

Newton on the Moor & Swarland Parish

PROFILE

September 2022

Revision history

Version	Revision date	Details
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1. What is Neighbourhood Planning?

1.1 Neighbourhood planning was introduced through the Localism Act in 2011. This provides the legal framework for a range of discretionary powers including those that enable parish councils to prepare Neighbourhood Development Plans, often referred to as 'neighbourhood plans' (NPs) and Neighbourhood Development Orders (NDOs).

Neighbourhood Plans

1.2 The purpose of neighbourhood plans is to create locally distinctive planning policies to manage and guide development within a defined neighbourhood area. They are important documents in the planning system because decisions on planning applications must be made in accordance with planning policies, including those in a neighbourhood plan.

1.3 Figure 1 explains generally what neighbourhood plans can and cannot be used to achieve.

Figure 1: What a Neighbourhood Plan can and cannot Do

<i>Neighbourhood Plans can ...</i>	<i>NPs cannot ...</i>
<p><i>...create planning policies to cover any land-use matter which is important to the local community. This could include planning policies on:</i></p> <ul style="list-style-type: none"><i>• Employment (e.g. allocating sites for employment development)</i><i>• Housing (e.g. allocating sites for residential development and identifying the types of housing required)</i><i>• Transport (e.g. extensions to cycle routes or footpaths)</i><i>• Natural environment (e.g. protecting wildlife corridors)</i><i>• Design (e.g. local guidance)</i>	<ul style="list-style-type: none"><i>• Plan for less development than that promoted in a Local Plan</i><i>• Be in conflict with strategic policies in a Local Plan</i><i>• Deal with major infrastructure projects such as main roads</i><i>• Deal with minerals or waste issues which can only be dealt with by the County Council</i><i>• Promote development which is not sustainable</i>

Neighbourhood Development Orders

- 1.4 These are prepared in a similar way to neighbourhood plans. They grant permission for development without the need for further planning applications. They can grant planning permission for an individual development or for types of development across a whole neighbourhood area. These could include:
- major development schemes
 - new houses
 - a new shop or pub
 - permitted extensions of a certain size or type
- 1.5 A community right to build order is a special kind of NDO, granting planning permission for small, community development schemes, such as housing or new community facilities.

Neighbourhood Planning Process

- 1.6 The process for preparing a neighbourhood plan or order is set out in legislation and national guidance. A number of steps are involved, which are described briefly in Table 1.

Table 1: Neighbourhood Planning Steps

Step	Actions
1. Area designation	<i>The parish council applies for the parish to be designated as a neighbourhood area for the purposes of neighbourhood planning. The local planning authority (Northumberland County Council) determines the application and, if successful, designates the parish as a neighbourhood area.</i>
2. Preparing and publicising the draft NP / NDO	<p><i>The process is similar for NPs and NDOs. It typically begins with the Parish Council gathering information about the neighbourhood area and engaging with the community to identify local aspirations and priorities.</i></p> <p><i>For a NP, this early engagement would inform the development of a vision and objectives for the plan. Planning policies would be drafted to achieve these objectives. Additional evidence is likely to be required to justify introducing the policies.</i></p> <p><i>For an NDO, evidence must be gathered to show there is a need for the order and the kinds of development it should permit.</i></p>

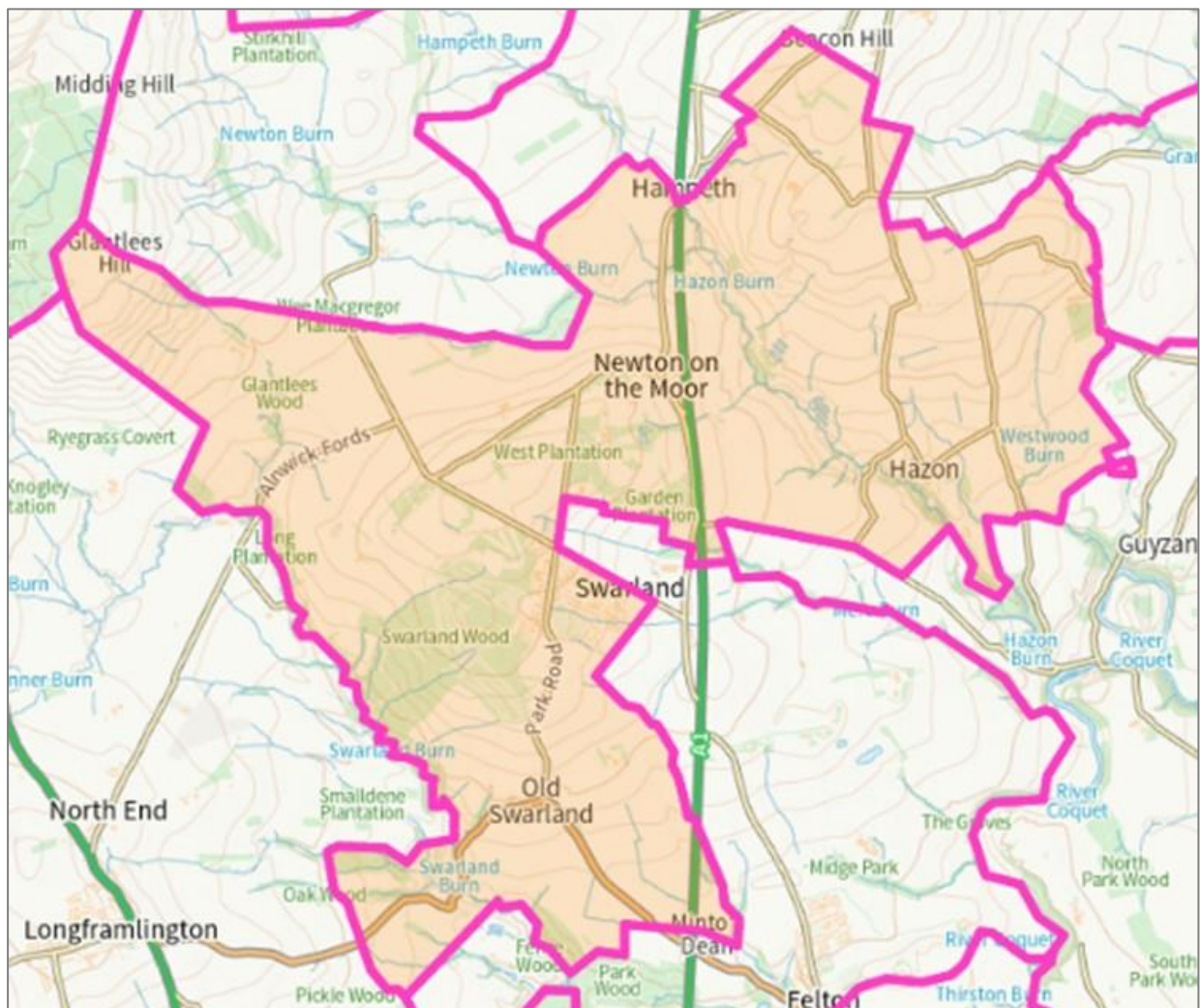
Step	Actions
	<i>Once prepared, the draft plan or order must be publicised for a period of at least 6 weeks, inviting comments from people who live, work and carry out business in the area.</i>
3. Submit the draft NP / NDO	<i>Once the parish council is satisfied with the plan / order and has taken account of comments made by the local community and other stakeholders, it submits the plan / order to the local planning authority.</i>
4. Independent examination	<i>The local planning authority appoints an independent examiner to examine the plan / order. They decide if the plan / order meets the 'basic conditions' and if it should go to a local referendum.</i>
5. Referendum	<i>If successful at examination, the plan / order is then subject to a vote in a local referendum. If more than 50% of electors vote in favour, the planning authority must adopt the plan / order as new planning policy.</i>

2. Newton on the Moor & Swarland Parish

Introduction

2.1 Newton on the Moor & Swarland (NM&S) is a rural parish situated around 6 miles south of Alnwick and 9 miles east of Amble. It is a largely rural area which includes the two main settlements of Newton-on-the-Moor and Swarland. The Parish sits across the A1, making it a travel corridor.

Figure 2: NM&S Parish Map



Population

- 2011: 905
- 2021: TBC

Table 2: Population Data (Percentages in 2011 and 2021 compared)

Age group	NM&S Parish		Northumberland	
	2011	2021	2011	2021
0-15	10.1		17.0	
16-64	65		63.0	
65+	24.7		20.1	

Households

- 2011: 410 (19 with no usual residents)
- 2021: TBC (TBC with no usual residents)

Table 3: Housing Type (Percentages of Households in 2011 and 2021 compared)

Type	NM&S Parish	
	2011	2021
Detached house or bungalow	74.9	
Semi-detached house or bungalow	12.7	
Terraced house or bungalow	8.0	
Purpose built flat	0.0	
Converted flat	1.0	
Flat in a commercial building	1.5	
Caravan or other temporary structure	2.0	

Table 4: Housing Tenure (Percentages of Households in 2011 and 2021 compared)

Tenure	NM&S Parish	
	2011	2021
Owned outright	58.1	
Owned with a mortgage or loan	34.0	
Shared ownership	0.0	
Social rented (local authority / housing association / registered social landlord)	0.5	
Private rented	5.4	
Other including living rent free	2.0	

New Housing

2.2 There have been 42 net additional homes completed in NM&S Parish since 2016.

Table 5a: Housing completions since 2016

2016/ 17	2017/ 18	2018/ 19	2019/ 20	2020/ 21	2021/ 22
5	2	3	17	15	0

Table 5b: Detail of Housing completions since 2016

COMPLETIONS					
Year	REF	Address	Description	Land	Units
16-17	14/01464/FUL	Land North Of Swarland Equestrian Centre Old Park Road Swarland	Erection of new detached house with garage	Brownfield	1
	11/03025/OUT	6 Kenmore Road, Swarland	Erection of 2no. dwelling houses (Outline)	Greenfield	2
	14/01027/FUL	Land West Of 1 Studley Drive, Swarland	Proposed construction of a dormered bungalow with detached single garage	Greenfield	1
	14/01321/FUL	Land North Of 38 Park Road, Swarland	Proposed construction of a new dormered dwelling with attached garage	Greenfield	1

COMPLETIONS					
Year	REF	Address	Description	Land	Units
	14/04109/FUL	Land South West Of 8 Park Road Coast View Swarland	Proposed development for 1 dwelling.	Greenfield	1
17-18	14/02644/FUL	Site Adjoining Field House Newton-On- The-Moor	Single storey detached dwelling, single storey detached garage/scooter store, off street parking and turning head to brown field site forming part of garden to current residence	Greenfield	1
	15/02623/REM	Land North West Of The Larches, Nelson Drive, Swarland	Change of use of land to use as plot for residential dwelling	Greenfield	1
18-19	12/02631/FUL	Land and building West of Home Farm Cottages Swarland	Proposed conversion of existing building to a single dwelling house (C3) with associated parking and garden	Brownfield	1
	17/03242/FUL	The Bungalow Old Swarland	Replacement of existing bungalow and ancillary outbuildings with new cottage and garage.	Brownfield	1
	14/01980/OUT	Land North West Of The Larches Nelson Drive Swarland	Construction of 1no. residential dwelling with associated change of use of land to residential curtilage.	Greenfield	1
	14/03513/FUL	Land North West Of 3 Studley Drive Swarland	Construction of a single new 3-bedroom dormer bungalow dwelling within curtilage of existing bungalow dwelling	Greenfield	1
	17/03242/FUL	The Bungalow Old Swarland, Swarland	Replacement of existing bungalow and ancillary outbuildings with new cottage and garage.	Brownfield	-1
19-20	18/02250/FUL	Land West Of Swarland Equestrian Centre Old Park Road Swarland	Demolition of Indoor Riding Arena and Development of 26 Dwellings - Amended 17/08/18	Brownfield	13
	15/03354/FUL	Land West Of 38 Park Road Swarland	Proposed new detached dwelling with detached timber constructed garage and store building	Greenfield	1

COMPLETIONS					
Year	REF	Address	Description	Land	Units
			for use by the proposed new dwelling		
	17/00271/FUL	Plot 1 Land To Rear And Side of 4 Kenmore Road Swarland Morpeth	Proposed new dwelling	Greenfield	1
	17/00272/FUL	Plot 2 Land To The Rear And Side Of 4 Kenmore Road Swarland Morpeth	Proposed 1no dwelling	Greenfield	1
	17/02194/FUL	Land North Of 6 Kenmore Road The Larches Swarland	Proposal for demolition of existing garage and construction of three bedroom dormer bungalow with detached single garage	Greenfield	1
20-21	18/02250/FUL	Land West Of Swarland Equestrian Centre Old Park Road Swarland	As above.	Brownfield	14
	16/00367/REM	Land North West Of The Larches Nelson Drive Swarland	Approval of Reserved Matters for Design, appearance, materials, landscaping, layout and all associated matters reserved with outline permission 13/01310/OUT	Greenfield	1

2.3 There are outstanding commitments for another 55 dwellings.

Table 6: Sites with Planning Permission in NM&S Parish

Planning Reference	Address	Total capacity of site	Completed	Outstanding	Notes
17/00500/OUT	Land South West Of The Old Tweed Mill, Springwood, Swarland	9	0	9	
A/2010/0485	Newton Hall, Newton-On-The-Moor	5	2	3	

Planning Reference	Address	Total capacity of site	Completed	Outstanding	Notes
16/04129/OUT, 20/01196/REM, 20/03622/FUL	Land South Of Mereburn House Low Wood Swarland	11	10	1	
19/04108/OUT	Percy Wood Golf Club And Country Retreat, Coast View, Swarland	16	0	16	
11/03025/OUT	6 Kenmore Road, Swarland	2	1	1	
15/03181/FUL	Land Adjacent To Ryan Leigh Newton-On-The-Moor	2	0	2	
15/03354/FUL	Land West Of 38 Park Road Swarland	2	1	1	
16/01443/FUL	Land South Of 8 Nelson Drive Swarland	1	0	1	
20/00369/FUL	Land To The Rear Of 2 Kenmore Road Swarland	2	0	2	NB – See 16/04557/REM
17/01978/FUL	Land North West Of Swarland First School Leamington Lane Swarland	1	0	1	
20/01279/REM	8 Kenmore Road, Swarland	2	0	2	NB- A22 17/03283/OUT
20/02437/REM	Woodside 1 Coast View Swarland	3	0	3	
21/01411/FUL	Quarry House, Newton-On-The-Moor	1	0	1	NB – See 18/00590/FUL
18/03621/FUL	Land West Of 20 Park Road Park Road Swarland	1	0	1	
A/2003/0567	Sites 3, 4 , 5 & 6, Land adjoining 2 Studley Drive, Swarland	4	3	1	
A/2005/0460	Rear and side of 4 Kenmore Road, Swarland	4	0	4	
A/2009/0186	3 Percy Drive, Swarland	1	0	1	
A/2010/0484	Newton Hall, Newton-On-The-Moor, Morpeth	-1	0	-1	
19/01777/AGTR ES	Land South East Of Overgrass Mill Cottage Longframlington	1	0	1	
20/01037/OUT	Land South Of Bowling Green U3135 Swarland Village Loop Road Swarland	2	0	2	

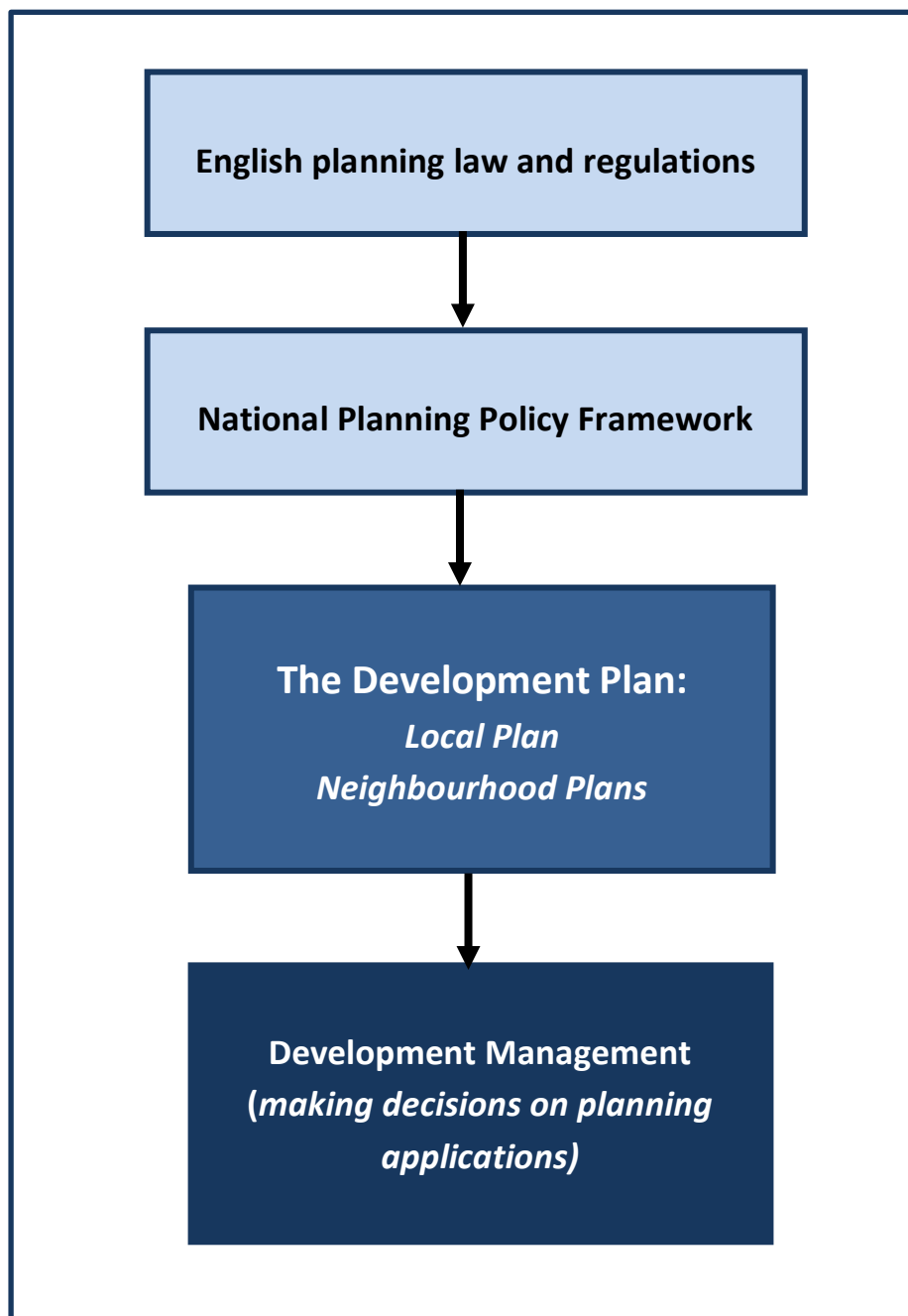
Planning Reference	Address	Total capacity of site	Completed	Outstanding	Notes
20/01079/FUL	Land South West Of 2 The Orchard Nelson Drive Swarland	1	0	1	
19/00823/FUL	Land South West Of Chesterhill Farm Leamington Lane Swarland	1	0	1	
19/05021/FUL	5 Kenmore Road Swarland	1	0	1	
		72	17	55	

3. Current Planning Position

The Planning System

- 3.1 The planning system shapes new development and the use of land in England with the aim of achieving outcomes that are positive for people, the economy and the environment. Figure 3 shows where neighbourhood plans sit in the English planning system.

Figure 3: Components of the Planning System



National Planning Policy Framework

3.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. The NPPF establishes the broad framework within which Local Plans and Neighbourhood Plans must be prepared. The NPPF confirms the purpose of planning is to help achieve 'sustainable development'. This is normally defined as follows:

'Sustainable development is development that meets the needs of the present without compromising the ability of future generations to meet their own needs'¹

The Development Plan

3.3 The law requires that planning decisions are made in line with the development plan, unless there are good reasons not to. These reasons are called 'material considerations'. The development plan is therefore at the heart of a plan-led planning system. Its key components are:

- Local Plans, which must be prepared by all local planning authorities for their area;
- Neighbourhood Plans, which are voluntary, and are prepared by local communities through parish councils where they exist.

3.4 Northumberland County Council is the Local Planning Authority. The current local plan for NM&S Parish is the [Northumberland Local Plan](#) (adopted March 2022).

3.5 The following planning policies in the Northumberland Local Plan are relevant to NM&S Parish.

*Under **Policy STP1 Spatial strategy (Strategic Policy)**, Swarland is classed as a 'service village', which will provide for a proportionate level of housing and be the focus for investment in rural areas, to support the provision and retention of local retail, services and facilities.*

The settlement of Newton-on-the-Moor is classed as a 'small village'. In order to support the social and economic vitality of rural areas and recognising that development in one village can support services and facilities in other nearby villages, small villages will support a proportionate level of development.

¹ The Report of the Brundtland Commission, Our Common Future, 1987

Development in other settlements not identified as Main Towns, Service Centres, Service Villages or Small Villages (i.e., Hazen) will be limited to that within the built form of the settlement, and the conversion, extension or redevelopment of existing buildings unless it supports the sustainable growth of an existing business or the formation of a new business or provides for new or enhanced community facilities.

The Policy supports ‘Sustainable development ... within settlement boundaries defined on the Local Plan policies map.’ Newton-on-the-Moor and Swarland villages have settlement boundaries in the Local Plan.

Figure 4: Swarland Settlement Boundary

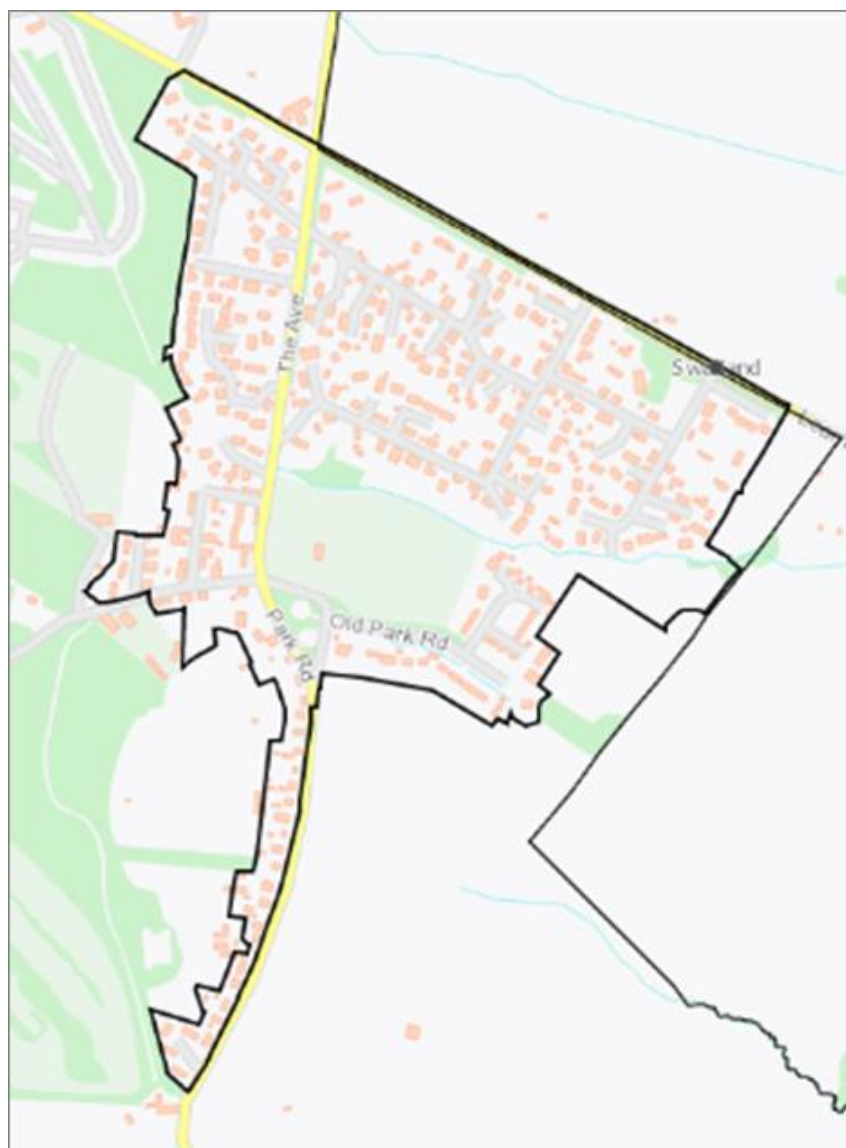
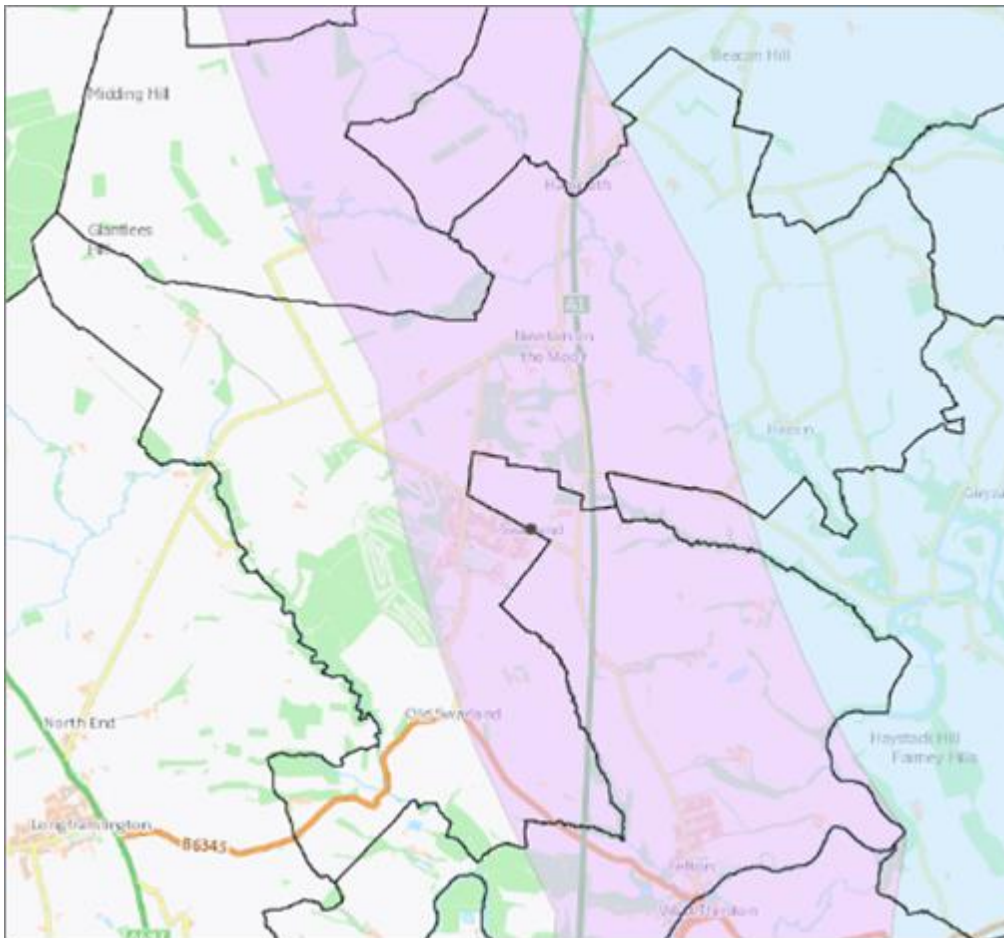


Figure 6: Coastal Mitigation Service

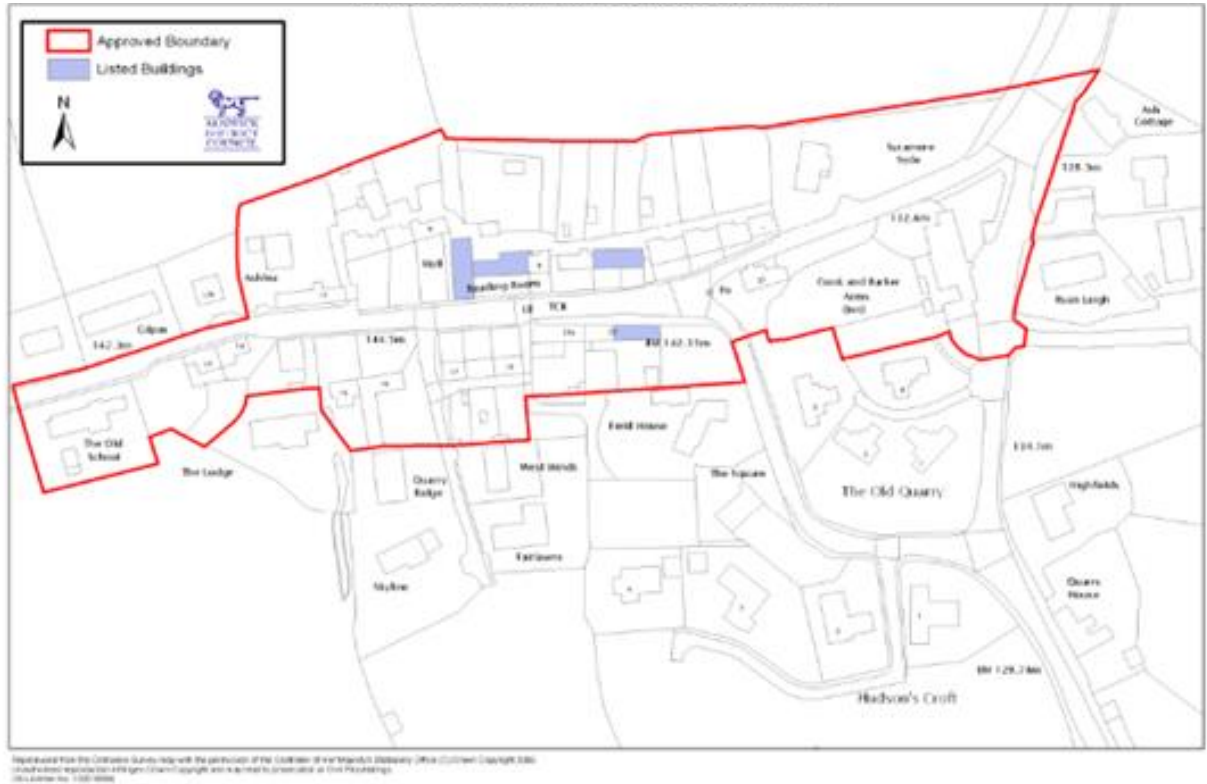


Development proposals affecting biodiversity and geodiversity, including designated sites, protected species, and habitats and species of principal importance in England (also called priority habitats and species), will:

- a. Minimise their impact, avoiding significant harm through location and/ or design. Where significant harm cannot be avoided, applicants will be required to demonstrate that adverse impacts will be adequately mitigated or, as a last resort compensated for;*
- b. Secure a net gain for biodiversity as calculated, to reflect latest Government policy and advice, through planning conditions or planning obligations*

Policy ENV9 Conservation Areas sets out how development will be managed in such areas, including in Newton-on-the-Moor.

Figure 9: Newton-on-the-Moor Conservation Area



Policy INF5 Open space and facilities for sport and recreation identifies a number of sites within the village of Swarland as protected open space:

- Vyner Park
- Vyner Park allotments
- Swarland playground
- Swarland recreation ground

4. Sources of Information

Planning

[National Planning Policy Framework](#)

[Northumberland Local Plan](#)

Support for Neighbourhood Planning

[Northumberland County Council Neighbourhood Planning Team](#)

[Locality neighbourhood planning](#)

Census and other Data

[ONS Nomis Data – 2011](#)

[Northumberland Open Data](#)

[Indices of Deprivation: 2019 and 2015](#)

Natural Environment

[DEFRA Magic Map](#)

[Natural England Designated Sites](#)

Historic Environment

[Historic England Listed Buildings](#)

[NCC Conservation Services](#)

Digital Maps

[Northumberland Digital Maps](#)