



LONGFRAMLINGTON
NEIGHBOURHOOD PLAN

Longframlington Neighbourhood Plan

2021-2036



Longframlington Parish Council

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation



Foreword

Two years ago, Longframlington Parish Council agreed to set up a Steering Group, to look at how we could prepare a Neighbourhood Plan for our Parish. After several rounds of consultation, through surveys, questionnaires, and many conversations, I believe we have managed to put together a Neighbourhood Plan which reflects the views of the majority of residents, and celebrates the strengths of our village, and the wider Parish.

The Plan wouldn't have been possible without the help of a team of people, and I would like to thank them all for their time, and their support:

To the Parish Councillors, for agreeing to take the Neighbourhood Plan forward, and for their ongoing support;

To Steve Buckley, Anne Lowrie, and Laura Findlay, for their time on the Steering Group;

To the Fram News committee and their delivery team, for publicising our consultations, delivering documents, and keeping everyone informed;

To Norma Sadler, for providing information about the history of Longframlington;

To Jess Thomas-Harrison for help with various sections, and for proof-reading the entire document;

To Chris Anderson at NCC and our planning consultant, Jenny Ludman, who have been instrumental in guiding us through the process, and ensuring that the Neighbourhood Plan became a real, comprehensive, document;

And most importantly, there would be no Neighbourhood Plan without the input of the people within our community. So thank you most of all, to all of those who contributed and got involved with the process.

Allison Davis, Parish Councillor.

February 2021

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation



Contents

- 1.0 Introduction
- 2.0 Planning Policy Background
- 3.0 Longframlington Parish
- 4.0 Vision, Objectives, and Introduction to Planning Policies
- 5.0 Housing Policy
- 6.0 Local Economy Policy
- 7.0 Community Facilities Policy
- 8.0 Outdoor Recreation Areas Policy
- 9.0 Biodiversity Policy
- 10.0 Local Green Space Policy
- 11.0 High Quality and Sustainable Design Policy
- 12.0 Monitoring and Review
- 13.0 Community Projects
- 14.0 Policies Maps

Appendix A: List of Strategic Policies

Appendix B: Evidence Documents

Glossary of Terms

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

1 Introduction

1.1 Longframlington Neighbourhood Plan

- 1.1.1 The Localism Act 2011 introduced new powers to allow local communities to shape development in their areas by preparing a Neighbourhood Plan.
- 1.1.2 A Neighbourhood Plan sets out a vision for an area, and includes planning policies for the use and development of land. It will form part of the statutory planning framework for the area, and the policies contained within it will be used in the determination of planning applications. The most important feature of a Neighbourhood Plan is that it is prepared and agreed by local people. The work is normally carried out by a Parish or Town Council on behalf of its local community.
- 1.1.3 This Neighbourhood Plan is the Longframlington Neighbourhood Plan (referred to in this document as the LNP) and policies in the LNP will be used to determine planning applications in the Parish of Longframlington (the Neighbourhood Area) alongside other policies in the Development Plan¹.
- 1.1.4 The LNP has been compiled by a Steering Group of local residents, on behalf of the Parish Council. It establishes a vision for the future of Longframlington Parish and village over the lifetime of the LNP.



¹ The Development Plan consists of 'saved' policies in the Alnwick District Wide Local Plan (1997) and the Alnwick LDF Core Strategy (2007)

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

1.2 Background

- 1.2.1 Longframlington village has seen periods of growth throughout its history, and the most recent period of growth has been particularly rapid. In the eight-year period since 2013, the village has increased in size by approximately 32% (approximately 140 houses), with a similar number of new houses with extant planning permissions still to be built. When all of the houses with planning permission are built, the village will have seen an increase in housing of approximately 63% since 2013.
- 1.2.2 Residents were concerned about the sustainability of this level of growth, and about the impact it would have on the village. Concerns were raised at a number of village meetings, and residents felt that a Neighbourhood Plan would allow local views to be taken into account in future planning application decisions. At the end of 2018 it was agreed that a steering group would take forward the work of preparing a Neighbourhood Plan for Longframlington, on behalf of the Parish Council. The LNP will seek to ensure that further development is at a more sustainable level.
- 1.2.3 The Steering Group began work at the beginning of 2019 and applied for designation of the Parish as a Neighbourhood Area, for the purposes of preparing the Neighbourhood Plan.
- 1.2.4 Northumberland County Council formally designated the Parish as a Neighbourhood Area on 11th March 2019, at which point the Steering Group was able to start preparing this plan.
- 1.2.5 The Longframlington Neighbourhood Area, designated for the purposes of 61G(1) of the Town and Country Planning Act 1990, comprises the Parish of Longframlington as shown on the Policies Map in Section 14.0. The Neighbourhood Plan relates only to the Parish of Longframlington.

1.3 Consultation Process and Community Engagement

- 1.3.1 There have been several stages of consultation leading to the production of the LNP. The Steering Group has engaged throughout the process with the local community, through consultation events, questionnaires, the village newsletter, village Facebook pages and the Parish website. All contributions received from these consultations have been used to form the LNP, and to ensure that the LNP reflects the collective wishes of the residents who live in the Parish.
- 1.3.2 Further consultation with residents is being done digitally and via telephone, following the Covid-19 outbreak which has made it difficult to carry out consultation through face-to-face events.
- 1.3.3 Evidence produced by Northumberland County Council to support their emerging Local Plan has also been used. A list of this evidence is included in Appendix B. All these documents, as well as the results of the public consultation, will form the Evidence Base for the LNP.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

1.4 About this Plan

- 1.4.1 Many of the issues raised by residents during the consultations have been addressed through the policies in the LNP. Identification of a settlement boundary, clarification on what housing development is suitable for the Parish, support/protection for local facilities and recreation areas, conservation of the environment and design expectation are all dealt with in the policies set out in the LNP.
- 1.4.2 There were other issues raised in the consultations, which do not fall under the planning system, and so cannot be dealt with by planning policies within the LNP. However, Section 13.0 includes a list of Community Projects which aim to address these other issues, which will be taken forward by the Parish Council and volunteers, as appropriate.

1.5 What happens next?

- 1.5.1 This is the Regulation 14 (pre-submission consultation) version of the LNP, and comments are invited from all consultation bodies, local businesses and residents in the Neighbourhood Area on its content.
- 1.5.2 Once this Pre-Submission consultation has finished, the Steering Group and Parish Council will review all comments made and make amendments to the LNP as necessary. The LNP will then be submitted to Northumberland County Council who will publicise the LNP for not less than 8 weeks. Following this, an independent examiner will be appointed, and the LNP will undergo the examination process. Following recommendations from the examiner, the LNP may be further modified before proceeding to a referendum.
- 1.5.3 If the LNP is accepted by the majority of residents at a referendum later this year, the LNP will form part of the Development Plan for the area, and policies within it will be used to determine planning applications in the Parish of Longframlington, alongside other policies in the Development Plan.

Parish Consultation ⇒ NCC Consultation ⇒ Examiner ⇒ Referendum on Final Plan

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

2 Planning Policy Background

2.1 Neighbourhood Plans

2.1.1 Neighbourhood Plans must pass a series of tests prescribed in legislation through the Neighbourhood Planning Regulations. These tests are collectively known as 'The Basic Conditions'. The Basic Conditions are:

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the Neighbourhood Plan;
- the making of the Neighbourhood Plan contributes to the achievement of sustainable development;
- the making of the Neighbourhood Plan is in general conformity with the strategic policies contained in the Development Plan for the area of the authority (or any part of that area);
- the making of the Neighbourhood Plan does not breach, and is otherwise compatible with, EU obligations; and
- prescribed conditions are met in relation to the Plan and prescribed matters have been complied with in connection with the proposal for the Neighbourhood Plan. The following prescribed condition relates to Neighbourhood Plans:
- Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) sets out a further Basic Condition in addition to those set out in the primary legislation: that the making of the neighbourhood plan is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) (either alone or in combination with other plans or projects). (See Schedule 2 to the Neighbourhood Planning (General) Regulations 2012 (as amended)).

2.1.2 How the LNP meets these requirements will be set out in detail in the Basic Conditions Statement which will be submitted with the LNP to Northumberland County Council at Submission (Regulation 15) stage.

2.2 Local Development Plan

2.2.1 The saved strategic policies in the Development Plan (DP) for the Neighbourhood Area are the policies with which the LNP must be in general conformity. Strategic policies in the Development Plan are those 'saved' policies contained in the Alnwick District Wide Local Plan (April 1997) and the Alnwick LDF Core Strategy (October 2007). The Basic Conditions Statement will provide an assessment of the extent to which the LNP is in general conformity with those policies. Appendix A lists the strategic policies which have been identified by Northumberland County Council insofar as they apply to this Neighbourhood Plan.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

2.3 Northumberland County Council Local Plan (emerging)

- 2.3.1 The Northumberland Local Plan (NLP) is now finishing its examination and is likely to be adopted in the summer of 2021. The LNP seeks to align with policies in this emerging Local Plan, to ensure consistency in policy making throughout the process and to ensure that when adopted, the NLP and the LNP are not in conflict.
- 2.3.2 The emerging NLP identifies settlement boundaries for some villages in the County. The NLP proposes a settlement boundary for Longframlington; the proposed settlement boundary in the LNP contains two additional properties that have been identified by their owners as omitted from the emerging NLP boundary, but mirrors the NLP boundary in all other respects. A number of evidence base reports have been commissioned to assist with the production of the Northumberland Local Plan. Some of these evidence base reports have also been used to inform the LNP and are listed in Appendix B.

2.4 National Planning Policy Framework (February 2019)

- 2.4.1 The National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) provide the most up to date planning policy and advice from central government. Some policies contained in the current Development Plan may be in conflict with this more recent national policy and guidance, due to the age of those plans. In such circumstances, the more recent national policy and guidance will be used in plan making and decision taking. This will be explained further in the Basic Conditions Statement which will be submitted alongside the LNP.

2.5 Sustainable Development

- 2.5.1 The purpose of the planning system is to contribute to the achievement of sustainable development. How sustainable development can be achieved for planning purposes is contained in Chapter 2 of the NPPF. Paragraph 11 sets out how planning policies should apply a presumption in favour of sustainable development. It states that plans should 'positively seek opportunities to meet the development needs of their area and be sufficiently flexible to adapt to rapid change'.
- 2.5.2 Chapter 2 of the NPPF identifies economic, social and environmental objectives as being equally important in delivering sustainable development. The promotion of, and support for, sustainable development is at the heart of the community aspirations in Longframlington. This is reflected in planning policies where relevant and in the Community Projects which have been identified.
- 2.5.3 Support for sustainable development is also reflected in the vision and objectives for the Neighbourhood Area, which are set out later in the LNP.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

2.6 Environmental Impact and EU Obligations

- 2.6.1 Directive 2001/42/EC relates to the assessment of the effects of certain plans and programmes on the environment. This is often referred to as the Strategic Environmental Assessment (SEA) Directive. This directive is transposed into UK law through the Environmental Assessment of Plans and Programmes Regulations 2004 (the 'SEA Regulations') and it is these regulations that the plan must be compatible with to meet the Basic Conditions.
- 2.6.2 A request for a screening opinion to determine whether the Plan required a Strategic Environmental Assessment was submitted to Northumberland County Council during the outline drafting stage of the Plan. The LNP was screened 'out' and the Screening Opinion is contained within the evidence base documents listed in Appendix B.
- 2.6.3 A Habitats Regulations Screening Opinion was also sought and again, the Plan was screened out. This Screening Opinion is also contained in the evidence base documents listed in Appendix B.

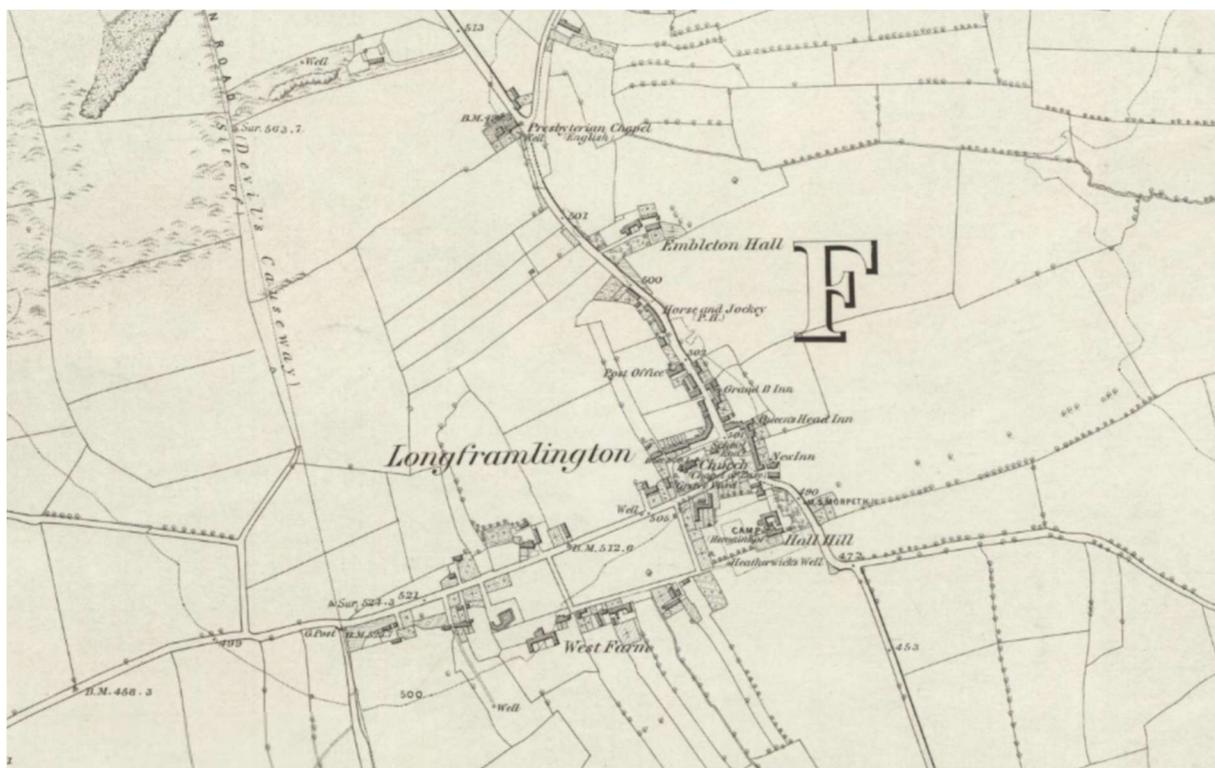
Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

3 Longframlington Parish

3.1 History of Longframlington Village

- 3.1.1 Longframlington village stands on the A697, which follows the line of one of the traditional routes into Scotland, branching off the A1 at Morpeth, passing Wooler, on the way up to the Scottish border at Coldstream. Longframlington started out as a largely linear village, and most of its historic buildings are situated along the main road, as can be seen on the map below.
- 3.1.2 Longframlington is a village with a long history. The Romans built a branch of Dere Street in the area, known as The Devil's Causeway, which passes through the western end of the village. After the Romans left, the Anglo-Saxons established the village and named it – 'the home of Framla's people'. The Vikings settled too, creating settlements in the Coquet Valley.
- 3.1.3 The old OS map below shows the village as it was in 1866. Some of the important green spaces in the village are already defined; Embleton Hall is shown on the east side of the village, and the old burgage plots which form an important character of the south of the village can also be seen.



Longframlington Neighbourhood Development Plan 2021 - 2036 Pre-Submission Draft Plan for Consultation

- 3.1.4 St. Mary's Church, a Grade I listed building, was built in circa 1190, of local stone quarried possibly from Onstead Quarry, to the north of the village, or from a quarry within the village itself.



- 3.1.5 Longframlington is also home to a Presbyterian Chapel. The village is believed to have had one of the earliest Presbyterian congregations in England, the Longframlington Presbyterian Meeting House, established in 1667. The first Presbyterian Chapel in England was built at Hall Hill, and regular services were held at there until a new chapel was built at the North End of the village in 1739. The existing chapel was built on the same site in 1854, and is now part of the United Reformed Church (formed in 1972 when the Presbyterian and Congregational Churches united).



Longframlington Neighbourhood Development Plan 2021 - 2036 Pre-Submission Draft Plan for Consultation

- 3.1.6 Situated only 30 miles from the Scottish border, Longframlington often found itself in the middle of Anglo-Scottish conflict, and has been both Scottish and English at various points throughout its history. William Wallace and Robert the Bruce attacked Brinkburn Priory several times, the Border Reivers were active in the area, and latterly, the village was affected by the Jacobite Rebellions.
- 3.1.7 Later, large stone houses were built; a road was constructed to take mail and passengers to London and Edinburgh, and coaching inns were built in the village. Longframlington declined in relation to other villages because of the lack of a railway (Rimside Moor prevented a railway being built through the village) but it retained its rural aspect and that attracted tourists. The inns and houses provided accommodation, and the shops sold souvenirs to visitors.
- 3.1.8 Industries began in a small way, including coal mining from the seam of coal that ran through the area. There were many small pits that opened and closed over short periods along the seam; the last two larger pits (Framlington Pit and Healeycote Pit) closed in the 1930s. Other industries in the village included stone quarrying, lime burning, and tile making, but the main source of work was always agriculture.



Front Street, 1911

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

3.2 Longframlington Today

- 3.2.1 Today Longframlington continues to grow. It has a good number of village facilities, and villagers pride themselves on supporting and maintaining their local services. The Village Inn and the Granby Inn stand on the eastern side of the main road, as does the award-winning butcher's shop. Opposite the Village Inn, there is a village shop which won a Countryside Alliance "Best Rural Retailer" award in 2006, a paper shop, a hairdressing salon, and a popular bakery café.
- 3.2.2 Modern development of the village, over the last few decades, has been mainly to the west of the A697.
- 3.2.3 Longframlington has had a rapid period of growth in recent years, with approximately 140 new houses built since 2013. There are extant planning permissions for a further 140 houses which have not yet been implemented. The map below shows the locations of the new housing built since 2013 (in yellow), sites with extant planning permission but not yet built (in blue) and sites with outline permission, or granted subject to S106 agreements (in red).



Longframlington Neighbourhood Development Plan 2021 - 2036 Pre-Submission Draft Plan for Consultation

- 3.2.4 Longframlington has a number of listed buildings, the most impressive of which is Embleton Hall on the east side of the village. Other historic buildings are clustered around the core of the village; the intersection between the A697 and the road running west towards Rothbury.
- 3.2.5 Longframlington is characterised by its long-distance views, owing to its hill-top location: north towards Longframlington Common / Glantlees Hill, south over the Coquet Valley, west towards Simonside and the Northumberland National Park, and east towards the sea.
- 3.2.6 The landscapes around Longframlington are highly valued by people living locally, and the LNP seeks to conserve these landscapes by defining a settlement boundary for Longframlington to contain development within the existing defined built-up area and preserving key views out of the village.
- 3.2.7 Longframlington has a sensitive eastern boundary, with the presence of Embleton Hall, a grade II listed building with substantial grounds and gardens, and areas of woodland which it is considered important to retain. To the north of the settlement is an area called 'North End' which once was a separate hamlet and is now part of Longframlington. The countryside to the west of Longframlington is considered to be especially important, as it is from here that far reaching views across to the Northumberland National Park and the Simonside Hills can be seen. This view creates a real sense of distinctiveness in the village, and it is considered especially important to protect this area.



Looking west from the village, towards Simonside.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

- 3.2.8 This area of Northumberland benefits from extremely low levels of light pollution, with the most 'pristine dark skies' in England (CPRE Night Blight Report 2016). The nearby Northumberland National Park and most of Kielder Water & Forest Park became England's first IDA International Dark Sky Park in 2013. Local people value the dark skies in the area, thanks to Longframlington's proximity to the Dark Sky Park, and its rural position.
- 3.2.9 Many of the local businesses rely to a large extent on tourism related income and employment. There are a number of caravan and small holiday-lodge parks in the Parish.

3.3 Community consultation

- 3.3.1 Consultation events have been held by the Parish Council with local residents. In addition, the Parish Council website includes evidence base documents and information about the LNP. A number of key issues were identified in the Neighbourhood Area which are summarised below:
- There has been a **significant amount of major housing** development provided in recent years. Some of the development is built and some in the pipeline. These ad-hoc developments have resulted in poorly integrated and disjointed development of the village.
 - Residents would like any future housing to be **well integrated, smaller in scale and well-designed**, meeting a need for young families and local people. A need for **older people's housing** and housing to meet Lifetime Homes Standard was also identified.
 - There was a strong desire to **conserve the character and rural setting of the village of Longframlington**, in particular views across towards the National Park at the western edges of the village.
 - The vast majority of people consulted felt it was really important to protect the **natural environment, biodiversity and wildlife** in the Parish, and retain the rural feel of the area.
 - There was a strong desire to support the needs of the local community by **supporting the retention of existing community facilities** and supporting local business, both new and existing.
 - Finally, there was a strong desire to ensure that new development is of **high-quality design and sympathetic to the local environment**.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

4 Vision, Objectives, and Introduction to Planning Policies

4.1 Vision

- 4.1.1 The identification of these key issues led to the creation of a vision for Longframlington Parish. The vision, which was consulted on with the local community is as follows and forms the core intention of this Neighbourhood Plan.

Longframlington Neighbourhood Plan – Vision

To ensure that Longframlington remains a vibrant, sustainable and attractive place to live, we will ensure that future development preserves the character and identity of Longframlington village and the wider Parish; supports facilities and businesses that serve our community; and ensures that future development within the Parish meets identified local need and is appropriate in terms of scale and design, respecting and valuing the historic, agricultural and rural character of the village of Longframlington and the Parish as a whole.

4.2 Objectives

- 4.2.1 To deliver this vision, a number of objectives have been identified:

- **Objective 1:** In order to preserve the special landscapes around Longframlington, and the rural setting of the village, we will identify a settlement boundary beyond which there is a presumption against development which does not meet specified needs.
- **Objective 2:** To support housing development which meets an identified local need in the Neighbourhood Area.
- **Objective 3:** To support the local economy and the community by supporting businesses and preserving our valued community facilities.
- **Objective 4:** To support and promote biodiversity within the Neighbourhood Area, and to ensure all new development delivers net gains for biodiversity.
- **Objective 5:** To identify and protect Local Green Spaces, and outdoor recreation spaces in the village that are valued by the local community and are vital for creating the distinctive character of Longframlington.
- **Objective 6:** To support sustainable and high-quality design that reflects the special character of Longframlington village.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

4.3 Policies

4.3.1 There are seven policies proposed in the LNP to deliver these objectives:

- **Policy LNP1** identifies a settlement boundary for Longframlington and outlines what types of housing development will be supported inside and outside the settlement boundary.
- **Policy LNP2** identifies ways in which planning decisions can support the local economy.
- **Policy LNP3** identifies ways in which planning decisions can support community facilities. It identifies community facilities which the community wish to keep and for which a change of use will not be acceptable except in specific circumstances.
- **LNP4** identifies outdoor recreation areas which are important to the community. This policy seeks to retain these areas for recreational use. Their loss will not be supported unless specific policy tests are met.
- **Policy LNP5** sets out expectations for delivery of net gain for biodiversity.
- **Policy LNP6** lists the Local Green Spaces which are proposed for protection in the Parish. These have been identified by the local community as special places that they would like to see protected.
- **Policy LNP7** sets out expectations with regard to high-quality and sustainable design in the Parish.

4.4 Reading the Neighbourhood Plan

4.4.1 It is essential that this Neighbourhood Plan (the LNP) is read as a whole document. All policies should be read alongside all other relevant policies in the LNP. This means that any proposal should be assessed and considered in accordance with the LNP as a whole.

4.4.2 Before each policy, under the policy title, is a section of explanatory text. This text consists of descriptive and explanatory matter in respect of the policies. The text is relevant to the interpretation of each policy to which it relates. Although the supporting text is not policy, it does assist with clarifying what the policy is trying to achieve, and the intention of that policy.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

5 Housing

5.1 Housing Policy Context

5.1.1 The core planning principles as set out in the NPPF which are particularly relevant in this area include:

- allocating sufficient land suitable for development;
- recognising the intrinsic character and beauty of the countryside; and
- supporting rural communities within it.

5.1.2 Longframlington has far exceeded the national planning requirement for supply of new homes over recent years, and already has unbuilt sites within the village with planning permission for at least 150 new houses. The LNP does not allocate any additional sites for further housing development, but there are windfall sites within the village that could be used to meet any future housing requirements if necessary.

5.1.3 A settlement boundary is identified for the village of Longframlington and is shown on the Policies Map. This settlement boundary has been designed to recognise and protect the intrinsic character and beauty of the surrounding countryside, and the local landscapes within the Neighbourhood Area.

5.1.4 Policy LNP1 is intended to enable new development within the settlement boundary, to meet local need, while protecting the intrinsic beauty and character of the surrounding countryside.

5.2 Housing Policy Objectives

5.2.1 Policy LNP1 supports the following Objectives of the Neighbourhood Plan:

- **Objective 1:** In order to preserve the special landscapes around Longframlington, and the rural setting of the village, we will identify a settlement boundary beyond which there is a presumption against development which does not meet specified needs.
- **Objective 2:** To support housing development which meets an identified local need in the Neighbourhood Area, and to prevent further major housing development which does not meet an identified local need.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

5.3 Settlement Boundary

- 5.3.1 The proposed settlement boundary for Longframlington is shown on the Policies Map. This has been widely consulted upon and has received strong support. The proposed settlement boundary matches the proposed settlement boundary in the emerging Northumberland Local Plan, with only two amendments. (see 5.3.2.)
- 5.3.2 Following earlier consultations, two properties have been included within the settlement boundary, which do not fall within the boundary in the Local Plan. These properties are The Old Vicarage, and West Lane Caravan Park. Both properties are long established and form part of the built-up area of the village.
- 5.3.3 The settlement boundary has been defined using a methodology approved by the Parish Council. This methodology document forms part of the evidence base for the LNP and sets out key considerations with regard to what land to include and exclude from the settlement boundary.
- 5.3.4 The housing report, which is also included in the list of evidence base documents, sets out the number of planning permissions that have been given over recent years in the village. It is clear that the number of permissions given means that the village will have accommodated well in excess of the housing requirement that has been given by the County Council. Whilst the housing requirement is not a 'maximum' figure, the Parish Council and residents feel that Longframlington cannot accommodate more large-scale housing schemes within the Plan period.
- 5.3.5 For this reason, the settlement boundary is drawn tightly round existing built development (and land with commenced planning permissions). The plan does positively support development within the village, and there are opportunities for further development on brownfield sites within the village. In addition, national planning policy allows for rural exception sites on the periphery of rural villages to deliver local needs housing, which the Parish Council is also supportive of.
- 5.3.6 It is considered that the approach taken is a positive one, which seeks the right kind of development for Longframlington over the period of the LNP.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

5.4 Policy LNP1 – New Housing Development

- 5.4.1 There are some areas of land within the settlement boundary that could potentially be available as windfall sites for housing. This policy supports the provision of new housing development within the settlement boundary of Longframlington, to meet identified local need.
- 5.4.2 Outside the settlement boundary, the LNP proposes that new housing developments will be limited to housing development appropriate in the countryside as set out in the NPPF.

LNP1 – New Housing Development

A settlement boundary is defined for Longframlington and is shown on the Policies Map. New housing development within this settlement boundary, including the re-development of previously developed land, will be supported, subject to compliance with relevant policies elsewhere in the LNP and the Development Plan.

Land outside the settlement boundary will be treated as countryside whose intrinsic character and beauty must be recognised in all decision making on development proposals.

Residential development proposals outside the settlement boundary, in the countryside, will be determined in accordance with the latest national planning policy.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

6 Local Economy

6.1 Local Economy Policy Context

- 6.1.1 There was strong support in the local community for small businesses, and in particular, those businesses that provide a service and/or employment locally. There was also support for people wishing to set up new businesses and in particular, support for small business units and workshops to enable people to work in the local area.
- 6.1.2 There is a recognition, particularly with changes to farming policy following the UK's departure from the EU, that farms and rural businesses may need to change and diversify to cope with these changes.
- 6.1.3 The LNP aims to support local businesses which promote prosperity and employment in the Parish, or provide a service to the Parish. Policy LNP2 will support local business in the Neighbourhood Area.
- 6.1.4 The Parish Council also plan to register certain businesses and facilities as Assets of Community Value which will afford those services some protection if they become available for sale (See 13.0-Community Projects).

6.2 Local Economy Policy Objective

- 6.2.1 Policy LNP2 supports the following Objective of the Neighbourhood Plan:
- **Objective 3:** To support the local economy and the community by supporting businesses and preserving our valued community facilities.

6.3 LNP2-Local Economy Policy

LNP2: The Local Economy

The sustainable growth and expansion of the following types of business will be supported subject to policies elsewhere in the Development Plan:

- a) the development and diversification of agricultural and other land-based rural business including the provision of well-designed buildings to support that business where it they can be sensitively accommodated into the landscape;
- b) new sustainable rural tourism and leisure developments which respect the character of the countryside and deliver net gains for biodiversity;
- c) the expansion of home-based businesses provided there are no significant amenity impacts on nearby residents;
- d) well-designed small business units and workshops where they are well-related to existing development;
- e) new businesses which provide a service to the local community.

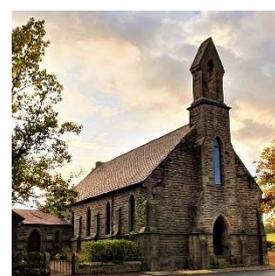
Longframlington Neighbourhood Development Plan 2021 - 2036 Pre-Submission Draft Plan for Consultation

7 Community Facilities

7.1 Community Facilities Policy Context

- 7.1.1 The NPPF encourages councils to “promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship”.
- 7.1.2 There are a number of community facilities that have been identified by the community as important to the survival of a vibrant community in Longframlington. These places are identified in Policy LNP3 and are shown on the Policies Map.
- 7.1.3 The LNP recognises the importance of existing services and facilities to the community. The NPPF allows for policies to protect against the unnecessary loss of such essential services. Policy LNP3 will ensure local businesses and services are retained, and will only be redeveloped when there is no longer a need for them.

The Parish Council also plan to register certain businesses and facilities as Assets of Community Value which will afford those services some protection if they become available for sale (See 13.0-Community Projects).



Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

7.2 Community Facilities Policy Objectives

7.2.1 Policy LNP3 supports the following Objective of the LNP:

- **Objective 3:** To support the local economy and the community by supporting businesses and preserving our valued community facilities.

7.3 Policy LNP3 – Community Facilities Policy

LNP3 – Community Facilities

The provision of new, and the expansion of existing, community facilities will be supported.

The following community facilities are identified on the Policies Map.

Community Facilities:

- CF1: Carr's Corner
- CF2: Paper Shop (including car parking area)
- CF3: Running Fox (including garden and car parking area)
- CF4: R. Green & Son (including car parking area)
- CF5: Village Inn (including car parking area)
- CF6: Granby Inn (including car parking areas)
- CF7: Cuts Both Ways
- CF8: GP Surgery (including car parking area)
- CF9: Memorial Hall (including grassed area adjacent and car parking area)
- CF10: St. Mary's Church (including Community Room and Churchyard)
- CF11: United Reformed Church and Hall

Development proposals resulting in the loss of any of these community facilities will only be supported where it can be demonstrated that the facility is either no longer required by the community, or no longer economically viable. In order to demonstrate that a facility is no longer economically viable, the facility must be marketed for freehold or leasehold purposes for the existing use at a reasonable commercial price for at least six months without an appropriate offer being received.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

8 Outdoor Recreation Areas

8.1 Outdoor Recreation Areas Policy Context

- 8.1.1 There are a number of outdoor recreation areas that have been identified by the community as important to the survival of a vibrant community in Longframlington. These places are identified in Policy LNP4 and are shown on the Policies Map.
- 8.1.2 Many of the community recreation spaces in Longframlington have historic significance and have been an important part of the village since it began. In particular, the King George V Playing Field and the allotment sites can be seen on old maps and clearly form an integral part of the village's history, as well as providing valuable recreational space for residents.
- 8.1.3 The LNP recognises the importance of these recreation areas to the community. Policy LNP4 will ensure these areas are retained.



8.2 Outdoor Recreation Areas Policy Objectives

- 8.2.1 Policy LNP4 supports the following Objective of the Neighbourhood Plan:
- **Objective 5:** To identify and protect Local Green Spaces, and recreation spaces in the village that are valued by the local community and are vital for creating the distinctive character of Longframlington.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

8.3 Policy LNP4 – Outdoor Recreation Areas

LNP4 – Outdoor Recreation Areas

The following outdoor recreation areas are shown on the Policies Map.

Outdoor recreation areas:

- OR1: King George V Playing Field and Playground
- OR2: Dog walking field
- OR3: Allotments
- OR4: Closed cemetery (including Commonwealth War Graves)
- OR5: Current cemetery (extended)
- OR6: Grassed recreational area outside Paper Shop
- OR7: Grassed area in Fenwick Park
- OR8: Grassed area in Armstrong Grove
- OR9: Grassed area in Knogley Way
- OR10: Grassed area in Cherryhope

There will be a presumption against proposals resulting in the loss of any of these recreation areas unless it can be demonstrated that the space is no longer required by the community, or where an alternative space of equivalent or better recreational value can be provided in an equally accessible location.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

9 Biodiversity

9.1 Biodiversity Policy Context

- 9.1.1 Although there are no protected sites in the Neighbourhood Area, wildlife is highly valued by the local community, with 99% of respondents to the initial survey expressing a desire to protect and enhance the area for wildlife.
- 9.1.2 The Neighbourhood Area does not have any protected sites for wildlife; there is a limited amount of woodland cover, and there are opportunities to improve habitats across the Neighbourhood Area.
- 9.1.3 This policy sets out how it is expected that 'net gain' can be delivered for biodiversity, through development.
- 9.1.4 In addition, there are a number of Community Projects which can be taken forward to promote and protect biodiversity in the Neighbourhood Area (see 13.0 – Community Projects).

9.2 Biodiversity Policy Objectives

- 9.2.1 Policy LNP5 supports the following Objective of the LNP:
- **Objective 4:** To support and promote biodiversity within the Neighbourhood Area, and to ensure all new development delivers net gains for biodiversity.

9.3 Policy LNP5 – Biodiversity

Policy LNP5 - Biodiversity

All new development must demonstrate how it takes the opportunity to deliver net gain for biodiversity where applicable. As a minimum, 10% net gain must be demonstrated. Biodiversity net gain can be provided through, for example, additional tree and hedgerow planting, incorporation of wildlife areas, links to wildlife areas, native planting, provision of nesting boxes for birds and bats, incorporating spaces in boundaries to allow hedgehog access between gardens and creating pond habitats.

Proposals to create new wildlife habitats and improve existing habitats identified locally will be supported.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

10 Local Green Spaces

10.1 Local Green Space Policy Context

10.1.1 Paragraphs 99 and 100 of the NPPF give local communities the opportunity to identify and protect areas of green space which are special to the local community. A number of criteria must be met, and most green spaces will not be suitable for allocation as Local Green Space. Development of these areas is inappropriate other than in very special circumstances which are described in the NPPF.

10.1.2 In order for land to qualify as Local Green Space it must meet the following tests:

- Be in reasonably close proximity to the community it serves;
- Be demonstrably special to a local community and hold a particular local significance, for example because of its beauty, historic significance, recreational value, tranquillity or richness of its wildlife; and
- Be local in character and not an extensive tract of land.

10.1.3 The Local Green Spaces identified in Policy LNP6 are of particular significance to the local community because of their biodiversity value, and because of their historic significance.

10.1.4 These spaces are shown on the Policies Maps. Each Local Green Space identified has been assessed to ensure it meets the criteria set out in the NPPF. A full description of the sites and their value is provided in the Local Green Space evidence report.

10.2 Local Green Space Policy Objectives

10.2.1 Policy LNP6 supports the following Objectives of the LNP:

- **Objective 4:** To support and promote biodiversity within the Neighbourhood Area, and to ensure all new development delivers net gains for biodiversity.
- **Objective 5:** To identify and protect Local Green Spaces, and outdoor recreation spaces in the village that are valued by the local community and are vital for creating the distinctive character of Longframlington.

10.3 Local Green Space Policy LNP6

Local Green Space Policy LNP6

The following sites will be protected as Local Green Space within the Neighbourhood Area

LGS1: Mature Woodland

LGS2: Onstead Quarry

Longframlington Neighbourhood Development Plan 2021 - 2036
Pre-Submission Draft Plan for Consultation



LGS1 - Mature Woodland between Embleton Hall and Lightpipe Farm



LGS2 – Onstead Quarry

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

11 High Quality and Sustainable Design

11.1 Design Policy Context

- 11.1.1 One of the aims of the LNP is to ensure that all new development meets high standards of design and reflects the special character of this part of Northumberland, and in particular, the special character of Longframlington village. This aim is reflected in the National Planning Policy Framework which states, in paragraph 125, that design policies should be developed with local communities, so they reflect local aspirations for high quality design. Such policies should be grounded in an understanding and evaluation of each area's defining characteristics.
- 11.1.2 The defining characteristic of Longframlington has been identified repeatedly by the community. In essence, the character is of a rural village, surrounded by countryside with plentiful green spaces within the built-up areas. Natural materials for housing in Longframlington have historically been natural stone and welsh slate roofs.
- 11.1.3 There is a desire to see sustainability incorporated into design, and this can in some cases mean that modern designs can be incorporated without compromising on special character. This policy seeks to support the use of sustainable drainage systems, the incorporation of biodiversity measures and the use of the latest technology to reduce energy consumption and maximise renewables.



Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

11.2 Design Policy Objective

11.2.1 Policy LNP7 supports the following Objective of the LNP:

- **Objective 6:** To support sustainable design and high-quality design that reflects the special character of Longframlington village.

11.3 Policy LNP7: High Quality and Sustainable Design

Where appropriate, new development in the Neighbourhood Area should incorporate high quality and sustainable design that improves local character and distinctiveness. This can be demonstrated by:

- a) ensuring new development respects local context and character in terms of scale, density, height, massing, layout, materials, hard and soft landscaping and means of enclosure; and
- b) ensuring features including windows, doors, rooflights, chimneys, flues, roof design and boundary treatments have regard to surrounding character and materials used locally; and
- c) ensuring appropriate landscaping has been incorporated into any scheme, including the retention of trees and hedgerows and the planting of new trees and hedgerows where possible and desirable; and
- d) incorporating a Sustainable Drainage System (SuDS) which takes opportunities to improve biodiversity (or demonstrate why such a scheme would not be practicable or necessary); and
- e) ensuring measures have been incorporated to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation; and
- f) ensuring that the massing, height, scale and proximity to neighbouring properties of the proposed development does not result in an unacceptable loss of light, overshadowing or other significant adverse amenity impacts on existing or future residents; and
- g) ensuring opportunities have been taken where possible to incorporate embedded renewables, such as solar panels, heat pumps and other measures to reduce the carbon footprint of the building, including opportunities to minimise energy consumption in layout, orientation, and maximising solar gain; and
- h) ensuring opportunities are taken to include green spaces within development for the benefit of future residents and biodiversity.

Permission will be refused for development of poor design that fails to take opportunities for improving the character and distinctiveness of the area.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

12 Monitoring and Review

12.1 Monitoring

- 12.1.1 Effective monitoring by Longframlington Parish Council is essential to ensure the LNP is truly achieving sustainable development in the Neighbourhood Area. It also provides information to establish whether policies are effective, and whether there are changes needed to policies in the longer term.
- 12.1.2 The LNP sets out the long-term spatial vision for the area with objectives and policies to deliver that vision in the period up to 2036.
- 12.1.3 Decision making on planning applications still rests with Northumberland County Council who have their own monitoring procedures in place. Longframlington Parish Council will, however, undertake its own monitoring to evaluate the level of progress being made towards delivering the vision of the LNP.

12.2 Review

- 12.2.1 It may be necessary to review the LNP in light of any significant policy shifts in the future.

12.3 Community Projects

- 12.3.1 Proposals that have been identified by the local community that are not covered by planning policies will be taken forward by the Parish Council as a separate matter. These are all matters that were outside the remit of planning policy in a Neighbourhood Plan.
- 12.3.2 Monitoring carried out by Longframlington Parish Council will also seek to ascertain whether these Community Projects are being implemented.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

13 Community Projects

13.1 Background and Context

- 13.1.1 The initial consultations during the Neighbourhood Plan process highlighted a number of issues in the Parish, which were considered important by residents. Some of the issues have been covered by the policies within the LNP, where they relate to planning matters. Some of the issues raised fall outside the remit of planning policy. Therefore, they cannot be dealt with through planning policies, and cannot form part of the main body of the LNP.
- 13.1.2 The issues which cannot be dealt with through planning policies are listed below. Background to each issue is given, along with suggested Community Projects to help address each issue.
- 13.1.3 These Community Projects are suggestions only, and do not form part of the LNP itself. The Parish Council would support these Projects, and would give assistance where possible, but delivery of the Projects would, in many cases, rely on volunteers and local organisations in the Parish. It is suggested that a Community Projects Working Group be established, to carry on the work of the Neighbourhood Plan Steering Group, and to oversee delivery of the suggested Projects.



Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

13.2 Suggested Projects

Affordable Housing & Sheltered Housing

Background:

The overwhelming response to the initial Neighbourhood Plan consultations was that there was no need for additional housing within the Parish, and that the main priority was to establish and maintain a settlement boundary around Longframlington village, beyond which there would be a presumption against additional residential development.

However, there was also a view that if development was needed at all, that it should be focused on affordable homes for local people, and on provision of appropriate housing for elderly residents, whether that was through sheltered housing, or other suitable accommodation.

Suggested Project:

To carry out a survey of residents to establish views on these two particular types of housing need.

If responses indicate that this is an area that should be looked into further, to consider instructing a formal Housing Needs Assessment, and to consider possible sites for this type of development.

Project Delivery:

Community Projects Working Group.

School Provision

Background:

The lack of a primary or first school in the village was one of the issues most raised in the local consultations. Concerns have also been raised about the number of new houses in the Parish over recent years, and whether local secondary/middle/high school places are sufficient to meet the increased demand for places.

Suggested Project:

To liaise with NCC to discuss school place provision: to gather information about current school provision, and what options there may be for future school provision, and to provide this information back to residents.

Project Delivery:

Community Projects Working Group.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

School field site

Background:

The old 'school field' site (between Rimside Gardens, Rimside View, and Fenwick Park) is owned by NCC and in the past was earmarked for a village school. This classification no longer applies, and there are no current plans for use of the field. This could be a good site to be utilised for community benefit (whether that is for sheltered housing / small employment 'pods' / many other possible uses). At the moment, as a Parish we have no say over the use of the field in the future. If we would like to influence what happens on that site, we can consider taking forward a Parish Council led development for affordable housing, sheltered housing or other development to meet a local need. This can be done through a Neighbourhood Development Order or a Community Right to Build order, or by an amendment to the Neighbourhood Plan.

Suggested Project:

To investigate the best way to deal with the school field site, to allow it to be used for community benefit, and to report back to the Parish Council with suggestions of how to proceed.

Project Delivery:

Community Projects Working Group.

Local Business and Employment

Background:

Residents were keen both to support existing businesses within the Parish, and to increase the number of local employment opportunities within the Parish. Policy LNP2 within the LNP is intended to support existing businesses, and to encourage new business opportunities within the Parish. The Parish Council are keen to support where possible, within the constraints of relevant regulations.

Suggested Project:

Individuals and businesses are encouraged to approach the Parish Council for support.

Project Delivery:

Individuals and businesses within the Parish.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

Community Facilities

Background:

Residents were keen to maintain the existing community facilities. Policy LNP3 of the LNP deals with this to a large extent. The Parish Council are also able to register certain businesses as Asset of Community Value, which gives the local community a chance to raise funds to buy the asset if it is put up for sale.

Suggested Project:

The Parish Council will consider the list of community facilities, and register those which are appropriate as Assets of Community Value

Project Delivery:

Parish Council.

GP Service

Background:

Residents valued the GP Surgery in the village, and were keen to see the service retained, and possibly improved.

Suggested Project:

To review the current GP provision and other healthcare services within the Parish; to liaise with the Rothbury Practice, possibly via the Patient Participation Group; and to make suggestions and liaise with the various bodies to ensure that residents in the Parish have access to appropriate healthcare.

Project Delivery:

Community Projects Working Group.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

Outdoor Recreational Facilities

Background:

Residents were keen to maintain existing recreational spaces (dealt with by Policy LNP4 of the LNP), and to improve facilities for young people. Suggestions included sports clubs, a skate park, and a running/cycling track around King George V Playing Field.

Suggested Project:

The Parish Council will continue to maintain and improve the existing play equipment and fitness equipment within the park, and to consider suggestions for additions and improvements on an ongoing basis.

Project Delivery:

Parish Council, with input from residents. Community Projects Working Group may wish to take a proactive approach with gathering suggestions.

Footpaths and cycling tracks

Background:

Residents were keen to see improvements to footpaths and cycling infrastructure within the Parish.

Suggested Projects:

To review Rights of Way within the Parish, and consider options for improving accessibility of the routes.

To review the cycling infrastructure within the Parish, and make suggestions for improvements.

To review footpaths surfaces and identify and prioritise which require work now or within the next few years, and report back to Parish Council.

Project Delivery:

Community Projects Working Group.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

Traffic and crossings

Background:

One of the most common issues to be raised during the consultations was related to car use and roads in the village: excessive driving speeds, the lack of safe crossing points, road surfaces, and the lack of parking. These issues form part of the Parish Council's ongoing work, and are consistently raised with NCC as issues facing the Parish.

Suggested Project:

The Parish Council will continue to work with NCC to improve traffic calming measures on the A697 and Rothbury Road, road re-surfacing, and pedestrian crossing points.

Opportunities for additional parking areas are limited, but use of the Tank Turn for parking will continue to be encouraged, to relieve pressure on the Rothbury Road / A697 junction, and to encourage people to use local shops.

Project Delivery:

Parish Council.

Bus Services

Background:

Current bus services to and from the village are limited. Arriva operate a Thropton-Morpeth service via Longframlington. NEED Community Transport run a service to Alnwick. Glen Valley Tours run a bus to and from the Metro Centre (to Kelso) twice a week.

Suggested Project:

To assess transport provision for all age groups in the community, and to liaise with NCC and/or other bodies to address how any gaps can be filled, in order to improve accessibility of public transport in the Parish.

Project Delivery:

Community Projects Working Group.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

Heritage Assets

Background:

Longframlington has a rich heritage, with many buildings and areas with historical importance.

Suggested Project:

To identify heritage assets within the Parish which are of local historic significance, and ensure that these non-designated heritage assets are incorporated into any list being developed by NCC.

Project Delivery:

Community Projects Working Group, liaising with the Local History Group.

Biodiversity

Background:

Residents were keen for steps to be taken to protect wildlife habitats, hedgerows and trees within the Parish.

In the Parish Council's Environmental Policy (dated 4th March 2020), the Parish Council includes the following aims: to make a positive contribution to protecting and enhancing the local environment; and to manage the land under its control in a way which positively promotes biodiversity and mitigates as far as possible the effects of local flooding.

Suggested Projects:

The Parish Council will consider a range of measures to protect and enhance biodiversity within the Parish, in line with the Environmental Policy. Possible measures include:

Tree Protection Orders

Increased tree planting

Creation of wildflower areas

Project Delivery:

Parish Council. Suggestions and involvement from individuals and local groups are very welcome.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

Sustainability

Background:

The final aim of the Parish Council's Environmental Policy, is: to inform, encourage, and support the wider community with regard to environmental issues, allowing others to save energy (and correspondingly, save money), enhance their immediate environment, and reduce their wider environmental impacts. Residents were keen to see 'green issues' addressed, particularly with regard to renewable energy and electric charging points for cars.

Suggested Project:

To support local efforts to promote sustainable policies and practices.

Project Delivery:

Individuals and businesses are encouraged to approach the Parish Council with ideas, or for support in disseminating information to residents. The Community Projects Working Group may wish to take a proactive approach in suggesting steps to be taken to promote sustainable policies and practices.

Village Events

Background:

Residents were keen to see more village events, to encourage the feeling of community within the Parish.

Suggested Project:

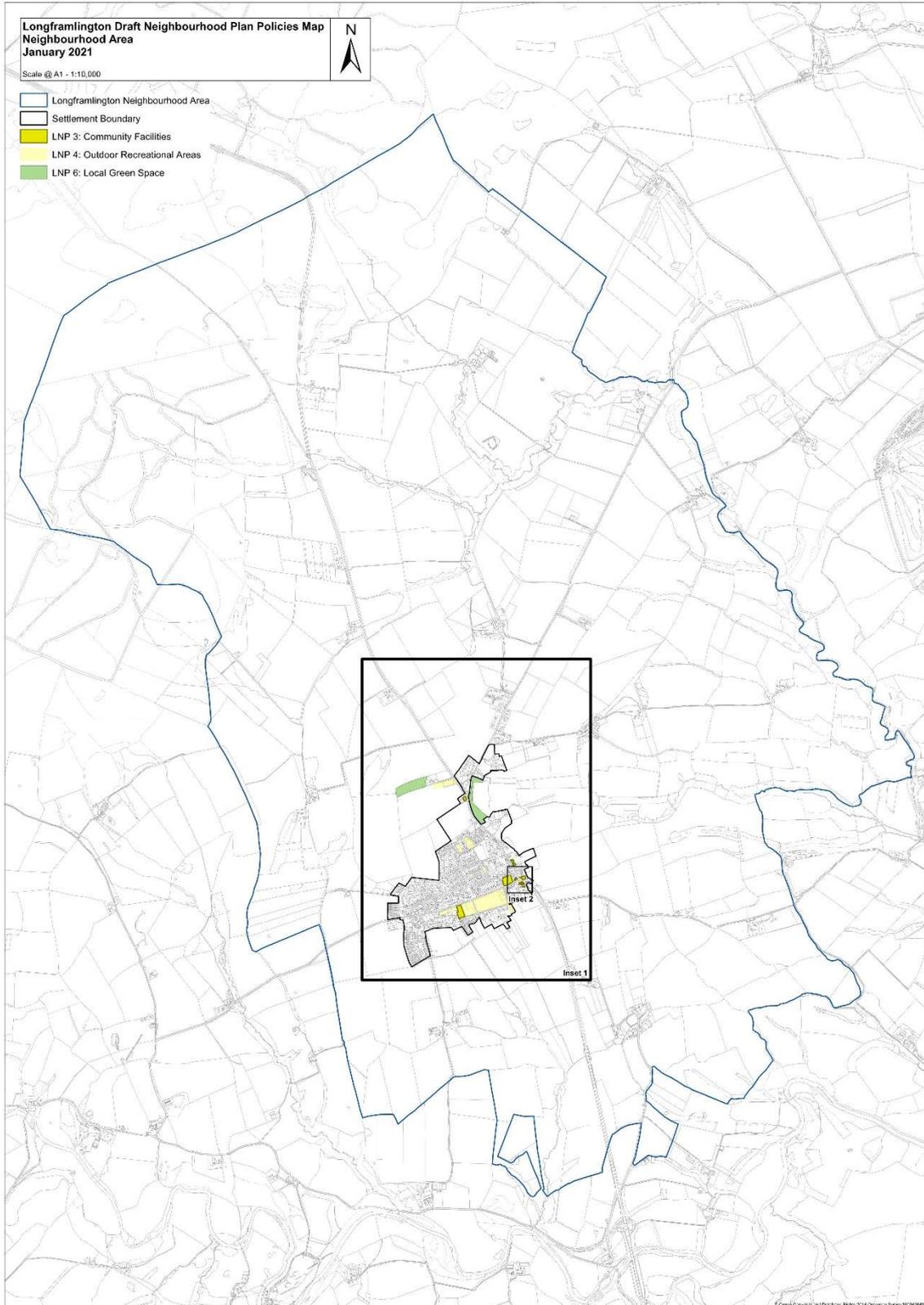
Individuals and local groups are encouraged to approach the Parish Council with ideas for village/Parish events, and for support publicising their own events.

Project Delivery:

Individuals and local groups within the Parish.

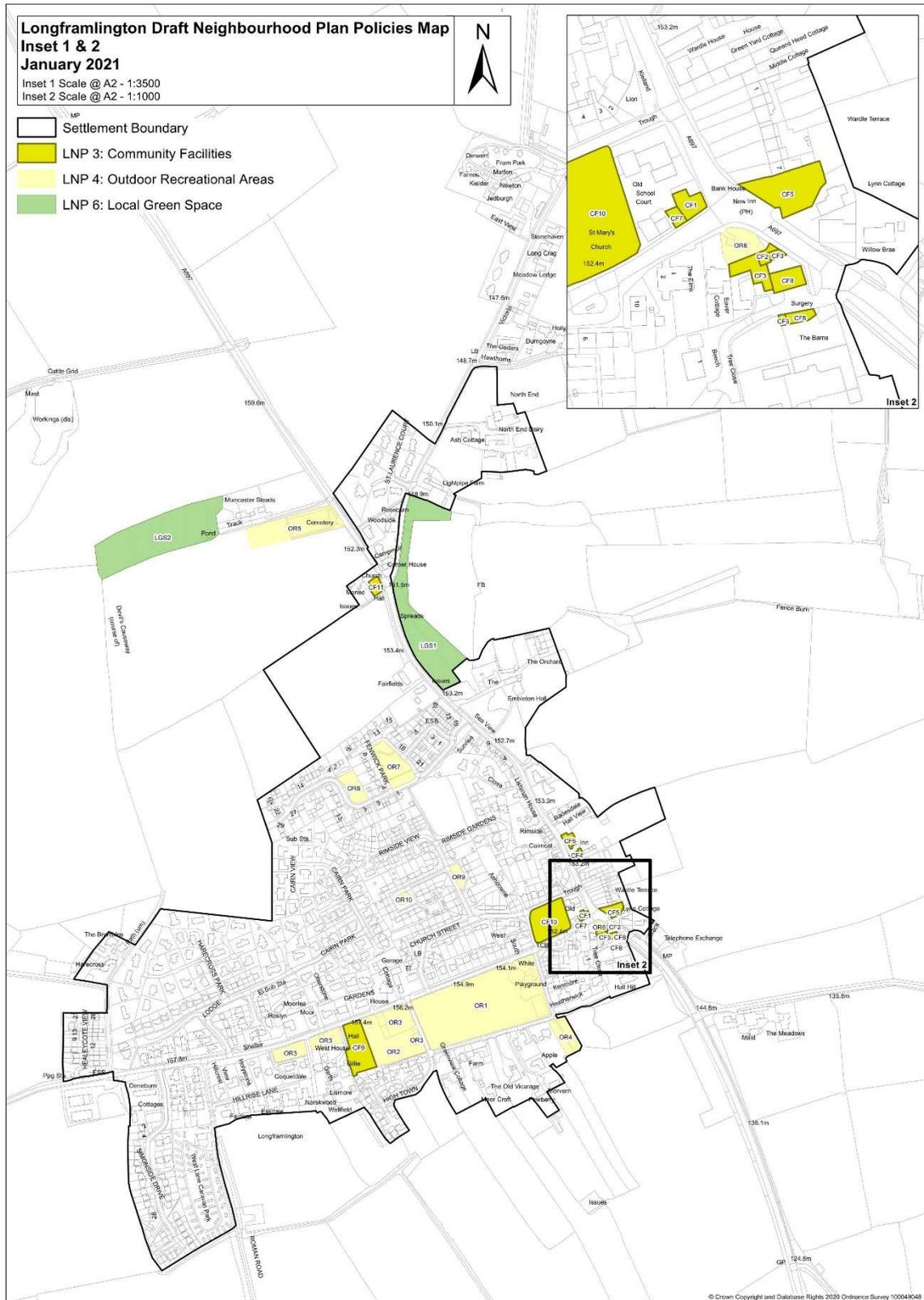
Longframlington Neighbourhood Development Plan 2021 - 2036 Pre-Submission Draft Plan for Consultation

14 Policies Maps



Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation



Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

APPENDIX A: LIST OF STRATEGIC POLICIES

Longframlington Neighbourhood Plan

The Strategic Policies in the current Development Plan covering the Neighbourhood Plan Area have been identified by Northumberland County Council as local planning authority. These are set out below.

The current statutory development plan for the Longframlington Neighbourhood Area is the Alnwick District Core Strategy (2007) and the “Saved” strategic policies from the Alnwick District Wide Local Plan (1997). The policies in the Longframlington Neighbourhood Plan must be assessed for general conformity with the strategic policies listed below. The findings of this assessment should be presented in the basic conditions statement. The strategic policies for the Longframlington Neighbourhood Area are as follows:

Alnwick District Local Development Framework, Core Strategy Development Plan Document, Adopted October 2007.

Policy S1: Location and scale of new development.

Policy S2: The sequential approach to development.

Policy S3: Sustainability criteria.

Policy S4: The phased release of housing land.

Policy S6: Provision of affordable housing.

Policy S8: Economic Regeneration.

Policy S9: Employment land allocation.

Policy S10: Tourism development.

Policy S11: Locating development to maximise accessibility and minimise impact from travel.

Policy S12: Protecting and enhancing biodiversity and geodiversity.

Policy S13: Landscape character.

Policy S14: Development in the open countryside.

Policy S15: Protecting the built and historic environment.

Policy S17: Town centres.

Policy S18: Provision of social and community facilities.

Policy S20: Providing for open space, sport and recreation.

Policy S21: Renewable energy.

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

Policy S22: Energy efficiency.

Policy S23: Planning obligations.

Alnwick District Wide Local Plan, 1997

Policy RE6: Protection of Sites of Nature Conservation Importance.

Policy RE7: Protection of Local Nature Reserves.

Policy RE13: Protecting wildlife habitats.

Policy RE20: Rural diversification proposals.

Policy RE21: Control of new agricultural buildings.

Policy RE23: Development in the open countryside.

Policy BE2: Regional and local archaeological significance.

Policy H10: Residential development in open countryside.

Policy TT1: Controlling the redevelopment of public transport facilities.

Policy ED4: Providing a broader base of job opportunities on designated commercial site.

Policy CD32: Controlling development that is detrimental to the environment and residential amenity.

Longframlington Neighbourhood Development Plan 2021 - 2036 Pre-Submission Draft Plan for Consultation

APPENDIX B: EVIDENCE DOCUMENTS

National Planning Policy Framework (February 2019)
National Planning Practice Guidance (as updated)
Alnwick District Wide Local Plan (April 1997) and the Alnwick LDF Core Strategy (October 2007)
Northumberland County Council Landscape Character Assessment August 2010
Northumberland County Council Strategic Housing Availability Land Assessment (2019)
Northumberland County Wide Housing Needs Survey Final Report (updated 2015)
SEA Screening Report 2020 (NCC)
Habitats Regulations Screening Report (February 2021)
Longframlington Parish Council Local Green Space Assessment (February 2021)
Longframlington Parish Council Settlement Boundaries Methodology (February 2021)
Longframlington Parish Council Community Facilities and Recreation Areas (February 2021)
Longframlington Parish Council Recent House Building Figures (February 2021)
Longframlington Parish Council Consultation Record and Responses (February 2021)

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

Glossary of Terms

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) Starter homes: is as specified in Sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Amenity: A positive element or elements that contribute to the positive character of an area, such as lack of noise and disturbance, openness, landscape, townscape, opportunities for recreation etc.

Basic Conditions: The Localism Act (the Act) sets basic conditions that neighbourhood development plans or orders must meet. These are that the plan or order must: a) have appropriate regard to national policy and advice contained in guidance issued by the Secretary of State, b) must contribute to the achievement of sustainable development c) must

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

be in general conformity with the strategic policies contained in the development plan for the area and d) must not breach, and be otherwise compatible with, EU and Human Rights obligations

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

Community Facilities: Local services and facilities that benefit the community, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Density (of development): The amount of building within an area of land. For housing it is expressed as the number of dwellings per hectare.

Development: Defined under the 1990 Town and Country Planning Act as 'the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land.'

Development Plan: The complete set of statutory land use policies and proposals for an area, used in making planning decisions. It includes adopted council development plan documents such as Local Plans, Core Strategies and Neighbourhood Plans. In this Neighbourhood Area the Development Plan consists of the Castle Morpeth Local Plan (2003) until it is superseded by the Northumberland Local Plan (due to be 'made' in 2020) and the Neighbourhood Plan when 'made'.

Environmental report: The report that documents the assessment of the draft Plan and accompanies the draft Plan for pre-submission consultation. The environmental report needs to contain certain information as set out in Schedule 2 to the SEA Regulations 2004.

Evidence base: The information and data gathered by local authorities and used to inform policy development. Evidence base data is also gathered to prepare a neighbourhood Plan and is submitted to the Examiner along with the other Examination Documents.

Habitat: An area or natural environment in which an organism, species or population normally lives. Habitats take many forms and should not be considered in isolation as they are linked and overlap with each other.

Habitats Regulations Assessments (HRA): This is a general term which describes the full step-wise process required in making assessments of the impacts on European sites under the Conservation of Habitats and Species Regulations 2010, including the steps of screening for likely significant effects and making appropriate assessments.

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

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

Independent Examination: The process by which an independent person examines a plan document to ensure that it is 'sound' (in the case of a Local Plan) or meets Basic Conditions (in the case of a neighbourhood Plan).

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

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

Local Green Space: A designation that provides special protection against development for green areas of particular importance to local communities. They can be identified through Local Plans or by communities in Neighbourhood Plans.

Local Plan: The documents and maps that make up the plan for the future development of a local area.

Material consideration: A matter that should be taken into account in making a planning decision.

National Planning Policy Framework (NPPF): A Government document that sets out the Government's planning policies for England and how these are expected to be applied.

National Planning Practice Guidance (NPPG): The Government published the National Planning Policy Framework (NPPF) in July 2018 and the National Planning Practice Guidance is regularly updated. Together, the National Planning Policy Framework and National Planning Practice Guidance set out what the Government expects of local authorities.

Neighbourhood Area: Longframlington Parish has been designated as the Neighbourhood Area.

Neighbourhood Plan: A Plan by a Parish or Town Council - the 'qualifying body' - for a particular Neighbourhood Area. Once it has been accepted by the local community through a Referendum, the Neighbourhood Plan will form part of the Development Plan.

Northumberland County Council: The unitary authority for Northumberland as of 1st April 2009.

Northumberland Local Plan (emerging): The Northumberland Local Plan is in production and is due to finish examination towards the end of 2020. Once in place, it will be the Development Plan for this area alongside the Neighbourhood Plan.

Previously Developed Land (PDL) or Brownfield Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be

Longframlington Neighbourhood Development Plan 2021 - 2036

Pre-Submission Draft Plan for Consultation

assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Rural exception site: Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority's discretion, for example where essential to enable the delivery of affordable units without grant funding.

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

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

SuDS (Sustainable Drainage Systems): A sequence of water management practices and facilities designed to drain surface water in a manner that will provide a more sustainable approach than more conventional practices, such as routing run-off through a pipe to a watercourse.

Sustainable development: Defined by the World Commission on Environment and Development in 1987 as 'development that meets the needs of the present without compromising the ability of future generations to meet their own needs'. Also defined in the NPPF states in paragraph 7 that there are three dimensions to sustainable development: economic, social and environmental.

Sustainable transport modes: Any efficient, safe and accessible means of transport with overall low impact on the environment, including walking and cycling, low and ultra-low emission vehicles, car sharing and public transport.