

Haydon Parish Neighbourhood Plan – 4 February 2022 Questions from Tony Burton the Independent Examiner and responses from Haydon Parish Council

(Please note that Sarah Brannigan from Northumberland County Council (NCC) has confirmed in an email of 10 February 2022 that the county council has no additional points to add to these responses)

How was the Haydon Parish Design Code (2020) prepared and was it subject to any public consultation separate from the consultation on the Plan?

The Haydon Parish Design Code (2020) was commissioned by the Parish Council to build on and strengthen the Village Design Statement (VDS) (2008). The VDS was prepared by local residents as part of the 2008 Haydon Parish Plan. The aim was to get it adopted by the Planning Authority (then Tynedale District Council) as Supplementary Planning Guidance. However, Local Government Re-organisation (and the demise of Tynedale DC) got in the way. Soon the government adopted the Localism Act which introduced new local planning mechanisms in the form of Neighbourhood Plans. The 2008 VDS was not in the format to meet the requirements around Neighbourhood Plans and the Parish Council was not in a position to undertake a new Neighbourhood Plan exercise so soon after the previous Parish Plan and Village Design Statement.

The Haydon Parish Design Code was commissioned by the Parish Council through AECOM as part of the Neighbourhood Plan technical support package . AECOM were provided with background information in the form of:

- The Village Design Statement 2008
- The Conservation Area Character Appraisal
- A briefing paper for AECOM (attached)

In addition the Parish Council carried out public consultation in relation to the Design Code. AECOM provided the Parish Council with a set of consultation questions which were used at a Neighbourhood Plan Consultation drop in event on 15 February 2020. Over 40 local residents attended the drop in event and 18 people completed written responses on the day to the consultation questions on the historic and built environment – see section 5 of 15 February 2020 consultation event write-up (attached).

A face to face meeting was held between AECOM and a sub group of the Neighbourhood Plan Steering Group on 25 February 2020 to discuss and agree the scope for the Design Code work.

Shortly after that the country was in the first Covid19 lock down. However, the sub group of the Steering Group worked actively with AECOM during the development of the Design Code, including providing photos and commenting on both the initial working draft and then full draft of the code

The Plan's policies reference the Design Code in different ways (e.g. H1 references the "principles" and H6 the "requirements" with a steer to an Annex reproducing the Vision). Is it the intention for the Plan to require development proposals to have regard to the entire Design Code?

It is the intention for the plan to require development proposals to have regard to the relevant part of the design code, rather than only the text in Annex 2. This text was added to ensure there was an understanding during the consultation on the draft plan of the design code. It may assist with implementation of the plan if the following changes are made:

- Policy H1, criterion h – amend to ‘have regard to the Haydon Design Code (annex 2) and other relevant documents...’;
- Policy H6, first sentence – remove ‘the requirements of the’;
- Policy H8 – add ‘(annex 2)’ after reference to the design code in the first sentence;
- Policy H14, criterion c – amend to ‘high quality design, which has been informed by the Haydon Parish Design Code (annex 2), to ensure...’
- Policy H19, criterion b – amend to ‘...reflecting the Haydon Parish Design Code (annex 2)’;
- Annex 2 – suggest removing the text and providing a link to the full design code.

Policy H7 - What evidence is available to support the inclusion of the non-designated heritage assets referenced in paragraph 5.39 alongside those already identified as "key buildings" in the Haydon Bridge Conservation Area Character Appraisal? Were the owners of the heritage assets referenced in paragraph 5.39 consulted on the proposals?

The buildings were included to demonstrate the quality of mid to late 19th century and early 20th century developments within Haydon Bridge which have positively added to the character of the village and parish. As there was no consultation with the owners of the properties it is suggested that paragraph 5.39 is amended as follows:

‘There are many examples of high quality mid to late nineteenth and early twentieth century developments within the conservation area which have contributed to its character, including:

- *Selwood House, Haydon Lodge and Haydon Park House – which are fine examples of mid to late 19th century properties associated with the increasing prosperity of the time;*
- *Original shop fronts on Ratcliffe Road, Church Street and Shaftoe Street; and*
- *Alexandra Terrace – a good example of the Edwardian architectural rhythm and scale within the village.’*

Delete these properties from policy H7 and the policies map. The parish council will include these buildings in its work on community action 2c

Policy H8d. - In simple terms what is meant by "*extending the rural edge*" and "*graduated towards the village centre*"?

These terms were taken from the design code (references to the rural edge - 4.2.4, 4.4.1, 4.42.2 and references to graduated towards the village centre – 4.2.4 and text above the first map on page 26). The terms reflect a desire for development to lower density where it adjoins the countryside, with a higher density of development towards the centre of the village. An example of an inappropriate 'hard edge' would be the Showfield development – the density of the development is the same at the rural edge as it is in the centre of the development. An example of a more appropriate development would be the houses on North Bank, where the density reduces as you leave the village centre.

Policy H14 - How was the "*master planning exercise*" undertaken and was it subject to any public consultation separate from that on the Plan? Has the landowner(s) been consulted and is there evidence of their view(s) on the approach proposed?

The *master planning exercise* was undertaken by three members of the sub group of the Steering Group that worked with AECOM on the Design Code. Of these three, one member is an architect who prepared the illustrative drawing on p.42 of the draft submission plan, one is the Vice Chair of the Parish Council, and the third is the Co-ordinator of the NP Steering Group who also has experience of housing development in former roles as a Director and Board member of housing associations. The work was signed off by the full Steering Group and the Parish Council.

The purpose of the master planning was to illustrate how the principles set out in the Design Code could be applied to the largest development site in the Parish.

The site is owned by Greenwich Hospital, and currently being marketed for sale as a development site by Strutt & Parker on behalf of the landowner.

Before the pre-submission draft was published, the Neighbourhood Plan Steering Group contacted Greenwich Hospital and Strutt & Parker in May 2021 to brief them about the Master Planning Exercise and to send them an early draft text and illustrative drawing relating to Policy 14 of the plan. We also spoke to Strutt & Parker twice before the pre-submission plan was published.

Initial feedback from Simon Beeby from Strutt & Parker in an email of 14 May 2021 stated:

Greenwich Hospital recognise that the emerging Northumberland Local Plan is expected to be adopted in the short term and that this means that this is an appropriate time to consider how best to deliver development on the allocated site at the west of the village. It is very helpful that the

Neighbourhood Plan is also rapidly progressing and the pro-active and well informed role by Steering Group on behalf of the community is welcomed.

Having considered the content of the draft plan the GH team are keen to work alongside the Steering Group with a view to delivering a development that best meets the aspirations of all concerned and we will be getting in touch with you again in the near future to discuss GH's strategy for progressing the scheme in a little more detail once this has been discussed further amongst board members and their advisory team.

Essentially, the aspirations set out in the NP are laudable and understood however as with any Local Plan allocation deliverability must be a key consideration. To this end, we anticipate inviting interest from suitable developers at an early stage of proceeding in order to select a preferred development partner. Thereafter we would envisage continued liaison between the developer and the Steering Group as the scheme evolves.

The thoughts to date revolve around inviting interest in the first instance from housebuilder/private developers and Registered Providers of Affordable Housing that have also branched out into providing a range of housing types and tenures whilst maintaining the ability to use their "not for profit" status and ability to utilise grant funding to achieve creative delivery solutions.

Please do feel free to get in touch at any time if you would like to discuss any aspect of the project further with me but otherwise please be assured that we will be back in touch when some further meaningful progress has been made at our end.

Greenwich Hospital, Strutt & Parker (Greenwich Hospital's development advisors) and Saville's (Greenwich Hospital's Land agents) were all consulted on the pre submission draft. Comments were received from Strutt & Parker and changes were made in the submission draft to reflect their comments. In particular changes were made to reflect the affordable housing elements contained within the local plan, and to make it clear that the drawing of the site is for illustrative purposes.

Policy H15 - What evidence is available to support the view that the commercial services identified in the Policy are "essential"? Do all these commercial services currently exist in the parish and is it the intention of the Policy to protect them where they do and/or to encourage new essential commercial services?

In November 2020 the Parish Council undertook a hand delivered survey of all households in the parish. Q.14 asked about which of the community facilities and services are important to protect. All survey responders (173) answered this question there was a very high positive response to sustain and protect current services. All the services referred to currently exist in the village, which is identified by the County Council in the local plan as a service centre. Q.15 of the survey also asked about gaps in facilities and services. The key gap identified was for a café in the village.

The third paragraph of Policy H15 could be amended to clarify that the services do currently exist in the parish. It is the intention of the policy to protect them.