and damaging the building's setting and the sense of countryside. Where a new access is required, for highway safety reasons, for example, it should be designed in accordance with Policy TG3 and ensures it does not have an urbanising effect on the countryside.

Examples of recent conversions



Greystead Church conversion



Knoppingholme Stable

THE HISTORIC ENVIRONMENT

Introduction

The Parish is very rich in heritage assets. The most significant period of Tarsset & Greystead's history was in the medieval and early modern periods when the conflict between England and Scotland in this border area led to the erection of castles at Tarsset and Dally and to the exceptional collection of fortified farmhouses or 'bastles' built to protect the population against border 'reiving' or raiding.

Agricultural change brought prosperity and population growth during the mid-late 18th and early 19th centuries, and the Parish's many fine stone and slate farmsteads date to this period. Greenhaugh village, retains its 18th – 19th century rows of housing, inn and former blacksmith's shop, now developed to serve the area's farming families. The development of communal life is represented especially by the 'twin' listed Georgian churches and rectories at Thorneyburn and Greystead. Other departures from the Parish's vernacular include the High Victorian château-style High Green Manor.

The North Tyne valley was rich in mineral resources. Fine examples of lime kilns survive together with coal workings, shafts and the quarries that supplied stone for local buildings. Such marketable resources contributed to the establishment of the Border Counties railway (1863). This important feature of valley life closed in the 1950s but the station at Thorneyburn and several fine railway bridges survive.

In the 20th century the establishment of Kielder Forest and later Reservoir, a major centre for tourism just outside the Parish, has impacted substantially upon it. However the same basic settlement pattern continues today, and in recognition of its exceptional landscape and rich cultural heritage this stretch of North Tynedale was incorporated in Northumberland National Park in 1956.

POLICY TG8 – HERITAGE ASSETS

Heritage assets are not confined to buildings. They are inextricably linked with community life, and provide an important layer of the community's social fabric in several different ways. Cultural landscapes are heritage assets which are often associated with a significant period in an area's history, for example the fortified farmhouses or bastles in the Parish associated with border warfare. Buildings or places are often also associated with social history, for example traditions and literary associations such as the border reivers and ballads. Other assets are specifically associated with locally significant figures or events, for example, WWI memorials and the 20th century poet Basil Bunting. Finally, archaeological landscapes and patterns of settlement over the years can be traced in clusters of assets, for example the Tarsset bastles or the interrelationship between buildings and open spaces in the 'outliers' at Lanehead. More detail is given in Appendix 3: The Historic Environment. The consultations demonstrated that the community in Tarsset and Greystead takes great pride in its heritage and considers its protection to be of major importance.

TG8 :- Policy Intention

The purpose of this policy is to protect, enhance, and where possible interpret the historic environment of Tarsset and Greystead, ensuring that new development maintains the quality and distinctiveness of these assets, whether designated or not, and their settings. The policy seeks to re-inforce local distinctiveness and character in planning decisions where changes are proposed which affect the historic environment.

Delivering Objectives 1 and 2

Policy TG8 – Heritage Assets

Development affecting a designated heritage asset or its setting which will damage the quality and distinctiveness of the asset or its setting will not be permitted except in exceptional circumstances.

Development including renovation or alterations affecting non-designated heritage assets or their settings, whether locally listed, or identified in the Tarsset Archive Group (TAG) List of Archaeological and Historical Sites, or the Historic Environment Record, must be sensitively designed with regard to the heritage asset's historical and architectural interest and its setting.

The loss of any locally listed or non-designated heritage assets will be strongly resisted.

All proposals affecting both designated and non-designated assets must:

- a) demonstrate how they seek to minimise any harmful effects on these assets and;
- b) seek to maintain contribution to local character and distinctiveness and;
- c) where any changes are proposed, the opportunity should be taken to provide information interpreting it.

Policy Explanation:

Critical to any planning application with heritage implications will be the protection, conservation and interpretation of the historic environment, paying attention to the proposed development and its setting.

The Plan promotes the preservation, enhancement and enjoyment of all heritage assets, whether designated or undesignated. These assets are an irreplaceable resource which should be conserved in a manner appropriate to their significance, with additional potential for tourism, education and social and economic regeneration.

Designated Heritage Assets

Designated Heritage Assets are shown on Map 1, and consist of Grade I, II* and II assets, as well as a number of Scheduled Monuments. A reference list is in Appendix 1. There is existing legislation protecting designated heritage assets.

Locally Listed Heritage Assets

There are no Locally Listed Heritage Assets in the Plan area at the time of writing. However, a Tarsset and Greystead Local Heritage List is being compiled, and when it has been adopted by the relevant Local Planning Authorities (Northumberland National Park Authority and/or Northumberland County Council), Policy TG8 will apply to those Locally Listed Heritage Assets. It is anticipated that information will be online in the future to enable applicants to assess their location.

Non-designated Heritage Assets

Non-designated heritage assets are those assets which are locally distinctive but are not nationally designated or on the local list. A full list can be found in the Tarsset Archive Group (TAG) List of Archaeological and Historical Sites. This list is updated from time to time, and applicants should refer to the most recent version. The Historic Environment Record, and Keys to the Past, also contain information about the (so far discovered) non-designated heritage assets. The information contained in Keys to the Past is available on-line, and can be accessed at: www.keystothepast.info. Other useful sources of local and national information are included in Appendix 3.

Interpretation

Opportunities to provide interpretation with regard to heritage assets will be welcomed, and these can contribute to a 'sense of place' and increase the tourism potential of the area. Interpretation could consist of sign boards, or other information for members of the public about the significance of a heritage asset.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

Loss of assets

There will be a presumption against the loss of any heritage assets whether designated or undesignated. In an area that is so rich in history, heritage assets are very important features within the community, whether they are designated or not, and contribute to the environment and sense of place in a number of ways.

How to assess the significance of a Heritage Asset

The following criteria issued by English Heritage provide a useful means of assessing the significance of a designated, locally listed, or undesignated heritage asset:

- The **age** of an asset is important and will relate to distinctive local characteristics and the history of the area
- **Rarity** is also a key criterion, and should be assessed against local as well as national characteristics

This approach will ensure that important archaeology is not lost or damaged through development.

- Heritage assets which are particularly **representative** of the area will be important, for example bastles and castles
- The **aesthetic value** of a heritage asset refers to its intrinsic design value relating to local styles, materials or other distinctive local characteristics
- Some assets may have a **group value** (for example the Tarsset bastles), with a clear visual, design or historic relationship between them. Settings of these assets can be particularly important

- Evidential value is also important – for example a place may be special because of written records that provide it with another dimension
- Similarly, **historic association** can be important (including who lived, worked, or was born in a place) and many buildings are listed for this reason – they can also become popular visitor attractions, and contribute to the sense of place
- An asset may have a **landmark status** in a community with strong communal or historical associations or because it has especially striking aesthetic value
- An asset may have **social and communal** value (for example churches and community halls) and may be seen as a source of local identity, distinctiveness and cohesion within the community.

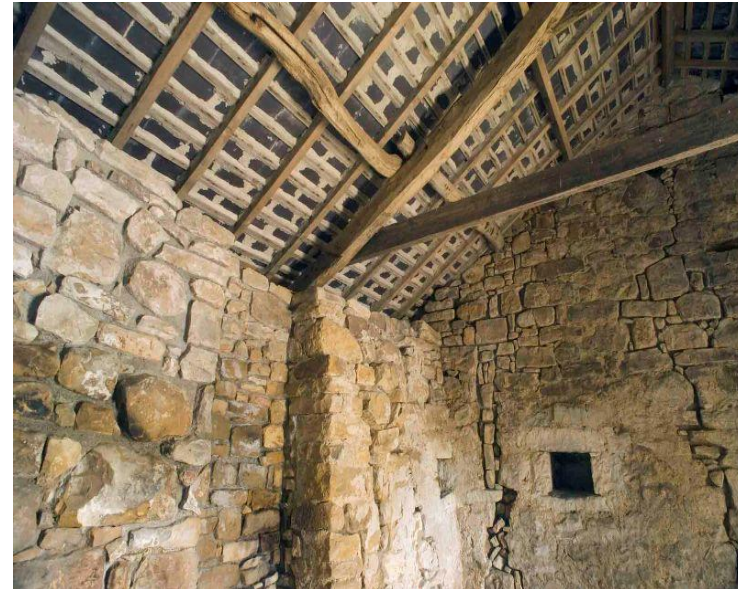


Belling Rigg limekiln

Opportunities to improve the interpretation of these features
should be taken where possible



North Gatehouse Bastle – building detail



POLICY TG9 – TARSET AND GREYSTEAD BASTLES

TG9: Policy Intention

To ensure that the important setting of the Bastles and the Tarset Bastle Trail is maintained, and that future development does not prejudice the re-introduction of sight lines between groupings of bastles in the future.

Delivering Objectives 1, 2 and 4

Policy TG9 – Tarset and Greystead Bastles

Proposals for development will be expected to preserve or enhance the setting of bastles and the Bastle Trail, as shown on Map 1. Particular consideration will be given to securing the sightlines between bastles, and protecting them, and their settings, from development which would compromise these views.

Any proposal which would have an adverse impact on the sightlines or setting of bastles, or on the appreciation of their significance in relation to one another, will not be supported.

Policy Explanation

Cultural landscapes and settlement patterns are heritage assets in themselves, and are generally associated with a significant period in an area's history. Nowhere is this more evident within the Parish than with the networks of fortified farmsteads or bastles.

The bastle clusters along the Tarset Burn are a unique element of the Parish's cultural landscape. Key to their character is the inter-relationship between buildings and the open spaces between them.

Tarset Bastle Trail



Showing the start in Greenhaugh for the full trail

POLICY TG10 – ARCHAEOLOGY

TG10: Policy Intention

To ensure that archaeological remains are documented as part of any development proposal, and that remains of schedulable quality are not ignored because they are not scheduled.

Delivering Objectives 1, 2 and 4

Policy TG10 –Archaeology

Proposals which have an impact on archaeological remains in the Plan area, either known or which become evident, must ensure that information is submitted to enable a full understanding of the significance of any such assets. This should ensure that archaeology which is of schedulable quality is not adversely affected.

Policy Explanation

Archaeology, by its very nature, can often be undiscovered. Although there are fourteen Scheduled Monuments in the Plan area, it is likely that there will be significant archaeological remains of schedulable quality which have so far not been identified.

NPPF paragraph 139 states that heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments should be considered subject to the policies for designated heritage assets. Paragraph 141 requires developers to provide information in a manner proportionate to the significance of an asset where it will be affected by a proposed development. As the full significance of many archaeological assets in the Plan area is not known, this approach will

ensure that important archaeology is not lost or damaged through development

There are numerous archaeological remains documented within the Plan area and any proposal likely to have an impact on any of these assets must provide an assessment of the significance of the archaeology, which in some circumstances may be of schedulable quality.



Shilla Hill Bastle

LANDSCAPE

Background

The landscape in Tarsset and Greystead has very special qualities, which is why much of the area is within the Northumberland National Park. The landscape's key characteristics are the uninterrupted horizons and the far reaching views which extend beyond the Parish across to the Pennines and the Lake District. The character of the landscape and pattern of development are important in providing a sense of place and a sense of tranquillity and wildness which is highly valued by residents and visitors alike.

Much work has been done on Landscape Characterisation, both by Northumberland National Park and Northumberland County Council as well as by national bodies such as Natural England. Additional Landscape Characterisation work was commissioned for the Plan, and as a result of this, the landscape characterisation completed by the Northumberland National Park has been further refined, and three key landscape types have been identified in the Plan Area as shown on Map 1.

The **Landscape Character Areas** (LCA) that cover the Plan area are:

- Rolling Upland Valleys (including the settlements of Lanehead and Greenhaugh) TG11
- Rolling Uplands (covering large parts of the Plan area) TG12
- Moorland and Forest Mosaic (covering most of the forestry plantation and Sidwood) TG13

Each of the three Landscape Character Areas is distinct, leading to a separate policy for development proposals located in each area.

Gateway Views and National Trails have both been identified as important parts of the landscape, and views from these will be protected and enhanced in the NDP.

Gateway Views identified through the Landscape sensitivity studies are:

- Northern Gateway - the approach from Lord's Shaw crossing the Pennine Way
- North Eastern Gateway - from the road after the Sundaysight turn, heading towards Greenhaugh
- Western Gateway - approach from the west from Kielder along the North Tyne Corridor
- Eastern Gateway - the approach from the east from Bellingham into Lanehead



North Eastern Gateway looking towards Cleugh Head

THE ROLLING UPLAND VALLEYS



“The high, unbroken horizon, seen from all parts of the neighbourhood is a rare feature, in which no man-made structures are visible to ‘diminish’ the scale of the landscape, and the impact of the wildness “⁶

POLICY TG11 – DEVELOPMENT IN THE ROLLING UPLAND VALLEYS

TG11: Policy Intention

To protect and enhance the special features of the Rolling Upland Valleys, and ensure new development reflects the special features identified in the Plan.

Delivering Objectives 1, 2 and 5

Policy TG11 – Development in the Rolling Upland Valleys

Development proposals in the Rolling Upland Valleys which meet the following criteria will be supported:

- a) respect the unique topography of the landscape as identified in the Plan, particularly the interplay between settlement and landscape;
- b) ensure new development in the settlements of Lanehead and Greenhaugh pays special attention to the importance of views into, out of and across settlements and maintains the openness of the outliers;
- c) ensure Gateway Views and important views from the Pennine Way will be protected;
- d) new tourism development should be discreetly located and well-screened, small scale, and not negatively impact on local communities, in accordance with Policies TG2, TG14 and TG15;
- e) choice of materials and the massing and orientation of buildings should seek to integrate development into the local land form. Muted colours will be expected in all new development in this area with non reflective surfaces;
- f) where possible, ensure that new development in this landscape area incorporates stone wall enclosures to enhance the character of the area and tie in new development with its surroundings;

⁶ Spence and Dower Architects – Landscape and Design Assessment(2014) p.4

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

- g) ensure the rich historic and archaeological heritage of the Rolling Upland Valleys is protected from inappropriate development and opportunities are sought for the enhancement of these features. The features include:
- Tarset and Dally Castles,
- the string of Bastles along the Tarset Valley,
- Greystead and Thorneyburn churches and their rectories and Lanehead Old Chapel;
- coal mining and lime kilns and other industrial archaeological features and;
- h) ensure the route of the Border Counties railway line is protected from any development that would prejudice its future use as a walking/cycling route;
- i) opportunities are taken to support and enhance biodiversity and habitats both in designated and non-designated areas;
- j) ensure identified Ancient Woodland, semi-natural woodland, and replanted ancient woodlands are preserved and protected from inappropriate development.

Policy Explanation

Unique Features of the Rolling Upland Valleys

Although this Landscape Character Area (LCA) covers the Plan area's valleys, one of its key and unique features is that throughout them there are views of the high, unbroken horizons. This is a rare feature in which no man-made structures diminish the scale and wildness of their landscape settings.

The valleys have flood plains, some with protective flood banks, the pastures separated by stone walls, hedges or post and wire fences. The

Tarset Burn Valley is flanked to the east by the Rolling Uplands, and to the north and west by the Moorland Forest Mosaic. The winding burn is marked by a line of semi-wild woodland and wooded bluffs.

The valley sides are convex with wooded bluffs and semi-natural woodland. Fields tend to be smaller and more irregularly shaped low on the valley sides, more regular and larger where stone walls enclose moorland on the higher slopes. Rigg and furrow patterns are visible in places, showing past arable cropping. Stone walls delineate the rough pastures and highlands and extend to the buildings, tying them into the landscape.

Human Settlement

Most of the built up area of Tarset and Greystead, (including the settlements of Lanehead and Greenhaugh) lie in the Rolling Upland Valleys, as does the more dispersed settlement along the north Tyne corridor, an important route to Kielder and Scotland.

The settlement pattern is low density, with most development focussed in Lanehead and Greenhaugh, but with isolated farmsteads and small groups of buildings scattered on the valley sides being a striking feature.

Trails and Views

The open moorland views instil a sense of tranquillity due to their scale and remoteness. Two key Gateway Views are in this LCA. These are the Western Gateway (approach from Kielder along the North Tyne corridor) and the Eastern Gateway (the approach from Bellingham into Lanehead).

Tourism Development

This area will have the most pressure for recreational and tourism development. In particular, Lanehead has already seen significant development in the form of the Tarset Tor Bunkhouse, with a number of bothies. This development (when fully occupied) almost doubles the number of inhabitants at Lanehead at any one time. Lanehead is therefore at full capacity, but capacity does exist for small scale tourism proposals elsewhere. Northumberland Dark Sky Park and the tranquillity

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

of the Plan area are both key features of this character area, and tourism tends to be related to these features, as well as to the biodiversity and rich landscapes.

Materials

In a sensitive landscape such as the Rolling Upland Valleys, care needs to be taken with materials and the wider setting of any development proposal. It is likely that they will be seen from some distance, and thus the muted colours are important to avoid jarring in the wider landscape. Tying in new development to the landscape through stone walls is a particular feature in this area, and can help integrate new development into its surroundings.

Historic Environment in the Rolling Upland Valleys

There is a rich archaeological heritage from all ages in this Landscape Character Area, notably mediaeval Dally and Tarsset Castles and the unique bastles strung along the sides of the Tarsset Valley within sight of each other. The field enclosures, the two churches and their rectories, the chapel, railway line, coal and limestone mining and lime kilns are also archaeologically significant features. It is important to ensure that these features continue to contribute to this special landscape.

Protection of the Railway Line

The Border Counties railway originally ran between Hexham and Hawick. Some parts of the old line form part of the Border Counties Ride route, but some sections are still in private ownership, and offer the opportunity to be re-opened as a walking or cycle route at some time in the future. Any development that would prevent this opportunity being taken forward will not be permitted.

Biodiversity

The flood plains contain traditionally managed species-rich meadows, some of which are designated as SSSIs (Thorneyburn and Greenhaugh Meadows). Semi-natural and ancient woodlands are a feature in this area, some rich in

lichens. Stone walls along the valley sides provide a valuable habitat for lichens, lizards, adders, weasels and wrens.

Farmsteads and pastures are, in places, protected by woodland shelter belts and there are some small plantations, providing nest sites for buzzards and tawny owls. Burns and sikes descend from the Rolling Uplands into the valleys, flanked in places by semi-wild woodland and small patches of wetland providing valuable habitats.

Ancient Woodlands

There are a number of areas of ancient, semi-natural, and replanted ancient woodland in the Rolling Upland Valleys. These can be found at Donkleywood (ARW), Hill House Wood (Ancient and Semi-natural woodland), Stokoe Wood (Ancient and semi-natural woodland) Wedge Wood (Ancient and semi-natural woodland), Lords Bank and Redheugh Plantation. These woodlands are identified on Map 1.



Greystead and the Tarsset Valley from Carrith Moor

THE ROLLING UPLANDS



Special Qualities:

“Open smooth rolling landform with expansive and panoramic views which are memorable and often exhilarating. High scenic quality, outstanding views, and an important setting to the Rolling Upland Valleys landscape character type.”⁷ “The skylark which has declined dramatically nationally and disappeared from many lowland areas, is

still frequent in these grassy upland areas. The extensive areas of heather are often associated with red grouse, a common bird in the Parish but one which is rare in the European context.” T&G Biodiversity Map (TAG)

POLICY TG12 – DEVELOPMENT IN THE ROLLING UPLANDS

TG12: Policy Intention

To protect and enhance the special features including historic features of the Rolling Uplands landscape and ensure new development respects them. To ensure that the role of the Rolling Uplands as a 'setting' to the Rolling Uplands Valleys is respected for proposals for new development.

Delivering objectives 1, 2 and 5

Policy TG12 - Development in the Rolling Uplands:

Development proposals in the Rolling Uplands which meet the following criteria will be supported:

- a) they must ensure new development does not detract from the key landscape features of this area, particularly with regard to the colour and texture of the moorland and the openness and broad uncluttered horizons;
- b) small scale tourism proposals, related to the special qualities of this landscape must be in accordance with Policies TG14 and TG15;
- c) all proposals affecting existing archaeological and historic landscape features should seek to preserve or enhance their significance and interest;
- d) proposals must not have a negative impact on identified Gateway Views, either at Sundaysight as defined on Map 1 or on views across the Parish from the Pennine Way;
- e) domestic scale turbines and telecommunication masts must be closely related to existing buildings and farmsteads in line with Small Scale Renewable Energy Infrastructure policy TG17 and its policy explanation;
- f) development proposals which damage important habitats related to the special biodiversity of the Rolling Uplands will not be permitted;
- g) Crag Wood and Sundaysight Cleugh are both ancient and semi-natural woodlands which will be protected from inappropriate development;

The exposed skylines of the Rolling Uplands are especially sensitive, and development adversely affecting these areas will not be acceptable due to the impact on the Rolling Upland Valleys and the wider landscape.

⁷ Landscape Character Assessment for Tynedale and NNPA (2007) p.54

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

Policy Explanation

Landscape Features

Key characteristics of this area are the unbroken skylines and the remote, broad, open large-scale rolling moorland generally between 275metres and 375 metres AOD (Above Ordnance Datum) with little tree cover. This landscape is largely featureless with smooth flowing landforms. For this reason, any development is likely to have a significant impact over a large area. Developments with reflective surfaces (for example solar arrays) are likely to have a wide ranging impact due to the openness of the landscape, will be resisted.

Much of this LCA is open hill land with large open areas of semi-natural vegetation including heather, matt-grass moorland, raised bogs and patches of bracken. Acid grassland and rough pasture are dominated by grasses like purple moor grass, tufted hair grass and matt grass and where the land is wetter, substantial areas of rushes predominate with a network of visually discrete burns and sykes. All these features contribute to the special Landscape Character and appearance of this part of Tarsset and Greystead.

Historic Environment

There are archaeological sites of all periods from native settlements during the Roman occupation, to medieval baronial holdings and the two lime kilns at Belling Rigg and near to Kiln Rigg. Sparse settlement of a few isolated farmsteads including Gibshiel, Burdonside and Whitcheater and the Victorian shooting lodge of Highgreen Manor are dotted through this landscape. The listed buildings at High Green are important features in the landscape, and particular attention should be given to their setting.

Biodiversity

This landscape contains a rich bio-diversity: the flowers on marsh thistles in rushy areas feed butterflies like ringlets, green veined whites and

tortoises; skylarks are frequently seen in grassy upland areas and red grouse occupy the extensive areas of heather.

Tourism, Trails and Views

Extensive areas of open access land exist in this Landscape Character Area and part of the Pennine Way follows the Parish boundary. Two Gateway Views as identified on Map 1 exist in the Rolling Uplands: The Northern Gateway and North Eastern Gateway. From the Northern Gateway (beside Lord's Shaw and close to the Pennine Way) there are uninterrupted views into and across the Parish and far reaching views beyond it. On a clear day Scafell range, Helvellyn and Skiddaw can be seen in the distance to the west. Views from National Trails such as the Pennine Way are considered to be exceptionally important.

Renewables

Policy TG17 provides guidance on small scale renewable energy installations. This Landscape Character Area is inappropriate for large scale renewables due to its sensitivity and the impact such development would have on the unbroken horizons and the landscape of the Rolling Upland Valleys.

Northumberland Dark Sky Park and Tranquillity

Dark Skies and tranquillity are key features of this character area, influential in attracting tourists, as are the area's biodiversity rich landscapes and the historic environment.

THE MOORLAND AND FOREST MOSAIC



Special Qualities:

“Extensive areas of semi-natural habitat including raised and blanket bog, heather and grass moorland, and diverse meadow grasslands along burns, including Emblehope Moors SSSI. Remoteness and isolation derived from its upland character, limited

accessibility, sparse population and inward looking character.”⁸

POLICY TG13 – DEVELOPMENT IN THE MOORLAND AND FOREST MOSAIC

TG13: Policy Intention

To preserve the quality of the landscape in the Moorland and Forest Mosaic, ensuring historic and archaeological features are retained/enhanced, and ensuring the special ecology of the area is improved. To ensure the special qualities of this landscape are preserved in new development proposals.

Delivering objectives 1, 2 and 5

Policy TG13 –Development in the Moorland and Forest Mosaic

Development proposals in the Moorland and Forest Mosaic which meet the following criteria will be supported:

- a) the development will not negatively impact on the special characteristics of adjacent Landscape Character Areas (Rolling Upland Valleys and Rolling Uplands) as defined in the Plan;
- b) the development will ensure archaeological features within this LCA are preserved or enhanced, and the opportunity will be taken to improve their interpretation;
- c) the Bastles, their settings and the links between them are protected in line with Policy TG9;
- d) ensure that the development does not compromise the recreational value of bridleways, footpaths and trails;
- d) opportunities are taken to improve the special biodiversity of the Moorland and Forest Mosaic. Development proposals which damage important habitats related particularly to the Kielder Mires NNR and the Border Mires SAC in the south western corner of the area, will not be permitted;
- e) there is no negative impact on the semi-natural or replanted ancient woodlands at Gillie Wood;

Policy Explanation:

Impact on adjacent Local Character Areas

This landscape has an important role in the setting of the adjacent landscapes, and any development here needs to be carefully considered in terms of its impact on the Rolling Upland Valleys and the Rolling Uplands. The forest is a crop forest, and just because a proposal may be screened in the short term, the landscape impacts once the forestry is removed must be considered.

⁸ Landscape Character Assessment- Tynedale district and NNPA 2007, page 57

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD



Emblehope showing the relationship between adjacent landscapes

Historic Environment

Archaeological remains are prevalent in this Landscape Character Area. This LCA has the highest number of Scheduled Monuments in the Plan area (nine out of a total of fourteen) but many features which have yet to be fully understood are obscured by plantation forest, and some may not have been discovered at all. They present an archaeological resource which must be protected for future generations. Proposals which preserve, enhance or offer the opportunity for interpretation of archaeological features within the forest area will be encouraged. Proposals which are likely to have an impact on archaeological features, whether known or previously unknown, must establish the potential impact on those resources.

The Bastle Trail covers more than one Landscape Character Area, with parts of the trail being in the Moorland and Forest Mosaic, and part in the Rolling Upland Valleys. Policy TG13 seeks to ensure that the Bastles and their settings are protected from inappropriate development,

particularly ensuring that sight lines between them are retained or re-instated where the opportunity arises.

Biodiversity

The Kielder Mires National Nature Reserve, and the Border Mires Special Area of conservation (SAC) lie to the west of the Plan area within this landscape. These are European sites which already benefit from a high level of protection.

Currently good populations of red squirrels live within the large conifer areas. There are several colonies of small pearl bordered fritillary, a scarce UK butterfly species which finds its food plant, marsh violets on cleared fells and permanent open spaces within the woodland. These features contribute to the bio-diversity value of the landscape and should be maintained and enhanced where possible.

Woodland

Sidwood is important to the local community as a recreational area, and for its rich biodiversity. This area has designated open access as a result of the Countryside and Rights of Way Act 2012 (CRoW). There is an ancient woodland site at Gillie Wood, which will be protected from inappropriate development.

Trails and Views

There are no Gateway Views identified in this LCA, but there are a number of bridleways and footpaths that meander through the forested areas, including parts of the Border County Ride. Proposals should ensure that the recreational value of these routes is not compromised.

ECONOMY AND TOURISM

Farming and forestry and their related businesses provide a substantial proportion of current employment in the Parish. The survey results show a clear desire for the Plan, not only to support these traditional industries but to support and encourage other types of business which do not impact negatively on the special qualities of the Parish.

Many of the current residents are those who either presently, or did before they retired, commute considerable distances to work with round trips often being well in excess of 40 miles. The lack of public transport means that these journeys are invariably made by car.

The shortage of local employment and social opportunities for young adults along with the small stock of affordable houses to buy or rent, has resulted in many having to leave the Parish to seek work. It is not difficult to foresee the Parish continuing to be inhabited by an ever aging population.

The lack of fast broadband and reliable mobile telephone coverage results in it being especially difficult for small businesses to become established and then thrive. There is a similar impact on established businesses in the Parish trying to compete with companies which now take these facilities for granted. Today's tourists expect to stay in touch with their social media and may be put off visiting an area without such facilities.

Tourism is an obvious area of employment but this can be seasonal and low paid. It provides an opportunity for residents to use their property or land for bed and breakfast, self-catering accommodation or other leisure activities. However, consultations show that developing tourist activities should not be weighted higher than other business possibilities.

Home working can provide a good and sustainable living for some residents and the Plan seeks to reflect this through its positive policy approach. To encourage start-up businesses the 'local needs' requirement has been re-defined for the Plan area, to allow people intending to move in to the Parish to establish a home or locally based business, particularly those with a potential to create local employment for others.

With the advent of home delivery and bearing in mind the low customer base in the Parish, it is not easy to identify retail businesses that are likely to prosper, with the possible exception of cafes, restaurants, public houses and possibly a small shop attached to a leisure facility, all of which will also serve the tourist industry. Nevertheless there should be support for the establishment or expansion of such businesses.

POLICY TG14 – OUR SUSTAINABLE LOCAL ECONOMY

TG14: Policy Intention

To create a positive framework for the local economy, whilst ensuring that any new business respects the special landscape in the Plan area, and the living conditions of local residents. To encourage more young people to stay and live and work in the Parish in order to maintain sustainable communities

Delivering Objectives 1, 2, 4 and 5

Policy TG14 – Our Sustainable Local Economy

In order to create and retain a sustainable local economy in the Plan area, planning permission will be given for small-scale proposals which:

- a) enable the creation of new business and the opportunity to expand existing business and which respect the special qualities of Tarsset and Greystead
- b) Where possible, involve the re-use of existing buildings by way of conversion or expansion for business or light industrial use
- c) Will provide broadband and mobile telephone reception in a suitably located position and in line with other policies in the Plan

Planning permission will not be given where:

- i) The use will compromise the tranquillity of the area; or
- ii) The new use will compromise the Northumberland Dark Sky Park designation; or

- iii) The new use will have an impact on the amenity of nearby properties or on the Landscape Character in the area (as defined in TG2 and the Landscape policies TG11, TG12 and TG13); or
- iv) There would be a negative impact on highway safety, or it would involve the creation of significant additional traffic.

Policy Explanation:

This policy seeks to reduce commuting and encourage employment in the Plan area. There are opportunities to re-use buildings for employment. Small scale expansion of businesses that are compatible with the purposes of the National Park will be encouraged, as they provide local employment and opportunities to enhance the local economy's sustainability.

Small scale is defined as development which has a minimal impact on the surrounding area, does not contribute to significant additional traffic generation and which does not impact on the living conditions of nearby residents.

Current broadband provision in the Plan area is poor, and proposals which will enhance provision will be looked on favourably, provided they are compatible with other policies in the Plan.

The Plan gives great weight to the protection of tranquillity and dark skies, particularly since both factors attract visitors to the area and therefore influence the local economy. For this reason, planning permission will not be given for proposals that will have a detrimental effect on either of these qualities.

New developments will at all times be required to ensure that they are compatible with the landscape in which they sit in accordance with the landscape policies. Amenity for local residents is a key consideration,

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particularly with new tourism developments, and this is referred to in more detail in the Tourism policy (TG15).

Any proposals likely to generate significant additional traffic are unlikely to be acceptable, as their scale is not likely to be commensurate with the area. It should be noted that even a small increase in traffic can have a big impact in a very rural area, with many single track roads.



‘Wild Northumbrian’ Yurts and Tipis



Unison Colour – Artists’ Pastels

POLICY TG15 – SUSTAINABLE TOURISM AND RECREATIONAL DEVELOPMENT

TG15: Policy Intention

The proposed policy seeks to support appropriate tourism development in Tarsset and Greystead where the proposal is of a scale appropriate to the area and does not have any unacceptable adverse effects upon the character of the landscape, tranquillity and Northumberland Dark Sky Park, local amenity or the natural and historic environment.

Delivering Objectives 1,2,4 and 5

Policy TG15 - Sustainable tourism and recreational development

Tourist and recreational developments which add to the sustainability of the local economy will be supported where the applicant is able to demonstrate that **all** of the following criteria have been met:

- a) The proposed use will not have an unacceptable adverse impact on the living conditions of local residents and neighbouring land-uses as defined in Policy TG2;
- b) The scale of proposed development is appropriate to its setting, neighbouring buildings and natural features;
- c) The design, scale and layout of the development protects and enhances the special character, appearance and local distinctiveness of the landscape as defined in the Landscape Policies TG11, TG12 and TG13;

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- | | |
|----|---|
| d) | The proposed development does not have an unacceptable adverse effect on heritage assets and their settings in line with heritage policies TG8, TG9 and TG10; |
| e) | There will be no unacceptable highways impacts or impacts on other non-motorised users of highways or other rights of way; |
| f) | The proposal is compatible with the Northumberland Dark Sky Park designation and maintains tranquillity as defined in Policy TG2. |

should be at an appropriate scale, encourage quiet enjoyment, and reinvest in the local economy.

Key tourist destinations within the Plan area are the Bastle Trail, the County Border Ride, the Pennine Way, and a number of other walks and bridleways. In close proximity are Kielder Observatory and Kielder Water Forest Park, both of which attract large numbers of visitors to the area.

Policy Explanation

Tourism is an important part of the local economy. The special landscape, cultural heritage and tranquillity of Tarsset and Greystead Parish are key attractions for visitors and are also highly valued by residents.

Responses to the residents' questionnaire indicated an even split between those supporting further tourism development and those believing that increasing the current level of tourism in the Parish would have a negative impact on the local infrastructure and special characteristics of Tarsset and Greystead.

It is crucial that tourism in the Parish is sustainable and a balance is achieved between the economic benefits that are important in supporting a viable community and a level of tourism that does not destroy the fundamental attraction of the Parish's tranquillity and landscape.

Sustainable tourism therefore means attracting visitors and encouraging them to experience and enjoy the area whilst not adversely affecting the enjoyment of local people and other visitors. Tourist development

COMMUNITY ASSETS

There are few community facilities but all are assets to the Parish of Tarsset and Greystead. In a rural area they play an especially strong role in community life. They are also used, in many instances, by people in neighbouring parishes, so have a role beyond the Plan area. There may be opportunities for new community assets to emerge and these will be welcomed, contributing to the long term sustainability of the community.

POLICY TG16 – PROTECTION AND CREATION OF COMMUNITY ASSETS

TG16: Policy Intention

To protect existing community assets for future generations, and provide a positive framework for the provision of new facilities where the opportunity arises. To ensure community assets identified in the Community Consultation process are not lost

Delivering Objectives 1, 2 and 6

Policy Explanation:

A healthy community needs a reasonable range of goods and services at its disposal. It is for this reason that the Plan seeks to protect those community facilities which are important to the local community. The Parish Council has formalised a list of community assets.

The community assets listed in Policy TG16 were identified by consulting the Parish residents.

Policy TG16 – Protection and Creation of Community Assets

Proposals that will enhance the viability and/or the community value of these assets will be supported, subject to any developments being in accordance with other requirements of the Plan.

Community Assets in Tarsset and Greystead are:

- The Holly Bush Inn
- Greenhaugh First School
- Thorneyburn Church
- Greenhaugh Community Orchard
- Tarsset Village Hall

Any proposals that will result in either the loss of a community asset or significant harm to its community value or viability will not be permitted.

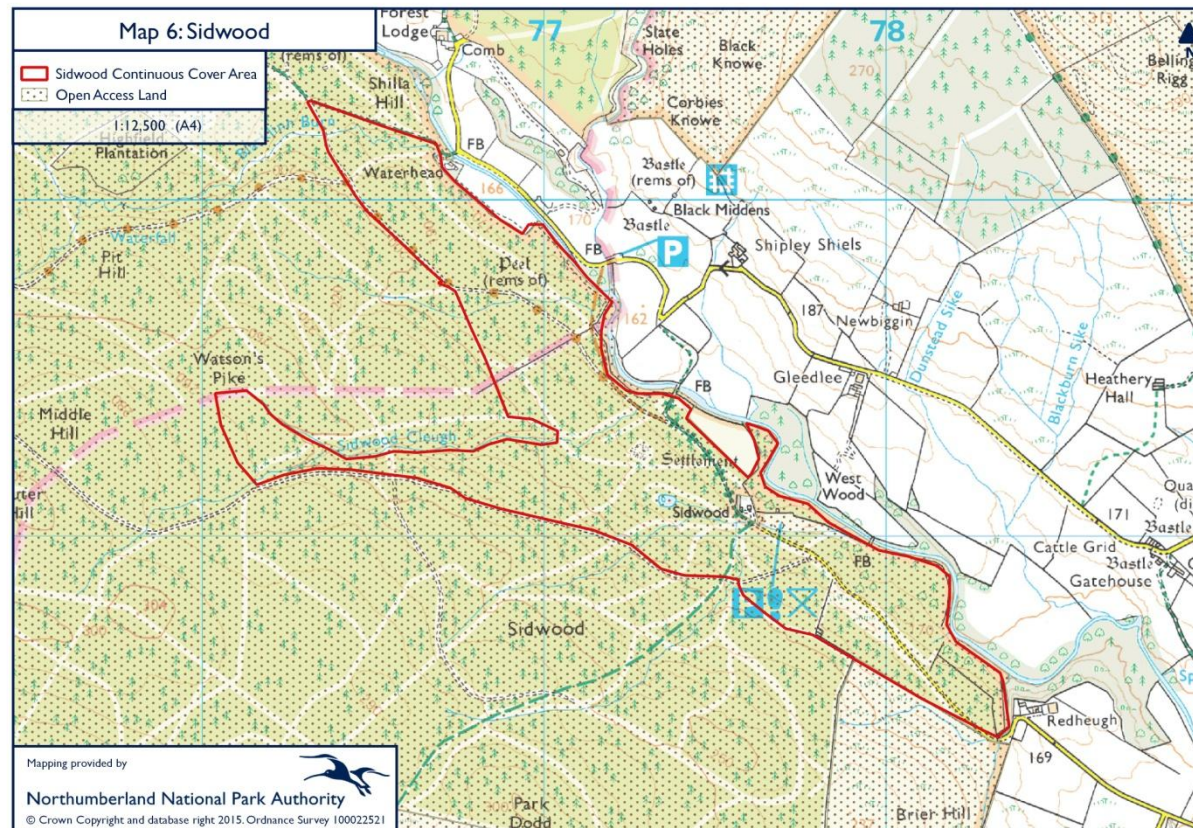
Opportunities to create new community facilities will be looked on favourably provided they accord with other policies in the NDP.

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Sidwood Forest and Recreation Area

The part of Sidwood considered to be of most value to residents and visitors is shown on Map 5 below. This does not include all of the Bastle Trail but the protection of this is covered in Policies TG9, TG11, TG13 and TG15. All the area of interest has dedicated open access as designated by the 2000 Countryside and Rights of Way Act (CROW). This entitles the public to enter and remain on CROW access land for the purposes of “open-air recreation”. This term is not defined, but includes most common forms of recreation on foot, including walking, running and climbing.

In addition the part of the area designated as continuous cover by the Forestry Commission not only has CROW credentials but the Forestry Commission has no plans for felling other than management by thinning as appropriate and also maintenance when funds allow. Footpaths will be retained in the CROW designated area although there may be temporary closures from time to time for forestry operations.



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RENEWABLE ENERGY

The Plan supports micro-generation technology as part of the drive to deliver national energy policy objectives. At the same time it recognises that the substantial portion of the Parish of Tarsset and Greystead that lies within the Northumberland National Park should only allow planning permission for renewable energy projects where it can be demonstrated that the objectives of the designation will not be compromised. It also emphasises that small scale renewable energy is that in which the majority of the energy produced is consumed on site or within the local community.

POLICY TG17 – SMALL SCALE RENEWABLE ENERGY INFRASTRUCTURE

TG17: Policy Intention

To promote small scale renewable energy in the Plan area, whilst ensuring that new renewables schemes do not compromise the special landscapes or amenity of residents

Delivering Objectives 1, 2 and 6

Policy TG17 – Small scale renewable energy infrastructure

Proposals will be supported for small-scale renewable energy infrastructure that is compatible with the landscape of the Parish, and does not, either individually or cumulatively, detract from, or impact on, the special qualities of the area as outlined in the Landscape section of this plan and section three of the NNPA's Local Development Framework. Such developments will be expected to comply with **all** of the following criteria:

- a) the siting and appearance of any proposed development must ensure minimal impact on the landscape taking into account the landscape context, scale and openness, visual amenity, cumulative effects and settlement pattern;
- b) any associated structures must sit well in the landscape and be similar in height and extent to existing structures in the landscape;
- c) the majority of the energy produced is consumed on site or within the immediate local community;
- d) the development does not adversely affect the significance of skylines and visual horizons, key vistas associated with historical landscapes or other features;
- e) the siting, scale and design of the energy generating infrastructure does not compromise public safety and allows continued safe use of public rights of way;
- f) there are no adverse impacts in terms of noise, vibration, visual reflection, dazzle, odour, electromagnetic interference or other un-neighbourly impacts associated with the installed equipment and;
- g) where appropriate, the energy infrastructure and its installation complies with the micro-generation Certification Scheme.

Conditions will be attached to any planning approval to ensure the removal of energy generating infrastructure once it is no longer used for energy generation.

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Policy Explanation

Much of Tarset and Greystead lies within the National Park and the areas outside it directly affect the setting of the designated area. Therefore, only small scale renewable energy schemes will be appropriate within the Plan area.

While many types of micro-generation are possible without visual intrusion, two in particular do have potential for such impact – namely wind turbines and solar arrays. The scale and siting of any such infrastructure is especially important in the Parish's sensitive landscape. The visual relationship between any structure and the landscape is important. Landscape relates not only to the physical attributes of the land but also to the experience of the receptor.

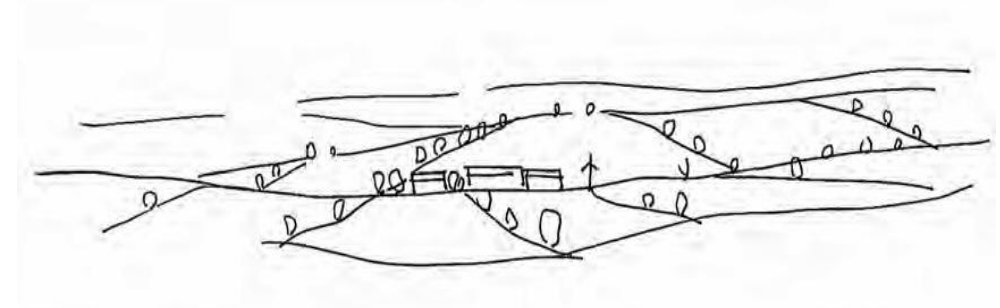
In an area that is nationally designated, perceptual responses to the landscape are principal amongst many of the positive resident and visitor experiences. It is therefore important to be especially sensitive to landscape character and for development of all types to have regard to the vulnerability such an area has to change.

Siting, scale and settlement pattern

Visual sensitivity can allow microgeneration infrastructure to sit well in the landscape as long as the height and size of any structures are similar to other structures in the landscape. In practice the entire Parish has no high buildings, two storey being the norm apart from two church towers, and the tallest features are forest trees.

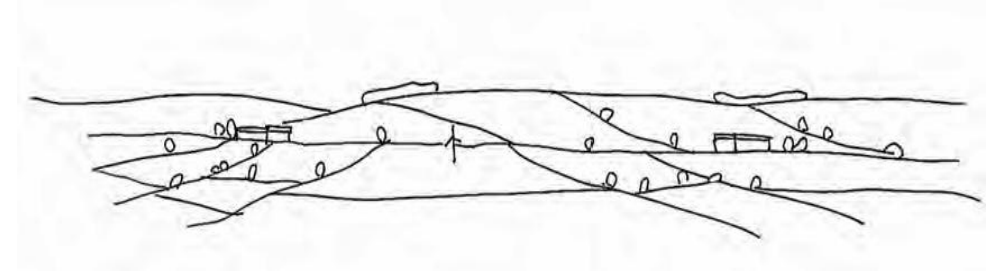
The following examples give a good indication of how wind turbines can be accommodated within such a landscape but only in the right relationship with existing buildings or other features. Trees and other structures will provide an appropriate scale of reference.

Good relationship with existing buildings



This turbine is located at a change in gradient close to the farm buildings. It is also located on a field boundary. This means that the turbine reinforces the existing pattern of the landscape rather than detracts from it.

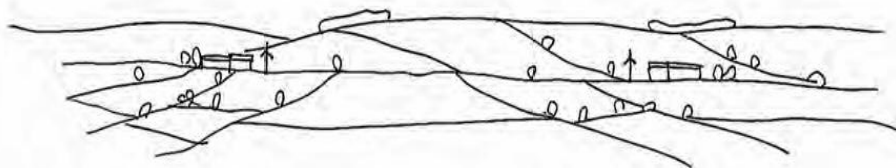
Poor relationship with settlement pattern



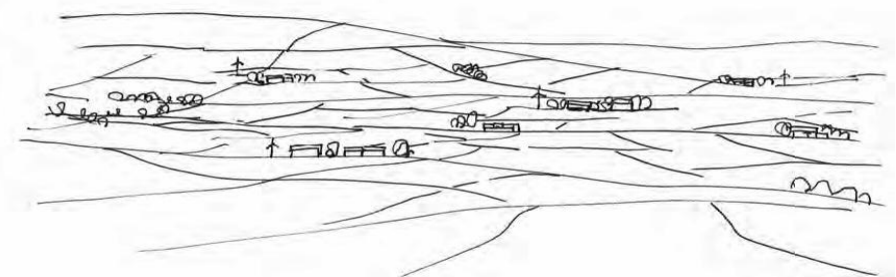
Here a turbine is located in between two farms, and is not associated with either. It appears to 'drift' unattached in the landscape as it does not reflect the existing pattern of built development. Instead, the turbine is setting up a new pattern of development which conflicts with the existing well-established pattern.

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Strong relationship with settlement pattern



A similar landscape, with a turbine sited next to each of the farms, close to the buildings, each of which now form 'building clusters'. Here the turbines reflect the existing pattern of settlement, emphasising this, rather than starting a new built pattern which conflicts with the existing pattern.



Settlement pattern shown from an aerial view of the extensive low-lying farmed landscapes. The landform is relatively subtle. Micro/small turbines can be located relatively close to buildings, to form 'clusters of development' consistently placed across the more expansive farmland areas. Consistent siting and association with existing farms will limit negative cumulative landscape effects.

Energy Consumption

Small scale schemes will mean that the majority of energy produced will be consumed on site. There may be opportunities to feed back into the National Grid, but the primary purpose of the scheme must be for on-site energy consumption, meeting a local need.

Key Vistas, Gateway Views, Historic Landscapes

More information on these matters is contained in the Landscape section and the Historic Environment section of the Plan. Here, important Gateway Views and historic landscapes are defined and any renewable energy schemes must ensure that they have a minimal impact on these key assets.

Public Safety and Amenity

Schemes should be designed to ensure they do not impact on highways or bridleways in such a way as to cause a risk.

Public amenity is partly covered in Policy TG2, but this policy refers to amenity impacts likely to result from renewables developments in particular. This is not an exhaustive list, and any application should ensure that all potential impacts on local communities have been investigated as part of the planning submission.

Removal of Infrastructure

Conditions will be attached to planning approval for any renewables scheme to ensure that when the infrastructure is no longer required, it is dismantled, removed, and the land restored to its original state. This minimises the long term impact of some schemes.

Compliance with other policies

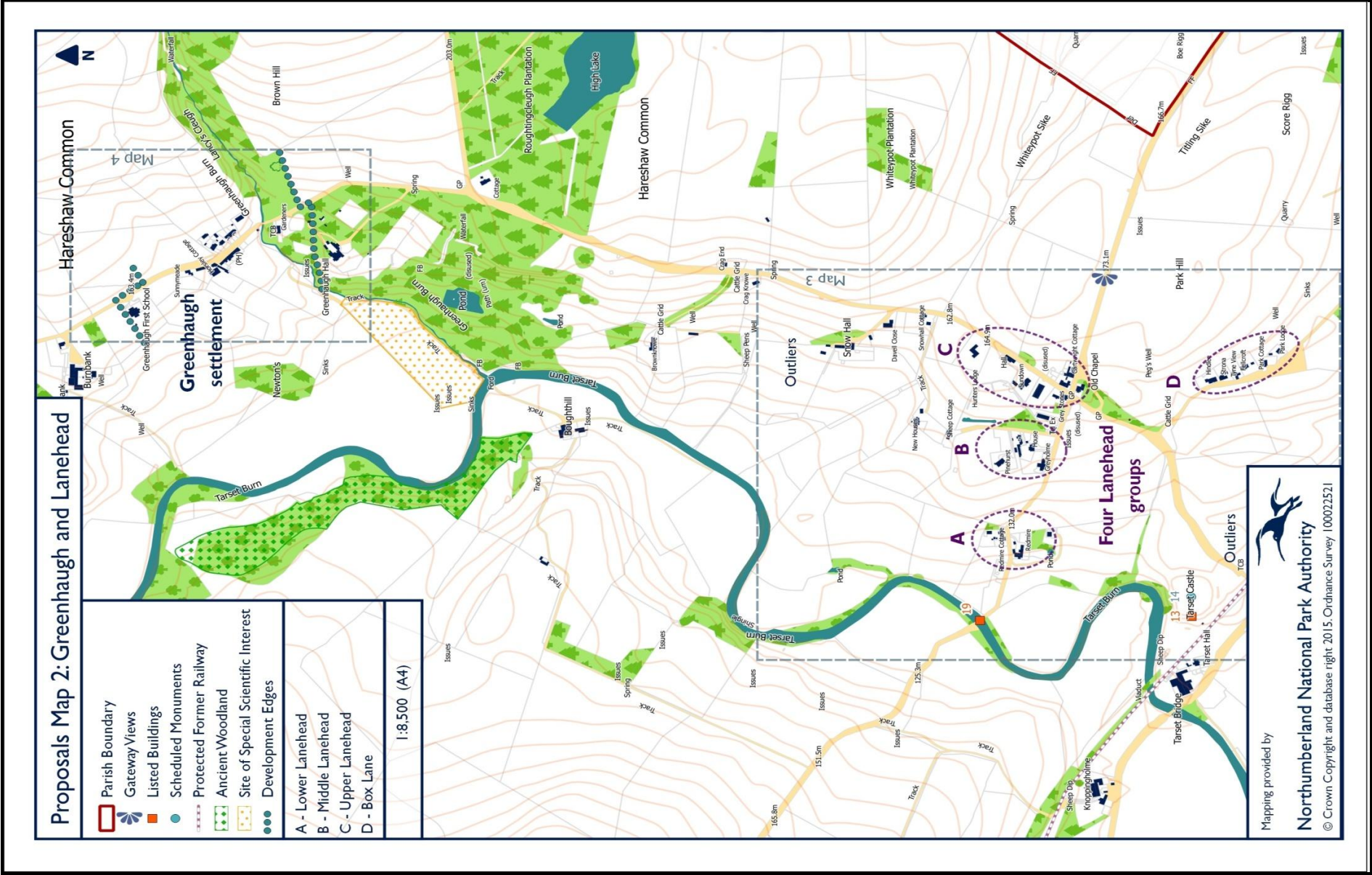
The Plan is to be read as a whole at all times. However, the Landscape and Historic Environment policies (TG8, TG9, TG10, TG11, TG12 and TG13) are particularly relevant to renewables proposals, particularly where there may be a landscape impact.

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Small scale renewable energy – wind turbine and solar PV

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Tarset and Greystead Neighbourhood Development Plan



Proposals Map 4: Greenhaugh

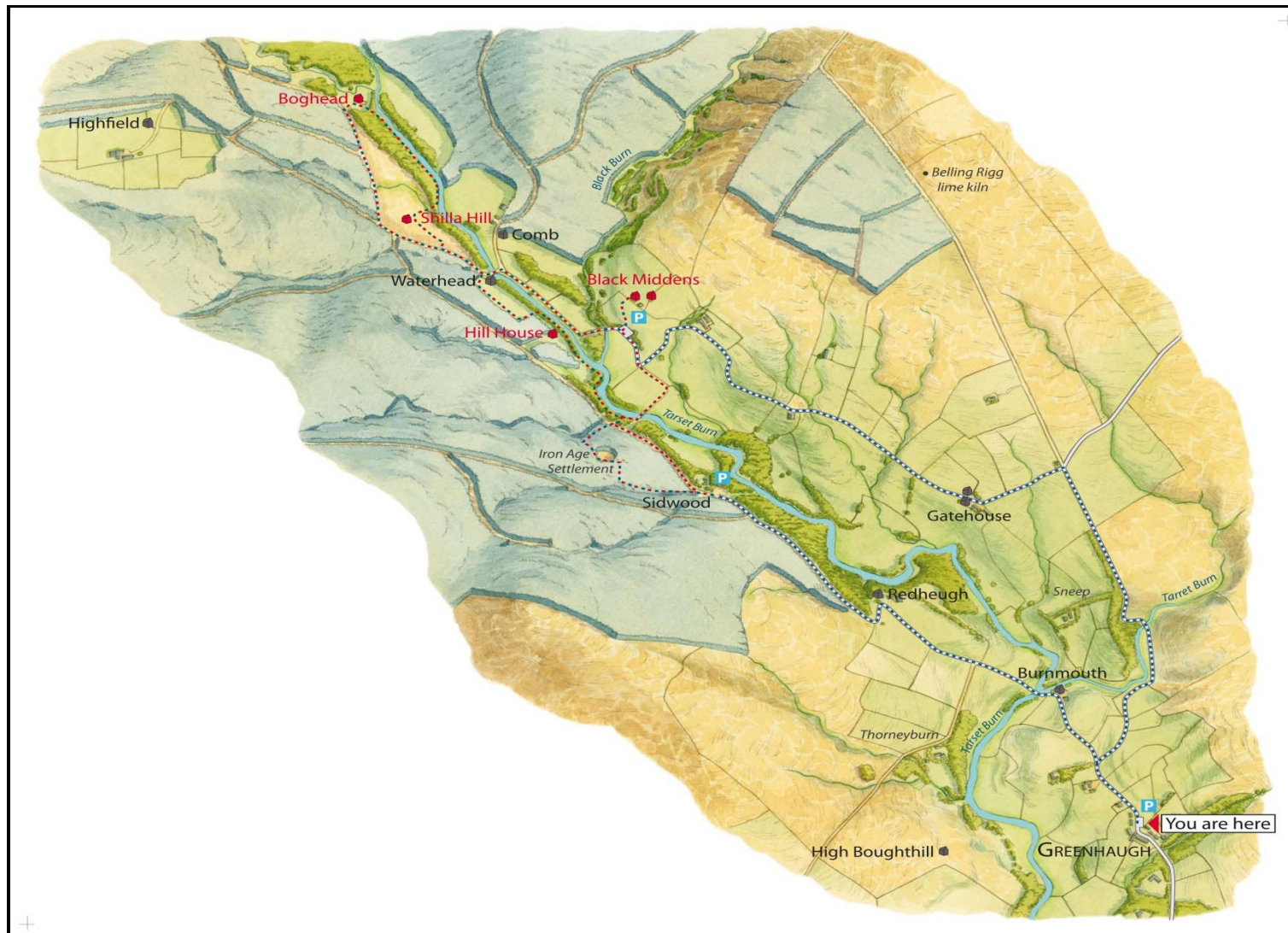
- Development Edges
- Site of Special Scientific Interest
- Agricultural Building

1:2,000 (A4)

The map shows the village of Greenhaugh, including Greenhaugh County First School, Greenhaugh Community Orchard, and various residential areas like Hollydash Inn and The Terrace. It also shows the Hareshaw Common and the Greenhaugh Burn.

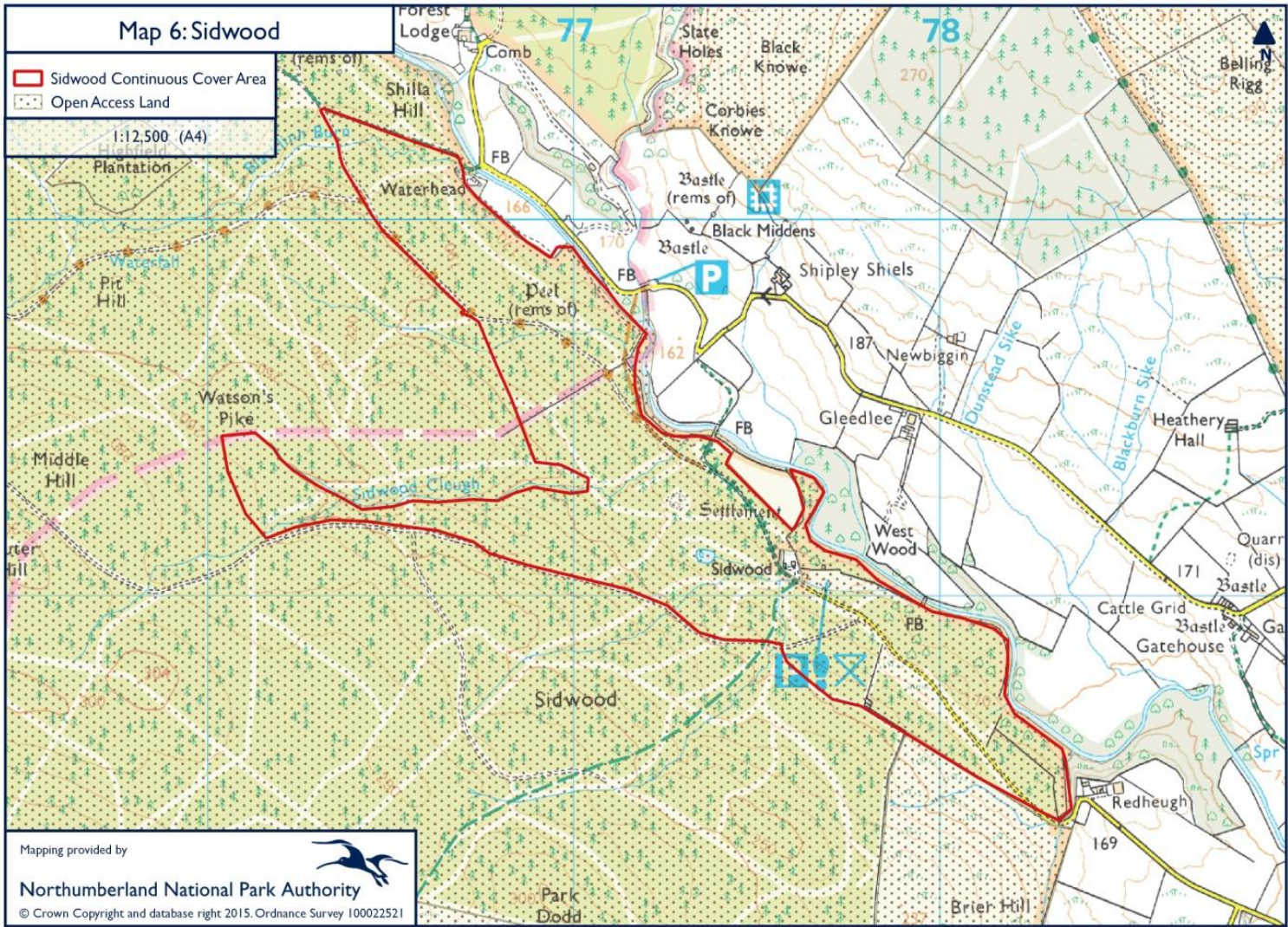
Mapping provided by
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MAP 5 Tarsset Bastle Trail This map is based upon Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of HMSO Crown Copyright. Unauthorised copying infringes Crown Copyright and may lead to prosecution or civil proceedings Forestry Commission 10025498.

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PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

Appendix 1

Key for Listed Buildings shown on Map 1 : Tarsset and Greystead – An overview

ID	ListEntry	Name	Grade	NGR
1	1044839	BASTLE ON NORTH SIDE OF ROAD	II*	NY 78786 88982
2	1044840	HIGHGREEN MANOR	II	NY 80853 91052
3	1044841	GARDENERS COTTAGE	II	NY 80654 90683
4	1044842	THORNEYBURN RECTORY	II	NY 78651 87634
5	1044843	DOVECOTE CIRCA 100 YARDS SOUTH OF REDHEUGH FARMHOUSE	II	NY7839588394
6	1044856	DALLY CASTLE	I	NY7748284384
7	1044857	CHURCH OF ST LUKE	II	NY 77075 85812
8	1044858	FOOTBRIDGE OVER RIVER NORTH TYNE	II	NY 77587 86133
9	1044966	BOUNDARY STONE C 50 YARDS SOUTH OF SUNDAYSIGHT	II	NY 81772 88938
10	1156429	BLACK MIDDENS BASTLEHOUSE CIRCA 1/2 MILE SOUTH-EAST OF COMB	II*	NY 77312 89992
11	1156438	BASTLE ON SOUTH SIDE OF ROAD	II	NY 78789 88942
12	1156445	STABLE BLOCK CIRCA 20 YARDS WEST OF HIGHGREEN MANOR	II	NY 80812 91030
13	1156449	TARSET CASTLE	II*	NY 78797 85482
14	1302858	CHURCH OF ST AIDAN	II	NY 78620 87688
15	1302860	STABLE AND COACH HOUSE CIRCA 30 YARDS NORTH-WEST OF THORNEYBURN RECTORY	II	NY 78626 87645
16	1302863	REDHEUGH FARMHOUSE	II	NY 78406 88497
17	1370502	BORBIE CASTLE CIRCA 1/2 MILE NORTH-WEST OF COMB	II	NY 76153 90991
18	1370503	LIMEKILN CIRCA 1/2 MILE NORTH OF HEATHERY HALL	II	NY 78638 90228
19	1370504	BRIDGE OVER TARSET BURN	II	NY 78789 85872
20	1370505	HIGH THORNEYBURN FARMHOUSE	II	NY 76651 86809
21	1370509	CHIRDONBURN BRIDGE	II	NY 78322 85046
22	1370510	GREYSTEAD RECTORY	II	NY 77104 85851
23	1370511	SNABDAUGH FARMHOUSE AND ATTACHED COTTAGE	I	NY 78686 84679

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

Key for Scheduled monuments as shown on Map1 – Tarsset and Greystead – An overview

ID	ListEntry	Name	NGR
1	1006429	Gatehouse South bastle	NY 78786 88943
2	1008988	Romano-British farmstead 170m north of Cleugh Head	NY 80008 87598
3	1008989	Romano-British farmstead, 330m north west of Sidwood Cottage	NY 77285 89249
4	1008991	Shilla Hill bastle 350m west of Comb	NY 76362 90390
5	1008992	Bastle and associated buildings 730m north west of Comb	NY 76124 91005
6	1010034	Hill House bastle and associated enclosures, 850m NNW of Sidwood Cottage	NY 77059 89778
7	1010035	Two shielings 90m north of Irthing Head	NY 62921 78526
8	1010036	Shieling, 120m west of Paddaburn Crag	NY 64748 78921
9	1010037	Two shielings 150m NNW of Tom's Crag	NY 63762 78234
10	1010040	Round cairn, 220m north of Tom's Crag	NY 63807 78322
11	1011643	Two bastles, an 18th century farmhouse and associated enclosures at Black Middings	NY 77330 90034
12	1013514	Woolfe Kennel cave shieling at Kennel Crag	NY 63982 78414
13	1015527	North Bastle, Gatehouse	NY 78786 88982
14	1015528	Tarsset fortified house, 180m east of Tarsset Hall	NY 78831 85473
15	1018537	Dally Castle fortified house and tower house	NY 77492 84377

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

Appendix 2

Community Action Proposals

Themes	Issues	How issue is to be addressed	Lead Body	Project Partners	Delivery Timescale	Funding Sources
General maintenance of roads	Pot holes, winter clearing / gritting	PC to lobby NCC	PC		Ongoing	NCC
Traffic issues	Motorbikes – speeding, noise, number	PC to Lobby NCC & local police	PC		Ongoing	
Traffic issues	Logging wagons –speed, cutting corners	PC to Lobby NCC & local police	PC		Ongoing	
Traffic issues	Parking – required at School and village hall	NCC/ Village Hall Committee	NCC/VHC	NCC/VHC		
Traffic issues	Poor condition of road signs	PC to lobby NCC	PC			NCC
Walking and cycling routes	Better maintenance	PC to lobby forestry	PC	Forestry and others	Ongoing	
Walking and cycling routes	Develop old railway line into cycle / footpath	Future potential, currently not supported by landowner				
Bridle ways	Change some footpaths to bridleways in Sidwood to allow access for horses	Discussions with forestry and others required.	PC	Forestry & others		
Litter	Includes provision for dog waste bins	PC to arrange litter picks. Dog waste bins not possible	PC		Ongoing	PC
Broadband and mobile provision	Access to superfast speed broadband	PC to lobby BT (fibre optic is now to the exchange)	PC	BT	Ongoing	BT
	Establish mobile connection in Parish	PC to encourage providers	PC		Ongoing	
Water	More households to have access to mains water supply	PC to encourage Northumbrian Water	PC		Ongoing	NWL

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

Themes	Issues	How issue is to be addressed	Lead Body	Project Partners	Delivery Timescale	Funding Sources
Community Facilities /Assets	Submit list of community facilities/assets	PC is now in process of creating list	PC		6 months	
High fuel and heating costs	Make efforts to have subsidised fuel within rural area.	PC to lobby MP re road fuel subsidy Buying Group already exists	PC	G.Opperman M Murray	Ongoing	
High fuel and heating costs	Establish car share	Publicise via Tarsset Mailing	PC			
High fuel and heating costs	Establish source for local hydroelectricity	2050	2050			
Help for businesses	Active encouragement from Parish Council and National Park with Fiscal / start up help	PC	2050, NNPA			
Help for businesses	Encourage apprenticeship schemes	PC/NP	NNPA			
Help for businesses	Help to sell more products locally	PC/NP	NNPA			
Historic and natural features	Enhance protection of historic and natural features by compiling database of Heritage Assets	Archive Group	TAG/ 2050			
Eco-museum	To designate the Parish as an eco-museum	Archive Group/2050	TAG/ 2050		Ongoing	
Promote area	Promote cycle and walking routes e.g. guided tours, events, clubs	PC to lobby Wild Northumbria	Wild N.		Ongoing	
Promote area	Organise events connected with, e.g., Baste trails, Dark Skies, bird watchers, fungi/moth collectors	PC to encourage Wild Northumbria/TAG	Wild N.		Ongoing	
Promote area	Better internet links for all local attractions	As above re internet in Parish	PC			
Create better children's play park	Adventure trail in Sidwood	PC to discuss with forestry	PC			
Local flora / fauna	Timing of verge cutting	PC (Discussions underway with NCC) liaising with NNPA and TAG	NCC	NNPA and TAG	Ongoing	
Local flora / fauna	Management of Thorneyburn Churchyard	Church PCC	Church PCC		Ongoing	
Security	Farm watch / neighbourhood watch	Police – in place	Police		Ongoing	

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

Appendix 3

THE HISTORIC ENVIRONMENT

Prehistoric and Roman Periods

Relatively little is known of earlier prehistoric (Palaeolithic-Bronze Age) settlement in Tarsedale and Tarretdale. However, the attractions of the area for early hunter-gatherer populations can be readily appreciated and, in an extensively forested landscape, these valleys would have provided convenient routes for seasonal migration from the coast to the uplands. Communities in this Mesolithic – Middle Stone Age - period would have been small - essentially extended family groups – and probably foraged over very extensive areas.

Following the introduction of farming c. 4000-3500 BC, more permanent settlement was possible, but evidence for Neolithic – New Stone Age – occupation and dwellings in the Parish has proved elusive. The highly decorated Beaker drinking vessels found in association with cist* burials at Smalesmouth and The Sneep and the broadly contemporary flint dagger recovered as a stray surface find near a spring close to Highfield Hope demonstrate, however, that people were living in this area during the late Neolithic/early Bronze Age, whilst the presence of substantial Neolithic and Bronze Age burial cairns further up North Tynedale implies these individuals belonged to larger social groupings (clans or tribes?). A pattern of unenclosed settlements comprising round houses and irregular field systems is suspected by analogy with other parts of upland Northumberland.

From the later 1st century AD, North Tynedale, along with the rest of the Northumbrian uplands, fell under the control of the Roman empire. The principal bases of Roman power lay to the east and northeast of the Parish at the forts of Risingham (*Habitancum*) and High Rochester (*Bremenium*), both on Dere Street, the main road into Scotland, and to

the west at Bewcastle (*Fanum Cocidii*). No official Roman sites have been identified in North Tynedale north of the Hadrian's Wall zone.

In contrast to the doubtful evidence for an official Roman military presence in upper North Tynedale, the local rural population have left abundant traces in the shape of the rectilinear enclosed sites which were the characteristic form of settlement here during this period. Several fine examples survive in the immediate vicinity of Tarsset and Greenhaugh, notably at Boggle Hill, Sidwood and at Cleugh Head above Greenhaugh. These settlements typically comprise an enclosure, defined by a stone wall or a ditch and bank. Just inside, a couple of yards or pens, probably for livestock, can generally be found while three or four roundhouses usually lay towards the rear.

Medieval period

The distribution and form of early medieval settlement in Upper North Tynedale is unclear given the lack of documentary sources or archaeological evidence. However in the early 12th century Tarsset became incorporated in the newly formed baronial holding, the Liberty of Tynedale. Covering more than 200,000 acres in total, this was not an ordinary barony, as the baron was responsible for performing the administrative and judicial tasks undertaken elsewhere by the sheriff and other royal officials. Its continuance was conditional on the goodwill of the English Crown, although in the Northumberland Assize Roll of 1279 Tynedale is described as 'outside the kingdom of England in the kingdom of Scotland'. Despite this, however, the Tynedale Liberty remained as English territory and, for the English monarchy the Liberty represented a pragmatic and economical means of administering and policing the remote uplands of Northumberland. The manor of Tarsset was the largest of the three constituent manors, the centre (or *caput*) lying at Tarsset Hall or Castle beside the confluence of the North Tyne and the Tarsset Burn. The castle is known to have been occupied between the mid-13th and early 14th centuries, but may have been active both earlier and later. The entire holdings of the Liberty in North Tynedale were incorporated within a single vast parish, that of Simonburn, covering over 130,000 acres.

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Sidwood Romano-British Iron Age Settlement

Tarset was the centre of a vast upland manor during the high medieval period. The principal components were the fortified manor house of Tarset Castle, a park, a fulling mill and perhaps an adjacent settlement. Only the castle is clearly evident on the ground today, although the location of the park can be traced through placenames; it is hoped fieldwork and further documentary analysis might identify additional components.

In this disputed border landscape, the other main fortification in the Parish, Dally Castle, originally belonged to the Scottish de Lindsay family. Certainly in existence by 1237, it is one of the first hall houses in Northumberland. By 1326 the fortification had reverted to the English crown. Dally Castle House

was built in the 18th century next to the mound; later a corn mill was added by the burn.

In the wider area, it is unclear whether the dramatic increase in the number of sites known from 13th century documents represents an expansion of settlement in response to improving climatic and economic conditions, or is simply due to an expansion of documentary evidence. The settlement at Tarset is more likely to have been a hamlet rather than the kind of village characteristic of lowland Northumberland, inhabited by a core population of unfree tenants (bondagers) cultivating a system of open ploughfields. Greenhaugh originated as a sheiling* site, and is first mentioned in an Inquisition Post Mortem of 1326. It may have become a permanent settlement by the later 15th century or perhaps earlier, and had certainly achieved that status by the 16th century, by which time it was probably a small hamlet.

In the later medieval period feudal overlordship in the valley weakened as the Liberty of Tynedale passed through the hands of a rapid succession of lords and we see the emergence of kinship-based social groups in the valley, the North Tynedale 'surnames'. These provided some measure of self-protection in the disordered conditions which followed the onset of prolonged conflict between England and Scotland.

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Dally Castle

Post-medieval ‘Reiver’ Period up to the Present

One of the most important aspects of Tarsset’s heritage is the collection of fortified farmhouses or bastles built in the late 16th and early 17th centuries when protection was needed for local people - who had by now established farmsteads in the valleys of the North Tyne and its tributaries - against raiders from both sides of the border. Tarsset bastles were repeatedly attacked, and in 1583 Kinmont Willie with around 300 Armstrongs sacked eight farmsteads in Tarsset, killing six, taking 30 prisoners and driving away quantities of livestock.

Bastles are of particular importance as the first local stone-built domestic dwellings of the post-medieval period. Tarssetdale contains one of the finest groupings of bastle settlements and was evidently a centre of ‘reiver society’.* The *Tarsset Bastle Trail*, established in 2011, has proved exceptionally popular with both visitors and residents. Relatively little is known regarding the origins of these dispersed settlements in the late medieval period (late 14th – 15th centuries). What evidence there is suggests that many hamlets and farmsteads in the Parish originated or became permanently inhabited at that time. A large and increasing number of

bastles have been identified in the valleys of the Tarsset and the Tarret, often occurring at intervisible sites and forming clusters, as at Gatehouse where the remains of up to six have been identified. Prior to the early 17th century wooden houses were probably the norm, varying from little more than stick-built shacks to the heavy timber strong-houses for family heads (heidsmen) described in 1541 as built of *great square oak trees* with turf and earth roofs. At Snabdaugh, a bastle of c.1600 has survived as a house, the interior including an exceptional survival: a pointed tunnel vault.

In 1604, following the union of the crowns on the accession of James VI of Scotland to the English throne, a survey of the ‘debatable and border lands’ on the English side of the former Anglo-Scottish frontier showed that family groups held tenancies, usually consisting of groups of small farms, in return for military service. Small farmsteads located close to the valley floor practiced a transhumance type of farming, essentially an extension of the subsistence agriculture that had formed the basis of life in the valley in the late middle ages. Central government decided that this system of land-holding and farming was now obsolete and that the relative overpopulation of the area had driven many to crime. A number of measures were taken which helped to replace the old system with more clearly defined farms leased to individuals for a monetary rent.

However, residual feuding between the leading families of the area, as well as the mid 17th century interruption in government during the Civil War and other factors militated against the development of a settled economic infrastructure in the North Tyne valley, and reasonable prosperity and population growth did not return until the mid-eighteenth century with the development of better-organised agriculture. The townships (e.g. Charlton West Quarter, Tarretburn and West Tarsset) were reorganised in 1729 to improve the administration of poor relief; although the documented medieval *vills*, or townships may be partly coterminous with these later township boundaries, the introduction of the poor law townships clearly constituted a significant territorial reorganisation. Many township boundaries survive from various phases of reorganisation in the form of earthworks and fencelines. Agricultural change, based on the reorganisation of territorial units and of the system of land-holding,

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undoubtedly underpinned the development of the North Tyne valley during the mid-late 18th and early 19th centuries. A fine early example of such change is Redheugh, a former bastle remodelled in 1732 with a mid 18th century Dovecote, and this period onwards saw the erection of the large number of stone farmsteads with slate roofs which are such a feature of the Parish today.



Redheugh Dovecote

By 1769 Armstrong's map of Northumberland still shows Greenhaugh as indistinguishable from any of the neighbouring settlements in terms of size. However, together with Falstone, Greenhaugh now developed as a village to serve the farming families further north in the valley; its 18th – 19th century rows of housing, the Hollybush Inn and the former blacksmith's shop survive. Important institutions in communal life, churches and schools, also began to be built in these villages, as well as in smaller centres such as Thorneyburn and Greystead in 1818 and Lanehead in 1903. The 'twin' churches at Thorneyburn and Greystead, with their rectories, outbuildings and walled gardens were erected by the Commissioners of Greenwich Hospital on land confiscated by the Crown from the 3rd Earl of Derwentwater after the 1715 Jacobite rebellion. They form part of a larger North Tyne grouping of new churches and rectories which followed the break up of the massive parish of Simonburn into seven separate parishes in 1811, and were designed by Greenwich Hospital architect H. H. Seward to accommodate retired naval chaplains. However, the division of this stretch of North Tynedale into two parishes, Thorneyburn on the north bank and

Greystead on the south, was never a success and the parishes combined in 1922 to form Thorneyburn with Greystead Parish.

Other departures from the vernacular farmsteads typical of the Parish are the French château-style High Green Manor, built from c. 1885-1894 for the Morrison-Bell family, with its fine Gardener's Cottage; The Birks, a farmhouse of 1836 later developed into a substantial Victorian house; Greenhaugh Hall; and the 19th century Chapel at Lanehead.

The North Tyne valley, including Tarsset, was rich in mineral resources such as coal, limestone and iron ore which had previously been little used other than as sources for local fuel, building materials and, with changes in farming practice, lime; two fine examples of lime kilns survive together with much evidence of coal workings and shafts and the sandstone and limestone quarries that supplied stone for local buildings. The availability of such marketable resources contributed to the establishment of a rail link to Scotland, the Border Counties railway, which formed a key axis through the parish and became fully operational in July 1863. Although the line was never a financial success, it became an important feature of valley life, transporting people as well as tens of thousands of tons of coal annually from the North Tyne and Tarsset valleys. Its closure in the 1950s coincided with a period of rapid expansion in the conifer forests which from the 1930s replaced coal as the major source of employment in the area. The tiny station at Thorneyburn of 1862 together with several fine railway bridges survive to chart the line's progress.

Major changes in the 20th century, notably the establishment of Kielder Forest and later Reservoir, which in recent years have developed into a highly important centre for tourism just outside the Parish - the principal access route runs through the Parish's 'North Tyne corridor' - have impacted substantially on Tarsset & Greystead. However the same basic settlement pattern continues today. In recognition of its exceptional landscape and rich cultural heritage, this stretch of North Tynedale between Falstone and Bellingham was incorporated in the Northumberland National Park in 1956. The relative density of population in Tarsset and Greystead as

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compared with other parts of Northumberland National Park has helped the area to retain some services and a degree of ‘critical mass’, providing the base for what is today a vibrant, varied and sustainable community.

Glossary for Appendix 3

**Cist: a small coffin-like box in stone*

**Sheiling: a hut or huts probably used as temporary accommodation for shepherds looking after sheep grazing hilly areas of Northern England and Scotland in summer*

**Reiving: local and cross-border raiding*

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Historic Environment

English Heritage, Good Practice Guide for Local Heritage Listing (May 2012)

John Grundy, Historic Buildings of the Northumberland National Park, Napper Collerton Partnership (1988)

Pevsner architectural guides: Northumberland

Tarsset with Greystead 2012: a Pictorial Record of the Parish of Tarsset with Greystead in the year of Queen Elizabeth II’s Diamond Jubilee (2012)

www.heritagegateway.org.uk (providing access to the following):

National Heritage List for England

England’s Historic Environment Records (HERs)

Pastscape

The NMR Excavation Index

Designation Decision Records

Images of England,

Viewfinder

Parks & Gardens UK

Northumberland Knowledge 2011 – Census Fact Sheet

Landscape

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NCC Landscape Documents

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APPENDIX 4:

MONITORING, REVIEW AND DELIVERY

Monitoring

Effective monitoring is an essential component in achieving sustainable development and sustainable communities. Monitoring provides crucial information to establish what is happening now and whether policies are working. The Neighbourhood Development Plan sets out the long-term spatial vision the Parish of Tarsset and Greystead with an agreed vision, objectives and policies to deliver that vision in the period up to 2035.

Decision-making on planning applications rests with the Development Management Service in either Northumberland National Park Authority or Northumberland County Council who have monitoring procedures in place. Tarsset Parish Council propose to also monitor all planning applications that are determined using policies in the Tarsset and Greystead NDP to assess whether the policy objectives identified in the Plan are being achieved. This monitoring will evaluate the progress being made towards delivering the vision for the Parish and assess the extent to which the policies are being implemented in accordance with the intentions behind those policies.

Review

The Tarsset and Greystead Neighbourhood Development Plan will run concurrently with the Northumberland National Park Core Strategy and Development Policies Document (2009) and the Tynedale Core Strategy (2008) and 'saved policies' from the Tynedale Local Plan (2000). The Tarsset and Greystead Neighbourhood Plan will apply until 31st December 2035. The Plan is, however, a response to the needs and aspirations of the local community as understood today and it is

recognised that current challenges and concerns are likely to change over the plan period.

Tarsset & Greystead Parish Council, as the Neighbourhood Plan authority, will therefore be responsible for periodically reviewing the Plan. The plan will be reviewed every 5 years, or when there are substantial changes to strategic planning policies either in the Northumberland National Park (envisaged in 2015/16) or in Northumberland County Council (Core Strategy adoption is currently envisaged in 2016), or when there are changes to National Planning Policy which are likely to have an impact on the policies contained in the NDP.

Actions

Actions that have been identified in the Community Action Plan in Appendix 2 of the NDP will be taken forward by the identified bodies throughout the plan period. Regular monitoring will be undertaken by the Parish Council to ensure that relevant Community Actions are delivered within timescales proposed. Monitoring of the implementation of policies will give a clear indication of the effectiveness of the policies in the plan. Where policies are ineffective, an early review of those policies will be undertaken at the first available review date.

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Evidence Base

Tarset and Greystead Landscape and Design Assessment – Spence and Dower Architects (2014)

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Northumberland County Council Local Plan

Tynedale Core Strategy (October 2007)

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Bastle Trail including map – Mike Ritchie for the Tarset Archive Group (2011)

Tarset and Greystead Biodiversity Map – Tarset Archive Group (2014)

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www.heritagegateway.org.uk (providing access to the following):

National Heritage List for England

England's Historic Environment Records (HERs)

Pastscape

The NMR Excavation Index

Designation Decision Records

Images of England,

Viewfinder

Parks & Gardens UK

Habitats and Species - **Ancient and semi natural woodland**

East of Sundaysight

Sundaysight Cleugh, Crag Wood

Part of Sidwood

Gillie Wood, Redheugh Plantation

North of Boughthill

Lord's Bank

West of High Thorneyburn

Hill House Wood, Ryeck Wood, Ryeclose Wood,

West of the Eals

Stokoe Wood, Wedge Wood

<http://magic.defra.gov.uk>

Designations: **Sites of Specific Scientific Interest (SSSi)**

Greenhaugh Meadow

Thorneyburn Meadow (borders on Parish)

Special Areas of Conservation (SAC)

North Pennine Dales Meadow (Greenhaugh Meadow,

Thorneyburn Meadow

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Acknowledgements

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Renewable Energy sketches
Pages 59, 60 Scottish Borders SPG Landscape and Visual
Guidance for Single and Groups of 2 or 3 Wind
Turbines in Berwickshire December 2013

Maps

Ed Hudspeth at Northumberland National Park
Maps 1, 2, 3, and 4

Forestry Commission and Ed Hudspeth
Map 6 Sidwood

**Mike Ritchie for the Tarsset Archive Group – Forestry Commission
partnered project 2011.**
Tarsset BastleTrail Map

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Glossary

Affordable housing: Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Amenity: A positive element or elements that contribute to the positive character of an area: openness, landscape, tranquillity characterised by lack of noise and disturbance, odour, dust, vibration, light pollution etc.

Ancient woodland: An area that has been wooded continuously since at least 1600 AD.

AOD: Above Ordnance Datum is the height/ altitude of the land above sea level.

Basic conditions: The Localism Act (the Act) sets basic conditions that neighbourhood development plans must meet:

- must have appropriate regard to national policy and advice contained in guidance issued by the Secretary of State.
- must contribute to the achievement of sustainable development
- must be in general conformity with the strategic policies contained in the development plan for the area
- must not breach, and be otherwise compatible with, EU and Human Rights obligations

Biodiversity: The whole variety of life, encompassing all genetics, species and ecosystem variations, including plants and animals.

Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.

Core Strategy: A Development Plan Document setting out the spatial vision, objectives and key strategic policies for an area, having regard to the Sustainable Community Strategy. There is one core strategy for Northumberland National Park and a separate one for Northumberland County.

Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

Development: Defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also "permitted development").

EO-50 IDA: The International Dark Sky Association (IDA) recognises that Northumberland National Park covers a big area, embracing wild remote areas and small settlements. Their Lighting Management Plan includes different guidelines for different areas. Tarsset and Greystead is designated an EO-50 zone, where the guidance takes account of public safety and convenience.

Habitat: An area or type of natural area within which certain species or groupings of species can exist naturally. They should not be considered in isolation but instead they are linked, overlapping and take many forms.

Heritage asset: A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.

Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.

Independent Examination: The process by which an Independent Planning Inspector publicly examines a Neighbourhood Development Plan Document to ensure that it is 'sound' in terms of factors such as the evidence on which it is based, national policy and consultations undertaken.

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Infrastructure: The physical entities (for example roads, railways, sewers, pipes, telecommunications lines) that is necessary for communities to function and move around.

International, national and locally designated sites of importance for biodiversity: All international sites (Special Areas of Conservation, Special Protection Areas, and Ramsar sites), national sites (Sites of Special Scientific Interest) and locally designated sites including Local Wildlife Sites.

Landscape Character Area: The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

Live / Work accommodation: A specially designed office or workshop that incorporates living accommodation.

Local Needs Housing: Definition of local need on page 16 of this document.

Local Planning Authority: The public authority whose duty it is to carry out specific planning functions for a particular area.

Local Plan: The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies which have been saved under the 2004 Act.

Low Carbon Energy: Energy which requires the burning of fossil fuels (i.e. not renewable) but generated through processes and technologies that release less carbon dioxide than conventional means, for example combined heat and power plants (CHP), and heat pumps.

Material considerations: A material consideration is a matter that should be taken into account in making a decision on a planning application. Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety

- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

Micro generation Certification Scheme: internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies micro generation technologies used to produce electricity and heat from renewable sources. It is mandatory for receiving government financial subsidy including the Feed-in Tariff and the Renewable Heat Incentive.

National Planning Policy Framework (NPPF): A Government document that sets out nationally important planning issues. It replaces Planning / Mineral Policy Statements and Guidance Notes.

National Trails: Long distance routes for walking, cycling and horse riding.

Neighbourhood Development Plan: A plan prepared by a Parish Council for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Original building: A building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally.

Permitted Development: Certain limited or minor forms of development that may proceed without the need to make an application for planning permission.

Planning obligation: A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Pollution: Anything that affects the quality of land, air, water or soils, which might lead to an adverse impact on human health, the natural

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environment or general amenity. Pollution can arise from a range of emissions, including smoke, fumes, gases, dust, steam, odour, noise and light.

Ramsar sites: Wetlands of international importance, designated under the 1971 Ramsar Convention.

Renewable Energy: Energy produced using renewable sources such as wind, water or biomass.

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Special Areas of Conservation: Areas given special protection under the European Union's Habitats Directive, which is transposed into UK law by the Habitats and Conservation of Species Regulations 2010.

Site of Special Scientific Interest: Sites designated by Natural England under the Wildlife and Countryside Act 1981.

Strategic Environmental Assessment: A procedure (set out in the Environmental Assessment of Plans and Programmes Regulations 2004) which requires the formal environmental assessment of certain plans and programmes which are likely to have significant effects on the environment.

Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan.

Sustainable development: International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy *Securing the Future* set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable

economy; promoting good governance; and using sound science responsibly.

Vernacular buildings: Unpretentious, simple, indigenous, traditional structures made of local materials and following well-tried techniques of building, including carpentry and masonry.