

Haydon Parish Neighbourhood Plan – feedback from community consultation event on 15 February 2020

1. Mobility and Transport

Footpaths:

- Path to Limestone to be adopted I hope
- More circular walking routes on north side of river.
- Walk to Plunder Heath – nettles in summer make it impossible.
- Some kind of footpath north west above bypass.
- Accessible paths for pram/push chair – near Anchor, to Rattenraw, so mums and dads can enjoy riverside.
- Footpath on old railway Elrington and Langley.

Responses given regarding cycling and cycling routes at the February 2020 consultation event:

- Cycling
- Cycle route to Hexham.
- Cycle route to Hexham looks a brilliant idea.
- Would support a traffic free cycle route to Hexham and possibly Haltwhistle.
- Cycle route to Hexham in terms of 'bang for buck' hits so many positives – future proof Haydon Bridge, healthy transport, economic benefit with Councils etc.
- I cycle commute to Hexham and would use traffic free cycle route especially in dark winter months.
- Cycle route good idea.
- Cycle route to Hexham EXCELLENT.
- Strongly support cycle track to Hexham. Would use frequently.
- Cycle route to Hexham brilliant idea.
- Cycle route to Hexham beneficial to all.
- I support the cycle route from Haydon Bridge to Hexham and Route 72.
- Totally support cycle route to Hexham from Haydon Bridge.

2. Community Facilities and services

The April 2019 consultation event had identified a number of ideas for the further development of community facilities and services in Haydon Parish covering: more facilities for young people; more social activities for older people; community learning opportunities; and village facilities

At the February 2020 consultation event the feedback to these ideas was:-

- 1) Support for additional activities and facilities for young people like the youth club and skate park. Other ideas were: - something for under 2s, swings at the Showfield play area, a Young People's Art Club.
- 2) Support for more activities for older people - but nothing specific mentioned
- 3) Support for more community learning activities – BSL (British Sign Language), vocational activities e.g. arts, crafts, languages, rural skills
- 4) Support for a community cafe
- 5) Haydon Bridge Facebook Matters and the Haydon Bridge Village website were also mentioned as important sources of local information for the parish. IT connectivity and infrastructure are also essential to daily social life and to business and the educational sector and should be included somewhere in the plan, although it is more akin to physical infrastructure, like the roads network, rather than perhaps community facilities.

3. Local Green space to preserve

There was support for protecting the following green space sites:

Land west of Belmont Gardens	River walk east to Riverside Picnic area	Cricket pitch at High School
Footpath behind Anchor Hotel	River walk west to Brigwood	Haydon Bridge Football field
Langley Gardens play area	Doorstep Green and Primary school sportsfield	Cemetery on Cemetery Road
The Green at Strother Close	High School rugby field	Station Road Allotments

In addition:

There was some historical interest at Gees Wood (proposed new site) - Langley burn - which flows through the wood being the former mill race for Gees House at the southern end. There are lime ovens in some of the garden walls.

The land west of Belmont Gardens has historical interest being the grounds of the now demolished Linton House - the carriage gate posts are still standing on the site. The site has some ecological value - not least the mature tree specimens.

Feedback from the Benefice of St Cuthbert's has indicated that the graveyards at the Old Church, St Cuthbert's, and the graveyard north of Alexandra Terrace should not be designated as Local Green Space in the plan, as they already have church protection

4. Sustainability

There was some general interest in developing a tree planting scheme with the community working with local land owners on tree planting for carbon capture and flood reduction.

5. Historic and built environment (numbers = no. of responses)

1. Which features (built or natural) make the village an attractive place to live? How are they important to the character of the village and its surrounding area?

Rural character - 2

Beautiful landscape environment, especially the river - 2

Green approaches to the village and the football fields

Community spirit and friendliness – 5 ‘Good sense of enclosure that fosters community and sense of belonging’; ‘The friendliness of people, retailers and service providers. They give us a sense of ‘home’ rather than just ‘place’ ‘

I love the variety of landscape across the parish.

The old bridge, centre of the village, church all provide character and history

The river and riverside walks and views – 12 – but better management of flooding

The ability to quickly and easily escape to unspoilt areas of the countryside

The old bridge - 9 Centre point of the village

‘The river and the old bridge are central to the parish, and together with the greenness of the surrounding countryside, gives the village its uniqueness

Stone buildings – 5 – ‘Stone built Northumbrian village’; ‘traditionally constructed buildings and streetscape in the village centre

The steep sided valley and surrounding hills - 3

Haydon Old Church - 2

St Cuthbert’s - 3

The Library - 3

The schools – 3 - education from pre school to 18

Community centre;

Transport links and access to travel through train service and station - 5

Flower beds;

Woodland path and woods – 2 ‘rivers, woods and farmed fields are all important. I grew up as a child in the village and loved the surrounding area’

Local events (e.g. beer festival; new year’s eve fireworks; Haydon Hundred cyclo sportif);

Good pubs - 2

Langley Castle - 2

Keep fit (would like twice a week)

Comprehensive range of local services for a village of this size - 3

Access to shops – 3 ‘Most of all I love that I can get almost anything I need – goods or services – in the area

Countryside walks

The schools are very important

The recreation ground is important for the ethos of the village

Not being too big – you still know who your neighbours are

The compact nature of the village and the proximity to open countryside (the settlement framed by the valley sides

Proximity of World Heritage Site (Hadrian’s Wall); National Park and N

Pennines AONB -2

The comparative affordability of housing (which probably contributes to the varied and interesting demography)

2. Are there any areas which are particularly representative of local character and could inform future development? In relation to the conservation area, what criteria should be used when considering house alterations, extensions etc.?

Developments to existing properties should also respect the streetscape – 2
Emphasis must be on quality and type of materials, massing/scale/proportion rather than modern v vernacular. Modern design can be good within a conservation area provided it utilises quality materials in a sympathetic way.

Some of the permitted dormer extensions are very damaging

No plastic doors and windows in conservation area

Sticking to the style and materials of the original.

Conservation area: strict attention needed to e.g. window/door design, scale, consistency of materials etc

Almost all the HB housing stock is below modern standards for energy efficiency. The buildings which have a particular aesthetic appeal, the old ones, ought to be given preferential assistance for energy related modernisation. On the other hand, simply being old and quaint is not a sufficient reason to preserve buildings. Consideration should be given to creating favourable conditions for the replacement of unimprovable property. The future is more important than the past.

In terms of new development it is crucial to ensure that any new building is visually in keeping with the surrounding properties. Variation detracts from the overall appearance of the parish.- 3 ‘stone and blue slate houses in the centre of the village should be mirrored in new build’

Development should respect their surroundings. Good examples are Old Foundry Court and the Anchor Garage developments. Developments such as the Showfield, whilst possibly meeting a need do NOT respect the built or natural environment in either scale or appearance

‘I have been impressed with the Anchor Garage development which sits very well within the streetscape’

Building works should be in keeping with the look of the street and surrounding areas

Extensions to be judged one at a time

Tree provision

Homes for the wildlife

Hedges instead of fences – very important

Access to Haydon Spa should be restored

Riverside walks

Flood plains

The Old Bridge, historic environment N and S of the river, compact buildings, sense of enclosure

Upland views N and S of the valley sides – must be retained - 2

3. How do you understand the relationship between the village and the surrounding countryside? How is it used for recreation and if so which areas are especially important?

The village sits beautifully in the landscape, which makes it very special – there is fantastic countryside around for walking/cycling (NNPA/AONB etc) and great historical and industrial sites to see – also fantastic nature with SSI's and nature reserves such as Tony's Patch

The ability to quickly and easily escape to unspoilt areas of countryside is very important. We are very lucky to live within such a varied and beautiful Parish. For example the Haydon Hundred is enjoyed by cyclists from far and wide as the scenery and topography is so magnificent.

The countryside is an essential aspect of the village, especially in its visibility and proximity. Over development of the valley sides would compromise this. Access to historic sites and heritage within 10 miles: Roman, medieval; industrial) should be treasured – can use facilities in Haydon Bridge as a hub Traditional pursuits such as fishing, walking, cycling and hunting (within the law).

Football and cricket have long local histories and occupy green spaces close to the village centre.

There are a wide range of other recreational pastimes, sporting and otherwise, such as junior rugby, bowling, dancing, book club, music, art and nature clubs, many supported by community buildings and schools

Crucial, it makes it a village.

Views should be accessible to all without more housing blocking views

There should be more encouragement of links between the countryside and schools/youth groups

River is particularly important

Access, parking, woodland

Walking - 3 'Great walking country but not enough circular off-road paths.

Public footpaths – 2 But they can get overgrown and a lot are in poor condition and steep

The various footpaths around the parish appear to be well used by residents and visitors. New Alston is especially valued by dog walkers who drive there to be able to walk on the flat without traffic

Cycling - 2

Parking provision

Doorstep Green Park and play area a great asset - 2

Cycle path to Hexham would be a great improvement

Routes of access between village and countryside need constant maintenance and signposting

Very important living in a valley. The surrounding area is beautiful and is used for walking, fishing and teaching the children about nature

There is good access, going from the village to greenfields and woods with the network of paths

It struggles a bit to connect to the surrounding countryside – no public transport to N and S. Links to Hadrian's Wall and the Sill would be good

4. Can you help us identify locally valued views and landmarks?

Views to and from St Cuthbert's Church and the war Memorial over the village -
from Church Street and from N Bank - 2

Perspectives on village from North Bank, Old Church, above Shaftoe School

Views from Lands End Road looking east to the village - 2

View from New Alston/Chesterwood crossroads to Cold Fell and Cross Fell in
Cumbria, HILLS IN County Durham, and Cheviot to the north - 6

Springwood

Threepwood to Langley path views - 2

Stublick Chimney and views to some of the mines - 2

Cemetery provides area of peace and tranquillity

Old bridge – 7 Old and new bridges and views from them 360 degrees

Riverside views and riverside walks – 5 e.g. from behind the General Havelock
Anchor Hotel

Views over the village from Tofts Farm and Haydon Old Church – 7

Views from the top of Lowgate Bank looking west over the village and river - 4

View to Roman wall/Housteads From Chesterwood/New Alston

Views from around Langley Castle

Views from the field above Shaftoe School

5. How well does the layout of existing streets function for their intended
purpose – e.g. do main streets provide parking and access to shops and
services, is there space for cyclists?

Much better since by-pass and we have now got one village again

Island at the junction of Church Street and Ratcliffe Road must go immediately!

Reasonably ok

In principle adequate, but capacity is limited and absence of car park (off road)
would be problematic if the village expanded significantly

With toleration from road users the main streets, though occasionally crowded,
suffice

Village parking a major problem which impacts on everything else – 6; need
more off road parking; very little parking for shops and pubs which makes using
them difficult. Shops are vital to keep the heart of the village

People parking on pavements; mobility scooters on footpaths – impossible!

Parking on Ratcliffe Road and John Martin St. Ratcliffe Road very dangerous- 2

Regulation of the streets (e.g. with residents only schemes and yellow lines)
should be avoided – 2

'Parking is a particular problem beside the old bridge/Co-op. I suspect many of
the people who park on the double lines do not actually need to drive to the
shops and could quite easily walk from their home. I use the Co-op regularly
and very rarely see anyone doing such a large shop that a car is needed'.

Need more designated off street parking areas – 2

Use the triangle of land west of Innerhaugh for parking for commercial vehicles
that fill up many places in the village

Could the land for sale between the railway and Belmont be acquired for
parking?

The patch of land between Peelwell and the North Bank could take several cars
that park at the top of the North Bank

Parking is generally available but could be improved if business vehicles parked to the rear of their premises

No, really need proper cycle parking provision and ebike and car charging points – 6 Could be cycle racks and lockers e.g. at the Railway station

Any new parking needs to include parking points

Central area needs double yellow lines enforcement - 3

Difficult to cycle through – too much parking on pavements e.g. John Martin St - 2

Poor access to main road because of parked cars

6. How well does pedestrian circulation work in and around the village? How adequate is footpath provision?

Generally okay if clear of dog mess

In general, very well (2). Footpaths are adequate and well maintained and roads are safe to cross.

Reasonable well I would say although some of the back roads/paths are in poor condition for the more infirm of the community.

Adequate in the village centre, patchy outside.

Not enough dropped kerbs – (2); uneven pavements

Seems to be ok on the main streets. Can't speak for residential areas

Need more or re-opened footpaths to create circular walking routes and

enjoyment of river banks – 2 e.g. a circular walk over the old bridge, new bridge, John Martin Street with benches (for rest and views) – need to ask people with mobility problems

Footpaths are ok except when cars are parked on them

A footpath linking the riverside picnic area to Church Street through the churchyard would be good.

John Martin St poor for walking

Need lights on the path just before turning into the Showfield – 2

Adequate except for inconsiderate parking - 3

OK except to bottle bank – too far out of the centre of the village – 2 and you have to walk on the road if you have got a pram

Use of the subway should be encouraged

7. When new housing developments are planned for the village, what criteria are important to you? Eg location, appearance, vehicle access and car parking, affordability?

Location – must not breach the settlement boundary unless clear community need for housing and community approval

The Pennine character of the village should be preserved (fond hope). Swathes of red brick in a sandstone environment compromise its character (3). In a conservation area, what can be seen from it, especially up the valley sides, is as crucial as the townscape within. We must resist suburbanisation

There may be a need for affordable homes for rent, but otherwise the village is in danger of overdevelopment. None of the new developments have added services or facilities (beyond small playgrounds) and it is not certain even that such facilities away from the village centre would not harm the character.

We do not need any more housing. There is an oversupply, which means the housing market has gone stagnant. Single person housing is only housing needed. Now young people leave the village which spoils balance/age range
Out of valley developments encourage car use for which there is not capacity at present

Low carbon - 3

More affordable homes - 10 with solar panels

Do we need future developments? If so it needs to be social housing

Affordable housing is crucial to our community.

Affordability and suitability to the needs of local people.

Accommodation for both young families and single people of any age must be available as should opportunities to downsize for older households - 2

Appearance is important - 3– see Q2

All new building in the parish should be to Passivhaus standard or better. This does not exclude affordable housing - <http://www.phomes.co.uk/social-community-self-build-housing/> or <https://specificationonline.co.uk/articles/2017-02-06/airflow-developments-ltd/uk-s-largest-ever-affordable-passive-house-scheme-benefits-from-airflow-mvhr-systems>

The whole of the Strawberry Field site – west of the estate – could be an exemplar for affordable Passivhaus development.

NCC and the PC should not be shy about the use of novel and innovative house designs, materials and construction methods. We are building for the future, not the past.

There are many green field sites within the parish that could be used for 100% autonomous housing – no external connections for power, water or waste. Even if proposals are submitted for land outside the usual envelope they should be accepted as they point the way to the future. There are no good reasons why HB should not be a regional or national exemplar in this regard.

At the very least all new houses should have solar panels and maximum insulation.

Available to local residents – 3 Should have priority for housing

Location

No more executive boxes

Can the village cope with new housing and remain a community

Encourage architectural innovation

More powers for innovative housing that compliments the existing heritage rules – e.g. using sustainable materials alongside older buildings

New housing brings the opportunity for significant sustainable design/construction. This must be the way forward. Housing needs to be close enough to facilities for the occupants to want to use them, preferably without driving there.

Access a major problem e.g. Showfield. - 2

Enough parking for each house – 4 e.g. driveway for 2 vehicles per house; also restrict to 2 spaces per house (climate change)

Do not remove existing parking in the village unless it is replaced

Environment Agency not altering flooding criteria/risk of flooding
New housing should not be at the expense of public space
It is important that sewage/drainage is adequate to take new housing – 3
Housing for people wanting to downsize

8. What key issues are faced by residents in relation to proposed new developments in the village, whether retail, business or housing?

Many new residents do not use the village as they travel out of the village for everything.

The village still has services and local tradespeople – makes it a vibrant hub

There has been very little recent business or retail development, and little or no new space allocated for such.

Need to encourage retail/business development on the south bank, where some of the streets have a forlorn appearance

Village character must be retained. Haydon bridge is not a town, and the discourse must not slide into making urban/suburban/dormitory town assumptions – 4

Losing the ethos of what it is to be a village could be an issue

Inadequate vehicle access to recent larger housing developments cause problems at existing bottlenecks (e.g. Shaftoe Street).

Houses are often offered to non locals making being able to stay in Haydon Bridge more difficult

Parking and access – 2

Increase in housing brings an increase in parking and cars. These days every household seems to have at least two cars – myself included! I suspect that these are for people to go to work. This will only reduce if significant improvements are made to public transport and cycle routes. This means buy-in from more than the Parish.

Planning permission for out of character buildings of no merit e.g. zinc roof 'barn' type house halfway up North Bank - 2

Roads are big enough to cope with extra cars

NIMBYISM

Drainage from inadequate water management systems, sewers and drains – to take the additional housing let alone new housing - 3

Insufficient facilities (retail) to keep £s in the village

We are almost certainly beyond 'peak car'. Travel and transport is going to be vastly different soon. Plan for the future not the past

Parish scale retail facilities could be supported by reductions in commercial rates

Over use of existing facilities e.g. health centre; schools; parking. Ensuring facilities such as schools and healthcare are adequate - 3

9. What facilities are needed in addition to those already present? How would they benefit residents, visitors and those who work in the village?

Health centre staffing. More appointments at GP surgery

Better public transport – 3 including outside the village; links to Hadrian's Wall and the Sill;

Better train links to and beyond Hexham to Newcastle so do not wait ages for a connection; plus later trains to the pubs and restaurants and also allow residents the cultural delights of Newcastle and Carlisle (+ Hexham/Haltwhistle)

More parking for car and bike - 3

Bike path to Hexham – 2 A decent cycle route to Hexham and Bardon Mill/Haltwhistle that does not involve using the A69 or other major road. We need to encourage more people to work within the Parish whether that be 'working from home' or small business units.

More EV charging points in the station car park and all round the estates - 2

A bakers in the village

A café/tea room – 8 to cater for villagers and visitors somewhere to linger that is not a pub

Provide swings on the Showfield for kids

Provision of free bags and dog bins at strategic point – need ways to encourage dog owners to pick up

More youth facilities

More activities for children – stay and play

Need to draw people to the village e.g. via a farmers market and craft stalls

Gym – 3 so do not have to go to Hexham

Natural pool by the river

Circular footpaths

The facilities in the village are very good at the moment but in a rural environment they cannot be taken for granted

Open green spaces are limited. The fire station site could have provided an additional 'lung'

The village needs 'destination' shops and attractions aimed at visitors -2

Work units and storage needed

10. Are global challenges such as climate change, use of fossil fuels and greenhouse gas emissions important to you?

Yes – 18

Very important – life or death in fact

Very, the most important

Very important – we have a biomass boiler and a hybrid car

Vital! The changes that are already apparent are merely the earliest hints at what is to come in the centuries ahead. Most people appear oblivious or in denial. Today's planning needs to be for the generations unborn

Yes but I am unsure just how much the Parish can do in this regard as resources are small. We need County Council buy-in as well as Government in order to make a proper impact.

11. What do you think we could do as individuals and as a community to respond to these challenges?

Urge that these be built into all planning applications, whether for homes, shops or businesses.

Small changes by everyone would combine to give required improvements and be possible and affordable – insulation/water butts/recycling/slow water course flow

Encourage local debate about how concerted activity could be encouraged

Avoid needing to use the car to get to work; more work in village
Make existing property to become less dependent on fossil fuels and more energy efficient; -3
All new developments should be carbon neutral
Lots if we can carry people with us
We need to stop clinging to the past and take huge, radical and perhaps uncongenial steps that are required. Nothing is sacrosanct.
Could HB develop community electricity?
Provision of parking in car park/set aside area with charging points to avoid making street parking worse - 2
Roadside charging points
Electric car share club – enabling HB residents to rent an electric car to go to Hexham etc?
Dispose of waste properly (e.g. glass)/
Better recycling facilities in the village and local shops - 6 Need recycling units in the village
Banning single use plastic in shops
Walk if possible – 3 Walk or cycle to the Co-op/Claire's/WMH etc. for those small shopping trips rather than jumping in a car, would be a start.
Cycle parking next to Reflections
Use public transport if possible - 2
Plant trees - 2
Maintaining and enhancing green space
Nothing is going to happen immediately

12.What could the village do to help YOU be more sustainable?

Engage with relevant authorities to achieve better public transport at reasonable costs; more frequent trains and buses, with a better fare structure – 4 to provide an alternative to car use/ownership
Better bike routes for work, NOT just leisure; and better facilities for cyclists
Convert more parish land to trees
Safe bike route to Hexham
Consider creation of cycle and walking routes for residents and tourists e.g. to Hexham, Bardon Mill, along the river in both directions. If more people start cycling then they might be more likely to look favourably on improving their sustainability credentials.
Provide alternatives to car use and ownership
Shopping provision at better value to avoid travel to better shopping elsewhere
Get council to provide food waste collection
Better recycling facilities/more accessible recycle points in the village for more types of materials/items – 8 county council needs to do more e.g. collect glass from home
Electric charging points - 2
Power generation
Prevent energy providers penalising parishioners for not having gas – so limited opportunities to get good prices
Setting up of food co-ops to bulk buy between groups
Networking to support us adapting
Advice on grants for energy efficiency
Local car boot sale would help the landfill system. Also swap days where no money needed – you barter to exchange items