

CONSULTATION STATEMENT FOR ACOMB NEIGHBOURHOOD PLAN - SUBMISSION VERSION 2017 – 2032

April 2018

Acomb Parish Council



Contents:

- 1.0 Introduction**
- 2.0 Acomb Parish Neighbourhood Plan – Background**
- 3.0 Consultation and Engagement – Timeline**
- 4.0 Changes to the Plan**
- 5.0 Pre-submission Consultation and further changes**
- 6.0 Conclusions**

APPENDIX A: List of relevant consultation documents available on Acomb Neighbourhood Plan Website

APPENDIX B: List of statutory and local bodies consulted at Pre-Submission Stage [Reg 14] consultation

APPENDIX C: List of responses made by all consultees at Reg. 14 stage, and responses and details of changes made to the Plan

1.0 Introduction

This Consultation Statement has been prepared to fulfill legal obligations set out in the Neighbourhood Planning (General) Regulations 2012 and subsequent amendments. These Regulations require that when a qualifying body (in this case, Acomb Parish Council) submit a neighbourhood development plan to the local planning authority, they must also provide a Consultation Statement. Regulation 15(2) describes what is required in a Consultation Statement. This states that a Consultation Statement must:

- contain details of the persons and bodies who were consulted about the proposed neighbourhood development plan;
- explain how they were consulted;
- summarise the main issues and concerns raised by the persons consulted; and
- describe how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

This Consultation Statement sets out:

- the background to preparation of a neighbourhood development plan for Acomb;
- A timeline of the publicity, engagement and consultation that has helped to shape and inform preparation of the Plan;
- Details of those consulted about the Plan at the various stages of plan preparation and the extent to which efforts were made to ensure the Plan was prepared with support and input from the local community; and
- A description of the changes made to policies as the Plan emerged in response to the pre-submission (Regulation 14) consultation. These details specifically can be found in Appendix C.
- Examples of documents used for consultation, and the relevant analyses of those consultations

The Statement concludes that the process and techniques involved in seeking community engagement and the outcomes achieved through preparing the Submission Draft Plan were extensive and appropriate to the purpose of the Plan. The extent of engagement is considered by the Parish Council to at least meet the obligations set out in the Regulations. This Consultation Statement supports and describes the process of plan making as envisaged through the Localism Act 2011 and the associated Regulations and sets out how it has been applied in Acomb Parish. The methods used and outcomes achieved from engagement have resulted in the submission of a plan that, in the opinion of the Parish Council, best meets community expectations expressed during the various stages of plan preparation.

2.0 Acomb Parish Neighbourhood Plan – Background

Acomb Parish Council agreed on 3rd June 2015 to proceed with the preparation of its own Neighbourhood Plan, with the civil parish of Acomb as its designated area. An open meeting was held on July 15th to encourage local residents to get involved in the Plan. This meeting was widely publicised, through posters, flyers and in the local media. Approximately 20 local residents attended; the Communities and Infrastructure Manager from Northumberland County Council gave a presentation on neighbourhood planning, followed by a Q&A session.

Inevitably some of those attending felt they could not commit the time to such a project or were already involved in other parish initiatives. There was however a core of 10 local residents who agreed to set up a steering group to take the plan forward.

On 2nd September 2015, Acomb Parish Council “fully agreed to apply to Northumberland County Council to progress with a Neighbourhood Plan for the Civil Parish of Acomb”. The consultation period to establish the area designation lasted for 6 weeks, from 28th September to 9th November 2015. Notices appeared on the Northumberland County Council website and in the media, and posters were prominently displayed in the parish. No representations were received. The application by Acomb Parish Council to designate the civil parish of Acomb as a 'neighbourhood area' was approved by Northumberland County Council on 17th November 2015.

In general terms, local residents were kept informed about progress through the Neighbourhood Plan website, the Acomb News publication distributed to all households in the Parish 3 or 4 times a year and through the weekly 'Village Notes' section of the Hexham Courant.

3.0 Consultation and Engagement Timeline

The Parish Council have consistently consulted with local businesses, community and voluntary organisations in the Parish, as well as residents and landowners during the plan production. In many cases, due to the size and rural nature of the Parish, the same people may be residents/business owners/voluntary group members.

It would not be appropriate to make the database of residents consulted available to the public through publication of this Consultation Statement due to data protection obligations. However, in accordance with the requirements of the Regulations, details of publicity undertaken about the plan are described in this Statement and details of all consultation bodies consulted during plan preparation are identified in Appendix B of this Statement.

The timeline of events in the preparation of the Acomb Neighbourhood Plan are outlined below. There have been 5 stages of consultation, including the statutory Pre-Submission Consultation stage. There have been extra consultations with local businesses, landowners, and younger people in the parish as part of, and alongside these consultations. The whole process has taken just over 2 years from start to submission draft Plan stage, and the timeline below covers each stage of consultation:

- **Pre-neighbourhood plan consultation:** In November 2014, a local residents group called Action4Acomb conducted a Parish Survey, which involved a questionnaire

which was delivered to every household in the Acomb Parish. A 56% return was achieved, supplying valuable information and background for the generation of the Acomb Community-Led Plan¹ and for the production of the Acomb Neighbourhood Plan. Some of this information was land-use based and therefore relevant to the Neighbourhood Plan. The decision was taken to produce a land-use plan for the Parish in the form of a Neighbourhood Plan

- **First Stage of Consultation:** Following the area designation, an initial drop-in session with views sought on what aspects the local community felt the Plan should address (21st May 2016). This resulted in the production of a Consultation Event Report which is available on the website.
- **Second Stage of Consultation:** Detailed Housing Needs Assessment (October 2016) with leaflets to all households in the Parish. Final report available on the Acomb Neighbourhood Plan website.
- **Third Stage of Consultation:** Distribution of leaflet and questionnaire seeking responses to a draft vision, objectives and proposed policy areas for the Plan and Open Day event on 22nd April 2017
- **Fourth Stage of Consultation:** Acomb Parish Neighbourhood Plan – Pre-Submission Draft Consultation [Regulation 14 Stage]

3.1 First Stage of Consultation: (May 2016) Initial Drop-in session (see poster below)

The Initial Plan Consultation Event was held on 21st May 2016 and took the form of an Open Day with a drop-in format. The purpose of this was to publicise the existence of the Neighbourhood Plan Steering Group and its objectives, whilst also gaining some public input to the development of the early stages of producing a Vision and Objectives. It was attended by at least 20 members of the local community.

The Initial Consultation Event was publicised in advance in the May edition of Acomb Parish Council's "Acomb News", which was delivered to each household in the Parish. Details were also given in the Village Notes section of the local newspaper (The Hexham Courant) on three separate weeks in the run-up to the event.

Invitation Posters were displayed in the Post Office, pubs and churches, as well as the Village Hall. Flyers were distributed to parents of children at Acomb First School and Little Oaks Nursery, as well as to all businesses within the parish. The purpose of these promotions was to publicise the event widely and to ensure that as many people as possible had the opportunity to attend and actively contribute to the early stages of the plan-making process. The local County Councillor and representatives of neighbouring Parishes were also invited. In addition, Acomb Neighbourhood Plan Steering Group also invited the public to provide comments and suggestions through its website.

¹ Acomb Community Led Plan – available on the Acomb Neighbourhood Plan website

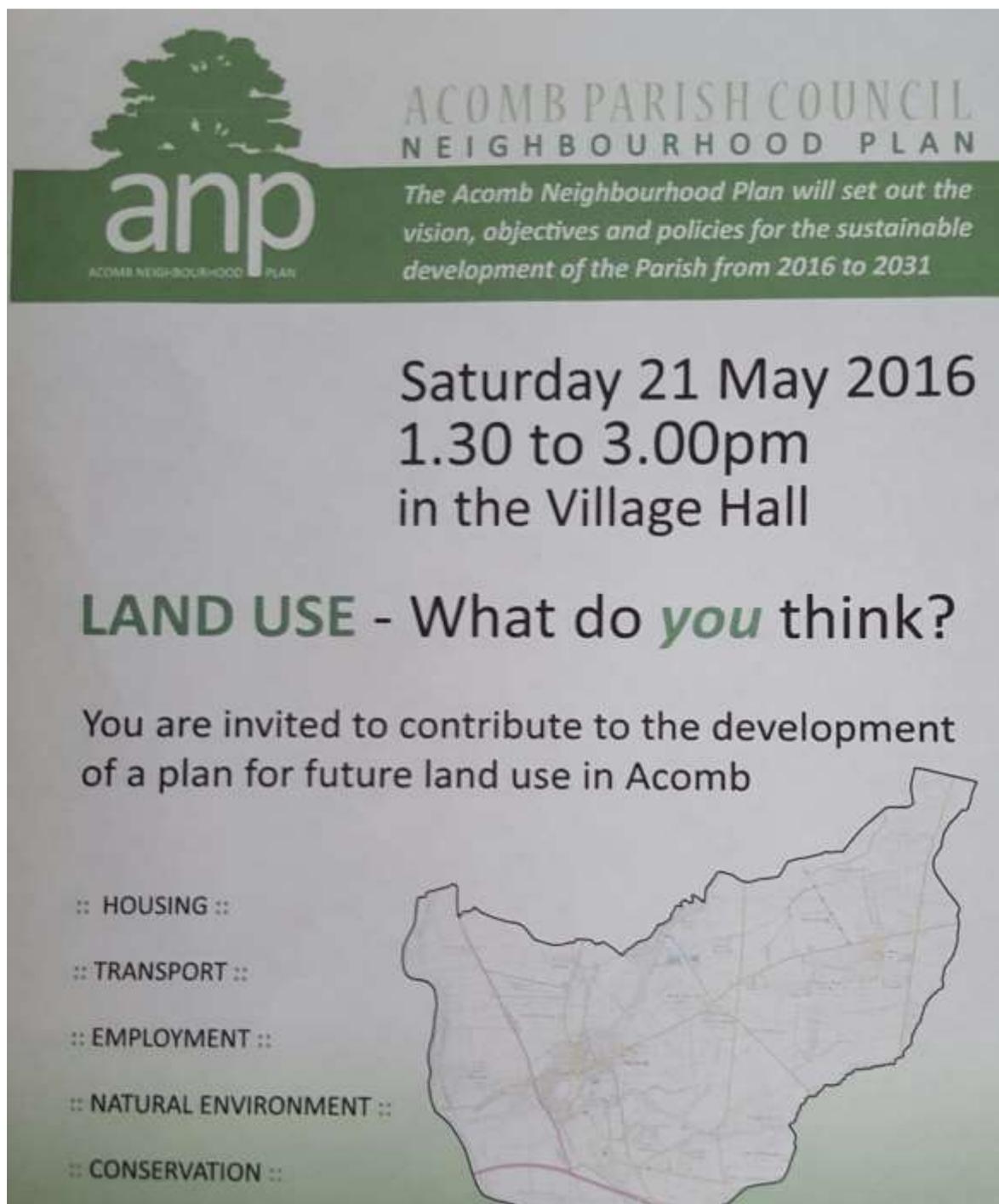


Figure 1: Examples of consultation material

A significant amount of effort was put into the early stages of consultation on this Plan:

- Background information already received through the Community Led Plan consultation was assimilated;
- a consultation event was held in the village hall with display boards and key activities organised;
- maps were provided, and green and red stickers were also given to consultees, so they could say where they felt development was and wasn't appropriate;

- a website was set up which allowed members of the community to respond to the consultation;
- feedback cards were given;
- A full report was produced by the Steering Group (listed in Appendix A of this report) identifying key findings and areas on which the Neighbourhood Plan should focus.

3.2 Second Stage of Consultation – Housing Needs Survey

A full Housing Needs Survey was carried out by Arc4 Consultants, to identify any specific housing issues that should be addressed in the Acomb Neighbourhood Plan. The detailed housing questionnaire was distributed to every household in the Neighbourhood Area. The results of this consultation are contained in the Housing Needs Assessment Summary Report (2016) which is contained the evidence base documents for the Acomb Neighbourhood Plan.

3.3 Third Stage of Consultation – Vision, Objectives and Policy Areas (September 2015)

Once the Steering Group had agreed the vision and set of six objectives of the Neighbourhood Plan, agreement to them was sought by a third stage of public consultation, in April 2017.

In advance of the Public Consultation Event on April 22nd 2017 on the Plan's Vision and 6 objectives, survey forms were hand-delivered to every household, and the Parish Council offered a prize draw to encourage completion. All residents were invited to an Open Day, with personal invitations being sent to those residents who had asked to be kept informed. In addition, invitations were sent to neighbouring parishes (Hexham Town Council and Neighbourhood Plan Steering Group, Sandhoe Parish Council, Wall Parish Council and Warden Parish Council) and the local County Councillor Terry Robson. Local community groups were also consulted (Acomb School, Little Oaks Nursery, Acomb Horticultural Society, Acomb WI, Acomb Local History Society, Hexham Youth Initiative/Acomb Youth Club, Action4Acomb and St. John Lee and Acomb Methodist Churches).

Invitations were also sent to statutory consultees from Northumberland County Council Planning Department, the Coal Authority, Natural England, the Environment Agency, English Heritage, the Highways Agency and Northumberland National Park. There was also general publicity through posters, on the website and in the Acomb News and Village Notes.

The return of Survey Forms was around 13%, with approval rates of between 93% and 100%, depending on the objective. The Open Day was attended by 34 members of the Community.

This resulted in some amendments to the vision and objectives, and a clarified set of policy areas, allowing the Steering Group to commence drafting the final version of the Plan.

The survey form is contained in Appendix A, and a detailed report was again produced, which is also listed in Appendix A.



Figure 2: Vision and Objectives consultation event in Village Hall

3.4 Fourth Stage of Consultation: Acomb Parish Neighbourhood Plan - Pre Submission Draft Consultation [Regulation 14 Stage]

The Pre-Submission Draft Neighbourhood Plan was agreed by the Steering Group in November 2017 and ratified by the Parish Council in December 2017. An 8-week consultation period was agreed from 11th December 2017 until 5th February 2018, (as the period overlapped the Christmas/New Year holiday). It included a drop-in Open Day on 27th January 2018.

A list of consultees is contained in Appendix B. In addition to specific consultations, the event and consultation was promoted via Village Notes (5 entries); in the Hexham Courant and through a specific article in the Hexham Courant on 26th January 2018.

Notices were also placed around the village, social media notices and notices sent to premises on the Acomb Industrial Estate. Hard copies of the Plan were placed in The Village Hall, the Post office, Acomb Hair Salon, St John Lee Church, Acomb Methodist Chapel, Acomb First School, Little Oaks Nursery, The Mariners Hotel, The Sun Inn, The Queens Arms and The Miners Arms.

In total, 28 Statutory Consultees were approached, with a response being received from 7.

18 Local Consultee Bodies were approached with a response from 6, and 33 “Interested Parties” were identified, with a response being received from 9.

4.0 Responses to Pre-Submission Draft Plan

4.1 Statutory and other Consultees' Responses

There were a number of responses from Statutory Consultees (identified in the list in this document). Many of them related to minor changes or additions to policy wording and criteria.

Responses were received from the National Farmers Union, Historic England, the Coal Authority, Natural England, the Environment Agency and Northumberland County Council. The full list of responses from Statutory Consultees is contained in Appendix B.

A number of responses were received from local residents and local organisations. The full list of responses received by local residents and local organisations is also contained in Appendix B.

Some changes were made to the Plan following these responses. In some cases, comments made were not spatial planning matters, and so the comments were not incorporated into the final document.

Many of the suggestions made by Northumberland County Council were incorporated into the final version of the Plan, and meetings took place with officers from the County Council to agree the extent of changes.

The comments made by Historic England elicited a number of changes, and the addition of more detail to Policy 8 (Acomb Conservation Area), and the incorporation of more detail from the Conservation Area Appraisal into the body of the policy.

Comments made by the Environment Agency resulted in changes to the Plan to better reflect NPPF policy on flooding matters.

Other changes were minor grammatical changes, and the removal of a Local Green Space (Acomb Playing Field), from the list of Local Green Spaces in Policy 1, and the insertion of a separate set of criteria related to recreational areas. The purpose of this was to allow flexibility for the use of the site, as the Parish Council is investigating the potential (among other options) to provide a new village hall on land at Acomb Playing field. The designation of this as a local green space could lead to difficulties with implementation if this option were to be taken forward in the future.

4.2 Strategic Environmental Assessment and Screening Opinion

A Screening Opinion was also sought as to whether a Strategic Environmental Assessment would be required. This was sought from Northumberland County Council, and the conclusion was that no SEA would be required. No further changes were needed, as comments made by the Statutory Bodies consulted as part of the SEA Screening had already been taken into account in main consultation. The Screening Opinion on SEA is available is submitted with the Basic Conditions Statement.

4.3 Habitats Regulations Assessment Screening Opinion

A Screening Opinion was also sought as to whether Habitats Regulations Assessment would be required. This (negative) Screening Opinion is also submitted with the Basic Conditions Statement.

5.0 Changes to the Plan

A number of changes were made to the Neighbourhood Plan as a result of the consultation exercises.

A summary of all changes made following the pre-submission consultation can be seen on the Schedule of Residents Responses and on the Schedule of Responses from Statutory Bodies. Some other minor changes to wording, grammatical errors or areas where it was felt could be further clarified have also been made by the Steering Group.

6.0 Conclusions

The Submission Plan is the outcome of two years of continuous community engagement in various forms as outlined in this statement. It comprises a set of locally specific planning policies intended to guide development management decisions on planning applications so that they better reflect the communities' expectations concerning controls and support for new development in the Parish.

The Parish Council believe that the Submission Plan is a fair reflection of the views expressed by the local community throughout the various stages of plan preparation.

All legal obligations regarding the preparation of neighbourhood plans have been adhered to by the Parish Council. The Submission Plan is supported by a Basic Conditions Report and by this Consultation Statement both of which adequately cover the requirements set out in the Neighbourhood Planning Regulations 2012 [as amended]. The Parish Council has no hesitation in presenting the Plan as a policy document that has the support of the majority of the local community who have been engaged in its preparation.

This Consultation Statement completes the range of tasks undertaken to demonstrate that publicity, consultation and engagement on the Plan has been meaningful, effective, proportionate and valuable in shaping the Plan which will benefit communities across the Parish by promoting sustainable development.

APPENDICES: – List of documents relevant to consultation

Appendix A:

List of all relevant reports and documents prepared to support the Acomb Neighbourhood Development Plan. All these documents are available on the website:

www.acombneighbourhoodplan.co.uk/evidence

Acomb Community Led Plan (2015)

Acomb initial NHP consultation flyer (2015)

Consultation Event Report (May 2016)

Acomb Housing Needs Survey (2016)

Spring 2017 Questionnaire and Event

Open-day Consultation Report (January 2018)

Local Green Space Assessment (2017)

Facilities Audits (x10)

Acomb SEA Screening Opinion (NCC) (2017)

HRA Screening Assessment (NCC) (2018)

Appendix B: Consultation Bodies consulted at Pre-Submission Consultation [Reg 14] Stage:

Statutory Consultees

Consultee	Contact Address
Northumberland County Council Planning Department	david.english@northumberland.gov.uk [REDACTED]
Wall Parish Council	clerk@wall-pc.gov.uk [REDACTED]
Sandhoe Parish Council	griggbill@gmail.com
Hexham Town Council	clerk@hexhamtowncouncil.gov.uk
Warden Parish Council	clerk@live.co.uk
The Environment Agency	planning.nane@environment-agency.gov.uk
Historic Buildings and Monuments Commission for England	e-neast@historicengland.org.uk
Network Rail	Contact via Livechat on 21st November 2017
Highways England	planningYNE@highways-england.co.uk
NHS Northumberland Clinical Commissioning Group	norccg.enquiries@nhs.net
Northumbrian Water Ltd	laurakennedy@nwl.co.uk
The Theatres Trust	mark.price@theatretrust.org.uk
Sustrans	reception@sustrans.org.uk
National Farmers Union	andrew.stephenson@nfu.org.uk
English Heritage	Barbara.hooper@english_heritage.org.uk
Northumberland NP	tony.gates@nnpa.org.uk
AvonLine	info@avonline.co.uk
Cybermoor	info@cybermoor.org.uk
CTIL	community@ctil.co.uk

ACOMB NEIGHBOURHOOD PLAN 2017 – 2032: CONSULTATION STATEMENT

EE	public.affairs@ee.co.uk
Three	jane.evans@three.co.uk
Arqiva	community.relations@arqiva.com
British Telecom plc, Openreach Newsites PP4AB, 21-23 Carliol Square, Newcastle CTE, Newcastle upon Tyne. NE1 1BB	By Post
Virgin Media Ltd, St James Court, Great Park Road, Almondsbury Park, Bradley Stoke, Bristol. BS32 4QJ	By Post
Wild Card Networks, Reliance House, Skinnerburn Road, Newcastle upon Tyne. NE4 7AN	By Post
Northern Powergrid, Records and Information, Manor House, Station Road, Perishaw, Houghton-le-Spring, County Durham. DH4 7LA	By Post
National Grid, National Grid House, Warwick, Warwickshire. CV34 6DA	By Post
Northern Gas Networks, 100, Century Way, Thorp Business Park, Colton, Leeds. LS15 8TU	By Post

ACOMB NEIGHBOURHOOD PLAN 2017 – 2032: CONSULTATION STATEMENT

Local bodies with an interest in the Plan area

Consultee	Contact Address	First Contact	Reason	Response
Wall Parish Council	clerk@wall-pc.gov.uk , [REDACTED]	05/04/2017	Invitation to Consultation Open Day on 22 April	Attended
Sandhoe Parish Council	griggbill@gmail.com	05/04/2017	Invitation to Consultation Open Day on 22 April	Attended
Hexham Town Council	clerk@hexhamtowncouncil.gov.uk	05/04/2017	Invitation to Consultation Open Day on 22 April	Attended
Warden Parish Council	clerk@live.co.uk	05/04/2017	Invitation to Consultation Open Day on 22 April	None
Hexham NP Chair	[REDACTED]	05/04/2017	Invitation to Consultation Open Day on 22 April	None
Acomb First School	[REDACTED]	05/04/2017	Invitation to Consultation Open Day on 22 April	None
Acomb Local History Society	[REDACTED]	05/04/2017	Invitation to Consultation Open Day on 22 April	None
Action4Acomb	[REDACTED]	05/04/2017	Invitation to Consultation Open Day on 22 April	Attended
Acomb Floral, Horticultural and Industrial Society	[REDACTED]	05/04/2017	Invitation to Consultation Open Day on 22 April	None
St John Lee PCC	[REDACTED]	05/04/2017	Invitation to Consultation Open Day on 22 April	Attended
Acomb WI	[REDACTED]	05/04/2017	Invitation to Consultation Open Day on 22 April	Attended
Little Oaks Nursery	[REDACTED]	05/04/2017	Invitation to Consultation Open Day on 22 April	Attended

ACOMB NEIGHBOURHOOD PLAN 2017 – 2032: CONSULTATION STATEMENT

Hexham Youth Initiative	[REDACTED]	05/04/2017	Invitation to Consultation Open Day on 22 April	None
Acomb Chapel	[REDACTED]	05/04/2017	Invitation to Consultation Open Day on 22 April	None
Acomb Footpath Group	[REDACTED]			
Citizen Science Project	[REDACTED]			
Acomb Angling Club, c/o Neil Hacking, 3 Bishops Hill. 01434 607641	[REDACTED]			
Karbon Homes	[REDACTED]			

Industrial Estate Contacts (Publicity Flyers delivered)

Consultee	Contact Address
Ochiltree Unit 1	[REDACTED]
Collier Framing Unit 2	[REDACTED]
Robin Watson Sign & Design Ltd Unit 3	[REDACTED]
British Sports Car Services Unit 4	[REDACTED]
SFrankish Army Surplus unit 5	[REDACTED]
Henderson Fitted Furniture Unit 6	[REDACTED]
Acomb Tandoori Ltd Unit 7	[REDACTED]
Brian Robe Vehicle Engineering Unit 8	[REDACTED]
Armstrong & Nicholl Unit 9	[REDACTED]
Daybreak Centre Unit 11	[REDACTED]
David Henderson Tractors Ltd Unit 12	[REDACTED]
Ridley's Fish & Game Ltd Unit 15	[REDACTED]
VWX Automotive Unit 14	[REDACTED]

Howford Recycling	[REDACTED]
Fosters and Plant Hire	[REDACTED]
Henderson Fencing	[REDACTED]
Tynedale Bus Company	[REDACTED]

APPENDIX A: PRE-SUBMISSION CONSULTATION RESPONSES

Consultation Responses from Pre-submission Consultation Acomb Neighbourhood Plan

<u>No</u>	<u>Consultee</u>	<u>Page or Policy</u>	<u>Comment</u>	<u>Response</u>	<u>Changes Proposed</u>
1	NCC	11 Paragraph 2.5	There is reference to the “Green Belt” which begins on this page. We suggest changing to ‘Green Belt” throughout plan for consistency.	Noted	Incorporate Change
2	NCC	14- Paragraph 2.11	We support the approach of identifying issues regarding the possibility of old, saved Local Plan policies not necessarily still being appropriate, so long as this can be backed by evidence. Such evidence seems to be clear enough within the paragraph in relation to Tynedale Local Plan saved policy NE13.8 (Howford Quarry). However, it would be better if this was not described as an “allocation” as this was not the intention of Policy NE13. Rather, the policy listed some ‘Major Developed Sites’ in the Green Belt on which the retention and limited redevelopment for employment uses could be allowed but within the context of its Green Belt location.	Noted	Incorporate change
3	NCC	16 Paragraph 2.1	We support the approach of identifying issues regarding the possibility of old, saved Local Plan policies not necessarily still being fully	Noted	None

appropriate in their current form of restrictiveness, in this case the two allocations ED 1.21 and ED5.12.

The use of the most recent evidence, including where this has been collected for the (now withdrawn) Northumberland Core Strategy, is appropriate and we would concur that the Employment land Premises Demand Study carried out for the County Council by Consultants ES Group in 2015 should be Referred to in the plan and remains a valid form of evidence.

4	NCC	18 - Policy 1	<p>Local Green Spaces - The last part of this policy needs greater precision.</p> <p>We would recommend the following modification To better reflect national policy set out in paragraph 76 of the National Planning Policy Framework (NPPF): “Proposals <u>for new development</u> in these Local Green Spaces will not be permitted except in <u>very special Circumstances</u>”</p>	Noted	Amend as suggested
5	NCC	20 – Policy 2	<p>Community Facilities - If a facility is not the village in the first place – e.g. the St John Lee Church and Hall – it could be seen as unreasonable to require its replacement in the village.</p> <p>Therefore, suggest adding to the end of the first sentence of the penultimate paragraph of the policy,</p>	Noted	No change

as follows within the village or in another accessible location within the plan area.

6	NCC	24 – Policy 4	Walking and Horse Riding - The end of the policy could be redrafted to say “The development of safe cycling, riding and walking routes identified on the Policies Map as supported and evidenced by relevant bodies, will be promoted as far as possible. The County Council are not sure if any further work has been undertaken to identify possible extensions to current routes by the Parish Council and the community. The routes on the policies map only identifies current and existing Bridleways, Byways and Footpaths.	Noted	Changes made
7	NCC	25 – Paragraph 3.13	Deliverable proposed mitigation for speed reduction & safety measure need further consideration and the policy reworded to be more precise. Alternatively, the policy could be more generally and positively worded to seek improvements to support sustainable modes.	Noted	Minor changes made
8	NCC	25 – Policy 5	Howford Quarry - The County Council is concerned that this policy that specifically relates to Howford Quarry may need further discussion and joint working to achieve a suitable policy that helps the community tackle the problem of Traffic on Howford Lane and in its current form may fail to meet the basic	Noted	Meeting was held - minor changes were made

conditions.

The Policy looks to secure monies from future developers of the site to finance any necessary highway infrastructure improvements required to retain or improve the safety of pedestrians, riders and cyclists along Howford Lane if traffic flows increase.

Part (a) of the policy seems a little unreasonable in its current format.

One vehicle, for example is an increase and we could not demonstrate this is harmful.

Part (b) what does 'safe access of pedestrians along Howford Lane mean? What scheme is envisaged, and can this be deliveries within the Highway boundary? If it can be deliveries in the highway boundary we would like to ask why a S106 will be required – a Grampian condition could be used.

A "Grampian condition" is a planning condition attached to a decision notice that prevents the start of a development until off – site works have been completed on land not controlled by the applicant.

The Policy initially seeks to support pedestrians and then supports pedestrians and cyclists.

The Policy initially talks about S106 and then discusses planning obligations and conditions.

In summary – what policy 5 is seeking to achieve is acceptable.

Noted

Meeting was held and some minor wording changes made.

However, we need to ensure the wording is clearer and support what the NP seeks to achieve.

The County Council would welcome further discussion on this policy in order to get the right outcome for the Parish.

9	NCC	26 – Figure 9	Showing the current highway highlights that any mitigation needs careful thought. It is worth setting out how long Howford Lane is and which sections of it require improvements (linking what to where) as it is quite a long stretch of road. Broadly defining reasonable mitigation is useful.	Noted	Adjustments made to supporting text
10	NCC	26 – Paragraph 3.17	It would probably make for a more robust/watertight policy if the first sentence of this paragraph could be written as follows. “It may be that the re-use, partial re-use or redevelopment of the Howford Quarry site for employment or similar purposes will be proposed, albeit that this would be in the context of Green Belt restrictions. If so it will be important that the transport impacts are fully considered, which the policy seeks to achieve through the introduction of specific criteria relating to transport.	Noted	Minor changes made
11	NCC	27 – Policy 6	New Housing - In (b) it is suggested that the word ‘is’ be omitted to make more sense	Noted	Minor changes made

grammatically. The County Council would like to make sure the right terminologies are used in this policy. The mention of Starter Homes at the end of the housing section. The County Council would certainly, support some intermediate tenure homes to enable young families to get a foothold in the property market in Acomb.

The use of the words Starter Homes can cause confusion with those of the same name in the recent White Paper and we suspect that Acomb Parish Council mean such homes with a small ‘s’ and ‘h’. If they do, then the council already enables Discount Market Value homes (for sale at 70%)market value) via the planning process. These are in many ways more attractive than ‘Starter Homes’ and could be mentioned in the plan alongside shared ownership which is already mentioned. We would be happy to provide more information on DMV if required.

Noted

Minor changes made

12 NCC 29- Policy 7

Local Economy - References to ancillary uses A1 and A3 uses being supported would be dictated by the presumption (NPPF/Tynedale Core Strategy) against retail attractors other than very small scale (whether or not ancillary) outside recognised centres. So, we might prefer it if the term “small – scale” could be added before the word “Ancillary” in the middle paragraph of the policy.

Noted

Minor change made

13	NCC	30 - Paragraph 3.30	In the first line, B1 should be described as 'Business' (not storage)	Noted	Minor change made
14	Public	28	Para 3.22 should say "policies 1 and 2"	Noted	Minor change made
15	Public	18	Policy 1 should say "proposals in these Local Green Spaces will not be permitted except in exceptional circumstances and where they are directly related to the function of the land as a Local Green Space rather than "or where they are"	Noted	Changes made to LGS policy
16	Public		The plan does not show brown land sites.	Noted	No change
17	Public	Policies	See open day report		
18	Public	18	Local Green Spaces should say "Acomb Playing Field, Tennis Courts and play area (G1)	Noted	Changes made
19	Public	10	Add to 1.7 "In addition, recent very intensive rainfall also caused flooding due to surface run-off down roads into the village and on village streets"	Noted	Minor changes made to flooding section
20	Public	27 - Policy 6 and 29 – Paragraph 3.27	Given Acomb is small, the number of new development units to trigger Design Brief should be 5 not 10.	Noted	Change made
21	Public	18	There should be no "exceptional circumstances" where proposals are accepted.	Noted - Policy wording reflects NPPF	No change

				policy.	
22	Public	27 – Policy 6	I think it is disappointing that there has been no opportunity taken to address the challenge of climate change by insisting on high energy efficiency standards and high insulation standards for new housing. ‘Sustainability’ may be a bit of a buzzword but its nevertheless important and I don’t see much awareness of it here.	Noted	No change
23	Acomb Angling Club	Policy 1	Local Green Spaces - Green belt should include the River Tyne and Watersmeet. The river banks within the parish boundary are important for biodiversity and recreation including angling.	Noted – these sites were dismissed as they did not comply with the relevant paragraph in the NPPF	No change
24	Acomb Angling Club	Policy 2	Community Facilities - Acomb Angling Club fishing rights (the beat) to be captured on the policies map. A rough sketch of our fishing beat is attached. Angling to be specifically listed in Policy 2. Explanation to include something along the lines of: Although the riparian environment is protected via Policy 1 Local Green Space designation (the Pit Heaps), angling must be recognised as a local/ community facility. Through the support of the Parish Council, residents of Acomb have a unique opportunity. Unlike other community facilities that could be relocated or recreated the fishing currently available to residents could not be	Noted with thanks – these are not spatial planning matters relevant to a neighbourhood plan.	No change

replaced if lost. It must be safeguarded for future generations.

25	Acomb Angling Club	Policy 4	Walking and Cycling - In relation to Howford Lane traffic management it should also be noted that vehicle access and safe parking for both and visiting anglers must be preserved.	Noted	No change
26	Acomb Angling Club	Policy 5	Howford Quarry (Recycling Works) - Paragraph 3.18 should also include to anglers using Howford Lane. Any change of use of Howford Quarry should also ensure that access and safe parking for anglers are retained or improved/alternative parking infrastructure provided. Formal pro – forma response form attached. Please don't hesitate to contact either myself, as Chair, or Neil Hacking (cc'd) Membership Secretary and Treasurer of Acomb Angling Club. We will happily review any amendments to the plan or assist with confirming the correct extent of the beat is captured.	Noted	No change
27	Resident		We would like to stress that angling is still an ACTIVE recreation in the village. Although the village football field and tennis courts are recognised as facilities, at the moment Acomb doesn't have a football team or tennis club. However, the Angling Club already has 14 members for 2018, including junior, and	Noted	No change

is actively seeking to recruit more members.

28	Resident	11.1	The Settlement and Housing Consider inserting reference to River Tyne and/or Watersmeet? Little Oaks nursery and fish & chip shop could also be mentioned. Acomb Village has a school, pre – school nursery, two churches, a village hall, a sports pavilion, a post office, a hair dressing salon, a fish & chip shop fishing on the River Tyne and four public houses.	Noted – see previous response	No change
29	Resident	1.2	Economy Comment only. Angling is also an economic benefit to the village bringing visitors to the area.	Noted	No change
30	Resident	1.3	Green Belt should be extended to include riparian areas of the River Tyne within the parish boundary.	Green Belt matters are not within the remit of this Plan	No change
31	Resident	1.5	Heritage/Environment – Angling rights for residents within the Parish are understood to date back to the colliery. General comments to Chapter 2 2.1 The Vision for the Neighbourhood Plan area value, protect and promote the Parish of Acomb, by respecting its heritage, appreciating its current community and being aspirational when planning for future generations, ensuring Acomb Parish continues to be a thriving, safe and attractive place to live and work.	Noted	No change

32	Resident	Objective 1	We would like to see a specific mention and therefore, protection of the Angling Club to be included. It is an active club and its 'facilities', unlike others such as a tennis court, cannot be replaced in the future.	Noted – not a spatial planning matter	No change
33	Resident	2.3	Community Facilities – In addition to those facilities, there are other facilities including fishing and local businesses which provide a service which are also valued. There is a hairdresser, Indian takeaway, Wet fish retailer and other services provided on the industrial estate.	Noted – these are recognised in other policies	No change
34	Resident	2.4	The main issues identified were: Retention of the fishing rights and securing angling opportunities for future generations.	Noted	No change
35	Resident	2.6	Watersmeet was identified as an important area for local people to visit, fish and walk. This area was not identified as a Local Green Space as it was not considered to meet the requirements set out in paragraph 77 of the NPPF, which states that Local Green Spaces should not comprise 'large tracts of land'. In addition, this area is entirely within the green belt, and partially designated as SSSI as well. It is acknowledged that it is partially protected via green belt and SSSI designation. However,	Noted	No change

as previously noted, we would like to see the Local Green Space extended to clearly include riparian bank correlating to at least the Village Angling Club.

Acomb Angling Club fishing rights (the beat) should be captured on the Policies Map as a community facility.

36	Resident	2.7	Issues identified in relation to Local Green Spaces were: In relation to Objective 1 * Policy 1: Local Green Spaces – should include the village fishing beat (if not extended to include Watersmeet) and angling opportunities. *Policy 2: Community Facilities – Must include angling opportunities for local residents.	Noted	No change
37	Resident	2.11	The impact of traffic along Howford Lane and A6079 was identified as a particular problem, which could potentially worsen if the quarry site were to expand and increase the scale of the operation there. It should be noted that Howford Lane is an important means of access for anglers and there is a need to retain both vehicle access and parking spaces.	Noted	No change
37	Resident	2.12	Other Specific Issues * Access for resident and visiting anglers.	Noted	No change
38	Resident	Policy 1:	Local Green Spaces – We would like to see	Noted	No change

reference to angling included.
Possibly under the Policy Explanation?
Green Belt should include the River Tyne
bankside and Watersmeet, The river banks
within the Parish boundary are important for
biodiversity and recreation including angling.

39	Resident	Objective 1	States: We will protect the community facilities we have.	Noted	No change
40	Resident	Policy 2	Community Facilities Acomb Angling Club fishing rights (the beat) to be captured on the Policies Map Although the riparian environment should be protected via Policy 1 Local Green Space designation (the Pit Heaps), angling must be recognised as a local/community facility. Through the support of the Parish Council, residents of Acomb have a unique opportunity.	Noted – not relevant to a specific planning policy	No change
			Unlike other community facilities that could be relocated or recreated the fishing currently available to residents could not be replaced if lost. It must be safeguarded for future generations. Could/should parking off Howford Land also be shown?	Not a relevant matter for a NP	No change
41	Resident	Policy 3	Flooding - No comment on policy. However,	Noted – this will be the	No change

			for the record Acomb Angling Club would expect all schemes or activities/disturbance or engineering to also take into consideration the aquatic environment environment/biodiversity and breeding cycles.	case in any event	
42	Resident	Policy 4	Walking and Cycling Comment: In relation to Howford Lane traffic management it should also be noted that vehicle access and safe parking for both local and visiting anglers must be preserved. Elderly and less able-bodied anglers cannot carry fishing equipment from residential properties to the riverbank. It is also important for all recreational users that emergency response vehicles can get close.	Noted	No change
43	Resident	Policy 5	Howford Quarry (Recycling works) Paragraph 3.18 should also include reference to anglers using Howford Lane. Any change of use of Howford Quarry should also ensure that access and safe parking for anglers are retained/improved or alternative parking infrastructure provided.	Noted	Minor changes made
44	Residents	Policy 6	New Housing – No comment on policy from Acomb Angling Club		
45	Residents	Policy 7	Local Economy – No comment on policy from Acomb Angling Club		

46	Residents	Policy 8	Acomb Conservation Area- No comment on policy from Acomb Angling Club		
47	Residents	Policy 9	Non – designated Heritage Assets – No comment from Acomb Angling Club		
48	Residents	Policy 10	Design in new development – No comment from Acomb Angling Club		
49	Acomb Horticultural Society	General Comment	<p>Apologies for not responding earlier to the Neighbourhood Plan consultation on behalf of Acomb Floral Horticultural & Industrial Society (AFHIS), AKA ‘The Leek Club’.</p> <p>Although all AFHIS members – as local residents – may be Individually impacted by local land use planning policies, the Neighbourhood Plan is not directly relevant to the activities of Society itself. AFHIS does not own property or ‘facilities’.</p> <p>However, we are users of Community Facilities and support policies for the retention (and improvement) of the Village Hall.</p> <p>This community Facility is essential for our annual shows, fairs and other events, providing opportunities for the general community of Acomb, including the schoolchildren, to take part in a friendly, welcoming and safe environment.</p>	Noted	No change
					Noted – the Plan seeks to protect and improve community faciities

Historically club records confirm over century of use of the sports field/pavilion or Village Hall community facilities.
 The Society would also support the potential for new horticultural spaces/allotment gardens for residents to be established.
 Policies protecting horticultural spaces or private gardens would also complement AFHIS’s constitutional objectives including the tradition of competitive leek (and other produce) growing in Acomb.

50	Little Oaks Nursery	Policy 1	<p>Local Green Spaces – It is important that the school common is protected as a green space, for community benefit, by mostly leaving it alone!</p> <p>The school common (G6) is a significant asset in its use for ‘Forest School’ activities for both the nursery and the school, broadening the appeal of both settings beyond the parish boundaries and helping to keep numbers high.</p> <p>Outdoor learning is also considered an important factor in the enrichment of education.</p> <p>The use of the forest school was highly commended in the ‘Outstanding’ Ofsted report received by the nursery.</p> <p>As a rural community, the school common facilities a connection to the natural environment.</p>	Noted	None
----	---------------------	----------	---	-------	------

it is important that this local greenspace is maintained as a 'wild space', allowing children (and adults), to explore nature.

51	Little Oaks Nursery	Policy 2	<p>Community Facilities – It is of vital importance for the viability of Acomb First School that Little Oaks nursery is protected and nurtured, particularly in this time of uncertainty around the future of the 3 – tier education system in Tynedale which may throw up significant challenges for both facilities.</p> <p>This is acknowledged in paragraph 3.9 of the draft proposal.</p> <p>Any future proposals to expand the school must support retaining Little Oaks within the village boundaries. It has been acknowledged in the school’s recent improvement to ‘Good’ in their Ofsted inspection that the relationship with Little Oaks is of key importance to the school's Early years provision.</p> <p>Without a nursery provision in the village, many parents would become used to using Hexham childcare and transition to Hexham primary education.</p> <p>Little Oaks also support the school by provision of breakfast club which allows working parents to utilise the village school, form community ties and remain as residents rather than forced into Hexham.</p>	Noted and this is identified in the Policy	Noted – Little Oaks is identified as being an important community facility	No changes
----	---------------------	----------	---	--	--	------------

Without nursery and school provision within the parish, the village will slowly die as it becomes a retirement suburb of Hexham.

The village hall and pavilion COULD be important Community facilities, if they were fit for use and properly maintained – this in particular applies to the pavilion. It is encouraging to see the sports field being used by Hexham FC, despite the current condition.

It would be nice to see it developed as a real community asset.

The school and nursery have recently trailed using the Village Hall for their events, for example the school staged Christmas play in 2017 and the nursery shopping evening has been successful since its move.

However, the general state of the facilities (eg Lower Hall, Kitchen without hot water, Toilets) does not encourage others to do the same.

There are proposals which are currently being investigated under CRTBO by the Parish Council

53 Little Oaks Nursery Policy 3

Flooding – Flooding due to the burns and the lower elevations in the village appears to be sufficiently covered. However, drainage issues in other areas of the village do not appear to have been acknowledged, in particular, safe access to the top of the village and the school. This has been impeded on several occasions by localised flooding at the entrance to Bishops Hill estate, and also debris on the roads and

Noted, but this is not a matter the NP can address

pavements.

This appears to be caused partly by inadequate Drainage at the entrance to the estate, and by blockages to the storm and surface water drains on the road adjacent to the school, and by insufficient maintenance of run-off ditches further up Bishops Hill.

The latter results in run off and debris washing straight down the road.

54	Little Oaks Nursery	Policy 4	Walking and Cycling – The points raised are of merit, however it should also be noted that pavements around the school are in poor condition, uneven and not maintained. Also, they are not included in the gritting route for winter weather which is ridiculous given the number of children using the paths. More also needs to be done with regard to parking around the school which makes the area potentially unsafe for pedestrians,	Noted. These are not matters that can be addressed by planning policy.	
55	Little Oaks Nursery	Policy 5	Howford Quarry (Recycling works) – No additional comments.		
56	Little Oaks Nursery	Policy 6	New Housing – In line with comments regarding the school, it is important that new housing is affordable to parents of young families, as opposed to more retirees. Any developments to the west of the A6079	Noted	No change

should remain as employment areas, anything else would exacerbate existing problems with heavy usage of that road.

57	Little Oaks	Policy 7	Local Economy – No comment. It is important that local employers are supported, for example most of Little Oaks and School staff and supporting volunteers are village residents and are active in the community.	Noted	No change
58	Little Oaks Nursery	Policy 8	Acomb Conservation Area – No comment		
59	Little Oaks Nursey	Policy 9	Non-designated Heritage Assets – No comment		
60	Little Oaks Nursery	Policy 10	Design in New Development – Developments should take on board modern advances in low energy use and sustainability and also involve all service providers at the earliest opportunity to minimise disruption to others. Any other development should be used to improve the village, footpath provision for example as a planning condition.	Noted	No change
61	Open Day Comments	2.1 Policy 1	Local Green Spaces – I agree with the priority of protecting the green spaces. I support the maintenance of views of Green spaces, too. I fully support the protection of our local green spaces and enhancement/improvement and maintenance of our local pathways must be	Noted with thanks	

retained.

62	Open Day Comments	2.2 Policy 2	<p>Community Facilities – Our local community facilities are extremely important as they serve to provide the life – blood of the village. The one thing I believe would ignite broader involvement by local residents is a general store –maybe community – led? (and a tea room?)</p> <p>The Village Hall and Pavilion both need to be refurbished either as separate units or a new build on the playing field along with parking. This may encourage people to make use of the tennis courts.</p>	Noted – the Plan supports the provision of new facilities.
63	Open Day Comments	2.3 Policy 3	<p>Flooding – I agree that flooding reduction and prevention needs to be included. An area needing on-going review as our climate Changes increase drainage near Redburn and Alnmouth Terrace. Ensure existing drains are cleared of debris (leaves, twigs etc.) regularly.</p>	Support noted with thanks
			<p>It is important that this is monitored, but some “younger” flood wardens may be needed in the near future.</p>	Noted – not a matter for the NP though.
64	Open Day Comments	2.4 Policy 4	<p>Walking and Cycling – I enjoy walking and cycling in and from Acomb. I would also add that pavements should be provided for the safety of</p>	Noted – not a matter for the NP though.

			<p>pedestrians, especially children, aged and less abled.</p> <p>Is there any worth in considering advertising our local walks?</p> <p>Perhaps in some of the general literature on tourism around the county.</p> <p>Acomb has some good walking routes.</p> <p>The state of some of roads may deter cyclists.</p>	
65	Open Day	2.5 Policy 5	<p>Howford Quarry (Recycling Works) – Walking with a dog (extra width on road margins).</p> <p>I agree that the large vehicles make the road unpleasant for pedestrians sharing the way.</p>	Noted
66	Open Day Comments	2.6 Policy 6	<p>New Housing – This needs restricting</p> <p>It’s all been said re Garden House development but let’s ensure it doesn’t happen again. We must never forget the debacle of the Avant development!</p> <p>I agree the character needs to be Sympathetic.</p>	Noted
67	Open Day Comments	2.7 Policy 7	No comments made	
68	Open Day Comments	2.8 Policy 8	No comments made	
69	Open Day Comments	2.9 Policy 9	<p>Non-designated Heritage Assets –</p> <p>I’m interested in learning more about this and again wonder if we might wish to advertise our assets?</p>	Noted

70	Open Day Comments	2.10 Policy 10	Design in new development – Vital To be in keeping with the village	Noted	
71	Open Day Comments	2.11	General – Good work. Keep it up! Thanks to all.	Noted with thanks	
72	Environment Agency	1.7	Flooding – This section makes reference to Acomb being one of five communities in Northumberland as risk from flash flooding. We would welcome rephrasing of this sentence To the following “Acomb is one of the many communities in Northumberland which suffer from flash flooding”	Noted	No change
73	Environment Agency	Objective 2	Flooding – We welcome and support the inclusion of objective 2 In relation to flooding. With respect to section 2.9, we recognise community projects have an important part to play in reducing flood risk and flood risk impacts. However, the neighbourhood plan should Reflect The policies set out in the National Planning Policy Framework and Planning Practice Guidance. In particular, the policies which seek to ensure there is no inappropriate development in areas at high risk of flooding, and that	Noted with thanks Noted	Amendments made to policy 3 to better reflect Policy set out in the NPPF

development in areas at risk of flooding will be safe without increasing flood risk elsewhere.

74	Environment Agency Policy 3	Flood Risk – We welcome the inclusion of policy 3 and agree with 3.10 and 3.11	Noted with thanks
75	Environment Agency Policy 6	<p>New Housing – We support the inclusion of criteria A-F. However, we would welcome the inclusion of a criteria which seeks to prevent inappropriate development within flood zones 2 and 3, and that flood risk is not increased on site and elsewhere.</p> <p>Acomb Flood Alleviation Scheme – The Environment Agency have commissioned hydraulic modelling to form a business case for a flood alleviation scheme in Acomb. In particular, we are looking at various options including traditional hard defences in the village and natural flood management in the upper catchment of the Red Burn and Birkey Burn. We are also looking to work with partners and to secure financial contributions towards this scheme.</p>	<p>Noted – the housing policy does refer to Policy 3 and the need to comply with that Policy.</p> <p>Noted with thanks.</p>
76	Natural England	<p>Natural England does not have any specific comments on this draft neighbour plan. However, we do welcome the general approach to the Neighbourhood draft plan in prioritising</p>	Noted with thanks.

the Natural Environment as an integral component in the plan making process. To assist the next stage in the plan making process we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing environmental policies.

77	Historic England		<p>Thank you for consulting Historic England on the pre - submission draft of the Acomb Neighbourhood Plan. As the public body that looks after England’s historic environment, we are pleased to offer our comments. Overall, we welcome the vision and objectives set out in the draft plan in so far as they affect our area of interest, but have the following comments to make.</p>	Noted with thanks
78	Historic England	Objective 6	<p>Could be set wider to encompass the historic environment rather than concentrating on the conservation area. Although it refers to the wider parish, it could usefully use the term ‘historic environment’ as this would recognise you want to address a complex, inter – related network of heritage assets and not just a collection of discrete buildings and areas. You might add the NPPF definitions of historic environment, heritage asset, significance and conservation to your glossary, thus familiarising yourself with this for our policy</p>	<p>The objectives were agreed by the local community and it is considered appropriate to retain them as they are.</p> <p>Noted Additions made to glossary</p>

			wording.		
79	Historic England	2.17 & 2.18	Refer to buildings but care must be taken to ensure you do not omit reference to other types of designated heritage asset that you might want to; the NPPF makes clear that heritage assets can be buildings, monuments, sites, places, areas or landscapes. Note, 'non-designated' is a preferable term to 'non-listed'.	Noted	Reference added to refer to designated heritage assets
80	Historic England	Policy 3	Could usefully provide some protection to heritage by requiring proposals to take account of historic environment impacts as well as landscape impacts. Flood protection measures have the potential for substantial impact on heritage interests, requiring appropriate design to control.	Noted	No change
81	Historic England	Policy 8	You should consider the wording of Policy 8 to ensure it sets a requirement you want. Currently, the first sentence only seeks a demonstration of a requirement already set in legislation. In addition, rather than 'particular regard', the phrase 'special attention' might be better as this is what the legislation requires in relation to conservation areas; the subsequent bullets then set out what paying special attention means for this particular area.	Noted	Changes made

			<p>These bullets could go further to set out in more detail the local character of the conservation area which development should respond. A comparator neighbourhood plan for this is that Odiham & North Warnborough, which rephrases Conservation area analysis into policies to guide developers and decision – makers on how to apply higher level policy for each conversation area. In Acomb, rural character is likely to be key, which could be highlighted further in the policy to avoid, say, design responses to layout or scale suburban in character. In the first bullet, you might include ‘density’ as this is a key issue to reflect rural character. You might also elaborate on the nature of the views you wish to protect.</p> <p>Finally, the last statement in the policy is unlikely to be in accordance with the legislation as it only requires a positive contribution rather than allowing development to leave character unharmed.</p>	<p>Comments noted</p>	<p>The Conservation Area policy has been amended to include more detail to better reflect the specific local circumstance for Acomb CA.</p>
				<p>Noted</p>	<p>Change made to better accord with legislation</p>
82	Historic England	General	<p>I note your plan does not make reference to the use of Community Infrastructure Levy (CIL) to support Provision of community infrastructure. You should consider this because after your plan is made, the community could benefit from 25% of CIL revenue derived from development in the</p>	<p>Noted: No CIL in place at present</p>	<p>No change</p>

plan area.
Your plan could be used to direct this to fund some costs associated with a range of heritage assets including, for example, transport infrastructure such as historic bridges, or green and social infrastructure such as historic parks and gardens, civic spaces and green spaces.

83	Historic England	<p>Whilst paragraphs 3.33 and 3.34 identify the listed buildings in the plan area, there is no policy in the plan directly to protect them. You should ensure you are satisfied that strategic policies and legislation above the neighbourhood plan is sufficient to protect listed buildings in the way you would wish or whether any particular issues, such as heritage at risk or development pressure, might warrant a specific policy to address them. The same is true of other types of designated heritage asset which are also not covered by policy in your plan, including scheduled monuments.</p>	Noted – it was not considered necessary to repeat national planning policy	No change	
84	Historic England	Para 3.39	<p>For non-designated heritage assets, in paragraph 3.39 it is better to refer to the NPPF’s definition rather than a different local authority’s reference to it. Appendix A should usefully set out how the list was prepared, and the criteria and consultation used, as this will add weight to the list. It is good that the appendix includes brief discussion of the nature of most of the assets rather than just a list</p>	Noted	Additional information has been incorporated to explain the non designated heritage assets identified in the Plan.

of names. The appendix should also include a statement that the list should be seen as exhaustive because other non-designated heritage assets may be identified once discovered. You could identify all the assets given in the appendix on the proposals map, perhaps using symbols for ease rather than exact boundaries.

85	The Coal Authority	<p>According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in the form of 8 mine entries, recorded and likely unrecorded coal workings at shallow depth. The draft Neighbourhood Plan does not allocate any sites for development and therefore we have no specific comments to make. However, should the Neighbourhood Plan propose to allocate any sites for future development in areas of past coal mining activity then the risks that these may pose to the development will need to be considered. In addition, any allocations on the surface coal resource will need to consider the impacts of mineral sterilisation.</p>	Noted
86	Acomb History Society	<p>Fallowfield Mine – For many years this was one of the only two Barite & Witherite mines in the world (Settlingstones the other). Exporting worldwide for the steel, cement, paint, ink & chemical industry. We must commit to recording this history.</p>	Noted – Fallowfield Mine is identified as a non-designated HA.

87	NFU	<p>A sustainable rural community that is underpinned by an innovative rural economy and a thriving farming and food industry which is profitable and supports viable livelihoods, underpins sustainable and healthier communities and enhances the environmental assets that are vital to the countries prosperity. In the NNPF the government makes a number of very important statements related to the development of renewable energy.</p>	Comments noted	No change
		<p>Paragraphs 95 -98 make a number of key points including: ‘local planning authorities should recognise the responsibility on all communities to contribute to energy generation from renewable or low carbon sources’ which can ‘maximise renewable and low carbon energy sources’. Renewable energy represents an important opportunity for farms to reduce their energy bills and also to create revenue that can help support farming activity. We understand that this can be a contentious issue within communities and are aware that early consultation with those that are either impacted or likely to gain is crucial. To help guide any work we have developed some principles which we believe help Acomb shape any activity in the area. These are: Food security is a crucial issue for now and the</p>	Comments noted	No change

future and any actions must ensure that we do not compromise our ability to feed ourselves. We should look to increase farm productivity and decrease impact on the environment. The achievement of sustainable development in rural areas through the integration of environmental, social and economic objectives.

Meet the needs of a diverse rural population and ensure equality of opportunity.

Maintain and enhance the areas natural asset base.

Farmers and landowners should always be consulted and listened to with regard to developing the area.

Support sustainable growth in the rural community.

Sustainable farming will support the wider community.

Not one system of farming is the answer and all should be supported for maximum benefit to society and the environment.

Encourage links between rural areas and urban centres.