

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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 Tarset and Greystead Parish establishing a separate household; or
- ii) People who do not live in the Parish of Tarset 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 Tarset and Greystead; or
- v) People who do not live in the Parish of Tarset and Greystead but propose to locate a viable business within the Plan area which will conserve or enhance the special qualities of Tarset 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
Tarset and Greystead Neighbourhood Development Plan

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.

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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.

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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.

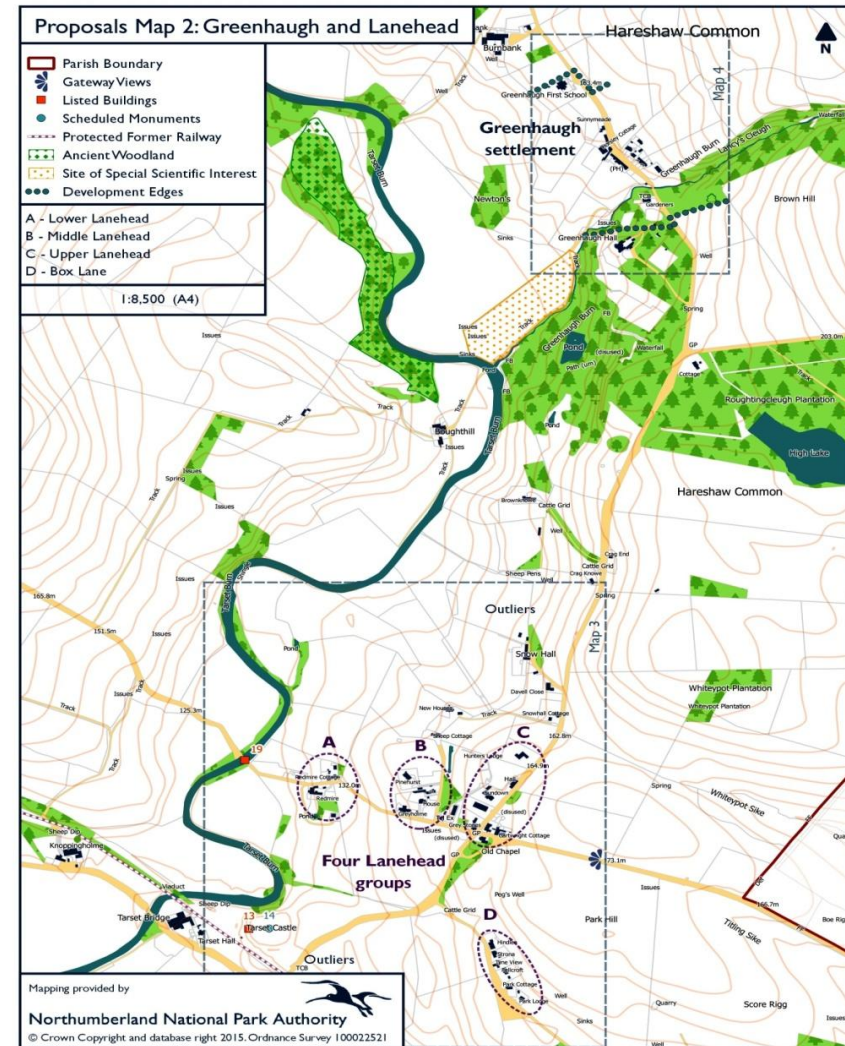
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DEVELOPMENT IN THE SETTLEMENTS OF LANEHEAD AND GREENHAUGH

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 Tarsset Burn valley. They already represent the most developed part of this rural environment.

New housing development in Tarsset 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).



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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

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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.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD



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:

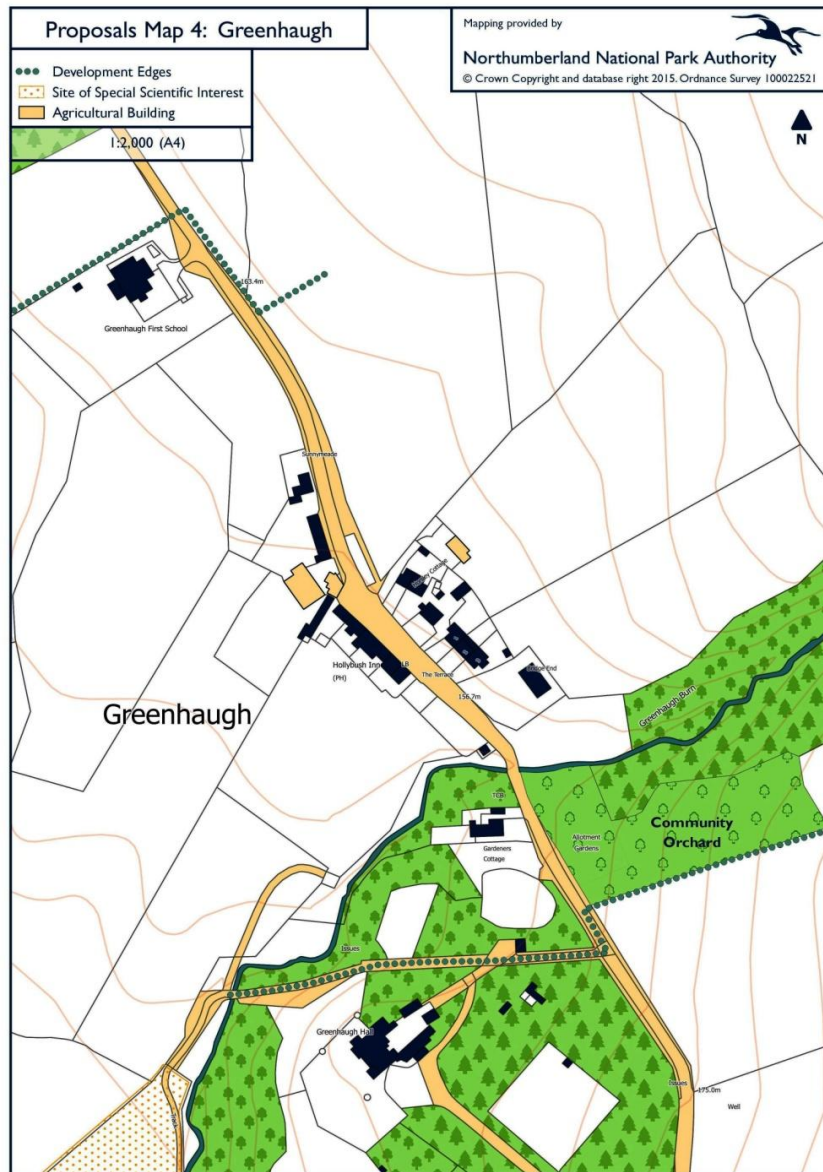
Greenhaugh is a traditional linear settlement assembled compactly along the road which runs through it. It has a strong outside edge to the open country on the west side. Terraced and linked buildings, largely two storey, run tight to the road and footpath on the west side. On the east side development 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.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD



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.

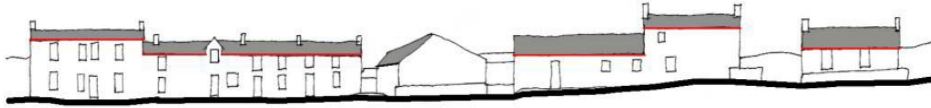
Northern approach to Greenhaugh



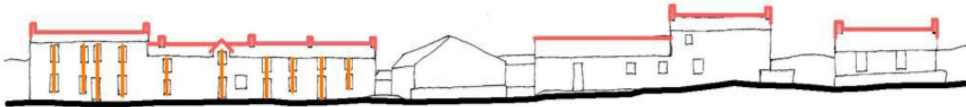
Southern approach to Greenhaugh

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

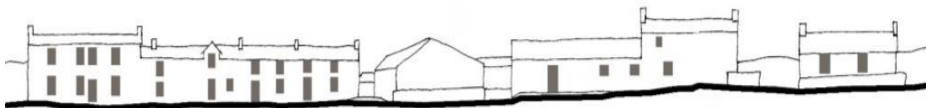
Greenhaugh Linear Streetscape – west side of street



*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 Tarset Archive Group (TAG) Atlas of Archaeological and Historical Sites for their historic interest. Many of these may join the Tarset 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

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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 Tasset 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 Tasset 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 Tasset 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

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

LANDSCAPE

Background

The landscape in Tarset 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

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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 Whitchester 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

tortoiseshells; 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.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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,

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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;

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

- | | |
|----|---|
| 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

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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.

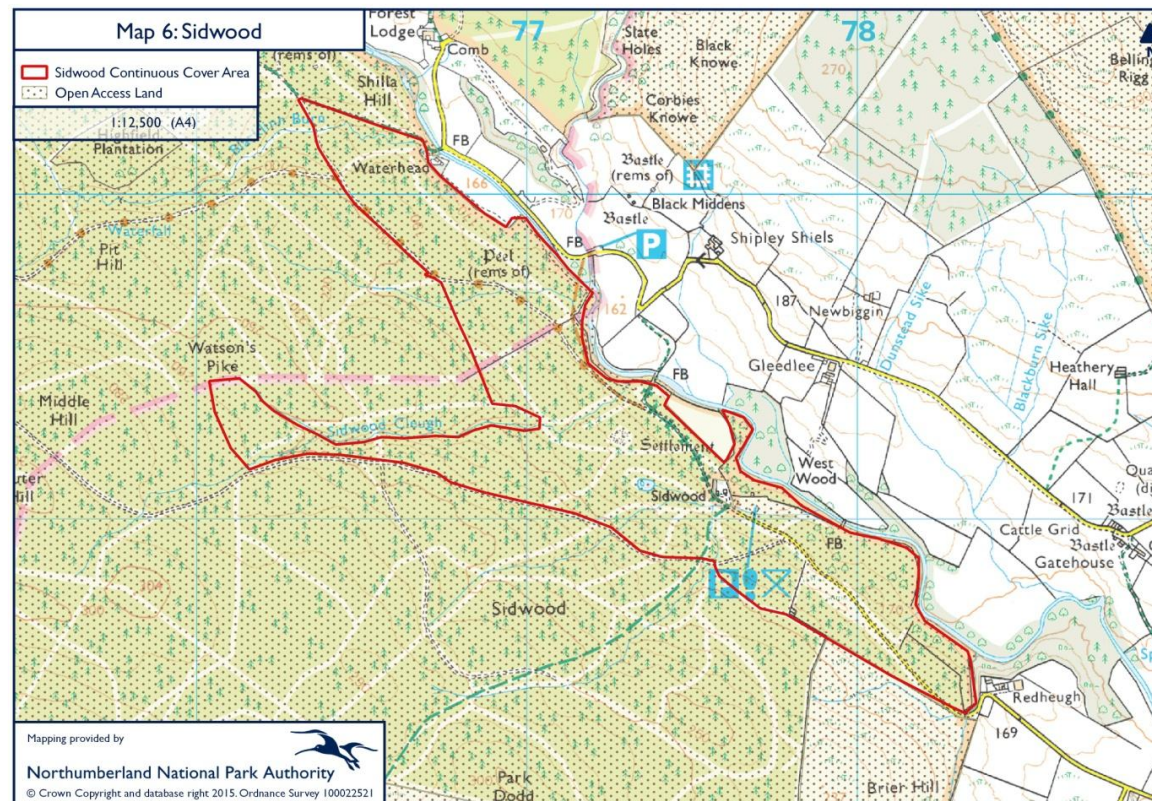
Opportunities to create new community facilities will be looked on favourably provided they accord with other policies in the NDP.

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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 Tarse 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.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

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.

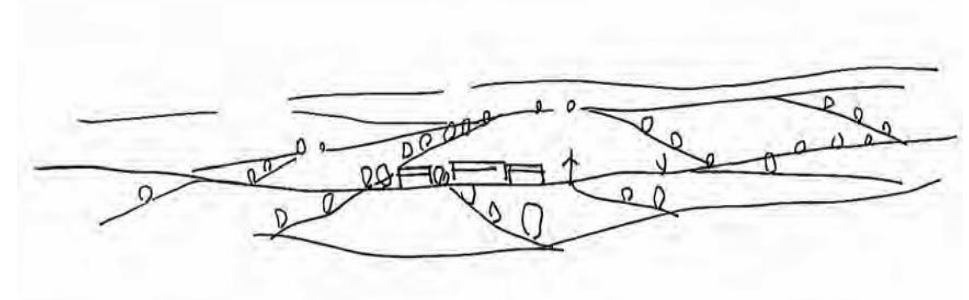
In an area that is nationally designated, perceptual responses to the landscape are principal amongst many of the positive resident and visitor experiences. It is therefore important to be especially sensitive to landscape character and for development of all types to have regard to the vulnerability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

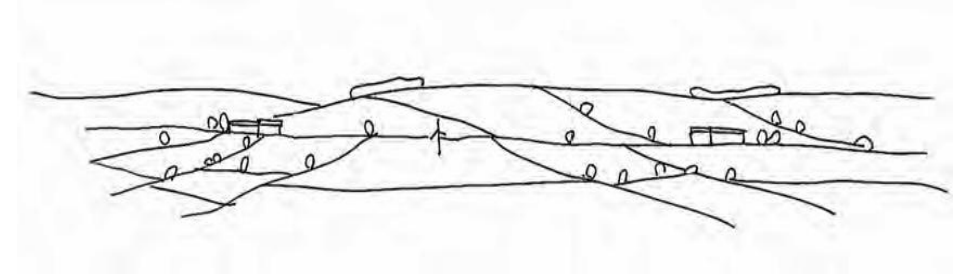
The following examples give a good indication of how wind turbines can be accommodated within such a landscape but only in the right relationship with existing buildings or other features. Trees and other structures will provide an appropriate scale of reference.

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.

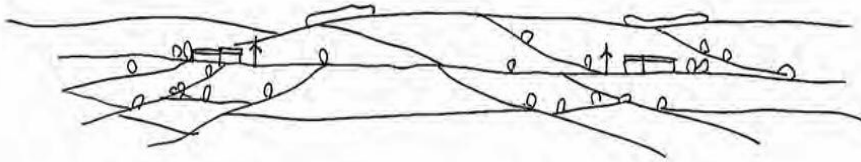
Poor relationship with settlement pattern



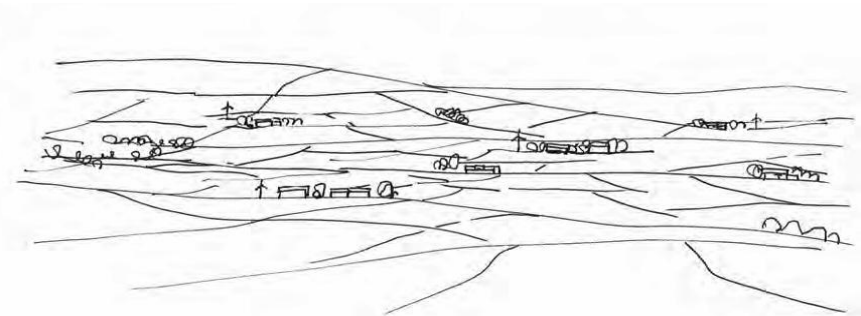
Here a turbine is located in between two farms, and is not associated with either. It appears to 'drift' unattached in the landscape as it does not reflect the existing pattern of built development. Instead, the turbine is setting up a new pattern of development which conflicts with the existing well-established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

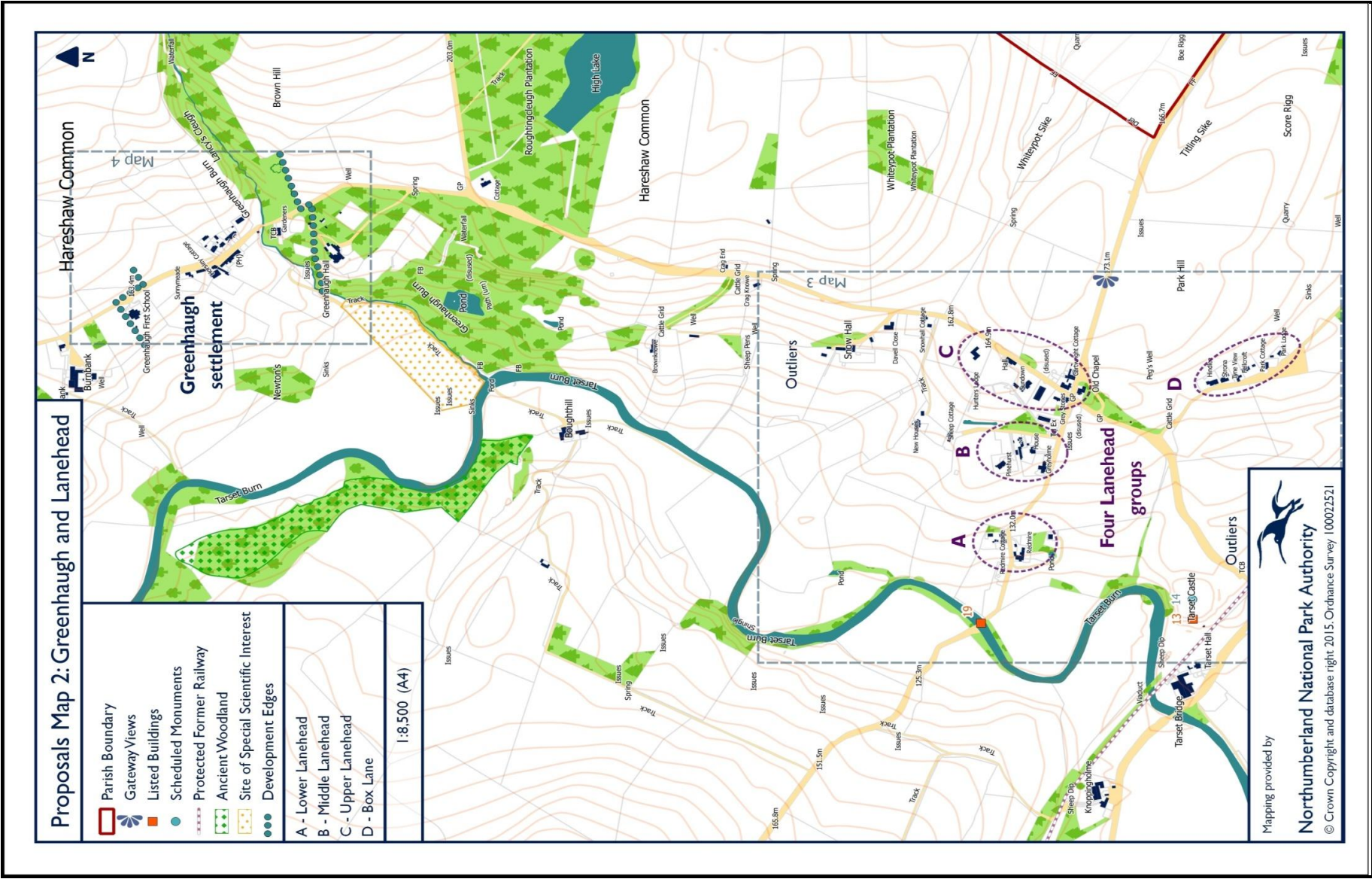
The Plan is to be read as a whole at all times. However, the Landscape and Historic Environment policies (TG8, TG9, TG10, TG11, TG12 and TG13) are particularly relevant to renewables proposals, particularly where there may be a landscape impact.

PRE-SUBMISSION CONSULTATION DRAFT – TARSET AND GREYSTEAD

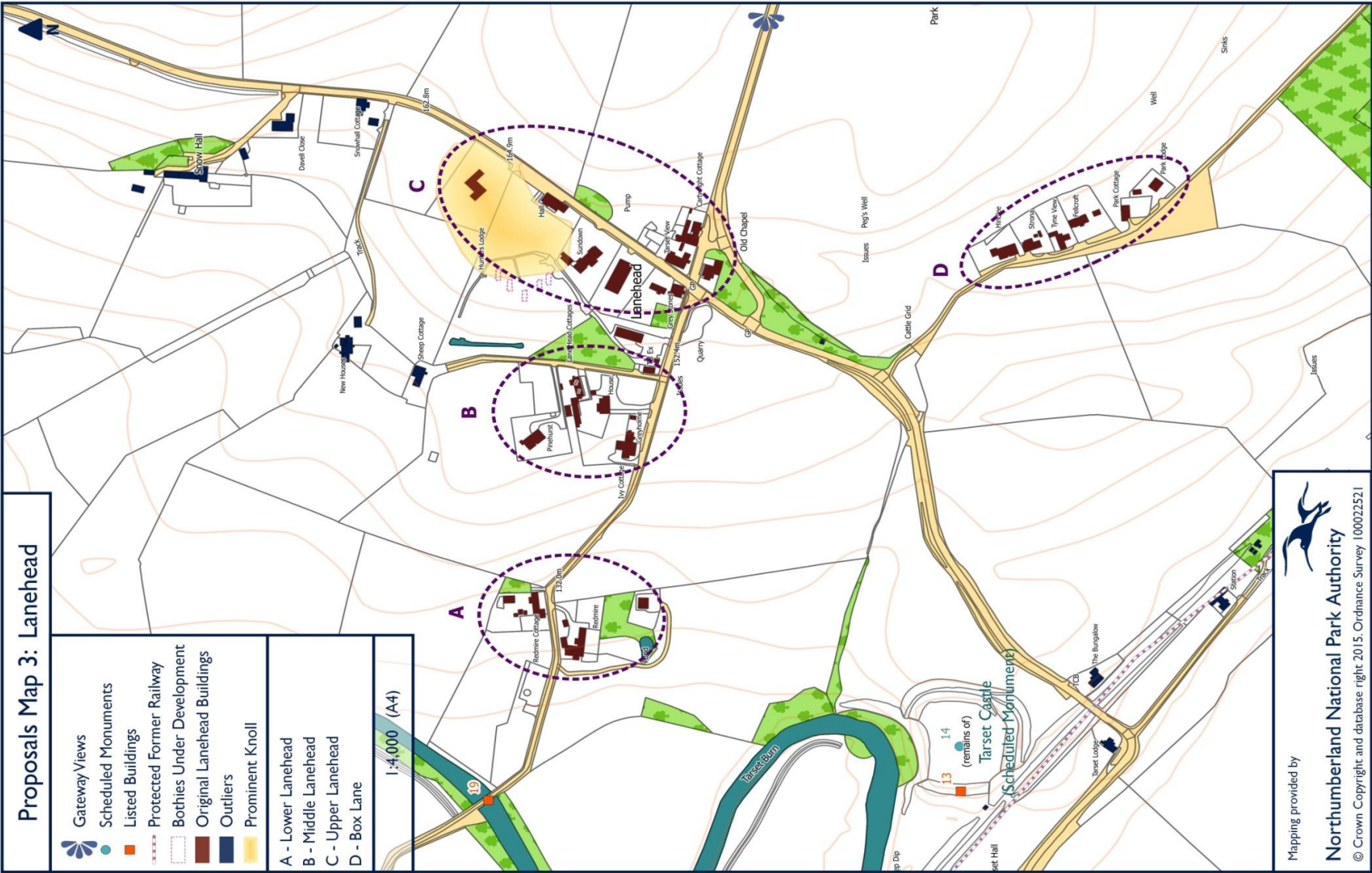


Small scale renewable energy – wind turbine and solar PV

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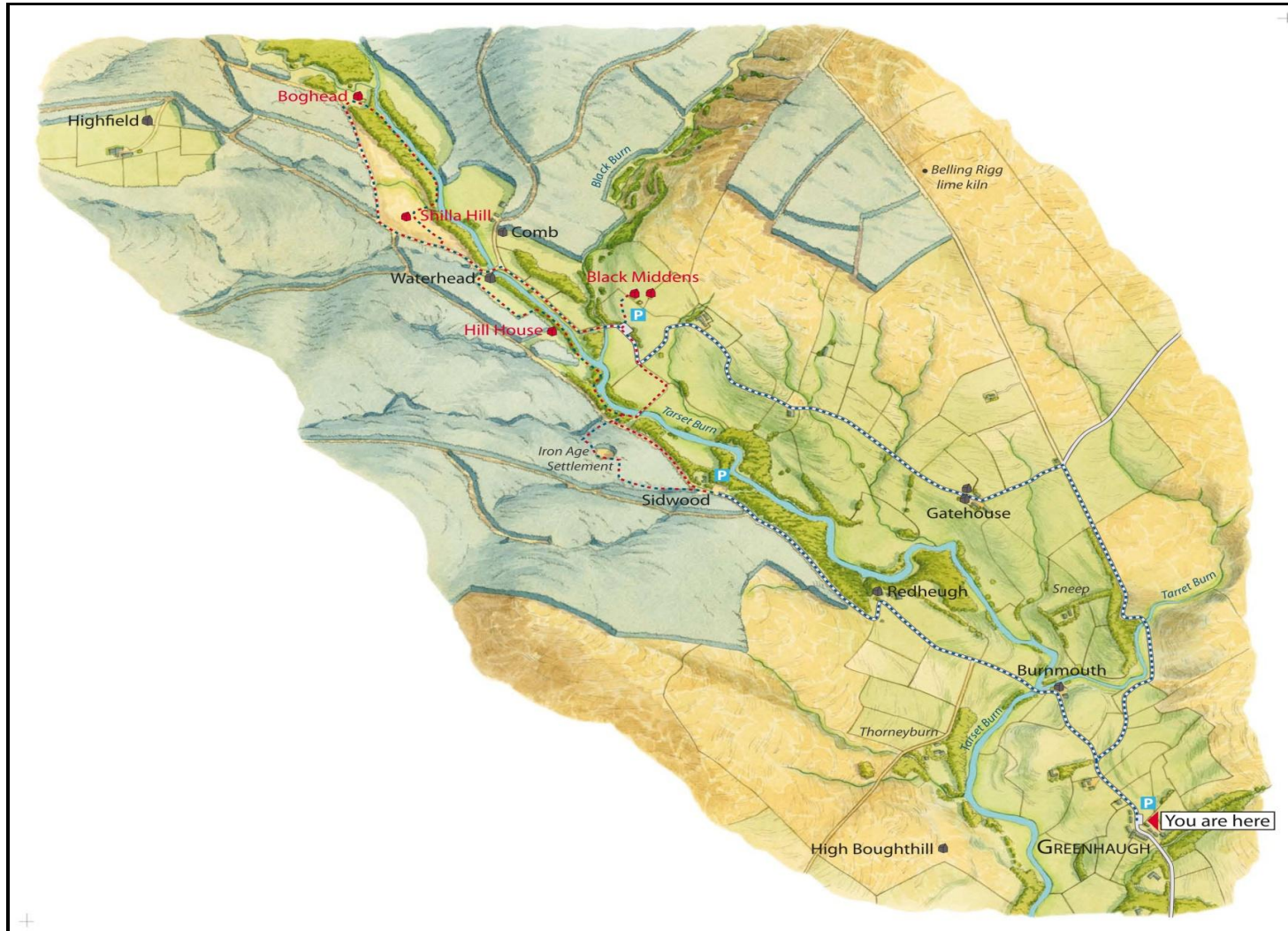
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MAP 5 Tarset Bastle Trail *This map is based upon Ordnance Survey Material with the permission of Ordnance Survey on behalf of the Controller of HMSO Crown Copyright. Unauthorised copying infringes Crown Copyright and may lead to prosecution or civil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

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