

Neighbourhood Plan Policy Extracts

This document contains extracts from the Neighbourhood Plan. It has been produced for the purpose of the Regulation 14 Pre-submission consultation exercise only, to provide a 'quick guide' to the Policies contained within the Plan.

Maps showing the areas covered by the Policies, can be viewed online by visiting [Neighbourhood Plan – Newton on the Moor and Swarland Parish Council](#). The maps will also be on display during the drop in events at Swarland Village Hall on 4th October and at Jubilee Hall on 18th October. Both events will run from 10.00 – noon.

Neighbourhood Plans can deal with all non-strategic matters related to the development and spatial planning of an area, including matters such as housing, matters related to the natural environment, employment, heritage, transport and tourism.

Policies within Neighbourhood Plans cannot block development or support less development than already allowed in the Statutory Development Plan.

A Neighbourhood Plan can shape where that development will go and what it can look like. It can also cover other issues which are not related to the use and development of land but these issues will not be dealt with by planning policies. Instead, they will be referred to as 'community actions'. However, the main purpose of a Neighbourhood Plan is to set policies for the use and development of land.

The Neighbourhood Plan should be read as a whole document with each policy read alongside all others that are relevant. Accordingly, the Plan's policies contain only limited cross-referencing, although, in some cases, a specific cross-reference may be relied upon for clarification of the particular policy.

Policy 1 – Sustainable Development in Swarland

New development within the 5 Character Areas within the settlement boundary for Swarland shown on the Policies Map must incorporate high quality design and demonstrate how it meets the guidance of the Design Code contained in Appendix C.

Proposals for development in all 5 areas must give consideration to:

- a) scale, density, height, massing, layout, materials, hard and soft landscaping, as well as means of enclosure and access to reflect the character of the area in which it sits;
- b) detail of design features including windows, doors, roof lights, dormers, chimneys and roofs;
- c) orientation of buildings and landscaping to maintain the existing key views identified in the Design Code and in Figure 10:

SKV1: view east from Chesterhill towards the coast

SKV2: view east over fields towards the coast from Old Park Road

SKV3: view east over fields and Nile Park towards the coast from Park Road

SKV4: view along the avenue of trees in The Avenue

Development in Character Area 3 (the historic core) must have special regard to the historic vernacular of this area. In keeping with the character of this area, buildings should not exceed 1.5 storeys.

Development in Character Area 5, also shown as a non-designated heritage asset, must ensure that the special character of the traditional burgrave plot layouts are retained, along with trees and hedgerows which contribute to this character.

Policy 2 – Swarland Buffer

To protect the amenity of residents in Swarland, and existing and future occupiers at the Percy Wood Holiday Park, an area along the eastern boundary of Percy Wood Holiday Park, and western edge of Swarland, is identified as a landscape buffer. Development within this area will not be supported where it will lead to the merging of Swarland and the Percy Wood Holiday Park, either physically, or result in increased intervisibility between the two.

Policy 3: Sustainable Development in Newton on the Moor

Development proposals within the settlement of Newton on the Moor must respect the prevailing density, design, landscaping and key views within and out of the village.

Development proposals affecting the Newton on the Moor Conservation Area or its setting will be required to preserve or enhance the character or appearance of the conservation area must consider the impact on the following specific elements identified in the Newton on the Moor Conservation Area Character Appraisal and the Design Code in Appendix C:

- a) Layout, materials, landscaping, boundary treatments and vernacular design of windows chimneys, dormers and roofscape;
- b) Setting of listed buildings;
- c) The importance of trees, hedgerows and landscaping within the village.
- d) Key views identified in the appraisal, in the Design Code and Figure 10 as follows:

NKV1: View of Newton on the Moor from the A1

NKV2: View north from the main street of Newton on the Moor

NKV3: view to Shiel Dyke from the main street of Newton on the Moor

Development of poor design which fails to preserve or enhance the character of the Conservation Area will not be supported.

Policy 4 – Meeting Housing Needs

Affordable housing provision in the Neighbourhood Area must be provided in accordance with the latest Housing Needs Assessment for the area in terms of the type and mix of housing.

The type of affordable housing provided should reflect the identified local needs of the community, by providing one, two and three bedroom affordable homes. The tenure mix should be 65% housing for rent, and 35% affordable home ownership options or as set out in the latest HNA.

Policy 5 – Local Green Spaces

The following areas are defined on the Policies Map and are designated as Local Green Space which will be protected from development in a manner consistent with the protection of land within the Green Belt.

- LGS1: Nile Park (land to the east of Park Road)
- LGS2: Land to the east of Percy Wood Holiday Park
- LGS3: Swarland Wood
- LGS4: Trees and amenity areas around Vyner Park
- LGS5: Tree belt and verge along Old Park Road

Policy 6 - Protected open space

Percy Wood Holiday Park Golf Course is identified as protected open space and development proposals that are not related to the function of the space as a golf course will not be supported.

Policy 7 - Green and Blue Infrastructure and wildlife corridors

The following areas shown on the Policies Map comprise green and blue infrastructure and wildlife corridors in the Neighbourhood Area. Proposals resulting in an adverse impact on these areas and their function as green infrastructure and wildlife corridors will not be permitted. Proposals which enhance the connectivity of these areas will be supported subject to policies elsewhere in the development plan.

- a) Former grounds of Swarland Hall designed landscape including Swarland Wood and Golf Course;
- b) Vyner Park and surroundings;
- c) Woodland plantations surrounding Newton Hall;
- d) Woodland on the south side of the road from Newton on the Moor to Overgrass;
- e) Hazon Burn, Swarland Burn and Newton Burn and the woodland habitat adjoining them;
- f) The disused railway line (Whittle Quarry to Hartlaw);
- g) Tree lined avenues in Swarland (The Avenue, Leamington Lane)

Policy 8 – Non-Designated Heritage Assets

Development proposals affecting the significance of any non-designated heritage asset or its setting should take into account its significance and the scale of any harm or loss. Where a development has the potential to include heritage assets of archaeological interest, developers will be required to submit an appropriate desk-based assessment, and where necessary, a field evaluation.

- NDHA1: Swarland School;
- NDHA2: Cottages and burgage plots along Park Road Swarland;
- NDHA3: Pond and ice store within Engine Wood;
- NDHA4: Old Swarland medieval settlement (archaeological interest);
- NDHA5: Hazon neolithic settlement and field systems (archaeological interest);
- NDHA6: Hartlaw medieval village (archaeological interest);
- NDHA7: Cook and Barker Inn, Newton on the Moor.

Policy 9 – Community and Recreational Facilities

The following community and recreational facilities are of significant value to the local community and are shown on the Policies Map.

- a) CF1 – Jubilee Hall (Newton on the Moor)
- b) CF2 – Cook and Barker Inn (Newton on the Moor)
- c) CF3 - The Village School including the Shining Stars nursery facility (Swarland)
- d) CF4 - Swarland Village Hall (Swarland)
- e) CF5 - Swarland Village Club (Swarland)
- f) CF6 - Nelson's at the Park café (Swarland)
- g) CF7 – Vyner Park including tennis courts, dog walking area, allotments and bowling green
- h) CF8 – Swarland Primary School Playing Fields

The provision of new, and the expansion of existing community facilities, will be supported where they comply with policies elsewhere in the development plan. Proposals that would result in the loss of a community facility will not be supported unless it can be clearly demonstrated that the facility is no longer viable, or no longer required by the community due to alternative provision.

Policy 10 – Percy Wood Holiday Park and buffer

Development proposals at Percy Wood Holiday Park must comply with policies elsewhere in the development plan. Proposals to extend the caravan park to provide additional accommodation or facilities must not encroach on the buffer area identified in Policy 2 and on the Policies Map.

Any future development at the caravan park must demonstrate that there is sufficient infrastructure capacity, and that it will not impact on sewage and drainage elsewhere.

Proposals to provide facilities within the caravan park to reduce the need for visitors to travel will be supported where they comply with policies elsewhere in the plan.

Policy 11 – Cycle Paths

The provision of a cycle path between Newton and Swarland, and Swarland and Felton as shown on the Policies Map will be supported.

Policy 12 – Road Safety

Proposals likely to result in a significant increase in traffic will be required to include an assessment of the impact of additional vehicle movements on the junctions at Rashercap, Guyzance Crossroads and Leamington Lane.

Proposals which will lead to the improvement of the safety of these junctions will be supported where they accord with policies elsewhere in the development plan.