

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
Julian Austin, amec foster wheeler	On behalf of National Grid	<p>National Grid has identified the following High Pressure Gas Transmission pipeline as falling within the Neighbourhood area boundary:</p> <p>FM13 - Simprim to Corbridge</p> <p>From the consultation information provided, the above gas transmission pipeline does not interact with any of the proposed development sites.</p>
Anthony B Northcote	The Coal Authority	<p>All of the proposed allocated sites to the west of the A1 fall on the surface coal resource and in line with the provisions of paragraphs 143 and 144 of the NPPF the Neighbourhood Plan should have considered the issue of mineral sterilisation as part of the site allocation process. Unfortunately the Neighbourhood Plan still does not appear to have done so despite us raising this issue in September 2014.</p> <p>We have been unable to see the Neighbourhood Group response to our comments on this issue as the excel schedule referred to in the consultation statement has not been published anywhere.</p> <p>The glossary continues to refer to safeguarding mineral resources but the plan itself contains no such commitment.</p> <p>We consider that the Northumberland Core Strategy establishes the framework for this effectively.</p> <p>Given that the NDP is progressing ahead of the Core Strategy we still consider that the NDP should include a reference to the presence of mineral resources on these sites and the need to consider the possibility of prior extraction in order to be compliant with the NPPF.</p> <p>According to the Coal Authority Development High Risk Area Plans, within the</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>Plan area there are 85 recorded mine entries and other risks from past coal mining activity present include historic probable shallow coal workings and thick coal outcrops. As the Neighbourhood Plan allocates sites for future development in these areas then consideration as to the development will need to respond to these risks to surface stability in accordance with the National Planning Policy Framework, National Planning Practice Guidance and the emerging Northumberland Core Strategy.</p> <p>Policy SD1 of the proposed Neighbourhood Plan acknowledges the issues associated with land instability, we SUPPORT this policy.</p> <p>The Housing Site south of Clayport Bank and Lisburn Terrace contains 3 recorded mine entries and is also underlain by historic probable shallow coal workings and a thick coal outcrop.</p> <p>Housing Site H2-8 contains a recorded mine entry, part of site was occupied by the former Arriva Bus Depot and was subject to application 13/01276/FUL to erect a new residential care home. The site of the bus depot contains a recorded mine entry in the form of an adit, however intrusive site investigations were undertaken in July 2013, these failed to locate the adit on the application site.</p> <p>We do not consider that the NDP needs to specifically include a reference to the presence of mining legacy on these sites, given the presence of Policy SD1.</p>
Andrew Whitehead	Natural England	We have previously commented on this Neighbourhood Plan on 23 September 2014, and 24 July and 27 July 2015 providing general comments, and confirmation that we agree with the conclusions of the SEA, SA and HRA

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		screening documents. Having considered the information provided in the latest documents we have no further comment to add, and refer you to our previous responses which provide Natural England's views on this Plan.
Sandra Manson, Signet Planning	On behalf of Northern Commercial Properties Ltd. and Harris and Sheldon Group Ltd.	<p>Housing: Policy H1 does not reflect the NPPF in regard to significantly boosting housing supply or accord with the strategic policy context of the emerging Northumberland Local Plan Core Strategy. In addition the policy also seeks to impose a criterion approach to managing the release of sites which it is not understood how the local planning authority can implement in practise.</p> <p>Policies H3 and H4 seeking 35% of affordable housing from housing schemes raises significant issues of deliverability and viability.</p> <p>Policy H5, relating to Lifetime Homes standards does not clarify what is required to meet the policy and raises matters of vitality and the delivery of sites.</p> <p>Economy and Employment: Policy E3 should be amended to align with the NPPF so that it does not exclude consideration of housing or retail on allocated employment land that has no reasonable prospect of being used. The site should be considered as a suitable housing site to assist in meeting housing need.</p>
Angela Ramsay Fred Watson Liselotte Remer Judy Evans Sue Chapman Christine Baker Judy Kirby	Land west of Chapel Lands	<p>Earlier this year Northumberland County Council proposed to build 18 dwellings on a green field site to the west of Chapel Lands. NCC subsequently decided not to proceed with the development but the SHLAA sites 0231 and 8062 still remain as a suitable housing development area.</p> <p>This land currently functions as an informal open space, and is maintained by the council for this purpose. We would like to see the whole area included in the Alnwick and Denwick Local Plan as a "Natural and Semi Natural</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
Elaine Wroe		<p>Green Space” (Policy ENV1) to safeguard it from any future development.</p> <p>After discussion with several of the residents of Chapel Lands we are very keen to see the field returned to the amenity status it was once afforded by ADC (<i>map enclosed</i>).</p> <p>We as a community feel that under the NPPF guidelines we have a valid argument to keep the field as an amenity area.</p>
Graciela Watson	Land west of Chapel Lands	Please don't deprive any more children of the chance to play outside safely and be able to explore nature.
Mrs Jackie Dickens	Land west of Chapel Lands	I would like to ensure it is designated as a community green space for the future, and not built on.
Lynn Roxburgh	Alnwick Cricket Club	<p>Safeguarded Former Rail Lines for Walking & Cycling - Policy TRA1 & 2: So far as the Cricket Club is aware neither ourselves nor our Landlord, Northumberland County Council, have entered into any discussions to give a public right of way across our ground and it is important to try to pinpoint accurately the proposed path, as to whether this is actually planned beyond our boundary, across the land owned by the Rugby Club. NCC Strategic Estates, who control our Leases, have confirmed that they have only recently been sent a copy of the plan for comment. To the best of our knowledge, Trustees of Alnwick Cricket Club have not been consulted on this.</p> <p>Both the Rugby Club and ourselves have legal costs involved in drawing up a sub lease for this land and it is important that we fully understand the implications of the proposed plan.</p>
Mrs E Field	Land west of Chapel Lands	The access is the main worry but this land is used by a lot of people every day & children play on it too. As I have access to this land from my garden & it's the only way to get major work done to fences etc as its not possible to access the Garden with large machinery from the front of the house this is a big

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>concern for me. The major services just about cope at the present time but if there is a prolonged rainfall my garden floods & the sewers discharge raw sewage into my front garden.</p> <p>In winter its impossible for cars to get up the hill if its icy & we don't see a Gritter etc until later in the day certainly not in time for people to get to work.</p> <p>There are few buses up to the estate non on Sundays & Bank Holidays & the last bus is at 6.15 in the evening so its essential for us to have cars or for a taxi to get in & out of the estate.</p> <p>I hope you will consider these Objections when discussing this item on your agenda.</p>
Vivienne and Roger Graves	Land west of Chapel Lands	As long time residents of Chapel Lands we and our family have enjoyed the recreational land adjacent to this estate for over 30 years. and wholeheartedly support requesting that the land be included in the Alnwick and Denwick local Plan as a "Natural and Semi Natural Green Space" ; so that it can be safeguarded from any future development and be preserved as an amenity for residents of this area.
David Henderson	Land west of Chapel Lands	<p>My wife and I feel this is a very important green space for the local community, a great and safe place for my grandchildren and others to play and for people walking.</p> <p>If the field became a green space I think this would benefit all the community and wildlife.</p>
Lynda Kinloch	Land west of Chapel Lands	The land in question currently functions as an informal open space which is maintained by the Council for this very purpose. I along with fellow residents, would like to see the whole of the area to be included in the Alnwick and

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>Denwick Local Plan as a "Natural and Semi Natural Green Space" (Policy ENV1) to safeguard it from any future development.</p> <p>This area of land was previously afforded amenity status by Alnwick District Council The field area is currently a valuable open recreational space which has been enjoyed by residents of Chapel Lands since the estate was built in 1967. It is a safe place for children to play as it is overlooked by many houses.</p> <p>The land was set aside by the Council for children's games. It provides space for ball games which if played in the street could cause disturbance to other residents as well being hazardous.</p> <p>We would be grateful if you would consider this proposal for the inclusion of our amenity area into the Alnwick and Denwick Local Plan to safeguard its future.</p>
Margaret H Moffat	Land west of Chapel Lands	<p>I would like to appeal for the Green Field Site above to be returned to the Amenity Status it was once afforded in the Alnwick and Denwick Local Plan as a Natural and Semi Natural Green Space.</p> <p>Surely it must be worth considering as a beneficial necessity to all residents to have the Amenity Status returned.</p>
Alan, Margaret and Donna Robinson	Land west of Chapel Lands	<p>I strongly disagree with any kind of development to the land behind Chapel Lands. If development was to go ahead, flooding is also a concern. I would like this area to be taken off any future development plans and put to a green belt space for recreational use and nature use.</p>
Maureen & Alan Sayers	Land west of Chapel Lands	<p>Earlier this year Northumberland County Council proposed to build 18 dwellings on a green field site to the west of Chapel Lands. NCC subsequently decided not to proceed with the development but the SHLAA sites 0231 and 8062 still remain as a suitable housing development area.</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>This land currently functions as an informal open space, and is maintained by the council for this purpose. We would like to see the whole area included in the Alnwick and Denwick Local Plan as a “Natural and Semi Natural Green Space” (Policy ENV1) to safeguard it from any future development.</p> <p>After discussion with several of the residents of Chapel Lands we are very keen to see the field returned to the amenity status it was once afforded by ADC (<i>map enclosed</i>).</p> <p>We as a community feel that under the NPPF guidelines we have a valid argument to keep the field as an amenity area.</p>
Mr D Swordy	Land west of Chapel Lands	<p>I would like to add my support to the cause and back the land becoming a green area for the residents to use at their convenience.</p> <p>The estate as a whole would like to rejuvenate the area and bring it back to a safe secure play area for the children to enjoy and hopefully have the great memories I enjoyed as a child.</p> <p>All we ask is that the council back our proposal and secure the land for future generations of children to enjoy. I'm sure if the right decision is made then the residents will join together and purchase swings, goal posts etc for the children to enjoy.</p> <p>Apart from the play area for the children the area towards the lower half of the field is enjoyed by many dog walkers.</p> <p>I hope the council back out proposal to keep the land green.</p>
Dennis Hetherington	Alnwick RFC	<p>Whilst we support the merits of the proposals under the proposed Alnwick & neighbourhood plan to develop cycle paths in and around Alnwick, we write</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>with our comments in respect of the short part of the old Railway line that runs between our Rugby Club and the neighbouring cricket club.</p> <p>Having reviewed the town plan we strongly feel there are much better and safer routes that could be developed rather than use a route which would disrupt the activities of two of the valuable sporting clubs and the facilities these clubs offer our Town.</p>
Mike Miller	Environment Agency	<p>Flood Risk</p> <p>It is noted that the area covered by the Alnwick and Denwick Neighbourhood Plan (ADNP) covers a small area of land which is contained within Flood Zones 2 and 3 and no land is earmarked for strategic development within its context. Whilst we welcome this approach to strategic planning, we would like to reiterate the importance of sequential testing for development against those sites, should proposals for development in those areas come forward in the lifetime of the plan.</p> <p>The inclusion of Policy ENV11 focuses on Surface Water Management of new development and encourages the use of Sustainable Drainage Systems. In line with our previous representation (when we were consulted at Pre-Submission stage) we welcome the inclusion of this policy within the ADNP, it is disappointing that there has not been a specific list of sites/area which are susceptible to this type of flooding against which the suitability of proposed land development can be assessed against. It is hoped that section 9.2 of the ADNP which seeks to ensure there is a reduction in the environmental impact of extreme rainfall events can be used as a basis for identifying sites in planning application assessment.</p> <p>We welcome the inclusion of the Community Action proposal (ENV CAP9) to reduce the impact of intense rainfall on the drainage network; again we feel</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>there would be additional benefit in specifying particular locations where this proposal could be implemented.</p> <p>Biodiversity. It is noted that a suite of Policies within the ADNP have been included to specifically deal with the provision and enhancement of the Natural Environment and Green infrastructure and this is heartily welcomed by the Environment Agency. The designation of local green spaces sites in policy ENV5/6 further reinforces this commitment and this too is welcomed. We encourage the use of Sustainable flood prevention methods within new development such as SuDs and recommend that these are designed in such a way that provides additional habitat.</p> <p>Water Quality The ADNP refers to issues such as flooding, green infrastructure, green corridors and biodiversity; it is disappointing that there are not greater references to water quality. Rivers, lakes, coastal and ground waters are an importance resource for people, the environment and supporting industry, wildlife, tourism and recreation. Inclusion within the document of objectives in relation to the Water Framework Directive would have been welcomed. The WFD is a European Directive that requires that all water bodies to achieve good status by 2015. it is understood that the policies contained within the document aim to prevent deterioration in water body status; reduce water pollution; conserve aquatic ecosystems and habitats and reduce the effects of floods and droughts on water bodies – as per the aims of the Water Framework Directive, however reference to this directive would strengthen the position of the plan using European policy. The Northumbria River Basin Management Plan sets out actions and measures needed to achieve the objectives of the WFD.</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
Barbara Hooper	Historic England	<p>The neighbourhood plan is an extremely thorough and comprehensive document, and we would like to congratulate the steering group on the enormous amount of work that has clearly taken place in order to pull this together. In particular:</p> <ul style="list-style-type: none"> • The Plan sets out a clear vision and identifies the historic environment as one of its strategic priorities, as required by the NPPF; • The principles outlined in Policy SD1 are a very useful clarification of how the presumption in favour of sustainable development will be applied locally; • There is a very clear and positive strategy for the conservation and enjoyment of the historic environment running through the plan. In particular we welcome the cross-referencing to heritage policies. <p>Section 4.3.3 refers to the site assessment process and the selection ensuring that the sites are in line with sustainable development principles. We fully support the intention that the three greenfield sites will require a masterplan or development brief as an initial requirement. As the plan indicates, the area is characterised by its heritage and culture. Given the proximity and level of importance of designated heritage assets and their setting, we would suggest that this section makes specific reference to these, in addition to the amenities and living conditions of existing residents.</p> <p>We support the approach taken in Table HSG2 and setting out the guideline requirements for the housing allocations. However, we would expect to see this approach reflected for all sites where there are heritage assets nearby given the need to consider how the development might affect the significance of these assets, including any contribution made by their setting.</p> <p>Policy E1: While the housing policies appear to include clear cross-referencing</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>to the heritage policies and contain many caveats to ensure that heritage assets are properly protected, this does not appear to be as clear within the policies for economic growth. Policy E1 would benefit from a similar caveat to those contained within, for example, Policy H5 or E5.</p> <p>The opportunity to protect and enhance the character of the historic environment should be recognised within the objectives of this section on transport, and also within Policy TRA6.</p> <p>The section on Heritage, Design & Culture is very thorough and sets out clearly the importance of heritage and culture to the area. However, although the need to protect and enhance heritage assets is implicit throughout the section, we cannot see a specific policy dedicated to this.</p>
Jo-Anne Garrick	Northumberland County Council	<p>The Plan is comprehensively written and provides detailed information regarding the general profile of the parish area including a clear vision for the neighbourhood area and key objectives for plan delivery.</p> <p>At the time of drafting the ADNP, the Northumberland Local Plan Core Strategy Pre-Submission Draft had not been published; it has now and the Independent Examiner will be advised accordingly. The approach to the provision of affordable housing in the county has, for example, been revised.</p> <p>Minor wording changes were suggested in relation to the following policies: Policy SD1; Policy H1B; Policy H2; Policy H4; Policy H6; Policy H7; Policy TCR1; Policy TCR2; Policy TCR5 and Policy HD5. No objections were raised.</p>
Barry Spall	Northumberland Estates	Northumberland Estates supports the neighbourhood plan's vision and the majority of the policies in the document, with the exception of comments and

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>objections noted below:</p> <p>Policy H2: Location of Housing Development The requirement for masterplans and development briefs should be removed from the policy. Northumberland Estates owns and is promoting sites H2-1 and H2-2 where a comprehensive Masterplan has already been developed.</p> <p>Table HSG2 & Ref H2-2 on Proposals Map The boundary of the housing scheme H2-2 should be amended to reflect the Masterplan proposal enclosed.</p> <p>Policy H3: Ensuring a choice of housing Northumberland Estates objects to the requirement for private rented homes in housing schemes above 1 hectare. Given the rural location and associated numerous viability issues with housing schemes it is queried who will develop and manage this type of housing stock. Private housing tenure should be left to the market to decide as far as possible. Reference to the requirement of private rent homes should be removed from the policy.</p> <p>Policy H4: Affordable housing Northumberland Estates objects to the affordable housing on a number of points:</p> <ul style="list-style-type: none"> • The requirement of 35% affordable housing onsite or through financial contribution on all housing developments with a net gain of 2 or more dwellings is based on out of date policies and housing needs assessments; • Given the rural nature of Alnwick and viability issues in bringing developments forward it is considered that the threshold for providing

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>affordable housing on sites should be increased from a net gain of 2 or more dwellings to a net gain of 6 or more dwellings;</p> <ul style="list-style-type: none"> • The requirement that any affordable housing financial contribution should be payable to the County Council on commencement of development is again hindering development of sites with further upfront costs that will seriously affect schemes' viability. • Policy H4 states that any schemes where a reduction in the proportion of affordable housing is agreed will have an overage or clawback clause inserted in the controlling planning obligation. In a similar vein, if development costs significantly increase then the developer should be allowed to reduce the affordable housing requirement further. Obviously, this is not practicable, therefore this requirement should be removed from the policy and dealt with on a site by site basis. <p>Northumberland Estates objects to the requirement of 35% affordable housing and this should be amended to 15%-20% on all housing developments with a net gain of 6 or more dwellings. The requirements for affordable housing financial contributions to be paid on commencement of development and overage/clawback clauses should be removed.</p> <p>Policy H5: Housing design The Northumberland Estates objects to the requirement for all housing schemes to apply the principles set out in Building for Life 12 and the Lifetime Homes Standard. Applying these standards may put Alnwick at a disadvantage to other market towns such as Morpeth and Hexham.</p> <p>Policy TCR4: Local convenience retail Northumberland Estates objects to the requirement to justify how the need for local convenience retail outlets will be met on the major housing sites. Both</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>housing schemes will be developed to support existing local shops and facilities in nearby suburbs, the town centre and/or Willowburn Centre. This policy should be removed.</p> <p>Policy ENV3: Safeguarding green space on middle school sites and Proposals Map Northumberland Estates objects to the amount of land allocated for safeguarding green space at Duke’s Middle School. If the school and site becomes available for development the costs associated with bringing this heritage asset back into an alternative use could be considerable and new development of adjoining land would assist the schemes viability. The heritage asset’s setting will restrict certain areas from development, therefore land nearer to Swansfield Park Road might be better located for new development. The word ‘significant’ should be removed from the policy and the dark green shading on the proposals map should be reduced in size.</p> <p>Policy ENV5: Local green space The Northumberland Estates objects to the amount of land allocated for local green space at Duke’s Middle School. If the school and site becomes available for development the costs associated with bringing this heritage asset back into an alternative use could be considerable and new development of adjoining land would assist the schemes viability. The heritage asset’s setting will restrict certain areas from development, therefore land nearer to Swansfield Park Road might be better located for new development. The word ‘significant’ should be removed from the policy and the dark green shading on the proposals map should be reduced in size.</p> <p>Policy HD1: protecting landscape setting The Northumberland Estates supports the principle of Policy HD1 but objects to</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>the protection afforded to views from the A1 approaching from the south. Reference to the A1 approach from the south should be removed.</p>
Valerie Colgan	Land west of Chapel Lands	<p>The residents of Chapel Lands would like this whole area to be included in the Alnwick & Denwick Local Plan as a "Natural and Semi Natural Green Space" (Policy ENV1) to safeguard it from any future development.</p> <p>We would like this field to be returned to the amenity status it was once given by Alnwick District Council.</p> <p>At the present time the land is maintained by the council as an informal open space and is well used by a great many people from both Chapel Lands and Barresdale. The grass is cut on a regular basis enabling children to play ball off the road.</p> <p>There are 124 houses in Chapel Lands estate and approximately 111 children, not counting visitor is and grandchildren. The field forms a safe and secure area for children to play as it is overlooked by houses. These houses were built in 1967 and has been used all these years for various activities including street parties and bonfire parties and such like. The field is also used by dog walkers from both estates. It is also a haven for wildlife.</p>
M & M Mabon	Land west of Chapel Lands	<p>The residents of Chapel Lands would like this whole area to be included in the Alnwick & Denwick Local Plan as a "Natural and Semi Natural Green Space" (Policy ENV1) to safeguard it from any future development.</p> <p>We would like this field to be returned to the amenity status it was once given by Alnwick District Council.</p> <p>At the present time the land is maintained by the council as an informal open</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>space and is well used by a great many people from both Chapel Lands and Barresdale. The grass is cut on a regular basis enabling children to play ball off the road.</p> <p>There are 124 houses in Chapel Lands estate and approximately 111 children, not counting visitor is and grandchildren. The field forms a safe and secure area for children to play as is it overlooked by houses. These houses were built in 1967 and has been used all these years for various activities including street parties and bonfire parties and such like. The field is also used by dog walkers from both estates. It is also a haven for wildlife.</p>
R Robinson	Land west of Chapel Lands	<p>The residents of Chapel Lands would like this whole area to be included in the Alnwick & Denwick Local Plan as a "Natural and Semi Natural Green Space" (Policy ENV1) to safeguard if from any future development.</p> <p>We would like this field to be returned to the amenity status it was once given by Alnwick District Council.</p> <p>At the present time the land is maintained by the council as an informal open space and is well used by a great many people from both Chapel Lands and Barresdale. The grass is cut on a regular basis enabling children to play ball off the road.</p> <p>There are 124 houses in Chapel Lands estate and approximately 111 children, not counting visitor is and grandchildren. The field forms a safe and secure area for children to play as is it overlooked by houses. These houses were built in 1967 and has been used all these years for various activities including street parties and bonfire parties and such like. The field is also used by dog walkers from both estates. It is also a haven for wildlife.</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
P Rowell	Land west of Chapel Lands	<p>Earlier this year Northumberland County Council proposed to build 18 dwellings on a green field site to the west of Chapel Lands. NCC subsequently decided not to proceed with the development but the SHLAA sites 0231 and 8062 still remain as a suitable housing development area.</p> <p>This land currently functions as an informal open space, and is maintained by the council for this purpose. We would like to see the whole area included in the Alnwick and Denwick Local Plan as a “Natural and Semi Natural Green Space” (Policy ENV1) to safeguard it from any future development.</p> <p>After discussion with several of the residents of Chapel Lands we are very keen to see the field returned to the amenity status it was once afforded by ADC (<i>map enclosed</i>).</p> <p>We as a community feel that under the NPPF guidelines we have a valid argument to keep the field as an amenity area.</p>
K Temple	Land west of Chapel Lands	<p>The land west of Chapel Lands has been earmarked for development previously (the last 2 times it was decided to leave the land as it is). My opposition to any building in this part of the field are as follows.</p> <ul style="list-style-type: none"> • We have a prescriptive right of way; • There is a history of flooding of the site and nearby properties; • The field has been used by children, dog walkers, walkers, in all the time we have been here; • In the winter the traffic hazard down Chapel Lands is dangerous not to mention inconvenient; • If any development went ahead, I think the increase in traffic would make matters worse; • All the services/doctors hospitals banks post office ect are at the other end of the town. There should be a play area (in all developments) not

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>just Chapel lands anyway;</p> <ul style="list-style-type: none"> The south of the town is where any houses should be built and you should leave old Alnwick as it is, the way it has been all our lives. Developments in the south of the town will never be seen and won't affect anyone and would (in my opinion) be so much better.
Linda Vernon	School Organisation Manager, Northumberland County Council	<p>This response is submitted on behalf of School Place Planning at Northumberland County Council. It is difficult to establish the exact impact of new developments on local schools, especially when a partnership is undergoing an educational view, as is currently happening in Alnwick. Early indications are that there are currently sufficient school places but it is possible that future builds will begin to have an impact. School place sufficiency will need careful management in order to ensure that there are places available for all local children, this may result in builders needing to contribute towards the creation of additional places within partnership schools in the future.</p>
Peter Ennor	Alnwick Civic Society	<p>Policy H1 The Civic Society is concerned about the impact of an additional 1100 new dwellings on the character of Alnwick, in particular the impact on the landscape setting of the town and traffic and transport. The Society recognises that the housing requirement in the neighbourhood plan is based on emerging policies in the Northumberland Core Strategy. This requirement has not yet been finalised - more work on housing land availability needs to be undertaken and the core strategy remains to be tested at examination. This uncertainty should be recognised by the neighbourhood plan.</p> <p>Policy H2 Alnwick Civic Society supports the priority given in the first five years of the plan to the development of previously developed land. It notes references to the possibility of middle school sites becoming available for development. The County Council has made recent announcements on the subject. The potential</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>for the Duke's Middle and Lindisfarne Middle school sites to accommodate new housing should be considered further before the plan is finalised.</p> <p>The Society is concerned about the impact of further greenfield development on the character of the town, in particular the development of Site H2-2 allocated in the plan (land east of Allerburn Lea). Table HSG2 identifies a number of constraints to development of the site. It understates, however, as yet unresolved access issues.</p> <p>Land south west of Ravensmount and Alnmouth Road is allocated for housing development in the Neighbourhood Plan (site H2-3). The most recent SHLAA indicates that this site is unsuitable for development. The allocation should be removed from the plan.</p> <p>Policy H4 Alnwick Civic Society agrees that there is a great need to secure affordable housing in the plan area. The increasing number of second homes and holiday lets in Alnwick has made the provision of affordable housing even more important. Based on recent levels of delivery by way of the planning system, however, the Society is sceptical about significant provision being able to be achieved in practice. The Society is concerned about the desirability of removing permitted development rights to prevent affordable housing being extended or enlarged. This might restrict the ability of families to meet their changing needs without moving home.</p> <p>Section 5: Economy and employment Alnwick Civic Society welcomes the overall economic direction that is presented. Changes such as dualling of the A1 will have an unpredictable effect on the</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>local economy, so it is difficult to be confident about the accuracy of any estimate of future demand for employment sites</p> <p>The stated aim of this section is to support, strengthen and diversify Alnwick as the principal employment and service centre for the wider area. Both the Neighbourhood Plan and Northumberland Local Plan assume that economic development will be driven primarily by growing tourism and strengthening the role of Alnwick as a service centre. This is a reasonable ambition. However, in practice, both of these plans are primarily concerned with facilitating and enabling economic development.</p> <p>For overall consistency, we would have liked to see more recognition in this section of the inherent tension between the need for economic development outside the town centre and the need to maintain a vibrant economy within the town centre. However, this issue is addressed in the section on Town Centre and Retail. In that section we welcome the strengthening of policy TCR3 on Out of Centre Retail.</p> <p>Ideally we would have liked this section of the plan to go further in addressing the need to mitigate the impact of economic development on the quality of the landscape and townscape.</p> <p>Positive support for development of an appropriate local skill base will be essential underpinning for economic development. We are encouraged by the introduction of a Community Action proposal to promote training for traditional and newly developed skills.</p> <p>Section 6: Town Centre & Retail This section touches key challenges in the local economy, employment, tourism, transport, community facilities and housing, as well as themes which</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>most preoccupy members of Alnwick Civic Society, such as conservation of our heritage, and quality of the streetscape.</p> <p>The Civic Society has long argued for a more radical approach to development of our town centre (and will no doubt continue to do so) but the overall direction here is both appropriate and comprehensive. We particularly welcome the emphasis on integration between this, and other topic areas.</p> <p>In that context, we believe that it is right for this section to be setting ambitious objectives. The need to foster an integrated approach to the stewardship and development of the Town Centre will be the key to realising these.</p> <p>Section 8</p> <p>The Neighbourhood Plan proposes an increase of the order of 25% in the housing stock in Alnwick by 2031. Inevitably, much of that expansion will take place on the fringes of the town, especially to the south. As such, it will have a disproportionate effect on the level of movement by vehicles (cars and public transport) and other mechanical means (including bicycles). Yet, as we argued in our comments on the previous draft of the plan, there is no proper analysis of the likely transport implications of the proposed levels and location of growth. This will lead to further congestion, especially during the tourist season, and a lowering of the quality of the environment on the main approaches to the town centre. This problem is about to be exacerbated by the relocation of the High School and now half of the catchment area middle school population to the south of the town.</p> <p>If major growth is to be allowed, the plan should be more explicit in requiring developers to contribute (probably through section 106 agreement) to improving the wider transport network and not just in the vicinity of their development.</p>

Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received and Submitted to the Independent Examiner

Name	Organisation (if applicable)	Summary of Representation
		<p>We should make it clear that we support most of the transport policies in the plan and we are not advocating major additions to the highway network.</p> <p>Instead, we need a proper segmented market analysis of future transport needs, especially for tourists and for people for whom Alnwick is their focus for shopping and business. In order to accommodate them, travel within Alnwick needs to be effectively managed and. As it stands, the plan does not adequately do this.</p> <p>Policies ENV2-5 Alnwick Civic Society supports policies to safeguard existing green space, particularly the middle school playing fields. The designation of the Duke’s School Playing Fields as Local Green Space is very much supported. The area identified on the Proposals Map should be extended to the north to enable the creation (in conjunction with the existing Swansfield Park) of a town park of a size and quality currently not available to the local community. Reference to the Duke’s School Playing Fields in Table ENV2 should be amended to refer not just to the value of the mature trees but also the general contribution of the open space to the quality of the local environment and landscape.</p>

Addendum:
**Alnwick and Denwick Neighbourhood Plan - Summary of Representations Received in Response to
NCC Proposed Modifications**

Name	Organisation (if applicable)	Summary of Representation
Peter Ennor	Alnwick Civic Society	Supports the County Council's modifications to the independent examiner's amendments.
Susan Davison	Environment Agency	No comments.
Jules Brown on behalf of Barbara Hooper	Historic England	No comments.
Ellen Bekker	Natural England	No comments.
Robert Murphy, WYG	On behalf of Northern Commercial Properties Ltd. and Harris and Sheldon Group Ltd.	<p>The Neighbourhood Plan still contains certain policies that do not meet the basic conditions test in relation to:</p> <ul style="list-style-type: none"> • Approach to housing provision and the need to significantly boost housing supply, and • Allocation of undeliverable employment land and an overly restrictive policy approach to considering development of alternative uses. <p>The Neighbourhood Plan does not accord with the emerging Northumberland Core Strategy Local Plan which sets out:</p> <ul style="list-style-type: none"> • A housing requirement expressed as a minimum requirement, and • The proposed deallocation of the Willowburn Industrial Estate from employment use.