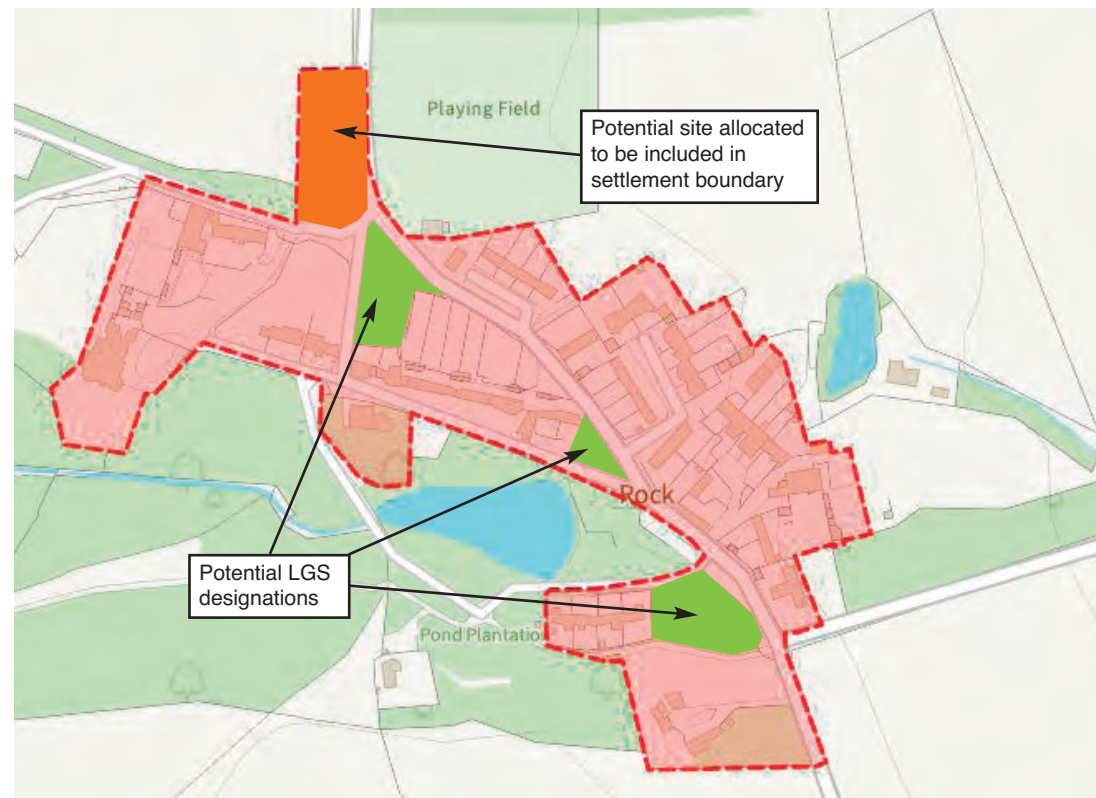


Options for Rock

Option 1: Define settlement boundary (as suggested below) to include the main built-up area of village including the potential housing site. Consider LGS or other designations in green parts of the village to ensure that development is directed to the most suitable locations:



Option 2: Define settlement boundary as above without the proposed development site west of cricket pitch.

Option 3: Do nothing and leave rock without a settlement boundary.

4. Design Code

The purpose of the Design Code is to ensure that any new development supports and enhances the quality of the parish's existing built environment. It is now available on the parish council website.

Of particular importance is the section dealing specifically with design guidance and codes - pages 53 to 64. Also worth reading is the quick reference guide in the Appendix - pages 65 to 70 - which sets out a general list of design considerations by topic.

5. It's vital we have your views

We've organised two public meetings. We would welcome everyone's further involvement - so please come along either to Rennington or Rock on a date that suits you.

Public meetings:

Thursday 16 May 7pm Rennington Village Hall
Tuesday 21 May 7pm Rock Church

We've also attached a questionnaire to be completed, hopefully, by every adult. The more people who complete the questionnaire the more we'll be able to rely upon the results; it really does matter. Please note the closing date for receipt of completed questionnaire is 31 May.

Going forward your views and comments will enable us to draft the Neighbourhood Development Plan in a way that reflects the collective views of our parish community. So I'd like to thank every one of you - in advance - for participating.

Alan Tremlett, Chair of Working Party

Sites & Settlement Boundary Consultation



Key issues for the Neighbourhood Development Plan

Public Meetings

Rennington Thursday 16 May 7pm Rennington Village Hall
Rock Tuesday 21 May 7pm Rock Church

Housing and the Neighbourhood Development Plan

1. Introduction

Decisions we take on housing will be critical in supporting the vision for our parish and protecting those aspects that have attracted generations of people to choose the parish as a place to live and raise their families. It's therefore important that our community is able to influence the location, type and design of any future housing developments.

Our planning consultant has now completed the assessment of potential sites for housing development and reviewed the position relating to settlement boundaries. We're now asking for your views on both these issues and thoughts on the Design Code.

2. Land for housing

The technical assessment of potential development sites was performed by Jenny Ludman (planning consultant) and the full report is available on the parish council website. Twelve sites were initially considered and six were discounted as they were contrary to Northumberland Local Plan's (NLP) planning policies. The remaining six sites were subject to more detailed assessment - four in Rennington and one each in Rock and in Stamford.

Going forward any future housing will require a detailed site-specific design policy, provide opportunities to deliver biodiversity net gains and be subject to primary residency restrictions. In summary the conclusions for each of the sites are as follows:

Rennington

Site 1: Land south of Rennington 2-5
Not considered suitable for housing - adverse visual amenity impact.

Site 2: Land behind Village Hall in Rennington
Not considered suitable for housing - no access and high landscape sensitivity within the village.

Site 3: Land southeast of North Farm Steading
Considered suitable for a small-scale housing development of approximately 6 dwellings.

Site 4: Land west of B1340
Not considered suitable for new housing development due to its scale and location.

Rock

Site 5: Land west of cricket pitch
Considered suitable in part (southern section) to deliver a smaller-scale development of 6 dwellings maximum.

Stamford

Site 6: Land west of Long Row
Considered suitable for a small development of 4-6 dwellings.

3. Settlement boundaries

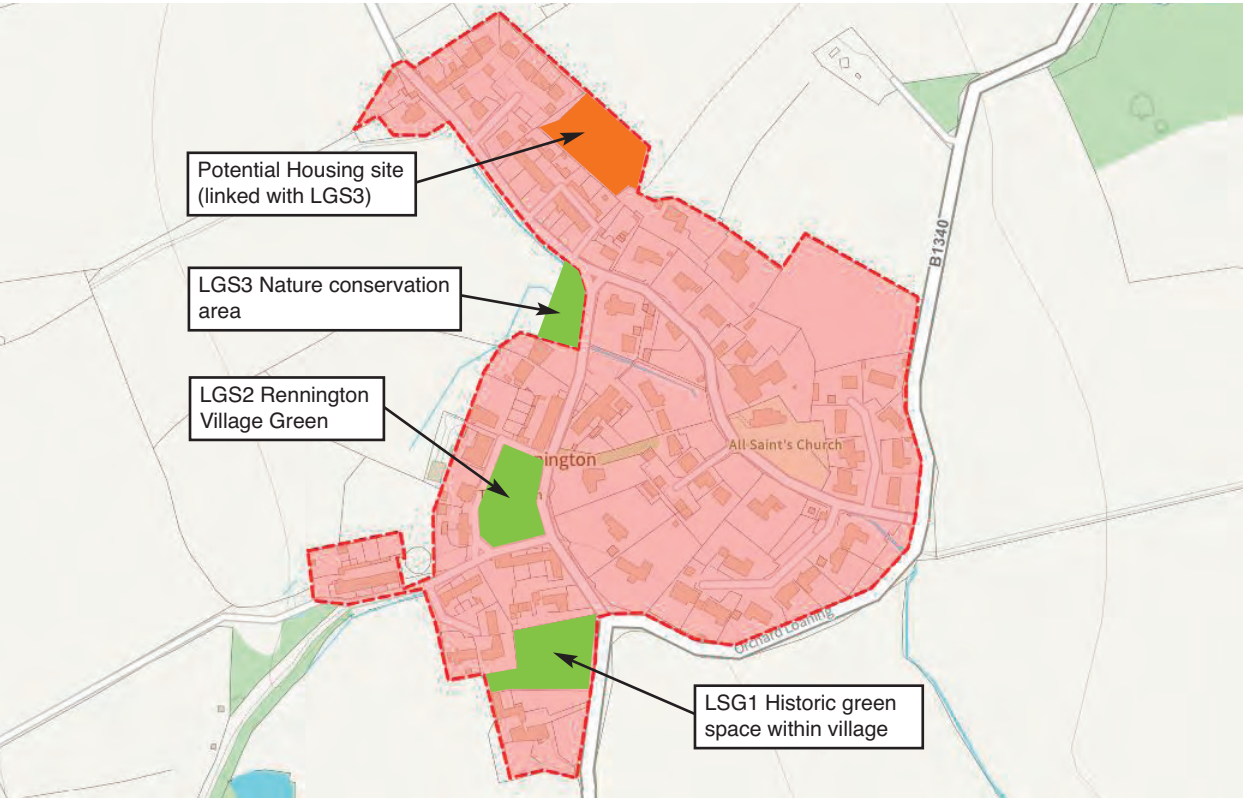
A settlement boundary is essentially a line drawn on a map around a settlement. Whilst a settlement boundary is never sacrosanct, NCC regard the settlement boundary to be a firm steer as to where development is likely to be supported in principle and where it will not - except for some exceptional development listed in the Northumberland Local Plan (NLP) - HOU7 and HOU8.

In our parish Stamford and Broxfield are too small to have settlement boundaries. The NLP redrew Rennington's settlement boundary to include recent housing developments; Rock, however, was left without a boundary.

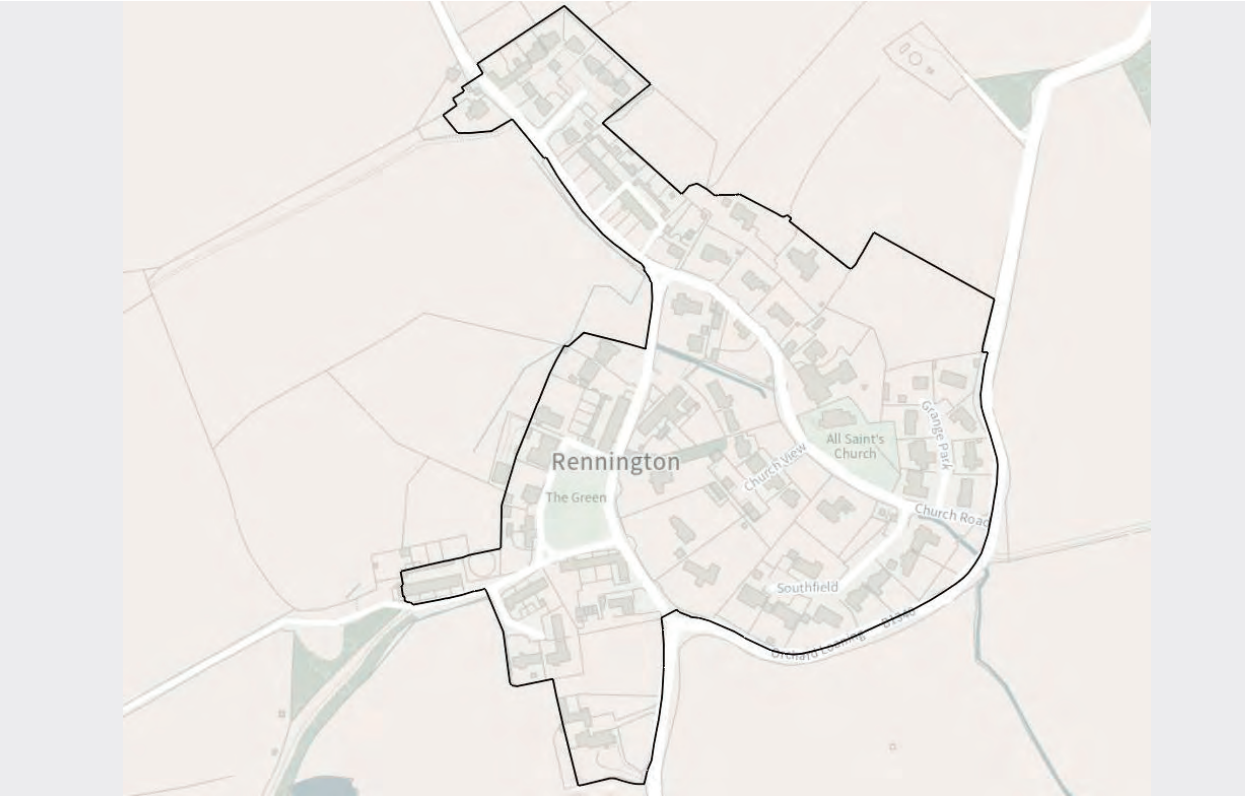
Jenny Ludman's report on settlement boundaries (available on the Parish Council website) put forward the following options:

Options for Rennington

Option 1: Amend settlement boundary to include an extension to the North Farm development, and allocate Local Green Spaces (LGS) in other areas valued by the community (see plan below).



Option 2: Do nothing (see Figure 2 below).



It has been suggested the independent examiner of our Neighbourhood Plan may not be comfortable with allocating the area between South Farm and Rennington House as LGS if the settlement boundary is to remain the same (removal of a potential housing development site).