

Neighbourhood Development Plan



Regulation 14 Consultation

Throughout the Neighbourhood Plan process our aim has been to engage with residents to ensure the Plan genuinely reflects the views of our community. We're now starting the formal consultation phase giving you the opportunity to help us improve the Plan and hopefully endorse its progress before being formally considered by Northumberland County Council.

The Consultation Process

We summarise in this document the planning policies that lie at the heart of our Neighbourhood Plan. We would welcome your feedback or any comments you may have on these policies and the Draft Plan itself. For the full Plan, policy maps, and supporting documents, please visit the Neighbourhood Development Plan section of our Parish Council website at rennington-pc.gov.uk. Alternatively you may contact our Parish Clerk via email at clerk@rennington-pc.gov.uk or phone 07455 004164 and request a hard copy of the Draft Plan.

Attached to this document is the response form for your comments/feedback. Additional copies of this form may also be downloaded from the Parish Council website.

Completed response forms should be emailed to clerk@rennington-pc.gov.uk or mailed to Rennington Parish Clerk at Castle Inn, Whittingham, Alnwick, NE66 4RQ; alternatively you can post the forms in RVH post box outside the hall. The consultation period will run for 6 weeks from 20 October until 1 December 2025. Please note that anonymous comments and those received after this date may not be considered.

The results of the consultation will be published on the Parish Council website, but personal information will NOT be included.

If you want to clarify anything or have any questions, please feel free to contact either the Parish Clerk at clerk@rennington-pc.gov.uk or mobile 07455 004164; or the Chair of the Parish Council stephen.baggott@rennington-pc.gov.uk or mobile 07899 795695.

Additionally if you would wish to speak with members of the Working Group, we're hosting Drop-In sessions at Rennington Village Hall from 2pm to 5pm on Saturday 8 November and at Rock Church from 5pm to 8pm on Wednesday 12 November 2025.

Our Neighbourhood Plan

Our Neighbourhood Plan aims to establish a sustainable vision for the future development of Rennington Parish in Northumberland. Its policies reflect a strong commitment to preserving Rennington Parish's rural character and protecting its natural and historic environment. It provides a balanced approach to development that meets the needs of current and future residents. Once approved, the plan will form a key part of the local planning framework and be an integral part of the Northumberland Local Plan.

Importantly, the Neighbourhood Plan provides specific guidance on where development should occur, what it should look like, and how it should be integrated into the existing community.

Vision & Objectives

Our vision is to sustain Rennington Parish as a vibrant community that retains the special qualities that have attracted generations of people to live and raise families in the area. The plan's objectives align with this vision, promoting:

1. **Protection of natural living environments** – Ensuring biodiversity is maintained.
2. **Smart housing development** – Encouraging housing that meets local needs and is proportionate in size.
3. **Community and recreational facilities** – Supporting local services and enhancing facilities.
4. **Enhanced connectivity** – Promoting walking, cycling, and bridleway use.
5. **Design and heritage preservation** – Maintaining the architectural character and heritage of the Parish.
6. **Rural Employment** - Supporting the local economy with policies to encourage the creation and growth of small to medium-sized enterprises.

Planning Policies

Planning policies lie at the heart of the Neighbourhood Plan, guiding all future development within the context of national, regional, and local planning frameworks.

Settlement Boundaries and Housing Policies

The Plan defines the settlement boundaries for Rennington and Rock and allocates two specific sites for future housing developments. These boundaries help manage where development is appropriate, with a particular emphasis on protecting the open countryside.

The plan recognises that within the parish there is a shortage of housing that is affordable, exacerbated by second-home ownership and holiday lets. Policies focus on ensuring new developments cater for local residents and meet identified housing needs.

- **Policy RR1** defines the settlement boundaries for Rennington and Rock, specifying where development can occur and where it will be restricted.
- **Policy RR2** addresses affordable housing by requiring that developments of 10 units or more must include at least 25% affordable housing, ensuring that local families and first-time buyers are accommodated.
- **Policy RR3** provides guidelines for mix of housing types in new developments, and includes the requirement for the use of low-carbon technologies and biodiversity net gain.

Housing Allocations

Two specific sites for housing development have been identified in the Neighbourhood Plan:

- **Land west of Cricket Field, Rock (Policy RR4)** – Allocation for up to eight dwellings, focusing on traditional estate housing designs.
- **Housing allocation in Stamford (Policy RR5)** – Allocation for up to six dwellings, designed in alignment with the existing terrace housing in the area.

These developments will adhere to strict design and material guidelines to reflect local character and history.

Policy RR6 ensures that all new housing developments are for principal occupancy.

Design in New Developments

The plan emphasises the importance of design quality in all new developments. It establishes a **Design Code (Policy RR7)** that developers must follow, ensuring that new buildings reflect the local vernacular, respect the Conservation Area in Rock, and preserve the rural landscape.

Heritage and Community Facilities

Rennington Parish has a rich historical and cultural heritage, and the plan places significant importance on preserving local heritage assets. **Policy RR8** focuses on the conservation of these assets, ensuring that any development near historical sites respects the existing character of the area. The plan also includes provisions for the protection of community facilities such as the Rennington Village Hall, the Horseshoes Inn, and Rock Cricket Ground, which are vital for local social cohesion (**Policy RR9**).

Walking and Cycling

Rennington Parish has a network of footpaths and bridleways that are important for both recreation and transport. The plan advocates the improvement and extension of these routes to better connect the settlements and provide safe, sustainable transport options for residents (**Policy RR10**).

Local Green Spaces

The Neighbourhood Plan designates several areas as Local Green Spaces, offering them additional protection from development. These spaces are crucial to the community's identity and include places such as the **Green in Rennington** and **Rock Village Green (Policy RR11)**.

The Natural Environment and Biodiversity

The Parish is rich in natural beauty, and the plan ensures that future developments protect and enhance the natural environment. **Policy RR12** mandates that all new developments must enhance biodiversity, with a focus on preserving wildlife corridors and green spaces. Additionally, the plan highlights the importance of maintaining mature trees and wooded areas, which are integral to the Parish's rural feel.

Coastal Mitigation

As part of the Parish is within the 7 and 10km of designated coastal areas **Policy RR13** relates to the mitigation services required by developments in this area.

Local Economy and Rural Employment

To support local businesses and encourage economic growth, the plan supports the development of small-to-medium-sized enterprises in the Parish. **Policy RR14** encourages the expansion of business parks such as **Lee Moor**, **Rock Moor**, and **Rock Midstead**, all of which contribute to local employment.