

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

TARSET & GREYSTEAD NEIGHBOURHOOD DEVELOPMENT PLAN 2015 – 2035

(PRE-SUBMISSION DRAFT – March 2015)



Northern Gateway – view across Tarsest and Greystead

Tarset and Greystead Parish Council

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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 Taset and Greystead Neighbourhood Development Plan
Steering Group

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

CONTENTS PAGE

Part 1: Introduction

*The Neighbourhood Plan Area
A Snapshot of Tarset and Greystead today*

Part 2: Planning Policy Context

Part 3: Issues identified by people in the Local Community

Part 4: Our Vision and Objectives

Part 5: Our Policies

General Development Principles

TG1: *New Development in Tarset and Greystead*
TG2: *General Development Principles*
TG3: *High Quality and Sustainable Design*

Development in the Settlements of Lanehead and Greenhaugh

TG4: *Protection of Open Space between Greenhaugh and Lanehead*
TG5: *Spatial Development in Lanehead*
TG6: *Spatial Development in Greenhaugh*

Development outside Settlements

TG7: *Conversion of Redundant Buildings*

The Historic Environment

TG8: *Heritage Assets*
TG9: *Tarset and Greystead Bastles*
TG10: *Archaeology*

Landscape

TG11: *Development in the Rolling Upland Valleys*
TG12: *Development in the Rolling Uplands*
TG13: *Development in the Moorland and Forest Mosaic*

Economy and Tourism

TG14: *Our Sustainable Local Economy*
TG15: *Sustainable Tourism and Recreation Development*

Community Assets

TG16: *Protection and Creation of Community Assets*

Renewable Energy

TG17: *Small Scale Renewable Energy Infrastructure*

Maps

Map 1 *Tarset and Greystead – An Overview*
Map 2 *Greenhaugh and Lanehead*
Map 3 *Lanehead*
Map 4 *Greenhaugh*
Map 5 *Tarset Bastle Trail*
Map 6 *Sidwood*

Appendices

- 1. Listed Buildings and Scheduled Monuments numbered on map 1*
- 2. Community Action Proposals*
- 3. The Historic Environment*
- 4. Monitoring, Review and Delivery*

Evidence Base

Acknowledgements

*Photographs
Maps*

Glossary

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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

Tarset and Greystead Neighbourhood Development Plan

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

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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
Tarset Village Hall, Lanehead, Northumberland, NE48 1NT
Northumberland National Park Offices, Hexham, NE46 1BS

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

<mailto:tandqndp@gmail.com>

Postal responses should be sent to:

Tarset and Greystead Neighbourhood Development Plan,
Snow Hall,
Tarset,
Hexham,
Northumberland,
NE481PA

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

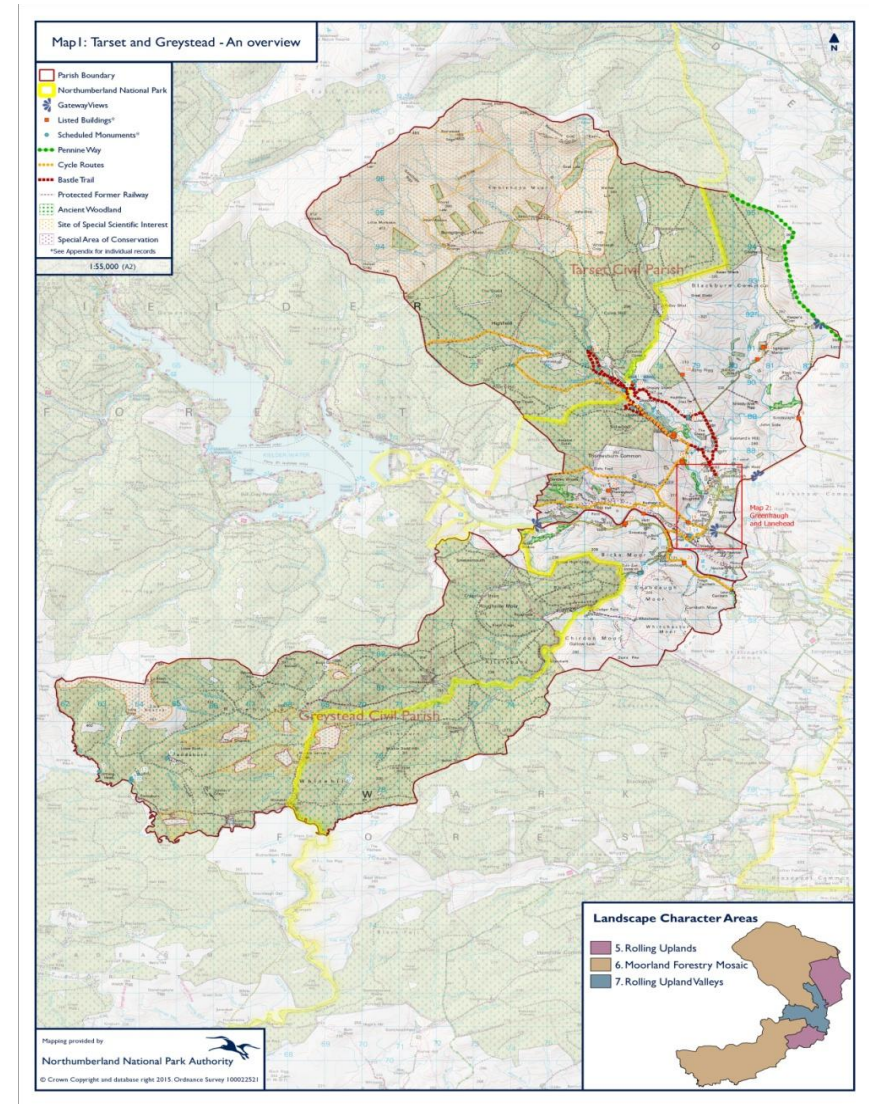
THE NEIGHBOURHOOD PLAN AREA

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.



PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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 Tasset Archive Group reports.

People

Tasset 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.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

Tourism

The proportion of second homes in Taset 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.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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 Tarset 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.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

PART 4: OUR VISION AND OBJECTIVES

Based on the initial consultation responses, the vision for the Tasset 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 Tasset 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 Tasset 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 Tasset 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 Tasset 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.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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.