

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

2017 – 2032 SUBMISSION VERSION (NOVEMBER 2017)



North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

Contents:

1.0 Introduction

2.0 North Northumberland Coast Neighbourhood Plan – Background

3.0 Consultation and Engagement – Timeline

4.0 Changes to the Plan

5.0 Pre-submission Consultation

6.0 Conclusions

Appendix A: Consultation Bodies

Appendix B: Copies of consultation letters at Regulation 14 stage

Appendix C: Responses to pre-submission consultation and amendments made

Appendix D: Responses to ‘vision and objectives’ consultation in May 2015

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

1.0 Introduction

1.1 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, North Sunderland 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.

1.2 This Consultation Statement sets out:

- the background to preparation of a neighbourhood development plan for the three parishes of North Sunderland, Beadnell and Bamburgh, known as the ‘North Northumberland Coast Neighbourhood Plan’;
- 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

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

- 1.3 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 qualifying body to at least meet the obligations set out in the Regulations. The 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 the North Northumberland Coast Neighbourhood Plan.
- 1.4 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.

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

2.0 North Northumberland Coast Neighbourhood Plan – Background

- 2.1 Following discussions at Bamburgh, Beadnell and North Sunderland Parish Council meetings and with Northumberland County Council, Beadnell Parish Council facilitated a workshop for local councillors and members of the public who were interested to share ideas and become involved in the development of a joint Neighbourhood Plan. This was held on Wednesday 9 October 2013 at Beadnell W.I.
- 2.2 The meeting was chaired by County Councillor John Woodman and there were speakers from Northumberland County Council providing information on the background, process needed and likely time-table. 28 people, principally parish councillors from Bamburgh/Beadnell and North Sunderland, attended to discuss the implications of developing a neighbourhood plan covering the three parishes.
- 2.3 After an introduction to the idea and to the detail of neighbourhood plans the group discussed the issues that should be covered and the process for launching and managing the plan. The group was divided into four groups but the conclusions were remarkably similar. All the parish councils had agreed the North Northumberland Coastal Area Plan Steering group terms of reference and agreement to work together. North Sunderland was the qualifying body with approval from Bamburgh and Beadnell. The Parish Councils each selected 3 councillors to join a Steering Committee and the first meeting was held on 28 October 2013.
- 2.4 The Neighbourhood area was designated on 18th February 2014, and work commenced on the production of a Neighbourhood Plan. The Steering Group have been responsible in the most part for the preparation of the neighbourhood plan.
- 2.5 There have been regular reports back to each Parish Council, and approval sought from each Parish Council at key milestones throughout the Plan preparation. Membership has changed little over the 4 years since the Steering Group was established.

3.0 Consultation and Engagement Timeline

- 3.1 The Parish Council have consistently consulted all 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.
- 3.2 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 A of this Statement.
- 3.3 The timeline of events in the preparation of the North Northumberland Coast Neighbourhood Plan are outlined below.
- 3.4 There have been various stages and methods 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.

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

3.5 The whole process has taken just over 3 years from start to Draft Plan stage, and the timeline below covers each stage of consultation:

2014 – Launch Events



- 3.6 An initial Launch Event would be held on 21 January 2014 in Seahouses Sports and Community Centre and this was publicised through the Village News newsletter, produced by Seahouses Development Trust and distributed to 2000 households in the area, and the Parish Council meetings. Details also appeared in individual parish newsletters, on local noticeboards and in local shops. Display boards were produced for Beadnell Christmas Lights social evening and an A4, eye-catching, coloured leaflet was distributed to every house in the three parishes.
- 3.7 In addition to the main event held at Seahouses Sports and Community Centre on 21 January, 7pm -8pm there followed a series of drop-in events at Seahouses Methodist Church, Main Street, Seahouses, 28 January 10am – 3.30pm, Castle Inn, Bamburgh, 25 January 10am – 11am and Beadnell WI, 25 January 2pm – 3pm. At all of these there were similar displays and Steering Group members to explain the plan and how people could become involved and respond to the consultations.
- 3.8 A website was set up to provide information coastalnplan.blogspot.com and later a Facebook page and a Twitter account was used to publicise events and consultations. Local people were also encouraged to speak to their parish or county councillors or contact the group by email coastalnplan@gmail.com or phone.

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

3.9 Volunteers contact details and the roles they were interested in were recorded at all the initial meetings. These proved very useful later when the Steering Group were looking for people to deliver leaflets, experienced people to analyse statistics or to help write the plan. Displays at the events covered:

- Maps and census details of the Parishes of Beadnell, North Sunderland and Bamburgh
- Details of existing housing in the different Parishes
- The difference between a Neighbourhood Plan and a Parish Plan
- Consultation on where any future development should be and where should it not be
- What people like about living in the area
- What could be improved in the area
- Area of Outstanding Natural Beauty (AONB) Policies



North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)



3.10 Approximately 120 residents attended the events. Photographs were taken of the interactive maps, comments were listed and Steering Group members who were present recorded their views and impressions immediately after the events to capture any other feedback or comments.



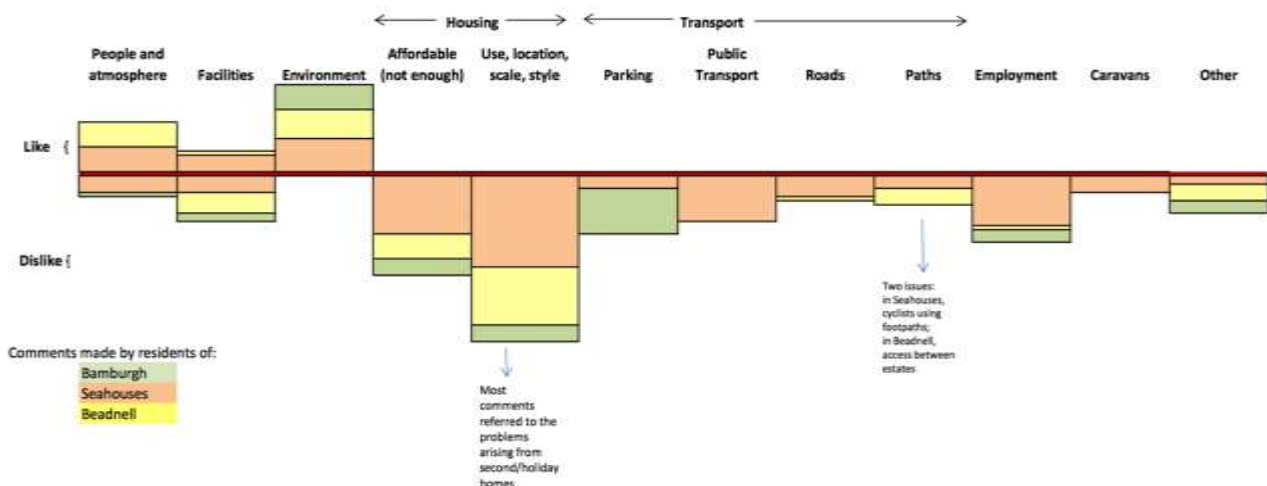
North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

3.11 Key issues raised in relation to these consultation events were:

- Need to protect the environment which is highly valued
- Need to reduce the impact of problems related to second homes and holiday homes
- Lack of affordable housing for permanent residents, whether it is social affordable housing, or lower cost housing to buy – number of holiday homes pushes the prices up
- Younger people and families ‘pushed out’
- Lack of employment opportunities – local employers also struggling to find staff (not enough affordable housing for people locally)
- Facilities not available year-round, and focussed on tourism
- Poor public transport and walking links between the settlements
- Impacts of parking (often due to on-street parking from holiday homes with multiple visitors)

North Northumberland Coast Neighbourhood Plan:
Summary of comments made at launch events

Attendees were asked to comment about what they liked about the area and what they did not like/thought could be improved.



Additional consultations:

3.12 As well as consulting the general public, members of the Steering Group felt that specific questionnaires should be designed to seek the views of local businesses, owners of the estimated 1,000 static caravans in the area, owners of the many Holiday Homes let out on a weekly basis and young people.

3.13 Paper questionnaires were designed and the same questions were available electronically on Survey Monkey links. The latter allowed the Steering Group to both collate the responses and show them in statistical format.

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

Consultation with Businesses:

- 3.14 A paper questionnaire was designed and in late February 2014 hand delivered to all identified businesses in the three parishes of North Sunderland (Seahouses), Bamburgh and Beadnell. This could be completed and returned by post or to a collecting box in Seahouses Resource Centre. Alternatively, the questions could be completed electronically via a Survey Monkey on line questionnaire. Additional businesses were identified, especially microbusinesses run from home and, wherever possible, these were targeted by email.
- 3.15 Initial responses were poor with only 15 returned by May 2014. A second visit was made to shops and businesses in Main Street, Seahouses and in the other two villages to explain the importance of ensuring their responses contributed to the Neighbourhood Plan. In addition emails were sent to some of the larger businesses and face to face interviews were held with a representative of Seahouses Harbour and two businesses based there. The Steering group continues to promote all of the surveys at events and via social media. So far 22 responses have been received from an estimated 162 businesses.

Consultation with young people:

- 3.16 In July 2014 Seahouses Youth project was asked to provide paper copies of the Neighbourhood Plan survey to young people attending their weekly drop-in sessions and to forward links to the Survey Monkey version <https://www.surveymonkey.com/s/HGCZTZR> to the young people on their database of previous members. Suggested wording for a covering email was provided. As far as we are aware this has not been carried out. Details of the questionnaire have been promoted to social media but to date only 4 responses have been received.

Consultation with Static Caravans owners:

- 3.17 There are an estimated 1,000 static caravans in the area. Many owners live in these for a good proportion of the summer and for up to the maximum of 11 months of the year. A Survey Monkey questionnaire was designed to capture the views of the owners <https://www.surveymonkey.com/s/F5VVHH7> and slips and posters were distributed to local caravan sites asking them to distribute these to their site owners. A total of 23 responses were received.

Consultation with Holiday Home owners:

- 3.18 There are an estimated 2,670 Second or Holiday Homes in the area. In Beadnell these makes up 73% of all housing. Holiday Homes are let out on a weekly basis and many are registered as Small Businesses. Owners often buy the properties as investments and contract with agencies to provide a booking service and cleaning.

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

3.19 An Electronic Survey Monkey questionnaire was designed and the link <https://www.surveymonkey.com/s/L3X5D6R> was sent to the 15 Holiday Home agencies we could identify asking them to forward it to the owners of any appropriate properties in the parishes of North Sunderland (Seahouses), Bamburgh and Beadnell i.e. properties with addresses in NE67, NE68 and NE69 and we provided some suggested wording they could use to explain Neighbourhood Plans, the reason for the exercise and to provide paper copies of the questionnaire if they were required. Agencies were also encouraged to respond to the Business Survey Monkey link as they had an interest in development of the area too. The link was also forwarded to as many owners of individual Holiday Homes we could identify who dealt with their own bookings. 43 responses have so far been received. The link will remain so it can be publicised at future events.

Other consultation:

3.20 The Steering Group wrote to the two local Medical Practices at the end of July 2014 re the potential impact of increasing housing development in the area on local medical services. A meeting with the Bondgate practice took place on 10 September, and the Belford practice responded in writing in September.

3.21 Meetings were held between members of the Steering Group and representatives of Northumberland Estates, The Lord Crewe Trust and Bamburgh Castle Estates, who are major land owners in the area.

Information Survey

3.22 During August and September 2014, the Steering Group, with the assistance of Northumberland County Council, designed an Information and Housing Need Survey to be delivered to every house in the three parishes, over 2,500 in total.

The survey document included

- A 'progress' letter;
- A survey seeking comments on objectives for the plan
- A housing needs survey
- A survey for second home owners
- And a Business Reply paid envelope for its return.

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

- 3.23 Nearly 70 residents of Bamburgh, Seahouses and Beadnell attended an event held in Seahouses by the North Northumberland Coastal Area Neighbourhood Plan Steering Group. They heard more about the progress of the proposed Neighbourhood Plan for the area and had an opportunity to discuss the results of recent research. The closing date for the Information Survey was 30 November but responses were received and accepted until January 2015.
- 3.24 As the availability of social housing was one of the major concerns raised in previous consultations a drop-in session was arranged at the Methodist Church Hall on Wednesday 22 October, from 3pm to 6pm to explain how Homefinder, the County's housing allocation system works.

Consultation on Vision and Objectives (2015)

- 3.25 A detailed consultation was then undertaken on the Vision and Objectives for the Neighbourhood Plan. A total of 416 responses were received. These responses are included in Appendix D. The survey included questions about housing need. The more detailed responses in relation to housing need were collated into a Housing Paper, which forms part of the evidence base for the Plan.
- 3.26 These responses were collated, and the percentage of support was collated into graphs for each detailed question and area, and individual comments were collated. Appendix D contains the graphs, and individual comments. The examples below show the level of support in some key areas:

On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree) (Housing for year round occupation)

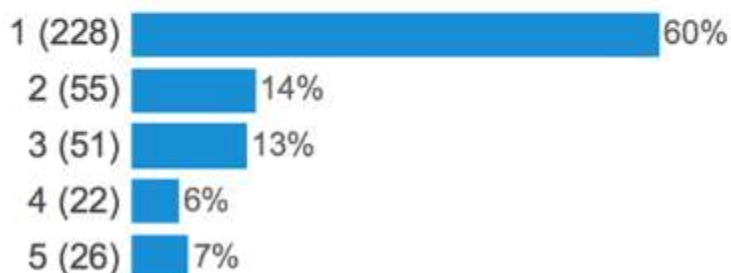
Analysis...: Housing for year round occupation

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree)



North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

- 3.27 There was a high level of support for policy to restrict more new holiday homes in the Plan area. There was a high level of support for affordable housing; however, the detailed housing survey results did not demonstrate a significant affordable housing need. Anecdotal evidence indicates that this is likely to be because many people in need have already had to leave the area, so were not included in the questionnaire. Seahouses Development Trust conducted a survey of young people in 2007, who had left the area, called ‘Where are they now?’. This survey indicated that many young people who would have liked to have stayed in the area were unable to because of a lack of affordable housing. Interviews with local employers also indicated that there were insufficient young people to fill jobs in the local tourist industry, and workers were having to commute into the area from Berwick, and other larger settlements outside the Plan area.
- 3.28 Other key areas of support were for better application of the AONB Design Guide in determining planning applications, the need for more small-scale development rather than larger housing schemes, the need to protect special places, such as historic buildings, beautiful parts of the coastline, and important habitats along the coast. It was also considered important to recognise the role that tourism plays in the area, but to try and maximise it for the benefit of all residents, not just visitors.

4.0 Pre-submission consultation:

- 4.1 North Northumberland Coast Neighbourhood Plan – Pre-Submission Draft Consultation [Regulation 14 Stage] commenced on the 18th July with a drop-in event in Seahouses.



North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

- 4.2 A series of open days were held beginning on 18th July 2017 which displayed copies of the pre-submission draft plan as well as information about how consultation responses had led to the policy approach adopted in the Plan.
- 4.3 The statutory consultation period on the Pre-Submission Draft North Northumberland Coast Neighbourhood Plan commenced on 18th July 2017 and ran for a period of six weeks ending on 1st September 2017. Publicity on the Plan comprised the following actions:
- Letters and/or emails sent to all consultation bodies and all other parties identified through the Plan database prior to commencement of the consultation period, including Northumberland County Council are provided at Appendix B, and a full list of organisations and bodies consulted is contained in Appendix A;
 - Publicity was given throughout the process via the local Parish newsletters, Parish Council websites and the neighbourhood plan website, and a public notice;
 - The Plan was advertised in the Berwick Advertiser and the Northumberland Gazette;
 - The Plan and publicity material was posted on the website along with the main Evidence Base documents and all other consultation material;
 - A full copy of the Pre-Submission Draft Plan was made available at the drop-in events.
 - A full copy of the Environmental Report and the Habitats Regulations Assessment were made available on the website.

Responses to Pre-Submission Draft Plan

- 4.4 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. A full response to the consultation, and details of changes made is contained in Appendix C of this document.
- 4.5 Overall, there was a very high level of support for the Plan. However, there were a number of changes made to the Plan as a result of the pre-submission consultation, particularly in response to statutory consultees, and comments made by Northumberland County Council:
- Additional clarity on the meaning of ‘small-scale’ development in the context of the AONB, and clarity on the meaning of ‘major’ development in the context of the AONB;
 - Additional policy in relation to ‘change of use’ applications from C3 residential to holiday let use (where applications are required) and a change to the policy on extensions;
 - Changes to Policy 3; removal of protected areas information to supporting text, clarity in the Policy, and removal of elements of other policies that were related to Policy 3;
 - Additional clarity and information about the Plan being ‘read as a whole’ to avoid cross-referencing within individual policies;

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

- Changes to the Policies Map (addition of wildlife corridor that had been omitted, employment sites that had been omitted, and separation of landscape/nature conservation designations from planning policies, amendment to settlement boundary for Seahouses to remove an area of land from the west of Seahouses due to no support for the inclusion of the land, and significant local opposition);
- Other changes suggested in the Health Check and a number of minor changes to policy wording.

Strategic Environmental Assessment: Screening Opinion and Environmental Report

4.6 A Screening Opinion was sought as to whether a Strategic Environmental Assessment would be required. This was sought from Northumberland County Council, and the conclusion was that SEA would be required. As a result, an Environmental Report was produced by AECOM. This report concluded that the Plan did not need to be changed. This report was amended following the withdrawal of Northumberland County Council's Core Strategy, and is included in the submission documents with the Neighbourhood Plan

Habitats Regulations Assessment: Screening Opinion and Habitats Regulations Report

4.7 A Screening Opinion was also sought as to whether Habitats Regulations Assessment would be required. This was sought from Northumberland County Council, and the conclusion was that Habitats Regulations Assessment would be required. A Habitats Regulations Report was produced by AECOM. This recommended a number of changes/additions to specific policies in the Plan. These changes were incorporated, although further minor changes were made to the final submission Plan following comments from Natural England in relation to specific nature conservation policies. The supporting text to some of the policies was amended to ensure that the importance of Policy 3 was clear.

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

5.0 Changes to the Plan

- 5.1 A number of changes were made to the Neighbourhood Plan as a result of the consultation exercises and the Habitats Regulations Assessment. It should be noted that whilst the Plan was in preparation, Northumberland County Council were also in the process of preparing their Core Strategy and the Neighbourhood Plan was prepared having regard to emerging policies in the Core Strategy.
- 5.2 The Northumberland Local Plan Core Strategy was submitted for Examination in April 2017. However, following a change in political administration at the County Council, the Core Strategy was subsequently withdrawn in July 2017.
- 5.3 All changes made following the pre-submission consultation can be seen on the Schedule of Responses which is contained in Appendix C.
- 5.4 A ‘Health Check’ was also carried out by Catherine Loveday MRTPI. A number of modifications were made to the Plan in response to that Health Check. A copy of that document is available on the neighbourhood plan website.
- 5.5 Some other minor changes to wording, grammatical errors or areas where it was felt could be further clarified have also been made.

6.0 Conclusions

- 6.1 The Submission Plan is the outcome of more than three years of continuous community engagement in various forms. 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 Plan area.
- 6.2 The Parish Councils believe that the Submission Plan is a fair reflection of the views expressed by the local community throughout the various stages of plan preparation. Each Parish Council individually ‘approved’ this final version of the Plan at their Parish Council meetings.
- 6.3 All legal obligations regarding the preparation of neighbourhood plans have been adhered to by the Steering Group and Parish Councils. The Submission Plan is supported by a Basic Conditions Statement and by this Consultation Statement both of which adequately cover the requirements set out in the Neighbourhood Planning Regulations 2012 [as amended]. The Parish Councils have 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.
- 6.4 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.

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

Appendix A: Neighbourhood Plan Consultation Bodies for North Northumberland Coastal Area Neighbourhood Plan (consulted at Regulation 14 stage)

Consultation Body	Organisation	Contact	Reply
Local Planning Authority	Northumberland County Council	Mark Ketley, Head of Planning Services Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF. Tel.: 01670 625542 Email: mark.ketley@northumberland.gov.uk	
Local Planning Authority	Northumberland County Council	David English, Planning Manager (Neighbourhood Planning & Infrastructure) Northumberland County Council, County Hall, Morpeth, Northumberland, NE61 2EF. Tel.: 01670 623619 Email: david.english@northumberland.gov.uk	
The Coal Authority	The Coal Authority	Planning and Local Authority Liaison, The Coal Authority, 200 Lichfield Lane, Berry Lane, Mansfield, Nottinghamshire, NG18 4RG. Email: planningconsultation@coal.gov.uk	
Homes and Communities Agency	Homes and Communities Agency	Homes and Communities Agency, St George's House, Kingsway, Team Valley, Gateshead, NE11 0NA. Email: mail@homesandcommunities.co.uk	
Natural England	Natural England	Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe Business Park, Crewe, CW1 6GJ. Email: consultations@naturalengland.org.uk	
The Environment Agency	The Environment Agency	Planning Consultations, Environment Agency, Tyneside House, Skinnerburn Road, Newcastle Business Park, Newcastle upon Tyne, NE4 7AR. Email: planning.nane@environment-agency.gov.uk	
Historic Buildings and Monuments Commission for England	Historic England	Historic England, 41-44 Sandgate, Newcastle upon Tyne, NE1 3JF. Email: e-neast@HistoricEngland.org.uk ; northeast@HistoricEngland.org.uk	
Network Rail Infrastructure Limited	Network Rail Infrastructure Limited	Network Rail Infrastructure Limited, George Stephenson House, Toft Hill, York, Y01 6JT.	
Highways England	Highways England	Asset Development Team - Yorkshire and North East, Highways Agency, Lateral, 8 City Walk, Leeds, LS11 9 AT. Email: planningYNE@highways.gsi.gov.uk	

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

Consultation Body	Organisation	Contact	Reply
Relevant Primary Care Trust	NHS Northumberland Clinical Commissioning Group	NHS Northumberland Clinical Commissioning Group, County Hall, Morpeth, Northumberland, NE61 2 EF. Tel.: 01670335161 Email: norccg.enquiries@nhs.net	
Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	Avonline	Avonline, 42 Ashton Vale Road, Ashton Vale, Bristol, BS3 2AX. Tel.: 0117 953 1111 Email: info@avonline.co.uk	
	British Telecommunications Plc.	British Telecommunications Plc, Openreach Newsites PP 4AB, 21-23 Carloli Square, Newcastle CTE, Newcastle upon Tyne, NE1 1BB. Email: newsitereceptionedinburgh@openreach.co.uk	
	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA. Email: EMF.Enquiries@ctil.co.uk	
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG. Email: public.affairs@ee.co.uk	
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ. Email: jane.evans@three.co.uk	
	Virgin Media Limited	Virgin Media Limited, St James Court, Great Park Road, Almondsbury Park, Bradley Stoke, Bristol, BS32 4QJ.	
	Wildcard Networks	Wildcard Networks, Reliance House, Skinnerburn Road, Newcastle upon Tyne, NE4 7AN.	
Any person to whom the electronic communications code applies	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2	Cornerstone Telecommunications Infrastructure Limited, EMF Enquiries, Building 1330 – The Exchange, Arlington Business Park, Theale, Berkshire, RG7 4SA. Email: EMF.Enquiries@ctil.co.uk	
	EE	Alex Jackman, Corporate and Financial Affairs Department, EE, The Point, 37 North Wharf Road, London, W2 1AG. Email: public.affairs@ee.co.uk	

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

Consultation Body	Organisation	Contact	Reply
	Three	Jane Evans, Three, Great Brighams, Mead Vastern Road, Reading, RG1 8DJ. Email: jane.evans@three.co.uk	
Any person to whom a licence has been granted under section 6(1)(b) and (c) of the Electricity Act 1989.	Northern Powergrid	Northern Powergrid, Records and Information, Manor House, Station Road, Penshaw, Houghton le Spring, County Durham, DH4 7LA.	
	National Grid	Northern Powergrid, Lloyds Court, 78 Grey Street, Newcastle upon Tyne, NE1 6AF National Grid, National Grid House, Warwick, Warwickshire, CV34 6DA.	
Any a person to whom a licence has been granted under section 7(2) of the Gas Act 1986.	Northern Gas Networks	Northern Gas Networks, 1100 Century Way, Thorp Business Park, Colton, Leeds, LS15 8TU.	
Sewerage undertaker	Northumbrian Water Limited	Laura Kennedy New Development Team (Planning), Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB. laura.kennedy@nwl.co.uk 0191 419 6767	
Water undertaker	Northumbrian Water Limited	Laura Kennedy New Development Team (Planning), Northumbrian Water Limited, Leat House, Pattinson Road, Washington, Tyne and Wear, NE38 8LB. laura.kennedy@nwl.co.uk 0191 419 6767	
Marine Management Organisation	Marine Management Organisation	Stakeholder & Networks Officer Marine Management Organisation PO Box 1275 Newcastle upon Tyne NE99 5BN Email: consultations.mmo@marinemanagement.org.uk	
Consultation Body	Organisation	Contact	Reply
Adjoining Parish Councils in	Adderstone with Lucker Parish	Ms Gabrielle Mcleaney, Clerk to Adderstone with Lucker Parish Council 3 Twizell Farm Cottages, Belford, Northumberland, NE70 7HU	

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

Consultation Body	Organisation	Contact	Reply
Northumberland	Council	Email: adderstone.lucker.pccouncil@gmail.com	
	Ellingham Parish Council	Ms E Gilliland, Clerk to Ellingham Parish Council 10 Sunnyside, Cornhill-on-Tweed, Northumberland, TD12 4XN Email: heddonpc@gmail.com	
	Belford with Middleton Parish Council	Mrs E I Hunter, Clerk to Belford with Middleton Parish Council Morven, 11 Springhill, Tweedmouth, Berwick-upon-Tweed, Northumberland, TD15 2QN. Email: isabel.hunter31@btinternet.com	
	Newton-by-the-Sea Parish Council	Ms Wendy Pattison, Clerk to Newton-by-the-Sea Parish Council 11 Rock Village, Rock, Alnwick, Northumberland, NE66 3SD Email: clerk@newtonbythesea-pc.org.uk	
Sustrans	Sustrans	Mr Jonah Morris, Sustrans, 2 nd Floor Higham House, Higham Place, Newcastle upon Tyne, NE1 8AF Email: Jonah.Morris@sustrans.org.uk	
Voluntary Bodies some or all of whose activities benefit all or any part of the neighbourhood area*			
	Beadnell Women's Institute	Joint Secretaries Mrs M Bramley & Mrs A Manning c/o 18 Longstone Close, Beadnell, NE67 5BS No email address	
	Save Beadnell Association	Mr P Gomersall, 17 Longstone Cres, Beadnell, NE67 5AL No email address	
	Beadnell Community Volunteers	Chairman Mr G Brown 24 Harbour Road Beadnell NE67 5BB gordonjoanb@btinternet.com	

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

Consultation Body	Organisation	Contact	Reply
	Beadnell Sailing Club	Commodore Gordon Pearston, Beadnell Sailing Club. Beadnell Harbour NE67 5BN g.pearston@btinternet.com	
	Seahouses & District Cancer Research & Relief Fund	Greenholme 4 Hillside Road Belford NE70 7NB	
	National Trust	Simon Lee, The National Trust, MOD Buildings, Low Newton-by-the-Sea, Alnwick, NE66 3EL	
	Seahouses Youth Project	Seahouses Development Trust, Stone Close, NE68 7YL patandgeorgescott@yahoo.co.uk ; shirley@seahouses.org	
	Seahouses WI	Judith Stephenson, 5 King St Seahouses NE68 7XN	
	Seahouses GC	Ian Wort, Manager, Seahouses Golf Club, Beadnell Road, Seahouses NE68 7XT	
	Harbour	Capt Philip Brabban, North Sunderland Harbour Commissioners, 1 Harbour Road, NE68 7RN nshc@btconnect.com	
	SDT	George Scott, Chair, Seahouses Development Trust, Stone Close, NE68 7YL patandgeorgescott@yahoo.co.uk ; shirley@seahouses.org	
	RNLI	Ian Clayton, Seafield Road, Seahouses NE68 7SH	
	Rotary	Seahouses Rotary, The Olde Ship Inn, Main St, Seahouses, NE68 7RD	
	Probus	Seahouses Probus, The Olde Ship Inn, Main Street, Seahouses, NE68 7RD	
	Hostel	Seahouses Hostel, Main Street, North Sunderland, NE68 7TU	
	Beadnell Under Threat	andiesbrown@gmail.com Andrew Brown, 9 Swinhoe Rd, Beadnell, NE67 5AG	
	Seahouses Social Club	126 Main Street, Main Street, Seahouses, NE68 7TR	
	Bamburgh Womens Institute	E. Cockburn, The Apple House, Waren Mill, Belford NE70 7EE	
	Ladies who Lunch	Angela Darling, Sunnyside, South Victoria Terrace, Bamburgh.	
	Bamburgh Coffee	Judy Cowen, The 5 th House, Islestone Close, Bamburgh. NE69 7BQ	

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

Consultation Body	Organisation	Contact	Reply
	Stop		
	Cricket Club	Bill Brook, Castle Green, Front Street, Bamburgh. NE69 7BW bbcastlegreen@btinternet.com	
	Croquet Club	Jamie Edgar, 4 Barton Avenue, Edinburgh. EH4 6AP jamespedgar@btinternet.com	
	Bamburgh Pavilion Association	Joan Miller, Pavilion Committee, Radcliffe Park, Bamburgh NE69 7AN bbcastlegreen@btinternet.com	
	Abbeyfield	David Miller, Chairman, Abbeyfield, Armstrong House, Bamburgh NE69 7BJ	
	Bamburgh Castle Golf Club	The Secretary, Bamburgh Castle Golf Club, 40 The Wynding. Bamburgh NE69 7DE	
	Bamburgh Heritage Trust	Sam Morton, Chair, Bamburgh Heritage Trust, Bamburgh House, Doctors Row, Bamburgh NE69 7BS samjmorton@hotmail.com	
	Seahouses Gardening Club	Mrs Liz Moor, Leaside, St Aidans, Seahouses, NE68 7SS lizziemoor1@gmail.com ;	
	Seahouses Outdoor Bowls Club	Seahouses Development Trust, Stone Close, NE68 7YL	
	Belford Medical Practice	The Health Centre, James Street, Seahouses, NE68 7XZ	
	The Bondgate Practice	The Health Centre, James Street, Seahouses, NE68 7XZ	
	Bodies which represent the interests of different religious groups in the neighbourhood area		
	St Ebbas Church	Church Warden & Parochial Church Council Member	

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

Consultation Body	Organisation	Contact	Reply
	Beadnell	Mrs V Sim, 15 The Haven, Beadnell, NE67 5AW	
	Seahouses Methodist Church	327 Main Street, Seahouses, NE68 7RF	
	St Paul's Church	Main Street, North Sunderland, Seahouses, NE68 7TU	
	St Aidan's Church	18 King Street, Seahouses, NE68 7XP	
Bodies which represent the interests of persons carrying on business in the neighbourhood area			
	Beadnell Harbour Fishermen's Society	Chairman Mr J Dixon 56 Harbour Road Beadnell NE67 5BD	
	Northumberland Estates	The Northumberland Estates, Estate Office, Alwick Castle NE66 1NQ	
	North Northumberland Tourist Association	Chair Jeff Sutheran, 192 Main Street Seahouses NE68 7UB	
	Lord Crewe's Charity	Simon Herriot, Savills, 18-20 Glendale Road, Wooler NE71 6DW; SHerriot@savills.com	
	Bamburgh Castle Estates	Simon Herriot, Savills, 18-20 Glendale Road, Wooler NE71 6DW; SHerriot@savills.com	
Bodies which represent the interests of disabled persons in the neighbourhood area			

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

Consultation Body	Organisation	Contact	Reply
	Age UK Northumberland	The Round House, Lintonville Parkway, Ashington, NE63 9JZ	
	Bell View Belford	Paul Harrison, 33 West Street, Belford, NE70 7QB	
	Alzheimers Society Berwick & District Office	William Elder Building, 56-58 Castlegate, Berwick upon Tweed, TD15 1JT	
	Broad Rd housing		
Bodies who have requested to be notified of neighbourhood plans in Northumberland	The Theatres Trust	Mark Price (Planning and Heritage Adviser) The Theatres Trust, 22 Charing Cross Road, London WC2H 0QL. Tel.: 02078368591 Email: mark.price@theatretrust.org.uk	
	SSA Planning	Mark McGovern, Planner SSA Planning, PO Box 10201, Nottingham, NG9 9FZ Tel: 07729 326998 Email: mark.mcgovern@ssaplanning.co.uk	

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)

APPENDIX B: LETTER TO CONSULTEES (REG.14 STAGE)



North Northumberland Coast Neighbourhood Plan
C/o The Hub, Seahouses Development Trust, Stone Close, Seahouses, Northumberland NE68 7YL.
coastalnplan@gmail.com

16 July 2017

Dear Sir,

North Northumberland Coastal Area Neighbourhood Plan: Consultation on Draft Neighbourhood Plan

I am writing to inform you that the three Parish Councils of Bamburgh, North Sunderland and Beadnell have completed work on preparing the Draft North Northumberland Coast Neighbourhood Plan. We are now required to formally publicise and consult on the Plan for a period of not less than six weeks. Consultation on the Draft Plan begins at 6pm on Tuesday 18 July 2017 and ends at 6pm on Tuesday 29 August.

The Draft Plan and supporting documents can be viewed at <http://www.seahouses.org/neighbourhood-plan/> from 6pm on 18 July. A hard copy of the Plan will be available to inspect at The Hub, Seahouses Development Trust, Stone Close, Seahouses, Northumberland NE68 7YL between 10am and 12.30pm and 1.30pm to 4pm Monday to Thursday.

Representations must be made in writing either by email to coastalnplan@gmail.com or by post to: North Northumberland Coast Neighbourhood Plan, c/o The Hub, Seahouses Development Trust, Stone Close, Seahouses, Northumberland NE68 7YL.

The Draft Plan will also be available at drop in sessions where there will also be background information about the plan:

The Hub, **Tuesday 18 July, 6pm to 8pm**; Seahouses Methodist Church, **Wednesday 19 July, 10am to 12 am**; Beadnell WI, **Wednesday 19 July, 1pm to 3pm**; and Bamburgh Pavilion, **Thursday 20 July, 10am to 12 am**.

We would be pleased to receive any written representations you may wish to make on the Plan and supporting documents **before 6pm on 29 August 2017**.

If you have any questions about this consultation, please do not hesitate to contact us.

Yours sincerely,

John Woodman, Chair Neighbourhood Plan steering group

North Northumberland Coast Neighbourhood Plan – Consultation Statement (November 2017)



North Northumberland Coast Neighbourhood Plan
C/o The Hub, Seahouses Development Trust, Stone Close, Seahouses, Northumberland NE68 7YL.
coastalnplan@gmail.com

Public notice

The North Northumberland Coastal Area Neighbourhood Plan The Neighbourhood Planning (General) Regulations 2012 (Regulation 14)

NOTICE OF PUBLICITY OF A NEIGHBOURHOOD PLAN PROPOSAL

The three Parish Councils of Bamburgh, North Sunderland and Beadnell have prepared a Draft Neighbourhood Development Plan for the Area of the three Parishes. The Plan proposes a number of planning policies which, once adopted, must be used in the determination of planning applications within the Parishes.

The Parish Councils are required to publicise the Draft Plan and invite comments. Copies of the Plan will be available for public inspection for a period of not less than six weeks commencing at 6pm on 18 July 2017 and ending at 6pm on 29 August 2017.

The Plan and supporting documents can be viewed on the Seahouses Development Trust website <http://www.seahouses.org/> after 6pm on 18th July.

The Draft Plan will be available for inspection at The Hub, Seahouses Development Trust, Stone Close, Seahouses, Northumberland NE68 7YL on Monday to Thursday between 10.00am to 12.30pm and 1.30pm to 4pm.

The Draft Plan will also be available at drop in sessions where there will also be background information about the plan:

The Hub, Tuesday 18 July, 6pm to 8pm; Seahouses Methodist Church, Wednesday 19 July, 10am to 12am; Beadnell WI, Wednesday 19 July, 1pm to 3pm; and Bamburgh Pavilion, Thursday 20 July, 10am to 12 am.

Any person, business or organisation may comment on the Plan.

Representations may be made by email or by post to the above addresses at the top of this notice. All representations must be received by the Parish Councils **no later than 6pm on 29 August 2017**. All representations will be publicly available and will be considered by the Parish Councils in producing the final Plan which will then be submitted to Northumberland County Council as local planning authority for Independent Examination.

Geoffrey Stewart, Chair North Sunderland Parish Council

Date: 10 July 2017

Consultation Statement – Appendix C – Responses to pre-submission consultation and amendments made

Note: consultees have been coded as follows:

Bodies listed in annex A as consultation bodies

Others

Consultee	Comment	Response
Rosemary Ellis	An incredible amount of detailed work has clearly gone into this plan. As a long term resident I am grateful for the attention to residents' concerns, suggestions and aspirations. The integrity of the consultation process is here for us all to see and digest. Thank you for the opportunity to view the proposals and to be able to see clearly how it has evolved. Thank you also to the ladies who took time to precis the whole document into 'manageable chunks'. Great work. Congratulations and fingers crossed. It would be useful to see more detail on maps outlining ALL possible development/changes being considered.	Noted with thanks
David Waters	The information provided this evening is useful in as far as it goes, but please provide some more detailed information.	Maps provided are being updated with missing information (employment allocations and Conservation Area boundaries)
David Waters	Could you please email me a copy of the July 2017 pre-submission consultation draft. d.waters@blueyonder.co.uk	Done
Trevor Jones	Approve of settlement boundaries. How reliable are they?	Noted - it is hoped that they will provide a robust framework for decision-making Any application would be considered against the planning policies in the Neighbourhood Plan and the NPPF (and where relevant, the Berwick plan)
David Chrimes	What, if any restrictions, would affect the change of an existing caravan site to housing development.	
Frederick Bolton	We are so pleased with the joined up thinking behind this proposal and hope it is adopted by the local council. We all need to protect this beautiful part of the Northumberland coast.	Noted with thanks
Amanda Bolton	Very pleased to support this Neighbourhood Plan, it makes sense to protect what is a unique coastline and consider with public consultation the areas for building appropriate housing.	Noted with thanks
John Lovell	I am in total agreement with the proposed settlement boundary plan (policy 8) This will help to ensure that infrastructure of Seahouses is not overloaded, and the integrity of Seahouses as a coastal VILLAGE is kept intact.	Noted with thanks
Alison Claydon	*Audit of housing needs - What is actually needed by people who want to live here - young and old, retired and working.	Noted; the plan and housing evidence paper reflects housing survey carried out to support the plan. Noted - up to date maps will be produced although the maps used are the latest O/S maps. The policies reflect the latest developments even where O/S maps don't.
Alison Claydon	*Display maps not accurate – Seafield caravan park has already extended, cemetery likewise.	Any application would be considered against the planning policies in the Neighbourhood Plan and the NPPF (and where relevant, the Berwick plan)
78 King Street, Seahouses	*No mention of 1st School site and plans for it now the 1st School is moving to the Middle School. Concern over recent developments which go against local plans - Holiday home estate at Beadnell Point and house between Beadnell and Seahouses. So feel that planning permission will still be given to developers despite opposition from local residents.	Noted
Alison Claydon		Noted - wildlife corridors have been added onto the Policy maps (this was an omission)
David Donaldson	Plan does not show wildlife corridors at rear of St Aidans and its extensions.	
G. Chambers	Loads of nice presentations. Main point seems to be a need for social housing not just affordable housing. Not enough being done to keep young people in village. My son is single and he is moving to ASHINGTON to get a place that is affordable. This is a drain of talent and young people to replenish the continuation of life of village. I feel that whilst some efforts are in place to try and stem the flow of more new homes for rental and not permanent homes, there still needs to be greater efforts to enforce this. The 40 new houses on Beadnell Point are an example of building yet more homes which are not for permanent use and are certainly not affordable to first home buyers and the like!	Agreed. There was insufficient evidence to promote additional social housing although steering committee members continue to press for this politically.
Jacqueline Gray	I agree with the proposed settlement boundaries. We don't need any more caravan sites. I am afraid it's too late to encourage young families as there is no schooling or jobs (permanent)	Noted - it is hoped that Policy 14 will in some way re-dress this imbalance
Carol Lovell	I agree with the proposed boundaries in the plan. It would be useful if the maps were updated.	Noted with thanks
Ann Lathan	In view of current development and future (if any) How will we travel from A to B? Single carriageway. Busy A1.	Noted - up to date maps will be produced
Marjorie Turner	More traffic. Public transport - hopeless. Trains? Parking?	Noted; this is not an issue that can be addressed by the neighbourhood plan.
Anthony Dixon	The Bamburgh Settlement Boundary background paper incorrectly names Friary Farm as being excluded and that the western edge of the settlement is formed along the access and bridle way the the (sic) east of Friary Farm. Where Friary Farm is indicated this should read 'The Friars' as Friary Farm is within the Settlement Area. Have learned a lot from today's talk. Pleased to hear that the new field in Beadnell is part affordable housing/part permanent residences. Well done! Amazed that new dwellings have to have parking spaces to match the number of bedrooms, Thank you for the tour.	Noted - changes will be made to the background paper.
Gillian Bardgett	Wooded area behind St Aidans (Lord Crewe land) to be included in green area (lots of wildlife). Plantation to be extended to provide corridor for wildlife.	Noted with thanks
Vivien Crowther	Ref section North West Bamburgh Settlement Boundary along B1342. There is confusion here in the naming of the properties that lie inside and outside the property boundary.	Noted - wildlife corridors have been added onto the Policy maps (this was an omission)
Vivien Crowther		Noted - changes will be made to the background paper which is now included in the main document as an Appendix.
Mr R Narraway	The Friars' is outside the boundary. The properties which comprise 'Friary Farm' are inside the boundary. The plan has incorrectly named 'The Friars' as 'Friary Farm'. Friary Farm consists of 8 properties, some grade 11 listed, which were originally the farm buildings that served the farm- now named 'The Friars'! These Friary Farm properties are within the boundary - edged by a stone wall which separates these from 'The Friars' by the two green fields shown photographed in the draft plan. Please correct this in the final document! Community Facilities - Keeping the Recycling Facility open is essential for the community. Several years ago when it was closed there was a large increase in fly tipping and the increase in car use to take waste to Alnwick went against any environmental policies of the council.	Noted - changes will be made to the background paper which is now included in the main document as an Appendix.
Pat Scott	I think the proposed Neighbourhood Plan is an excellent piece of work and congratulate all those involved for their hard work and long hours on this very important document.	Noted. Policy wording has been changed to include retention of community facilities to more clearly link the policy to the supporting text
Judy Cowan	Theme People, Place and 'Prosperity' covers areas for the future admirably.	Noted with thanks
Judy Cowan		Noted with thanks
Judy Cowan	Comments specifically relating to Bamburgh are - Any new housing developments must be for Principal occupancy as the majority of second and holiday home owners are not interested in committing to any volunteer work that helps keep our village as a sustainable resource eg Bamburgh Parish Council, beach and village litter clean teams, developing the cricket field area as an active health resource for all ages (tennis court, outdoor adult gym etc) but particularly the aged as they are the majority population in the village.	Noted with thanks
Judy Cowan	Land owners/developers/builders must not retain any land built on as leasehold allowing them to charge a rent to the owner of the property this will apply to any new build and is now a legal requirement. Conversion of redundant buildings there are many barns and some old dwellings that are standing empty in the village these could be modernised without losing their traditional vernacular appeal and made into craft hubs, a tourist information centre and heritage museum, as there would be room for off road car parking behind these buildings.	This is not a matter that can be covered in a Neighbourhood Plan
Judy Cowan	Traders should recognise the need for every day requirements needed by residents again as Bamburgh has an aged population many of whom can no longer drive (the bus service is not fit for purpose it is so infrequent) The need for a general dealer or local corner shop is extremely necessary and traders seem to be catering more and more exclusively for the holiday makers who do not mind paying high prices for the goods they sell.	Policy 23 supports the conversion of buildings for business employment use in the settlements.
Judy Cowan	Outdoor Advertising - There is a proliferation of free standing advertising boards littering the village. Not only does this look untidy but they often create a hazard for pedestrians and those using push chairs, wheel chairs, Zimmer frames and walking sticks. The area in front of the Victoria Hotel is especially a danger as there is an external TV screen displaying pictures with sound and tables and chairs littering the pavement, making it impossible for pedestrians to use the pavement safely.	This is not a matter that can be covered in a Neighbourhood Plan
Judy Cowan		Policy 7 refers to outdoor advertising, but there is a limit what the NP can control through policy.

Ann Dawson	Priority is footpath made safe from Beadnell to Annstead Farm, its an absolute disgrace.	Noted, but this is not a matter that can be covered in a Neighbourhood Plan
Ann Dawson	No more housing. We have enough with holiday homes as it is, it's a ghost village in the winter. All for second home owners to rent out and make a fortune.	Noted - it is hoped that Policy 14 will in some way re-dress this imbalance
Ann Dawson	The idea of knocking the old school building down is just another con to make money in building flats. They can't live in 4 flats at one time, so just another con for making money to line their pockets. So Meadow Lane School House should be stopped before it ever gets off the ground. Housing on Swinhoe Road should be stopped before it gets off the ground, but worst of all, who gave planning permission for the Link House to be pulled down, and the eye sore of a space ship to be built in its place? Who allows these abstroukins (SP?) to take place? Sorry I can't put everything down on paper, I get lost for words and hope that I have made my points.	Noted. Policies in the NP will seek to secure the best and highest quality development in the Plan area
James Williamson, Swinhoe Cottage, Chathill	I wish to register my support for adopting the Plan as its aims and policies reflect my thoughts on protecting and enhancing the three parishes, in particular the protection of the coastal strip which is vitally important to this area	Noted with thanks
James Williamson, Swinhoe Cottage, Chathill	Beadnell Parish has no public meeting facility other than the WI Hall. Therefore I feel that in some way it should be protected for future public use if ever the WI should cease to exist. The other community assets important to Beadnell are the Sailing Club, the shop, the Towers Hotel, the Craster Arms, the Salt Water Café and the Church. I also feel that there should be reference in the policies to the height of buildings. This is an important planning consideration and is referred to in Berwick upon Tweed Borough Council saved policy F2. It is important to limit the height of buildings to preserve the visual impact high developments would have on our villages and the AONB, in particular when approaching the entrance to each village.	The WI hut has been added to the supporting text. Other community assets can be registered, and then will fall within Policy 20 which seeks to protect registered ACVs Height is already a criteria in Part a) of Policy 5. However, additional information in the supporting text has been provided to further elaborate on the importance of height in relation to the approach to the settlements in particular.
James Williamson, Swinhoe Cottage, Chathill	We care passionately about this beautiful part of the North Northumberland and coast. We believe future planning to be of the utmost importance. If there is a need for housing for local people to live and work then we would wholeheartedly support this. We fervently believe that there should be no further building of second homes, 83% is far too many anyway. We believe that the 106 agreement should be applied to any further developments. We live here and do not want to live in a winter ghost village. We also lack the infrastructure to cope with any further building.	Noted - it is hoped that Policy 14 will in some way re-dress this imbalance
Michael and Jennifer Spark, West House, 19 Meadow Lane, Beadnell	The meeting at Beadnell was very well conducted and Christine Williamson gave us an excellent tour of all our neighbourhood plans.	Noted with thanks
Michael and Jennifer Spark, West House, 19 Meadow Lane, Beadnell	We thought that your drop in session was extremely informative and the material well planned and displayed.	Noted with thanks
Gordon and Joan Brown	We fully support what you are doing.	Noted with thanks
Sheila D Bacon, 5, Friary Farm Bamburgh	Following my visit to Bamburgh Pavilion to view the Draft Coastal Neighbourhood plan, I feel the team who put this together need congratulating on a very professional clear and informative set of documents. The information relayed by the person giving a tour of the plans on view were extremely helpful and answered all queries competently. I feel it would be very beneficial to the area if the current plan be adopted in its present form.	Noted with thanks
John Woodman, Elford Farmhouse, Elford	One of the key parts of the plan is the focus on good and compatible design of new developments and changes. An important aspect of the character of each village is the height of buildings. This is important both for compatibility and to avoid competing with key views. The entry points of each village tend to have low rise properties, in many cases bungalows, rising to two/two and a half stories in the centres. There should be a policy to keep this consistent. The exception would be around the Grove in Bamburgh where most properties are bungalows and should remain so.	Height is already a criteria in Part a) of Policy 5. However, additional information in the supporting text has been provided to further elaborate on the importance of height in relation to the approach to the settlements in particular.
Barbara Brook, Bamburgh Parish Council	The Parish Council feel strongly that the "character" of Bamburgh is an inherent part of this beautiful village. The coastal area neighbourhood plan should reflect this and there should be no material change in the event of new housing developments and in particular with regard to heights of buildings. The village has 5 entry points and all start with low line buildings(bungalows). Only in the centre of the village do we see any buildings above 2 stories and none above 3 stories. We would appreciate, if you took our view into consideration in the final plan.	Height is already a criteria in Part a) of Policy 5. However, additional information in the supporting text has been provided to further elaborate on the importance of height in relation to the approach to the settlements in particular.
Elaine Godber, Stone close, Seahouses	Having attended a drop in event and read the relevant documents the draft plan looks good. Well thought through, all major points seemingly addressed. We will certainly vote to approve it.	Noted with thanks
Marine Management Organisation	We note there is reference to the Marine Policy Statement and Marine Planning in section 3.19 but the reference is indirect – it is taken from the NPPF. We would appreciate if direct reference could be made in section 1 under Planning Policy Background. This would improve the soundness standing of the neighbourhood plan. In addition it may be useful to increase direct references throughout the document for example:	Noted. It is not clear exactly what changes are requested here. Reference to the Marine Planning Statement have been included, but it is not clear how it would have a bearing on Neighbourhood Plan policy.
Marine Management Organisation	- <!--[if SupportLists]--><!--[endif]-->Reference MPS section 2.6.5 within supporting text of local plan policy 2	
Marine Management Organisation	- <!--[if SupportLists]--><!--[endif]-->Reference MPS section 3.1 within supporting text of local plan policy 3	
Marine Management Organisation	- <!--[if SupportLists]--><!--[endif]-->Reference MPS section 2.6.8 within supporting text of local plan policy 4	
Marine Management Organisation	- <!--[if SupportLists]--><!--[endif]-->Reference MPS section 2.6.5 within supporting text of local plan objective 3 or policy 13	
Pauline Lees	I would like to thank the team of people from Bamburgh, Seahouses and Beadnell who gave their time to produce the Neighbourhood Plan. I think that it was very informative and exceptionally well done and obviously took a great deal of time and effort.	Noted with thanks
Andrew Brown 9 Swinhoe Road, Beadnell	I attended the launch of the NP at Seahouses Hub and was most impressed by both the presentation and the guidance and support given by the Steering Group representatives. I should like to offer three minor suggestions to clarify and strengthen some definitions within the 'Glossary of Terms' 1. p.51 'Affordable rented housing' Rather than "80 per cent of the local market rent", it should read, "80 per cent of the average market rent for the county". Reason: It is well known that in our region there is a substantial premium on 'local' market rent. This would render 80 per cent as still unaffordable to the very 'local' residents targeted for 'affordable rented housing'.	There is no reference to 8% in the glossary. Perhaps this is referring to the background housing paper. This paper is a supporting document, and does not form part of the Plan itself.
Andrew Brown (cont..)	Major Development' Add the following sentence (or similar words): "As a guide, however, a development of 10 or more dwellings would be classed as 'major'. "[See p.55 'Small scale housing development' where a development of between 1 and 9 dwellings is classed as 'minor'] Reason: It would help to have a quoted figure as a reference point for the classing of a 'major' development, particularly as there is a quoted figure for the definition of 'Small scale housing developments'.	Major development may be small scale. Whether a development is 'major' or not, is to do with the impact it has, not necessarily on the scale. There is a difference between 'major' development as classed in the General Development Order and 'major' as defined in planning policy. It would not be unreasonable for instance, to have small-scale major development. This has been clarified in the supporting text.
Andrew Brown	Starter Homes' Add the following words to the final sentence: "and then only for principal residency housing." Reason: To ensure more second homes/holiday lets are not added by the back door which would negate all the efforts of other sections of this NP, specifically aimed at limiting this type of housing in our area.	No change. This is the government definition of 'starter homes' and is in the glossary. It is not policy.

<p>Guy Munden, Northumberland Estates</p>	<p>Northumberland Estates welcome the preparation of a Neighbourhood Plan in this area, and supports the Plan's objectives of increasing the availability of housing in the area, including the provision of affordable housing. It is recognised that new housing development should be located where it will enhance or maintain the vitality of rural communities, and it is agreed that new housing development in the villages of Bamburgh, Beadnell and North Sunderland will contribute substantially to the vitality of these areas (Objective 4). It is welcomed that the Neighbourhood Plan has been positively prepared in the sense that it recognises that new development will and should come to the area in order to support the economy and create sustainable communities. Northumberland Estates welcome the Plan's objective to provide sites for business, and again recognises the importance of employment and business opportunities to support rural communities such as those covered by the emerging Neighbourhood Plan (Objective 7).</p>	<p>Noted with thanks</p>
<p>Guy Munden, Northumberland Estates</p>	<p>Policy 1 seeks to ensure that new development is small-scale and supports the sustainability and viability of existing settlements. The Policy states that small-scale development will be supported which provides new principal residence dwellings (including affordable housing), local employment opportunities, new and expanded business premises, and social, community, leisure and educational facilities.</p>	
<p>Guy Munden, Northumberland Estates</p>	<p>Although Policy 1 does not specify what 'small-scale' means, 'small-scale' is defined in the Plan's Glossary as being aligned to the Government criteria differentiating between 'major' and 'minor' development, which defines 'minor' development as less than 10 dwellings or a site area of less than 0.5 hectares. Northumberland Estates would point out that there are viability issues with small-scale development being the means to deliver principal occupancy and affordable housing. Restricting the occupancy of a private market dwelling and providing affordable housing reduces the final value of a development site, and therefore requiring small-scale development to deliver these types of housing could compromise the viability of the whole development and prevent it from coming forward at all. Major development is the vehicle by which principal occupancy and affordable housing can be delivered. A major development of a sufficient number of private dwellings will be viable to deliver a meaningful percentage of restricted occupancy and affordable dwellings. In order to deliver these types of housing, the Neighbourhood Plan should be more flexible to permit major development, and recognise that permitting major development is the only realistic way of securing principal occupancy and affordable housing, and thereby achieving the Plan's objective of supporting the sustainability and viability of its communities.</p>	<p>There have been some changes to the definition of 'small scale' and clarification about the difference between 'major' as defined in the General Development Order, and 'major' in the context of planning policy and the NPPF. Every application is considered on its merits. Major development is not acceptable in an AONB except in exceptional circumstances. These exceptional circumstances are defined in the NPPF. If these can be demonstrated in an application, then major development may in some cases be appropriate. The Neighbourhood Plan cannot propose policy that takes a strategic direction which is different from the NPPF (paragraph 116) as it would fail to meet the Basic Conditions.</p>
<p>Guy Munden, Northumberland Estates</p>	<p>The most recent Government guidance requires affordable housing provision for developments of more than 10 dwellings. On 28 November 2014 the Secretary of State for Communities and Local Government announced in a Written Ministerial Statement that there would not be a requirement to provide a contribution to affordable housing for developments of 10 dwellings or less. This announcement was subject to judicial review, and was upheld on 13 May 2016, giving legal justification to the policy of the Written Statement. Furthermore, the Government issued a Housing White Paper on 7 February 2017, which suggests that sites deliver a minimum of 10% affordable homes, but only on sites of 10 units or more. There is a clear precedent and expectation within Government Policy that affordable housing should only be delivered on sites of 10 or more dwellings, which is defined as a 'major' development site. The Neighbourhood Plan's expectation that small-scale development (i.e. 'minor' development of less than 10 dwellings) is the vehicle by which affordable housing (and principal occupancy dwellings) will be delivered is unrealistic. It is not in accordance with Government guidance and will result in a Policy that is ineffective in that it will not deliver these types of housing, and it is not positively prepared in accordance with national planning policy.</p>	<p>The 10 dwelling threshold referred to does not apply in an AONB, which is classed as a 'rural area'. This means that a 5 dwelling 'threshold' applies. This is within the Plan's definition of 'small-scale', although this does not necessarily mean that the development would not be 'major'. Major, within the context of an AONB, is defined in terms of impact, not of scale. (see comments above)</p>
<p>Guy Munden, Northumberland Estates</p>	<p>In order to generate the type of housing required in order to address the social problems facing the Neighbourhood Plan area (shortage of affordable homes and lack of permanent residents), it is considered that a greater level of acceptable and flexibility should be given to larger-scale development, as small-scale development is not required by national policy nor viable to deliver a meaningful number of affordable homes or permanent residents. Northumberland Estates suggests that Policy 1 is revised to support development of more than 10 units, and for it to recognise that this scale of development is the only way to achieve the sustainable and viable communities that the Policy is designed to create.</p>	<p>See previous response</p>
<p>Guy Munden, Northumberland Estates</p>	<p>Development within the Settlements states support for 'small-scale' development. Please see the above comments on small-scale development, as the same issue applies in that small-scale development will not deliver the type of housing (affordable and principal occupancy) that the Plan aims to provide.</p>	<p>See previous response</p>
<p>Guy Munden, Northumberland Estates</p>	<p>Although the Neighbourhood Plan does not allocate sites for development, it does define settlement boundaries for Bamburgh, Seahouses and Beadnell. Policy 8 specifies that development within the defined settlement boundaries will be supported. The defined settlement boundary for Beadnell is not considered to be up-to-date, as it does not include permitted development. A planning application for 45no. dwellings and access road (ref. no. 16/01688/OUT) was approved on 1 March 2017. The approved access road is outside of the Plan's proposed settlement boundary ('Proposed Site Plan with Access', no. SD-10.03 Rev E). Northumberland Estates suggest that the settlement boundary for Beadnell is revised to include the approved development, otherwise the access road will be constructed outside of the settlement area.</p>	<p>The settlement boundaries have been drawn using a clear methodology. This methodology did not require the inclusion of access roads. No change.</p>
<p>Guy Munden, Northumberland Estates</p>	<p>Furthermore, it is suggested that the settlement boundary for Beadnell is revised to include the wider area of Beadnell Green, as shown on the plan ('Proposed Settlement Boundary') included with these representations. This is because the approved access road has been designed to not only serve the approved 45no. dwellings, but to also serve future development of Beadnell Green. As referenced in the planning application (16/01688/OUT), the access road and development of 45no. dwellings would enable the delivery of a wider plan for the area, including various facilities such as an enterprise hub (office space), community hall, allotment gardens, multi-use games area, car parking, and additional housing (please see the indicative masterplan included with these representations, entitled 'Masterplan as Proposed', no. SK-10.06 Rev A). It is suggested that the settlement boundary is extended to include Beadnell Green, so that this area can be developed in the future and land is designated for these facilities. The provision of development such as community facilities, leisure facilities, office space and housing would greatly contribute to the Plan's stated objectives for the area (for example Objective 6 Community Facilities/Policy 20 and Objective 7 Business Development/Policy 23). This would also support the delivery of development specified in Policy 1, namely local employment opportunities, new and expanded business premises, and social, community, leisure and educational facilities.</p>	<p>The Plan, if adopted, will be in place for 15 years. After that time, the Plan will be reviewed, and at this stage, it may be appropriate to re-visit the settlement boundaries. Many of the facilities proposed (community facilities, enterprise hubs, allotment gardens, etc.) could in any event be provided outside the settlement boundary. The settlement boundary is robust and will remain.</p>

Guy Munden, Northumberland Estates	<p>Policy 14 states that new housing development will only be supported where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a principal residence, secured via a S106 agreement. Northumberland Estates support the Plan's ambition of creating sustainable communities, and recognise the high level of second home ownership in the area which impacts upon the vitality and viability of the local communities. Northumberland Estates are proud to have been at the forefront of finding a solution to this problem in Northumberland. Having worked closely with Beadnell Parish Council, Northumberland Estates agreed to restrict all 45no. dwellings of application 16/01688/OUT for permanent occupancy. This is a new mechanism to secure permanent occupancy and has not been suggested by any other developer in the County, but Northumberland Estates are proud to be investing in the County's communities and taking a significant step towards redressing the imbalance within Beadnell between second home owners and local people.</p>	Noted and supported
Guy Munden, Northumberland Estates	<p>However, Northumberland Estates suggests that the wording of Policy 14 is too restrictive in that it only allows for new residential development if it provides principal occupancy housing. This is too restrictive and would not be viable for all housing development to be solely for permanent occupancy. Please see the comments above made in regard to Policy 1. Expecting small-scale development to deliver principal occupancy housing is unrealistic, and this type of housing should only be expected from development where it is financially viable to deliver. It is suggested that Policy 14 is revised in order to specify that principal residence housing should only be expected from development of at least 10 or more dwellings.</p>	<p>It is not considered that this policy is too restrictive, or unrealistic. This policy approach has been adopted in other parts of the country that have high levels of second home ownership (and indeed, far less than in this area) and it has so far been successful and has survived challenge in the Courts. It is felt that this policy approach is robust.</p>
Guy Munden, Northumberland Estates	<p>Northumberland Estates consider that there would be a benefit to Beadnell in allowing additional housing development for second-home owners (holiday homes). As recent trends and the property market has shown (for example the popularity of Beadnell Point), there is clearly a demand for holiday home accommodation in the Beadnell area. It is considered that actually encouraging further holiday home development in Beadnell (with restricted occupancy to holiday purposes only, not as a person's main place of residence) would have a positive impact on the rest of the village. For example, if Beadnell Point was extended to include a further 20-30no. holiday homes, it would provide the holiday home accommodation that people desire in the village of Beadnell. This would mean that existing housing stock in the village is not sold at inflated prices to second-home owners, as these houses would no longer be seen as the premium location for a holiday home (compared to a new build home adjacent to the beach) but would rather return these properties to be sold to local people wishing to permanently live in the village. This would have the effect of increasing the vibrancy and vitality of the community living in the existing housing stock in Beadnell, and create a hub of permanent residents in the village core. It is considered that this approach would complement the Plan's policy to restrict occupancy to permanent residency for new development, as it would encourage existing housing stock to be sold to permanent residents, rather than as holiday homes. Please see the plan (ref. no. SK-10.06 Rev A) which shows the suggested location for an extension to Beadnell Point as an area for specifically designated holiday homes.</p>	<p>We do not accept the argument that building more second homes will reduce pressure on the existing housing stock. The pressure for second homes will remain and there is no evidence to suggest that building more holiday homes will increase the availability of permanent housing.</p>
Guy Munden, Northumberland Estates	<p>Policy 15 states that new dwellings and self-build plots in the hamlets will only be supported as local needs housing, and that the restriction to local need will be retained in perpetuity through a S106 agreement. It is unclear what this is trying to achieve – whether it means restricting occupancy for permanent residents, or securing an element of affordability for future occupants? Either way, it is considered that this is an unrealistic expectation to make on a single self-build dwelling. Restricting occupancy or requiring a discounted-market value sale would reduce the value of the dwelling, and therefore make the self-build potentially unviable for an individual to build, as it may prevent bank funding being available. It is suggested that the local needs restriction for new dwellings and self-build plots in the hamlet areas is removed from Policy 15. It is an unreasonable restriction to make, and it would deter individuals from building single plot dwellings and adding to the built environment and vitality of the smaller hamlets. It is also worth pointing out that in the majority of cases, a self-build dwelling will likely be retained for permanent occupancy and local need anyway, given that it will be custom-designed and intended for permanent use by the end user anyway. This is a likely scenario and does not need to be specified in planning policy.</p>	<p>Policy has been amended to clarify that it refers to the construction of single dwellings for permanent occupancy. Viability arguments are not accepted in this context.</p>
Guy Munden, Northumberland Estates	<p>It is worth stressing again that Northumberland Estates welcome the preparation of a Neighbourhood Plan in this area and supports the objective of increasing the availability of housing in the area, including the benefit that affordable housing and permanent occupancy will bring to the vitality and viability of the local communities, as well as recognising the contribution that development can make to the sustainability of this area of Northumberland</p>	Support noted with thanks.
Mike Cadwallen	<p>(I)would like to raise the following observations and questions as a consequence, all of which are predominantly relevant to the North Sunderland and Seahouses Settlements. Please note that whilst the documents have many words and pages, there is little detail and due to the Complexity of the same and their density, statistics etc. I may have overlooked the answers that I am seeking and thus apologise in advance should this indeed be the case.</p>	Noted.
Mike Cadwallen	<p>The Settlement boundary background paper – Seahouses contains tables and maps that are unreadable as their resolution is not correct for the document – see attached – these should be revised and re-submitted for view, please check.</p>	<p>Revised documents were uploaded onto the website. The tables were extracts from an evidence report which was a poor quality version.</p>
Mike Cadwallen	<p>The Report – Parish housing needs 2008, now almost ten years out of date, can you be assured that this information is still relevant and reflects the demographic and true requirements of the Parish in 2107?</p>	<p>An Housing Evidence Paper has been submitted as part of the evidence base, which contains up to date statistics and information on the local housing situation</p>
Mike Cadwallen	<p>I am pleased to see that there will be no support for the future expansion of caravan sites as stated within the plan.</p>	Noted with thanks
Mike Cadwallen	<p>I was unable to find any clear information (this may be buried in another report) with regards to the prevention (or slowing down) of Coastal Erosion that will ultimately affect the "local green space" in front of St. Aidan's. What, if anything is planned?</p>	<p>The Plan does not deal with coastal erosion. The Shoreline Management Plan (referred to in the evidence base) contains long term management options for the coastline. Policy 4 seeks to take forward to some extent the aims of the SMP, and has been expanded to be more specific in this regard.</p>

Mike Cadwallen	I believe that there were plans to extend the Kings Field estate, but I, as yet, have been unable to find mention of this within any of the documents, please advise.	There may be planning applications pending, but there are no plans in the Neighbourhood Plan to extend the Kingsfield Estate.
	The North Northumberland Coast Neighbourhood Plan mentions the proposal for a development of "significant" new housing East of Broad Road along with improvements to the road itself. Please provide details of this proposal – layout, timescale, numbers etc. As I am concerned that the Rotary Way/Woodland walk, which runs parallel to Broad Road should under no circumstances be disturbed or modified. The latter is used daily throughout the year by locals and tourists alike and is the habitat for a variety of wildlife including hedgehogs (becoming a species at risk), foxes, birds and amphibians to name but a selection, and as such must be protected. I would not be able to support any plan or proposal that put the Rotary Way at risk and as such request your assurance that it will be preserved for future generations and this should be reflected in the plan before submission or acceptance	
Mike Cadwallen		The wording has been amended, and 'significant' has been removed. Rotary Way/Woodland Walk has been added to the list of Local Green Spaces identified in Policy 19. It will therefore be protected from any development.
	Affordable Housing is frequently mentioned throughout the Plan documents and reports, however, it is never given a monetary value, and therefore there is still not an adequate definition of the same. Yet there will be covenants and restrictions placed upon any proposed new dwellings "First and future occupancy is restricted in perpetuity to a Principal Residence". There is mention that local employment is typically seasonal/part time (Cash in hand – I have included this element into the equation) and is more likely to be Minimum or "Living Wage" This will consequently affect the style and type of any housing project and as such I assume will require significant subsidies if it is to work, where will these come from?	Affordable housing is defined (as in the NPPF) in the Glossary of the Plan. There are no policies in the Plan to require 'affordable housing' although this may still be sought as part of any scheme over 5 dwellings. Affordable housing is retained in perpetuity in line with the definition in the glossary.
Mike Cadwallen		There is no specific policy on affordable housing in the Neighbourhood Plan. This is because the surveys carried out did not identify a specific need which justified a policy intervention over and above the amount of affordable housing that is currently sought by the County Council. The focus is on securing permanent occupancy housing, which it is hoped will then be more affordable for local people, although it will not be 'affordable' in the sense that it will be managed by a social housing provider.
	Interestingly the Housing Evidence Paper 7:35 goes on to mention that even with all of the above in mind Affordable Housing is still likely to be beyond the incomes of the local people – contradictory and confusing to say the least in my view. Can we please see more details as to how this affordable housing will be achieved, what it will look like, where it will be sited and who is proposing to provide/build it in the first place, for how much, how many and when? Surely this kind of detail is important to reconcile before any sort of plan can be agreed or submitted?	
Mike Cadwallen	My next door neighbour Mike Cadwallen has very helpfully copied me in on his correspondence with you. First of all may I say I agree with Mike regarding the importance of Rotary Way / woodland walk but will not subject you to a repetition of his arguments.	Noted.
Jim Bewley		
	Next can I turn to the subject of Kings Field. I note you have not so far given Mike the advice he sought about more proposed housing there. I can see why that area would be attractive to developers since the close proximity with existing roads and footpaths to the centre of the village means residents have excellent access to schools and shopping. Therefore it fits well with the very sensible expressed need for minimal reliance on the car for short journeys. Yet the proposal to ban building on all land seaward of all coastal roads could almost be deliberately designed to protect that area at the expense of others. There has been new development there and I would challenge the line that a bit more would be unacceptable.	The settlement boundaries have been drawn using a clear methodology which has been accepted as robust as part of an independent Health Check.
Jim Bewley		
	Para3.34 suggests potential for significant development on land east of Broad Road but insists on it being "well linked to the rest of Seahouses" This seems contradictory. Broad Road in no way resembles its name. There is no footpath and extreme caution is needed when meeting oncoming traffic such as the double decker bus. Significant works to widen the road would be needed. Even then the journey is either via North Sunderland, round by St Aidans or down the old railway line A young mother pushing a pram from the middle of such a development would take the best part of 30 minutes to reach the village centre. I fear that choosing such an area for significant development would merely add to the extreme car congestion which has become such a feature of the village centre. Unlike Kings Field it is much too far to expect residents to carry their shopping or even for the less than fit to walk.	The text has been amended to remove the word 'significant'. The second part of Policy 8 requires the widening of Broad Road if it is required as a result of development here.
Jim Bewley		
	It should also be noted that this area was extensively undermined for coal in former years. Certainly maps show many mine entrances and I have been advised that a combine harvester actually fell into a sink hole right next to the existing right of way in recent memory. As you will be aware there has been much publicity of late with concern that increasing extreme weather events are causing unsuspected sink holes to open up in many places. This is worrying especially where the mining was known to be extensive but accurate records are not available. Bearing in mind potential liabilities I feel it would be quite wrong for an official document such as this to urge significant development in such a risky area without a proper geological survey.	The Plan does not 'urge significant development'. It merely defines settlement boundaries, beyond which, development would be unacceptable. Any application in a coal risk area would need to include a coal mining report, and if geological risks are identified, these would need to be mitigated as part of any scheme.
Jim Bewley		
	Several of the maps and tables in the published supporting documents are unreadable, as they are of very low resolution. For example, the lower table on Page 8 of the Settlement Boundary – Seahouses is a mere 190 x 211 pixels. Our friend Mike Cadwallen has already drawn your attention to this, and been told by John Woodman that they are readable on his computer – could it be that he is looking at the original documents rather than the ones published on the website for public consultation? Assuming the published maps and tables contain relevant information, updated (i.e. readable) versions of the documents must be released, and the consultation period must be started again.	The information was re-posted on the website. The document from which the maps and tables originated (the Landscape Sensitivity Capacity Study) were available as part of the Evidence Base documents. This was a background report, and the consultation period will not be re-started as the consultation was not on the background reports.
Jim Bewley		
	The idea of making Broad Road into a major access to Seahouses is ludicrous and appears not to have been thought through. This narrow road leads to the narrow central part of North Sunderland Conservation Area where heavy traffic is undesirable and from which there is no sensible exit to the south or west. If it is to become a major access, the Neighbourhood Plan must make provision for traffic passing through the area en route to some other destination as well as that heading for Seahouses. Similar considerations apply to the proposals in the Bamburgh Management Parking Report – this has been written as if Bamburgh is a final destination for all traffic. In reality, much traffic is through traffic for which this document makes no provision. As for the suggestion that The Green be an "informal one way system" – well, a street is either one-way or it is not. So, in terms of roads and traffic, the Neighbourhood Plan is totally impractical and falls far short of what is needed. It should cater both for people visiting the villages and for people forced to pass through them due to the lack of reasonable alternative routes.	The intention is not to make Broad Road into a major access to Seahouses. Policy 8 seeks to secure improvements to Broad Road in the event that housing is built which increases traffic pressure on that road. Other traffic issues raised are difficult to resolve through a Neighbourhood Plan, which is only related to the use and development of land.
Don Harris 7 Castle Dr Seahouses		
	Development of the land east of Broad Rd can never be well linked to the rest of Seahouses. Unsatisfactory past planning processes have allowed Seafield caravan site and other developments to totally block this area off from the shopping area. The shortest route on foot to the village centre is along the old railway line, which gets very wet and muddy in bad weather. The "cleaner" foot routes via North Sunderland Main Street, or Broad Road / St Aidans are much longer. In effect, any development east of Broad Road will be extending the existing ribbon development running from the War Memorial along Seafield Road, St Aidans, and Broad Road. Undoubtedly this will greatly increase car use, which contravenes the objectives set out elsewhere in the plan. Similar objections apply to the other proposed area for development (i.e. at the west end of North Sunderland	The Plan must plan positively for a sustainable future. The railway line in Seahouses is on the list of footpaths to be 'improved' under Policy 22. The settlement boundary to the west end of North Sunderland has been re-drawn to exclude the fields that had been included in the consultation.
Don Harris 7 Castle Drive		

Don Harris 7 Castle Drive	<p>Whilst it may have been convenient to include the area south of Main St and east of King St when defining the "Coastal Area", in reality it is totally built-up and there is no reason to prevent further development. The "Coastal Area" should have been defined to lie totally outside the "Settlement Area". Furthermore, the plan should have designated the "Kingsfield Phase 2" site and the fields to its south as being within the settlement area, and have selected it as the best area for further housing. The prime advantage is its nearness to the central facilities of Seahouses. Using suitable styles of housing (i.e. not crammed-in city type developments like Kingsfield Phase 1 or Persimmon Castle Drive Phase 2), with appropriate wooded screening like Quarryfields would not visually detract from the area. The plan only expects that about 100 properties will be built up till 2031, so there seems little reason in assigning such huge areas around Broad Road and North Sunderland for house building.</p>	<p>Agreed. The Coastal zone has been re-drawn to be outside the settlement boundary. It would present a significant conflict with Policy 4 were it to be within the settlement boundary. The settlement boundary methodology was (amongst other things) to seek to focus development away from sensitive designated sites. For this reason, the land at Kingsfield has not been included in the settlement boundary. In addition, it was identified as sensitive in landscape terms, in the AONB Landscape Sensitivity Capacity Study.</p> <p>Rotary Way has now been added to the list of LGS in Policy 19. The wooded area will form part of a wildlife corridor (which was unfortunately omitted from the Policies Map, but will be included in the final version)</p>
Don Harris 7 Castle Drive	<p>It is very surprising and frankly rather shocking that Rotary Way alongside Broad Road and the wooded area between Castle View / Castle Court and St Aidans have not been designated as Green Spaces</p> <p>A few minor discrepancies in the Neighbourhood Plan:- Para 3.2 Seahouses does NOT have a library. Para 5.4 The land opposite the recycling facility is NOT outside the AONB as shown on the Policies Map. Policy 23(c) The employment site is NOT identified on the Policies Map.</p>	<p>Noted. Text will be changed. The employment site was an omission which will be included in the final version of the Plan.</p>
Don Harris 7 Castle Drive	<p>I note that the only official named in the plan is John Woodman. In the interests of transparency and freedom of information I feel strongly that the names and addresses of everyone in the Steering Group should be attached to the draft.</p>	<p>Noted. There is no requirement for this. Names of all Steering Group members are available on the website.</p>
Don Harris 7 Castle Drive	<p>First of all it is clear that a significant amount of time and effort has gone into the production of the NNCNP; we wish to congratulate, and thank, members of the Steering Committee for this excellent work on behalf of our communities.</p>	<p>Noted with thanks</p>
Steve and Trish Williams	<p>Overall we support the draft NNCNP, but have a few comments as follows:</p> <p>We broadly agree with Policy 8, settlement boundary definitions, except we believe the North Sunderland and Seahouses western boundary should run from the edge of the last property on Main Street, up Main Street and along the western boundary of existing properties in Islestone Drive, and NOT extend into the adjoining agricultural land, as currently shown on the map.</p>	<p>Noted.</p> <p>Noted. The settlement boundary has been amended to exclude the agricultural land.</p>
Steve and Trish Williams	<p>Policies 9 and 21 could propose not just the establishment of a car park, but a park and ride facility, in Seahouses, to enable visitors and residents to travel more easily to Bamburgh and Beadnell and minimise parking issues in all three villages. This will also provide an opportunity for a new business delivering this service (Policy 23).</p>	<p>Noted. It is not considered that any of the settlements are large enough to support a Park and Ride facility. It is also not an issue that can be addressed by the neighbourhood plan.</p>
Steve and Trish Williams	<p>Policy 22 should include provision for a new cycleway/footpath along the B1340 between Seahouses and Bamburgh, to limit the danger along this busy road, where drivers are easily (and frequently) distracted by the fabulous views, parked cars, cyclists and pedestrians along the way</p>	<p>Agreed. The footpath between Swinhoe and Budle Bay includes the footpath between Seahouses and Bamburgh???</p> <p>This is a planning policy document, related to the development and use of land. A number of 'Community Actions' are identified. It is suggested that the respondents contact their local parish council, to request that they lobby for improved public transport. It is not an issue that can be addressed by the neighbourhood plan.</p>
Steve and Trish Williams	<p>It is disappointing that there is no mention of lobbying Northumberland County Council for improved public transport links all year round, to reduce car use by local residents and visitors alike.</p>	<p>Noted. This was an omission. The site will be shown on the final Policies Map, and the text amended accordingly to note that the employment site is within the AONB.</p>
Steve and Trish Williams	<p>Policy 23 describes a potential 'further employment site on land opposite the recycling facility.... identified on the 'Policies Map'. We could not find any such designated site on this map and note this area is shaded as part of the AONB, although paragraph 5.4 states it is not in the AONB. This anomaly should be corrected before the final NNCNP is published.</p>	<p>Noted. This was an omission. The site will be shown on the final Policies Map, and the text amended accordingly to note that the employment site is within the AONB.</p>
Steve and Trish Williams	<p>In general, we feel adopting this NNCNP will ensure future housing and economic development is sustainable and addresses the needs of residents, businesses and visitors equally, across the communities it serves. Most importantly for us, it also aims to protect and enhance the beautiful natural landscape and habitats, in which we are so fortunate to live.</p>	<p>Noted with thanks</p>
Steve and Trish Williams	<p>To sum up, we support the draft NNCNP and intend to vote FOR it in the upcoming referendum.</p>	<p>Noted with thanks</p>
Laura Kennedy, Northumbrian Water	<p>We have reviewed the Pre-Submission Consultation Draft, and we set out below comments which we feel are of relevance or have an impact on us, as the statutory water and sewerage undertaker. We welcome that the vision identified for the Neighbourhood Plan includes reference to sustainable villages, which reflects the principles contained within the National Planning Policy Framework. We support this vision and the objectives included in the Neighbourhood Plan to support the delivery of the vision.</p>	<p>Noted with thanks</p>
Laura Kennedy, Northumbrian Water	<p>Moving on, we welcome that Part D of Policy 5 promotes the incorporation of sustainable design measures in new developments, with specific reference to sustainable drainage systems (SuDS). Such systems can provide multiple benefits in addition to their primary role in flood risk management. Additional benefits include the potential for improvements to water quality, amenity and biodiversity in the local area. We welcome that the Neighbourhood Plan encourages the use of SuDS on new developments and consider that this will promote sustainable water management in the neighbourhood plan area. We further welcome that this requirement is reiterated within Part G of Policy 8.</p>	<p>Noted with thanks</p>
Laura Kennedy, Northumbrian Water	<p>We recognise that the Neighbourhood Plan identifies a requirement of around 100 dwellings between 2011 and 2031 in relation to the indicative scale of housing proposed for the area in the emerging Northumberland Core Strategy. For any development of three or more dwellings, we would encourage early consultation with Northumbrian Water prior to the planning process to ascertain a sustainable drainage strategy, including suitable connection points and discharge rates to the public sewer network where appropriate.</p>	<p>Noted however it would not be appropriate to include this detail in a planning policy.</p>
Laura Kennedy, Northumbrian Water	<p>To conclude, we congratulate the steering group on the production of policies that promote sustainable development in the North Northumberland Coast Neighbourhood Plan area. We hope that our comments are useful and we look forward to the progression of the Neighbourhood Plan towards submission and adoption.</p>	<p>Noted with thanks</p>
Denise Taylor	<p>I am writing to add my support to the proposed North Northumberland Coastal Area Plan. In particular I support the Southern Settlement Boundary for Seahouses & North Sunderland which follows natural boundaries along properties of South Lane before joining Main Street. I believe that land which falls within Areas of Outstanding Natural Beauty should be protected from unnecessary development for the benefit of future generations. Once such land has been lost to the 'greed' of Developers, it can never be reclaimed.</p>	<p>Support noted with thanks.</p>
Denise Taylor	<p>In its present form, I will certainly be supporting the Plan as and when there is a public vote</p> <p>Since moving to North Sunderland I have taken a great interest in local issues and, in particular, the emerging Neighbourhood Plan. I attended one of the 'drop-in' sessions and had a lengthy discussion with a Councillor which showed how much research and effort had gone into preparing the plan. Overall I am in full support of the proposals. I am pleased that the opportunity to restrict developments to 'in-fill' sites as far as possible as I have seen how development 'sprawl' can change the very character of an area.</p>	<p>Support noted with thanks.</p>
Denise Taylor	<p>I appreciate the need for affordable housing and believe that this should be prioritised above those developers who are more concerned with 'personal' gain than the issues they leave behind (e.g. excess pressure on limited services and facilities).</p>	<p>Noted</p>
John Taylor	<p>It is vital that the area retains its appeal to visitors old and new if jobs and services are to prosper. To do this, development should be restricted to land which does not create a negative impact on the surrounding countryside and wildlife. In particular, land within the Area of Outstanding Natural Beauty (AONB) should be rigorously defended from unnecessary development.</p>	<p>Noted</p>

John Taylor	On a more personal note, retaining the southern boundary from Quarry Walk, around Middle School, following the natural boundaries of properties on South Lane (including St Cuthbert Close and Regal Close) before joining Main Street, is vital to protect the special qualities of the AONB and the wildlife in the area.	Noted
John Taylor	Subject to the above, please add my name to the list of those who will support the plan as and when there is an opportunity to vote on it.	Noted
Barbara Harris	Firstly I would like to say a thank you to everyone involved in producing this plan. What a lot of work.	Noted with thanks

Barbara Harris	The only issue I have with it is the proposed building area to the southwest of Islestone Drive. I feel that the traffic issues already in this area, notwithstanding the new development already started, will impact on the enjoyment of tourists to the area. Being part of the national cycle route 1 there are many cyclists who use the route from main street. Also the road is frequently used by riders from the stables, including many very young children on holiday. It is also popular with walkers.	This area has been removed from within the Settlement Boundary
Barbara Harris	I feel the only answer to limiting increased traffic problems both in this area and in all of Seahouses is to limit new building to Broad Road, with associated widening of the road. I believe this was part of the old Berwick plan.	Policy 8 seeks improvements to Broad Road as part of any major housing development.
Barbara Harris	Seahouses and North Sunderland are wonderful places to live in and visit, and while acknowledging the requirement for some new housing, it would be a shame to destroy the things that make it such a great place.	Noted
Graham Harris	1. North Sunderland road infrastructure is already at saturation point and further building outside of current boundaries north and south of Main Street would cause further congestion. The present situation remains a 'fragile environment', for a number of disparate reasons.	Noted
Graham Harris	a. Existing road through from Seahouses through to North Sunderland is narrow and is limited all year round by parked vehicles of residents and temporary occupants of the housing along the road.	Noted
Graham Harris	b. The local bus service operator has redirected its route down Broad Road, in order to avoid the congestion and minor RTAs within the centre of Seahouses.	Noted
Graham Harris	c. Presently the North Sunderland end of Main Street is also a main route for cyclists, runners (both competitive and individual uses) and pony trekking. The current parking congestion further along in the village however, does create a positive traffic calming effect to the benefit of these activities.	Noted
Graham Harris	2.The ground west of broad road and within the current boundaries has sufficient capacity for further development of all forms of accommodation as well as;	Noted
Graham Harris	a. The scope to widen the road.	Noted
Graham Harris	b. Not encroaching on good agricultural ground, or degrading rural views /vistas/AONB etc.	Noted
Graham Harris	c. Being closer to the central Seahouses amenities. Enabling traffic to the A1 to avoid the congestion of the villages.	Noted
Graham Harris	3. There are other sites within the village and shown on the development plan map which are well within the current boundaries and could be developed for accommodation.	Noted
Graham Harris	4. The current arguments / cases that on-going house building within North Sunderland are for affordable homes, are economic with the truth, or at best creative. £300K (+) threshold price; clearly is not a 'starter home', or a property for lower paid workers to rent.	Noted
Graham Harris The Coal Authority	As you will be aware the Neighbourhood Plan area lies within the current defined coalfield.	Noted
The Coal Authority	According to the Coal Authority Development High Risk Area Plans, there are recorded risks from past coal mining activity in the form of 227 mine entries, 12 report hazards and recorded and likely unrecorded coal mine workings at shallow depth. If 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 and the relevant Development Plan. In addition any allocations on the surface coal resource will need to consider the impacts of mineral sterilisation in accordance with the National Planning Policy Framework and the relevant Development Plan.	Noted
The Coal Authority	It is noted that the draft Neighbourhood Plan does not allocate any sites for future development and consequently at this stage The Coal Authority has no specific comments to make.	Noted
The Coal Authority	In accordance with the Neighbourhood Planning (General) Regulations 2012 (as amended) please continue to consult The Coal Authority on planning matters using the specific email address of planningconsultation@coal.gov.uk .	Noted
Stephen Copeland	I wish to express my partial support for the North Northumberland Coastal Area Plan as it relates to the settlement boundary for North Sunderland / Seahouses.	Support noted with thanks.
Stephen Copeland	I fully support the area where the proposed boundary adjoins the existing properties in Cuthbert Close, Regal Close and Main Street, thus protecting the A.O.N.B..	Support noted with thanks.
Stephen Copeland	I am concerned that the proposed boundary then crosses the fields to enclose an area large area of farmland for development! There is a stunning view across these fields to Bamburgh Castle in the distance. It is a view enjoyed by the hundreds of cyclists, who each year enter the village by the National Cycle Route. Indeed, cars are often seen to stop so that the occupants can take photographs of this view. I feel it would be possible to develop some of this area i.e. on the reverse slope of the field, without destroying the view	This area has been removed from the Settlement Boundary
Gordon Banks 4 St., Cuthbert Close Gordon Banks 4 St., Cuthbert Close	I am very much in favour of the proposed plan for Seahouses and North Sunderland. The settlement boundary takes into account the "important views into the settlement "along with protecting the AONB areas. With regard to these two points, one of the options for building any further "necessary housing", the site that goes along with these requirements is surely the land to the East of the Broad Rd., which is already sheltered from the roads by an existing tree line provide by the Rotary Way path.	This area is within the settlement boundary and may be suitable for new housing development if it complies with relevant policies in the Neighbourhood Plan.
Barbara Harris	Can I add my thanks to all the officers and volunteers who have helped with this plan.	Noted with thanks
Barbara Harris	Firstly I would like to say a thank you to everyone involved in producing this plan. What a lot of work. The only issue I have with it is the proposed building area to the southwest of Islestone Drive. I feel that the traffic issues already in this area, notwithstanding the new development already started, will impact on the enjoyment of tourists to the area. Being part of the national cycle route 1 there are many cyclists who use the route from main street. Also the road is frequently used by riders from the stables, including many very young children on holiday. It is also popular with walkers.	Noted with thanks
Barbara Harris.		This area has been removed from the Settlement Boundary
Barbara Harris.	I feel the only answer to limiting increased traffic problems both in this area and in all of Seahouses is to limit new building to Broad Road, with associated widening of the road. I believe this was part of the old Berwick plan.	This area is within the settlement boundary and may be suitable for new housing development if it complies with relevant policies in the Neighbourhood Plan.
Barbara Harris.	Seahouses and North Sunderland are wonderful places to live in and visit, and while acknowledging the requirement for some new housing, it would be a shame to destroy the things that make it such a great place. We would wish to register our support for the Neighbourhood Plan. We own a property at number 33 Kingsfield. The adjacent area is of significant beauty and an important habitat for numerous wildlife. We believe it to be of importance to have a settlement boundary to protect this area of outstanding beauty. We thank you for registering our support	Noted
Stephen and Linda Taylor. 33 Kingsfield Seahouses	As the owner of the property at 62 Kings Field Seahouses, I would like to register my support of the draft Neighbourhood Plan. I understand that the plan proposes a settlement boundary which, in my view, will help protect the landscape and views enjoyed by myself and visitors to this area.	Noted with thanks
Mr P Tomkins, 62 Kingsfield, Seahouses		Noted with thanks
Jonathan Westhoff	I would like to record my support for the draft Neighbourhood Plan. Having a settlement boundary that protects and preserves the important landscape and associated views is paramount.	Noted with thanks
Jonathan Westhoff	Accordingly, I strongly support the proposed boundary.	Noted with thanks
Stephen Wilkinson	I write in order to endorse and support the draft neighbourhood plan for Seahouses and its environs.	Noted with thanks
Stephen Wilkinson	The proposed boundaries within the draft would preserve the landscape, wildlife and views that are such an essential and unique part of this Area of Outstanding Natural Beauty.	Noted with thanks

Stephen Wilkinson	We must all work towards their upkeep.	Noted
Stephen and Heather Nicholson	I am writing to register our support for the draft neighbourhood plan. In particular we support the proposed settlement boundary which will protect the local AONB.	Noted with thanks
Elizabeth and John Capstaff 39 Kings Field	Myself and my husband John wish to support the proposed boundary in the draft neighbourhood plan in order that important landscape and views are preserved.	Noted with thanks
Allison Claydon	I wish to register my support for the plan. Especially with the settlement boundaries as it will preserve the village nature of the settlements and stop further development along the coast eroding the AONB, the views and the open landscape which is very important.	Noted with thanks
Austin and Margaret Iliffe 52 Kings Field Seahouses	We are keen to register our support for the draft Neighbourhood Plan. It is very important to prevent the sprawl of development around coastal settlements in this area of outstanding natural beauty and we believe settlement boundaries are the best way of doing this. We support the proposed boundary.	Noted with thanks
Dr and Mrs R. W. Fisher	We want to register support for the draft neighbourhood plan. We feel it is important to have a settlement boundary which preserves the exceptional landscape and views of the area. We support the proposed boundary.	Noted with thanks
G J Dodds 1 St. Cuthbert Close	Having viewed your neighbourhood plan online and owning a cottage in St Cuthbert Close, North Sunderland I am very happy with the existing Seahouses settlement boundary defined in the NNCNP showing that it adjoins the existing properties in St Cuthbert Close, Regal Close and up to Main Street. I feel that this is the natural end of the village and don't think that the parish council should be allowed to extend it in this direction. I will vote for leaving the boundaries as it stands in the upcoming referendum.	Noted with thanks
Liz Fowler	I want to register support for the draft neighbourhood plan. In particular, I believe it is important to have a settlement boundary which preserves the important landscape and views of the area.	Noted with thanks
Liz Fowler	I support the proposed boundary.	Noted with thanks
Malcolm C Cresswell	I want to register support for the draft plan. In particular it's importance to have a settlement boundary for the village of Seahouses. It preserves the important landscape and views. I therefore fully support the proposed boundaries in the neighbourhood plan.	Noted with thanks
Susan M. Wilkinson 59 kings field Seahouses	I would like to register my support for the proposed draft plan for the Seahouses neighbourhood. The plan covers the matter of a future settlement boundary which is essential given the increasing encroachment of buildings across the beautiful heritage coastline. Preservation of wildlife and views are of prime importance to both residents and visitors alike and cannot be allowed to be destroyed in the pursuit of monetary gains for careless developers.	Noted with thanks
Raymond Beech	I would like to give my support for the neighbourhood plan to give local people more say in what is and what is not acceptable development in our coastal communities	Noted with thanks
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	Objection over Settlement Boundary and the Implications for Islestone Drive and the western edge of North Sunderland.	This area has been removed from the Settlement Boundary
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	The concept of a settlement boundary for Seahouses and indeed the other settlements is supported and the need for it recognised. It is the implication of where the boundary has been drawn for Islestone Drive and the western end of North Sunderland that is not supported.	This area has been removed from the Settlement Boundary
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	3.2 The methodology paper for the settlement boundary states that sites on the edge of settlements will not normally be included other than if they have planning permission or are identified in the Strategic Housing Land Availability Assessment. Neither applies to the land west of Islestone Drive. The methodology paper also identifies one of the benefits of having a settlement boundary to be a planned approach to development but the NNCNP singularly fails to do this by leaving it entirely unclear where the c 110 dwellings will be provided.	This area has been removed from the Settlement Boundary
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	3.3 The plan states it aims to provide housing (110 units) to meet local need for housing occupied as a principal residence. It wishes to ensure, other than small scale infilling and redevelopment of previously developed sites, that development is kept away from the coastal zone and is accommodated inland and not within the AONB. Policy 1 as currently worded prevents any larger scale development in the AONB. This therefore specifically precludes larger scale development on land east of Broad Road which is within the AONB (Paragraph 3.34) yet this is the only site area that has actually been assessed and identified for development.	Policy 1 has been amended. It supports small-scale development . Policy 1 maintains that 'major' development (as defined in the Glossary) will not be acceptable within the AONB, in line with NPPF paragraph 116. Broad Road has not been specifically identified or assessed for development. Policy 8 supports development within the settlement boundaries, subject to other constraints. If development does come forward on land to the east of Broad Road, then Policy 8 seeks to secure improvements to Broad Road to make that development acceptable. Similarly, in Beadnell, the same approach has been taken to Swinhoe Road
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	3.4 The implication of policy 1 is that the only site outside the AONB and within the settlement boundary appropriate for large scale development is that west of Islestone Drive.	This area has been removed from the Settlement Boundary
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	3.5 Whilst the documents in the evidence base assess in some detail the land east of Broad Road and its capacity for development (despite the fact that the plan as drafted would preclude this) there is no similar information assessing the land west of Islestone Drive.	This area has been removed from the Settlement Boundary
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	3.6 The failure of the plan to allocate any housing land means it will be impossible to satisfactorily control housing development in the plan area and more specifically development on this site. The failure of the plan to allocate means that development of the 110 dwellings will be on an adhoc basis with no control over where larger scale development goes. The land west of Islestone Drive is easily capable of accommodating 50 /60 dwellings and more and given the recent experience in Beadnell it is highly likely that an application will be submitted on this land probably before the NNCNP is even completed.	There is no requirement for a neighbourhood plan to allocate land for housing. This land has been removed from the settlement boundary due to a lack of local support in the pre-submission consultation.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	3.7 There is no analysis of the implications of development of this area and whether it would be suitable and for how many dwellings. The only references in the evidence regarding the drawing of the settlement boundary are generic references to the landscape character of the Farmed Coastal Plain Character Area but even in that respect the evidence of the AONB Landscape Sensitivity and Capacity Study suggests the landscape containment on the west side of North Sunderland and the inward views of the village from the west should be protected.	This area has been removed from the Settlement Boundary
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	3.8 Although Policies 5 and 8 would give some control over potential development it would allow no control over the scale of development in this area and whether indeed any development is appropriate for other reasons. Islestone Drive is a small estate of principally single storey houses in smallish plots and those on the west side of the road are therefore very close to the land that is likely to be developed. Residents here should be able to rely on the neighbourhood plan policies to ensure that if development takes place here the scale, form and design of housing is appropriate.	This area has been removed from the Settlement Boundary
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	3.9 The Parish Councils have failed to provide the guidance expected of a Neighbourhood Plan and, if not changed, the plan leaves the residents of Islestone Drive and west North Sunderland open to development which is not capable of being satisfactorily controlled to the extent that it could have been had an allocation been made.	This area has been removed from the Settlement Boundary
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	3.10 It is understood that no allocations were made partly in order to avoid the need for a Strategic Environmental Assessment (SEA) and Habitats Regulation Assessment (HRA) of the Plan. However, rightly, the prospect of c110 dwellings for permanent occupation within close proximity to the coastal European sites has triggered an SEA and HRA.	Noted

Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	3.11 The HRA concluded that there was the potential for likely significant effects on the European Sites as a result of the absence of information relating to locations, size and types of development, and cases where policy wording was not robust enough to protect European Sites.	Noted
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	1.12 Whilst the policy wording concerns have been addressed, the impact of development has been left to be dealt with in project level HRA. This would not have been necessary had allocations been made and the most appropriate sites and the scale of development on them identified.	There is no requirement for a neighbourhood plan to allocate land for housing. This land has been removed from the settlement boundary due to a lack of local support in the pre-submission consultation.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	2. Why Does the NNCNP Fail to Meet the Basic Conditions? 4.1 The first basic condition is that having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;	It is considered that the Plan does meet the Basic Conditions. This will be set out in full in the Basic Conditions Statement to be submitted with the submission version of the Plan.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	4.2 The National Planning Policy Framework (NPPF) indicates that plans should provide a practical basis within which decisions on planning applications can be made with a high degree of predictability and efficiency.	It is considered that the Plan does meet the Basic Conditions. This will be set out in full in the Basic Conditions Statement to be submitted with the submission version of the Plan.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	The Planning Practice Guidance (PPG) states that "Neighbourhood planning provides the opportunity for communities to set out a positive vision for how they want their community to develop... in ways that meet identified local need and make sense for local people" .	It is considered that the Plan does meet the Basic Conditions. This will be set out in full in the Basic Conditions Statement to be submitted with the submission version of the Plan.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	The PPG requires proportionate, robust evidence to support the choices made and the approach taken.	It is considered that the Plan does meet the Basic Conditions. This will be set out in full in the Basic Conditions Statement to be submitted with the submission version of the Plan.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	The PPG requires that policies in a neighbourhood plan should be clear and unambiguous. They should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications.	It is considered that the Plan does meet the Basic Conditions. This will be set out in full in the Basic Conditions Statement to be submitted with the submission version of the Plan.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	4.3 Against these tests the plan currently fails in respect of the statements it makes on settlement boundaries and development. The NNCNP policies are directly contradictory to stated intentions in the plan	The plan has undergone a thorough Health Check. The settlement boundaries methodology and other supporting information were found to be robust and satisfactory.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	4.4 Policy 1 directly states that large scale development will not take place within the AONB and yet the Plan advocates large scale development east of Broad Road within the AONB in paragraph 3.34. Policy 1 appears to suggest it will only support small scale development as defined in the glossary but on at least two sites larger scale development is envisaged.	Policy 1 states that major development will not take place in the AONB. The definition of 'major' is explained in the glossary. References to 'large scale' have been removed, to avoid confusion.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	4.5 Policy 8, ostensibly to control all development within the settlement boundary, is confusing and unclear in appearing to support only small scale development when paragraphs 3.33 and 3.34 clearly indicate land east of Broad Road and, by implication, west of Islestone Drive as capable of accommodating large scale development.	Land west of Islestone Drive has been removed from the settlement boundary. Policy 8 has been and reference to 'small scale' has been removed, as this is covered adequately in Policy 1.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	4.6 A proposed requirement of 110 homes to be accommodated in the plan area is not insignificant in the context of the Northumberland Coast. If the NNCNP is to provide a practical basis within which decisions on planning applications can be made with a high degree of predictability and efficiency, as the NPPF requires, and to set out a positive vision of how the community is to develop, as the PPG requires, then possible development sites should have been formally put through a process of objective site assessment and, those proving most appropriate against the criteria, allocated for development including an indication of the scale of development proposed on each site.	There is no defined housing requirement as the Core Strategy has been withdrawn, which did specify a housing requirement for the area. There is no requirement for a neighbourhood plan to allocate sites for development.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	4.7 Without this the plan does not meet Basic Condition No 1.	It is considered that the Plan does meet the Basic Conditions. This will be set out in full in the Basic Conditions Statement to be submitted with the submission version of the Plan.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	3. What is it we are asking to be changed in the NNCNP? 5.1 Provide a more detailed assessment of reasoning for the boundary west of Islestone Drive as provided in respect of land east of Broad Road. Reason – Insufficient evidence is provided contrary to the Planning Practice Guidance.	This area has been removed from the Settlement Boundary. Notwithstanding this, an independent Health Check has confirmed that the evidence is thorough and robust, and is in accordance with PPG.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	5.2 If the plan retains the settlement boundary as proposed – the following should take place:a) Carry out an objective site assessment against environmental, economic and social constraints and criteria of all potential sites capable of accommodating more than 5 or 6 dwellings and assess their development capacity. b) Select the best performing / most sustainable sites sufficient to provide a total of c110 dwellings c) Allocate those sites with a controlling policy setting out the scale of development proposed and identifying any design requirements. d) Make consequential amendments to the text of section 3 in particular to paragraphs 3.4, 3.33 and 3.34 as necessary to clarify that sites are allocated and the process that has been gone through to identify them. Reason – the plan is failing to give clear and appropriate guidance regarding the future development of housing in the plan area. Without setting out which sites will be developed and the scale of development on each it fails to provide the guidance sought by the NPPF and the PPG.	The settlement boundary is not to be retained.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	5.3 The purpose of Policy 1 needs to be reconsidered and the wording reviewed to clarify that it applies to both small scale development and larger scale development on land east of Broad Road and land west of Islestone Drive.	Policy 1 has been amended, because land outside the AONB has been removed from the settlement boundary
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	Reason - At present Policy 1 only seeks to ensure that small scale development (ie Minor as defined in the glossary) must meet the first bullet point regarding principal residences and affordable housing. The policy is unclear as to whether it would apply to larger scale development east of Broad Road and west of Islestone Drive and whether development here would be required to be for use as principal residences only.	See previous response
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	5.4 Policy 1 - 2nd paragraph line 4/5 – reword to read: "...development may be appropriate if it does not impact negatively on the AONB and its special qualities".	Policy 1 has been amended, because land outside the AONB has been removed from the settlement boundary
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	Policy 1 3rd paragraph reword to read: "Major development in the AONB or affecting its setting will only be permitted in exceptional circumstances and where it can be demonstrated to be in the public interest. Reason – this would provide for the area east of Broad Road which is within the AONB to be developed for larger scale development which is what the plan purports to seek.	No change. The current wording is consistent with Paragraph 116 of the NPPF, bullet point 2.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	5.5 Policy 8 Line 1 – Delete " small scale" Reason - The use of the term in the policy means it is unclear in the context of the larger sites as to whether the policy applies to them when it should. In any event as 'scale' is covered by criteria in Policy 5 it is superfluous to repeat it in Policy 8.	Small scale' is being deleted from Policy 8.
Argyle Planning Consultancy Ltd on behalf of 10 residents in North Sunderland	4. Conclusion 6.1 The 'signatories' to this representation are concerned for the reasons above that the neighbourhood plan does not provide the guidance required of it in respect of the settlement boundary and housing development and request that the above points are carefully considered in preparing the draft plan for submission to the County Council and that a full response is provided to them in due course.	Noted - see comments above.
Mr R Brooks and Mrs S Brooks 25 Kings Field Seahouses	We feel it is very important to preserve our wonderful landscape and sea views around our area. For this reason we are pleased to support the proposed boundary.	Noted with thanks
Mr and Mrs A Hutchinson	My wife and I give our support to the draft neighbourhood plan as we both believe it is very important to have a settlement boundary as it keeps the important landscape and views we both fully support the proposed boundary	Noted with thanks
Carole & Russell Field	In respect of the above, we are in favour of the boundaries as indicated for Beadnell given that there has to be a curtailment of the overwhelming quantity of new build.	Noted with thanks
Carole & Russell Field	Having been mindful of the urgent need to finalise our Neighbourhood Plan, we can now only welcome this document.	Noted with thanks

Carole & Russell Field	Concerns regarding the delay in this publication have exercised us over a long period during which we have as a community been asked to consider large scale development ahead of this documents findings! It is now imperative that we call a halt to the needless exploitation of our village.	Noted
Tish Brown	I agree with the boundaries proposed in the neighbourhood plan and believe that any building should be for local needs. I feel Beadnell has too many holiday homes and this needs to be addressed. This plan allows local people more say about what happens in the village we live in.	Noted with thanks
Denise Taylor Denise Taylor Rachel Taylor (aged 19)	I am writing to add my support to the proposed North Northumberland Coastal Area Plan. In particular I support the Southern Settlement Boundary for Seahouses & North Sunderland which follows natural boundaries along properties of South Lane before joining Main Street. I believe that land which falls within Areas of Outstanding Natural Beauty should be protected from unnecessary development for the benefit of future generations. Once such land has been lost to the 'greed' of Developers, it can never be reclaimed. In its present form, I will certainly be supporting the Plan as and when there is a public vote I fully support the proposed Plan in its current form.	Noted with thanks Noted with thanks Noted with thanks
Rachel Taylor (aged 19)	I am a student at University and have been a regular visitor to Seahouses all my life until it has recently become my family home. I understand the desire to keep and attract young people to the area and to ensure that there is suitable housing. For the summer vacation I have secured part-time employment in the village which is relatively low paid, seasonal and certainly not sufficient for me to rent or to consider purchasing my own property. For my part, I know that the area will not be able to offer appropriate career jobs for me when I graduate and I will need to look towards city living. However, I am passionate about the contrast the North Northumberland coast offers and believe that the protection provided by the AONB status and the recommendations of other bodies are well founded. It is vital that the special qualities that exist by way of open fields for wildlife, dark skies and tranquillity are maintained for my generation. If they are allowed to be 'eaten up' by unnecessary development, there is no going back.	Noted. The Plan seeks to address these issues.
Rachel Taylor	Developments which extend the village footprint into a greenfield area that is enjoyed by hikers, dog walkers and cyclists amongst others, sometimes as their first view of the village, should be restricted. These are very people that are vital to the local tourist industry. Yes, they do not visit simply to see an area of open fields, but is all part of the experience and beauty of the village. Sprawling housing developments are what they see at home, and what they travel to get away from!	Noted.
Rachel Taylor	Certainly, as identified by the Plan, there are plots of land in Seahouses that are far more appropriate for development, as areas of 'in-fill' without taking away areas of valuable countryside.	Noted
Rachel Taylor	As explained above, I know I will have to take up city living to further my career. One day, however, I may wish to return, perhaps with a young family. I do hope I will find that the village and surrounding area has been respected by those currently responsible for its future and that development has been conducted sympathetically and with an appreciation of the importance and uniqueness of what we have. To destroy that would be the beginning of a downward spiral that could have very severe longer term consequences. Providing the Plan remains as it is, I will certainly be voting for its approval	Noted with thanks
Deni and Alan Wilkinson Ellen Bekker Natural England	We wish to strongly register my support for the draft neighbourhood plan. We believe it is important to clearly define a settlement boundary which allows for preservation of the landscape and views which are critical to this area. The proposed boundary appears to do exactly this so we would strongly support it	Noted with thanks
Ellen Bekker Natural England	Policy 1: Sustainable development Natural England welcomes the consideration of European designated sites into this policy. The policy currently states that: "Development that would result in an adverse effect on internationally important wildlife sites will not be permitted unless it can meet the 'No Alternatives' and 'Imperative Reasons of Overriding Public Interest' tests of the Conservation of Habitats and Species Regulations, and unless adequate mitigation and/or compensatory provision has been agreed. Planning permission for development that would result in a net increase in temporary or permanent residents or a net increase in recreational pressure within the coastal European sites will require project-level HRA and planning permission will only be granted if it can be demonstrated that there will be no adverse effect on the integrity of any European site, either alone or in combination with any other plan or project."	Noted
Ellen Bekker Natural England	This policy seems to contradict itself. Firstly, it states that development could be allowed if it has adverse effects on European sites, but in the second paragraph it states that it will not allow development if it causes recreational disturbance. Therefore, these two paragraphs do not make clear how the Conservation of Habitats and Species Regulations 2010 (as amended) ('The habitats Regulations') specify how to assess proposals. Firstly, development that is not directly related to the management of the site, but which is likely to have a significant effect on any internationally designated site alone or in combination with other plans and projects, should be subject to an Appropriate Assessment. Development should only be allowed where, taking into account any mitigation, the project would not have an adverse effect on site integrity. If adverse effects cannot be prevented, only as a last resort, where there are no alternatives, but there are reasons of overriding public interest, should the project be allowed.	The final paragraph of Policy 1 has been removed to Policy 3, in line with original recommendations of the HRA. Wording has been changed following recommendations in a Health Check, to ensure the Policy meets the Basic Conditions. The next round of consultation will, it is hoped, clarify whether this is acceptable to Natural England.
Ellen Bekker Natural England	Regarding the first paragraph: if a project has adverse effects, but is allowed because of reasons of overriding public interest, the term 'mitigation' is no longer relevant (as mitigation can only be used to prevent significant likely effects or adverse effects), therefore only the term 'compensation' is relevant here.	'mitigation' deleted, and 'compensatory provision' retained. This paragraph has been moved to Policy 3 and amended.
Ellen Bekker Natural England	Regarding the second paragraph: Natural England welcomes including a specific reference to recreational pressure, which can not only be caused by residential development, but also by recreational/ leisure development; this reference should therefore be maintained. However, it is unclear whether 'within the coastal European sites' refers to development or recreational pressure. In addition, the abbreviation HRA is not explained elsewhere.	Additional text to explain 'HRA' has been added. Wording has been changed following recommendations in a Health Check, to ensure the Policy meets the Basic Conditions. The next round of consultation will, it is hoped, clarify whether this is acceptable to Natural England.
Ellen Bekker Natural England Ellen Bekker Natural England	For clarity, Natural England advises to rewrite this policy. In addition, you could consider moving the rewritten text to policy 3 and replace the paragraphs with a reference to Policy 3.	Agreed. This part of the policy has been moved to Policy 3. The NP is seeking not to cross-reference policies, as the Plan is to be read as a whole (additional text at the beginning has been added to clarify this)
Ellen Bekker Natural England	Natural England welcomes the inclusion of this policy and advises for this policy to be the main policy that considers impacts on internationally, European and nationally designated sites that other relevant policies could refer to. This would result in having one, clear criteria-based policy dealing specifically with the relevant internationally designated sites, with other policies referring to this. Policy 3 would then also include the text on internationally designated sites from policy 1, with policy 1 making a reference to policy 3.	Agreed, but see point made above about cross-referencing

Ellen Bekker Natural England	Furthermore, on page 19, paragraph 3.10, "SPA's" and "SAC's" should be spelled as SPAs and SACs and "notified interests" should be plural, as every site has multiple features. In addition, the policy should include Northumberland Marine SPA and Lindisfarne SPA and Ramsar Site.	Agreed. Changes made
Ellen Bekker Natural England Ellen Bekker Natural England	With regards to SSSIs: the policy wording only focuses on allowing development when the benefits of development outweigh the harm, without taking alternatives and mitigation/compensation into account. We therefore advise adding to the sentence: ", no reasonable alternatives are available and mitigation, or where necessary compensation, is provided for the impact." Policy 4: Coastal management and the coastal strip The following sentence is unclear: "3.14 This policy seeks to ensure that development along the coastal strip defined on the Policies Map." This policy or supporting text should also refer to policy 3 as it has the potential to affect designated sites.	Agreed. Changes made
Ellen Bekker Natural England	Furthermore, in section 3.16 it is stated that designated sites are included on the policies map, however, this is not the case. We recommend including internationally, European and nationally designated sites on the map.	Agreed. Sentence grammar changed. Reference to Policy 3 has been added into the supporting text.
Ellen Bekker Natural England Ellen Bekker Natural England	Policy 8: Development within settlements	Noted. The designations will be added to the Policies Map.
Ellen Bekker Natural England	Point a) refers to promoting access to the beaches, Please be advised that this can be contrary to policy 1 and 3, that it might cause adverse effects on coastal designated sites, or that preventing access could be a mitigation measure to prevent such effects. Therefore, there should be a reference to policy 3.	Reference to 'the beaches' has been removed from the policy. It is accepted that this contradicts the intention of Policy 3 and the need to reduce impact on designated sites.
Ellen Bekker Natural England Ellen Bekker Natural England	Point h refers to strategic mitigation, however, it is unclear whether such a scheme exists. If a reference is made to a potential strategic mitigation scheme to be developed by Northumberland County Council, then this should be explained. This could be explained in policy 3 or its supporting text, e.g. by stating that development should contribute to a strategic mitigation scheme to be developed by Northumberland County Council, or in its absence, bespoke mitigation measures agreed with the Council, before permission can be granted. Policy 9: Sustainable development outside the settlement boundaries	This paragraph was added on recommendation of the HRA report by AECOM. Further discussion needed.
Ellen Bekker Natural England Ellen Bekker Natural England	We advise to refer to policy 3 within this policy to consider potential effects on designated sites Other policies	Additional information has been added to the beginning of the Plan to clarify that the Plan is to be read as a whole, and particularly drawing attention to Policy 3, and the fact that all policies (where relevant) will need to comply with Policy 3.
Ellen Bekker Natural England Ellen Bekker Natural England	We welcome the reference within policies 19, 21, 22, 23 and 25 to potential impacts on internationally designated sites. The wording, however, differs in some of the policies. Instead of referring to the need to demonstrate avoiding adverse effects, a reference could be made to policy 3, such as: 'all proposals should take into account the requirements of Policy 3, including any necessary mitigation, to ensure that there will be no adverse effect on internationally and European designated sites. Report to inform a Habitats Regulations Assessment (HRA) We note that the report to inform the HRA refers to an older draft of the neighbourhood plan (May 2017, instead of July 2017) and we therefore request the (shadow) HRA to be updated.	These paragraphs have now been removed and an additional statement has been put at the beginning of the Plan, explaining that ALL policies must be read alongside Policy 3, and Policy 1 has been cross-referenced to Policy 3 (Policy 1 is a general strategic development policy).
Ellen Bekker Natural England Ellen Bekker Natural England	The HRA concludes that: "Therefore it is concluded that if these amendments to the document are made, none of the Neighbourhood Plan Policies require to be taken forward to Stage 2 Appropriate Assessment and a conclusion of no likely significant effect can be drawn." (p 28).	Request made.
Ellen Bekker Natural England Ellen Bekker Natural England	Please see above for our advice regarding policy wording, which will provide greater clarity. However, we concur with the conclusion of the HRA in principle, namely that an Appropriate Assessment is not necessary. The neighbourhood plan does not include specific allocations and therefore it is sufficient to refer to the need for assessment at the project level, as long as the need to do so is included in policy 3, which is referred to in other relevant policies. Furthermore, please be advised that Northumberland Marine pSPA is now an SPA.	Paragraph has been added at the beginning of the Plan
Ellen Bekker Natural England Ellen Bekker Natural England	Strategic Environmental Assessment Natural England welcomes the inclusion of the objective for biodiversity and geodiversity. The first question refers to 'the status of the European designated sites of significance within the NNCNP area', however, this should also include sites that are near the area, as impact pathways can cross the plan area boundary. Lastly, it is unclear whether monitoring of the significant effects of the plan has been considered	See above Noted Do these changes need to be made by AECOM? Not in the NNCNP
Mr Erik Tengelsen	The Plan gives an excellent balance between preserving the existing character of the areas included and its attractions, while at the same time suggesting a good way forward for future growth and prosperity. In particular I'm very pleased to see the settlement boundary for North Sunderland to the south, placed along St Cuthbert Close, Regal Close and Main St. By keeping the fields to the south, part of the AONB, it enhances this area and helps to keep its scenic beauty.	Noted with thanks
Mr Erik Tengelsen	The Plan strongly emphasises not to over develop the areas with unsustainable developments as it has in the past but to keep things within the existing character. This aspect, I feel, is very important in attracting visitors to the area. It's not only the beaches but also the green and open spaces that is part of the attraction.	Noted
Mr Erik Tengelsen	As to future housing needs I'm pleased to see that the area to the east of Broad Road has been suggested as it has large open areas, well suited and as stated in the Plan, with less impact on designated areas. With so many seasonal jobs on the minimum/living wage scale in this area, I also hope that affordable housing for rent will reflect this, when future developments are considered.	Noted. Affordable housing contributions will be sought in line with the latest NCC requirements.
Simon Herriot	The traffic situation during the high season can be challenging and it's therefore good to see that there is a plan for a car park to the south of Seahouses. However being a regular user of the beach at St Aiden's dunes, I strongly suggest looking at a better parking solution for the Links Rd, B1340 at this location. The beach is one of the main attraction for many families and its only natural that they want to park as close to the beach as possible. Policy 22, foot paths and cycle ways, is something there should be a stronger emphasis on in the future, as it will benefit the safety of both young and old. I fully support the plan and the good work of the Committee.	Noted. The Neighbourhood Plan does support the provision of car parking but cannot specify specific areas. Support for Policy 22 noted with thanks.
Mrs Ann Tengelsen	I agree with the settlement boundary for North Sunderland running along the garden boundaries of St Cuthbert Close, Regal Close and Main St. The area to the south being part of the AONB.	Noted with thanks
Mrs Ann Tengelsen	For further housing needs the land east of Broad Rd has been suggested and it has less impact on the village as it is enclosed by trees. Other infill sites off North Lane are well placed for further development.	Noted with thanks
Mrs Ann Tengelsen	My I also say the maps on display were not up to date some people had difficulty making things out.	Noted - final maps will be updated with all existing development included

Simon Dobson	<p>My parents live in Beadnell and have done so for many years. Indeed, my father lived there when he was a child and took his family there for holidays for years, buying a house in Beadnell in 1973. My brother and I and my children and nephew all have a strong family connection with Beadnell and will do for at least another generation to come. I support the draft plan put forward by your group. I hope you are successful with it.</p>	Noted with thanks
Northumberland County Council	<p>I have consulted colleagues throughout the County Council on the Pre-Submission Draft Plan and have received comments from various service areas. The County Council's comments are presented in the schedule attached to this letter. We have examined the content of the Draft Plan closely and have provided general comments about how the Plan is presented and on the substance and intent of the draft policies. Unfortunately, we have not been able to include comments from the Council's Conservation Officer at this time but these will follow separately via email. It is likely that we will not be able to provide their comments relating to the historic environment until after the 1st September deadline set out in the Pre-Submission Draft Plan but would be grateful if you could still give them your consideration once received.</p>	Noted. Conservation Officer comments have now been received, and responses to those comments are included at the end of this list.
Northumberland County Council	<p>There are a number of areas where we have identified concerns in terms of how well the Plan currently meets the 'basic conditions'. We would hope that you will see these comments as critical support. They are intended to inform modification to the Plan so that it best meets the expectations of the Parish Council in terms of the future determination of development proposals, and, more importantly, so that the Plan can proceed to Independent Examination once it has been submitted to me with a greater expectation of a positive outcome. Where we have specific concerns about the extent to which the Pre-Submission Draft Plan meets the 'basic conditions', these are highlighted in bold text in the attached schedule. I hope that the comments made by the County Council will be helpful in reaching your conclusions about any modifications required prior to submission of the Plan.</p>	Noted. The support of NCC has been invaluable throughout the process. Comments are welcomed, and addressed below.
Northumberland County Council	<p>This policy supports sustainable development and its intentions in this respect are supported by the LPA. However, it appears to imply support for development without any particular consideration of amenity impacts. Generally the Plan is strong in offering protection to species, habitats, heritage assets and landscapes including the AONB; and in supporting good design. Unfortunately, the Plan does not seem to include any policies that particularly address the issue of development impact on amenity, for example in relation to potential effect on the living conditions of existing residents from new housing, extensions to dwellings or the creation of other new development by, for example: overshadowing, overdominance, or loss of light associated with massing, height and proximity. This matter could easily be addressed through modification, perhaps to Policies 5, 8, 9 and 18; or through the creation of an additional policy. Without modification to address this matter, in the opinion of the Local Planning Authority the policy would fail the basic conditions because it does not have regard to the core planning principles established in paragraph 17 of NPPF which require that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.</p>	An additional criteria has been added to Policy 5. As the plan is to be read 'as a whole', it is considered that Policy 5 will be applied to all proposals, including proposals considered under Policies 8, 9 and 18. The fourth bullet point has been amended in line with 'Health Check' recommendation, which was to remove 'which contribute to sustainable communities', as it was considered difficult to quantify. An additional paragraph has been inserted at the beginning of the Plan, entitled 'How to Read the Plan', and it makes clear reference to the fact that the Plan must be read as a whole, and drawing particular attention to Policy 3, as recommended by Natural England in their responses.
Northumberland County Council	<p>It would be appropriate to modify Policy 1 to ensure that decisions to support the types of development specified are made in the context of other controls included elsewhere in policies in the Plan, and in the development plan generally where this is relevant. Subject to including modifications to other policies regarding amenity impact controls, it is recommended that Policy 1 be modified to require compliance with other relevant policies to avoid any misinterpretation about the extent of support for development. It is recommended that Policy 1 is modified as shown below. The fourth bullet point could benefit from minor modification to confirm that the provision of new facilities will be supported where they maintain or allow for the growth of local communities.</p>	
Northumberland County Council	<p>Policy 1 has been modified to reflect the outcome of the Habitats Regulations Assessment. However, this modification seeks 'no adverse impact' from development. The LPA would question whether this is too onerous a test. The changes were made as a result of recommendations made by consultants AECOM in their HRA work and there are concerns that these may be excessive in terms of the tests to be applied and the burden placed on small development. It would be helpful to seek further informed and qualified advice on this matter before proceeding with the Plan. This matter may be addressed in the ongoing pre-submission health-check. It is recommended that reference to 'HRA' in the last paragraph of the policy be modified to say 'Habitats Regulations Assessment'.</p>	Agreed. Health Check has recommended revised wording, and changes to the Policies. This, along with changes recommended by Natural England will, it is hoped, mean that the plan does meet the Basic Conditions. Agreed. Changes made, although this paragraph is being moved to Policy 3.
Northumberland County Council	<p>There is a contradiction between paragraphs 4 and 5 of this policy; paragraph 4 states that development that has an adverse effect on European sites will not be permitted unless certain tests are met, whereas paragraph 5 states that development that has an adverse effect on European sites will not be permitted. Paragraph 5 provides the more appropriate wording for a Neighbourhood Plan because developments that could be approved despite having an adverse effect on a European site will necessarily be developments of commensurate importance and so will be considerably beyond the remit of a neighbourhood plan. Accordingly, paragraph 4 should be deleted. The first part of paragraph 5 should also be deleted because it is unnecessarily restrictive. In light of the above comments, the following amendments to Policy 1 are suggested: "Within the Neighbourhood Plan Area, subject to compliance with other relevant policies in the development plan, including those in this Plan, and having regard to other material planning considerations, small-scale development will be supported which provides: • new Principal Residence dwellings, including affordable housing to meet local needs, • local employment opportunities, • new and expanded business premises, and • social, community, leisure and educational facilities which contribute to the maintenance or growth of local sustainable communities</p>	Paragraph 5 has been moved to Policy 3.
Northumberland County Council	<p>The majority of development in the Plan area will be accommodated in Seahouses, which is a service centre, with associated facilities and transport links. Small scale development will be supported in the smaller settlements of Bamburgh and Beadnell. In Seahouses, larger scale development may be appropriate if it is outside the AONB and does not impact negatively on its special qualities. Major development in the AONB, or affecting its setting, will not be permitted except in exceptional circumstances and where it can be demonstrated to be in the public interest and where there is no alternative location which could absorb the development without a significant adverse impact on the AONB. NCC requests deletions of Paragraph 4, and first sentence of Paragraph 5 in letter.</p>	Alterations to this policy have been made in accordance with recommendations from Natural England - some amendments made as suggested. This sentence has been removed, and is now in the supporting text, following comments received in relation to the Health Check, and comments elsewhere with regard to confusion about 'larger scale' and what that means.
Northumberland County Council	<p>The NPPF makes numerous references for the need for flexibility in plan-making, most notably in paragraph 14 which sets out the presumption in favour of sustainable development. Policy 2 requires all proposals to have regard to the Northumberland Landscape Character Assessment (2010). This dates the policy and could prevent further iterations of that document from being considered. It is suggested that a minor revision could be made to the policy to ensure that there is sufficient flexibility to allow for changes in guidance and/or evidence. For example, the opening paragraph of the policy could be revised as follows:</p>	Noted. See comments above.
Northumberland County Council	<p>"All proposals in the Neighbourhood Plan area should demonstrate how they respect the particular features of the landscapes identified in the Northumberland Landscape Character Assessment(2010) and any other relevant guidelines extant at the time the application is determined ,including...".</p> <p>The LPA recommends that the policy be modified as follows, in order to provide clarification:</p> <p>"Proposals which promote the preservation and restoration of priority habitats and species in the Plan area will be supported. The creation of new habitats will be supported, particularly where opportunities are identified in the most recent Shoreline Management Plan for habitat recreation. The impact of proposals on and adjacent to the European Sites in the Plan area will be assessed in accordance with the Conservation of Habitats and Species Regulations 2010 (as amended).</p>	Changes have been made to this policy in relation to Health Check - reference to LCA 2010 was recommended to be removed into supporting text. Supporting text will be amended further to include recommended sentence from NCC> <p>The Health Check proposed removing parts of this text to the supporting text. However, recommendations have been incorporated - reference to new habitat creation has been included in Policy 4 as it is relevant to the SMP.</p>

<p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p>	<p>European sites within the plan area at the time of publication comprise:</p> <ul style="list-style-type: none"> - Berwickshire & North Northumberland Coast SAC - Farne Islands SPA - Northumbria Coast Ramsar site - Northumbria Coast SPA - Northumberland Marine pSPA - North Northumberland Dunes SAC <p>Proposals likely to have a negative effect on the notified interest features of any SSSI will normally be refused unless the benefits of the proposal clearly outweigh the impacts and there are no alternative solutions. SSSIs within or adjacent to the plan area at the time of publication comprise:</p>	<p>Noted. The Northumberland Marine pSPA is now an SPA (as advised by Natural England. Natural England made detailed comments on this policy, and it has been amended in accordance with their comments. It is considered that to include places within the policy that are not in the Plan area, would not be appropriate. The supporting text has been amended to add in the list of SSSIs that are within and adjacent to the Plan area. For consistency, the SPAs have also been added to the supporting text, as this is information, rather than policy.</p>
<p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p> <p>Northumberland County Council</p>	<ul style="list-style-type: none"> - the Farne Islands SSSI - Bamburgh Coast and Hills SSSI, - Bamburgh Dunes SSSI, - Bradford Kaims SSSI, - Brada Hill SSSI, - Northumberland Shore SSSI - Lindisfarne SSSI - Spindlestone Heughs SSSI - Newton Links SSSI <p>Second line - reference to the "...Plan area...". Suggest review throughout and ensure common referencing in all supporting text and all policies to either the Plan Area; the Neighbourhood Plan Area; or the Neighbourhood Area. This should be explained in the Introduction (page 4 and 5). See recommendations suggested above in comments about Policy 1 regarding the need for amenity considerations to be included in the Plan to demonstrate regard for paragraph 17 of NPPF. Criterion e) makes reference to the 'Exterior Lighting Master Plan' as a means of guiding developers on how to incorporate measures to reduce glare and intensity values of new lighting. This document relates specifically to the designated Northumberland International Dark Sky Park whose area covers the Northumberland National Park and adjacent Kielder Water and Forest park. This is some considerable distance from the North Northumberland Coast Neighbourhood Area. It is noted that there may be a local aspiration to extend the Dark Sky Park designation (paragraph 3.24). However, at present the Dark Sky Park and any associated guidance or management documents have no particular relevance to this Neighbourhood Area. The LPA would support policy that seeks to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation in accordance with policy established at paragraph 125 of NPPF. It would be appropriate to redraft criterion e) so that it has regard to paragraph 125 of NPPF without making reference to guidance that does not apply to this Neighbourhood Area. It is recommended that criterion e) is modified as follows:</p>	<p>The list has been included in the supporting text.</p>
<p>Northumberland County Council</p>	<p>e) measures have been incorporated to limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. It would be helpful if the photograph at the top of the page was annotated. It is not clear whether this photo is associated with Policy 6 and whether it is intended to be an example of good or bad shop design. Clarification required.</p> <p>The reason for criterion (d) should be better explained - perhaps in the context of retaining dark skies (having regard to paragraph 125 of the NPPF). Use of the term '...should be minimised.' may be seen as imprecise and subjective and therefore difficult to apply in practice. In the opinion of the Local Planning Authority the policy would fail the basic conditions because criterion (d) does not provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency as required by paragraph 17 of NPPF. Planning Practice Guidance also requires: 'A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence.' (PPG ID 41-041-20140306). This policy also shows conflict in respect of the expectations of paragraph 154 of NPPF which seeks to ensure that policies provide a clear indication to decision makers on how they should react to a proposal.</p>	<p>Agreed.</p>
<p>Northumberland County Council</p>	<p>Agreed. Changes to policy made. Additional information in the supporting text to explain the importance of Dark Skies on the Northumberland Coast, and information about where to access technical guidance.</p>	<p>Agreed.</p>
<p>Northumberland County Council</p>	<p>Agreed</p>	<p>Agreed. Text added to photo</p>
<p>Northumberland County Council</p>	<p>Changes to criterion (d) have been made as suggested in the Health Check</p>	<p>Agreed. Changes incorporated as suggested.</p>
<p>Northumberland County Council</p>	<p>Noted</p>	<p>Agreed. Changes incorporated as suggested.</p>
<p>Northumberland County Council</p>	<p>Agreed. Changes incorporated as suggested.</p>	<p>Agreed. Changes incorporated as suggested.</p>

Northumberland County Council	There is a typing error in criterion (d): "illumination" should read "illumination"	Change made
Northumberland County Council	It would be appropriate to use the term 'express consent' rather than "...advertisement consent..." since this gives clearer meaning to the terms of the policy. Policy 7 requires advertisements to be "...of high quality design and a suitable size in proportion to the building or land...". Controls over advertisements are a complex area of legislation, policy and guidance. Controls can only be exercised in the interests of amenity and public safety (paragraph 67 of NPPF applies); and controls will only apply where the advert will clearly have an appreciable impact on a building or on their surroundings. Reference to high quality design are not appropriate in the context of advertisement control since this would be beyond the meaning of amenity. Reference to suitable size in proportion to the building is unclear and open to interpretation and would therefore be difficult to apply consistently. Planning Practice Guidance (Paragraph: 029 Reference ID: 18b-029-20140306) confirms that local plans do not have to include advertisement policies. Where policies are proposed to protect the unique character of an area these must be evidence based. Whilst the supporting text at paragraph 3.29 refers to a proliferation of advertisements leading to the erosion of local character, there is no clear evidence to justify the introduction of any particular policy control over future outdoor advertising. This challenges the expectations of national guidance. Having regard to the nationally described controls over advertisements it is recommended that criterion a) be modified by deleting the word "...visual..." since this does not fully cover amenity impacts. Planning Practice Guidance refers in detail to the impact of advertisements on road users and it is questionable whether it is necessary to refer specifically to '...hazard to traffic.' in the policy. It is recommended that the words "...or pose a hazard to traffic..." should be deleted since they are not necessary because advice on this matter is given separately in national guidance. The final paragraph of Policy 7 requiring free standing advertisements to be located '...as close as possible to the premises to which they relate' is imprecise and subjective and therefore difficult to apply in practice. In the opinion of the Local Planning Authority the policy would fail the basic conditions because it does not provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency as required by paragraph 17 of NPPF. Planning Practice Guidance also requires: 'A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence.' (PPG ID 41-041-20140306). This policy also shows conflict in respect of the expectations of paragraph 154 of NPPF which seeks to ensure that policies provide a clear indication to decision makers on how they should react to a proposal.	Additional information has been added to the supporting text with regard to amenity. Recommendations from Health Check in relation to this policy have also been incorporated.
Northumberland County Council	See recommendations suggested above in comments about Policy 1 regarding the need for amenity considerations to be included in the Plan to demonstrate regard for paragraph 17 of NPPF.	Additional information has been added to the supporting text with regard to amenity. Recommendations from Health Check in relation to this policy have also been incorporated. Amenity considerations have been incorporated into Policy 5. The Plan is to be read as a whole.
Northumberland County Council	In order to justify criterion (c) it would be helpful to refer to specific evidence to justify the intended departure from parking standards usually applied by the LPA. If evidence is not available this may be an issue in meeting the basic conditions because national guidance requires that policies are supported by appropriate evidence. In any event, the application of such standards through planning policy would be challengeable. Criterion (c) and (d) are likely to be seen as unreasonable since they apply additional costs on development which has not been justified. As drafted the policy would expect that new development that creates an additional bedroom will be refused unless an additional off-street parking space is provided. This is likely to conflict with paragraph 32 of NPPF which significantly restricts the circumstances in which development may be refused on transport grounds to those applying to developments that generate significant amounts of movement and where the residual cumulative impacts of development are severe. In the opinion of the Local Planning Authority the policy would fail the basic conditions because criterion (c) and (d) present conflict with paragraph 32 of NPPF which defines those circumstances where development should be prevented. The policy is not supported by appropriate evidence and therefore conflicts with national guidance (PPG ID 41-041-20140306).	Additional evidence is being provided
Northumberland County Council	It is recommended that modifications are made to criterion (f) by deleting "... and ..." at the end of the criterion; then modifying criterion g) to read "...where necessary; and ..."	Criterion c) has been removed. Criterion d) is felt to be reasonable, given the local context, where over development is a frequent issue. Examples have been provided in the supporting information
Northumberland County Council	It may be helpful to deal with matters regarding public (visitor) parking in a separate policy. This could incorporate policy to seek to prevent the loss of existing parking, provided evidence is presented to support the need for public car parking.	Criterion d) is felt to be reasonable, given the local context, where over development is a frequent issue. Examples have been provided in the supporting information
Northumberland County Council	It may also be helpful to deal with planning obligations as a separate policy	Agreed. Changes made
Northumberland County Council	Criterion (e) makes reference to wildlife corridors which are not shown on the Policies Map. These should be added to the Policies Map for the Submission version.	Agreed. Separate policy will be considered.
Northumberland County Council	Criterion (h) should be amended as it should apply to SSSIs as well as European sites. The following modification is suggested: "(h) contribute as necessary to any strategic mitigation initiatives devised to protect the Northumbria Coast SPA/Ramsar site, or other internationally or nationally important wildlife sites."	Agreed. Separate policy will be considered.
Northumberland County Council	See recommendations suggested above in comments about Policy 1 regarding the need for amenity considerations to be included in the Plan to demonstrate regard for paragraph 17 of NPPF.	This was an omission. Final maps will show wildlife corridors. Criterion h) was written by AECOM as part of the Habs Regs Assessment. However, a clear statement at the beginning of the Plan should mean that all policies will be read alongside Policy 3 as well as other policies in the Plan. It is proposed to delete criterion h)
Northumberland County Council	In order to aid application, interpretation and explanation of the policy, rather than using bullet points it would be more helpful to have each bullet point given a letter, ie a), b), c) etc. This would be consistent with the approach taken elsewhere in the Plan.	Policy 5 now contains reference to amenity - plan to be read as a whole.
Northumberland County Council	It is recommended that Policy 9 is modified to remove the terms '...as defined in the NPPF...'. The policy should then identify relevant exceptions where development would be allowed in the countryside having regard to policy set out in paragraphs 28 and 55 of NPPF.	Agreed. Changed to letters.
Northumberland County Council	It may be appropriate to modify the policy to provide clarity by including a distinction or re-affirmation of the approach to be taken to development in the countryside where that is also part of the AONB. In addition, having regard to the various coastal habitat designations it is suggested that the end of the second bullet	Changes have been incorporated as suggested in Health Check
Northumberland County Council	"...with pedestrian links to town or village centres and beaches so long as this would not adversely affect designated sites"	Changes have been incorporated as suggested in Health Check
Northumberland County Council	The final bullet point refers to Principal Residences. As this part of the policy relies on Policy 14 (Principal Residence Housing), consideration could be given to a reference to Policy 14 within Policy 9.	Policy has been amended following Natural England's concerns about access to beaches. The Plan is to be read as a whole. Principal Residence is defined in the glossary as well.
Northumberland County Council	It is noted that the two North Sunderland / Seahouses Conservation Area boundaries are not shown on the Policies Map inset for that settlement. For clarity and consistency, this should be remedied before submission of the Plan.	This was an omission. Final maps will show Conservation Area boundaries.
Northumberland County Council	In order to strengthen the policy and its general alignment with national policy and guidance (paragraphs 64, 126 and 131 of NPPF) it may be appropriate to make modifications that secure the need for a positive contribution to local character being made by new development. The following minor modification to the second sentence is suggested:	
Northumberland County Council	"Development proposals, including....., will be required to make a positive contribution to local character and distinctiveness. Development of poor design that fails to take the opportunities available for improving the character and quality of the Conservation Area and the way it functions will be refused."	Agreed. Wording amended.
Northumberland County Council	In order to strengthen the policy and its general alignment with national policy and guidance (paragraphs 64,126 and 131 of NPPF) it may be appropriate to make modifications that secure the need for a positive contribution to local character being made by new development. The following minor modification to the second sentence is suggested:	
Northumberland County Council	"Development proposals, including....., will be required to make a positive contribution to local character and distinctiveness. Development of poor design that fails to take the opportunities available for improving the character and quality of the Conservation Area and the way it functions will be refused."	Agreed.
Northumberland County Council	It may be helpful to include a map in the Plan that specifically defines the Duckett and its setting referred to in element e) of the policy.	Agreed.
Northumberland County Council		Agreed. Request will be made to add Duckett.

Northumberland County Council	<p>This policy seeks to elevate consideration of development impact on historic character above that normally applied. It is accepted that it may be possible to identify areas that could be considered as non-designated heritage assets. It is also recognised that work has started on defining a Conservation Area for Beadnell. However, the difficulty with Policy 12 may lie in its interpretation and application. In particular, there is no definition of what '...must have special regard to...' would mean in practice which could lead to uncertainty and lack of consistency in decision making. This presents a challenge in meeting the basic conditions.</p>	Noted.
Northumberland County Council	<p>Although paragraph 3.49 seeks to provide some justification for this policy, this is very limited in its description of any justification for designating a historic core. It is recommended that further evidence should be provided if this policy is to remain in the Plan. As currently drafted and without further definition and evidence, in the opinion of the Local Planning Authority the policy would fail to meet the basic conditions because it does not provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency as required by paragraph 17 of NPPF. Planning Practice Guidance also requires: 'A policy in a neighbourhood plan should be clear and unambiguous. It should be drafted with sufficient clarity that a decision maker can apply it consistently and with confidence when determining planning applications. It should be concise, precise and supported by appropriate evidence.' (PPG ID 41-041-20140306). This policy also shows conflict in respect of the expectations of paragraph 154 of NPPF which seeks to ensure that policies provide a clear indication to decision makers on how they should react to a proposal.</p>	Amendments to policy have been incorporated following Health Check. 'have regard' has been changed to 'reflect', as suggested.
Northumberland County Council	<p>Policy 13 refers to a list of non-designated heritage assets which are considered suitable for local listing. The policy references these as being set out in Appendix A. However, while Appendix A lists these non-designated heritage assets, it does not provide details; Appendix A simply refers to an evidence base document which provides further detail. NPPG (Paragraph: 006 Reference ID: 18a-006-20140306) states: "While there is no requirement to do so, local planning authorities are encouraged to consider making clear and up to date information on their identified non-designated heritage assets, both in terms of the criteria used to identify assets and information about the location of existing assets, accessible to the public. In this context, the inclusion of information about non-designated assets in Local Plans can be helpful, as can the identification of areas of potential for the discovery of non-designated heritage assets with archaeological interest." Northumberland County Council supports the inclusion of this policy and considers that the policy is sufficiently robust both in its evidence and in its currently-drafted form.</p> <p>The first sentence of Policy 18 may be meaningless without qualification. It could, for example, require extensions and annexes to be in keeping with the existing building(s).</p>	There is robust evidence that the central core of Beadnell is of historic interest. Work is being done on this within the AONB Partnership. The boundary has been clearly defined, which gives clarity. Historic maps, and information locally have been used to define the extent of the area.
Northumberland County Council Northumberland County Council Northumberland County Council	<p>Policy 13 refers to a list of non-designated heritage assets which are considered suitable for local listing. The policy references these as being set out in Appendix A. However, while Appendix A lists these non-designated heritage assets, it does not provide details; Appendix A simply refers to an evidence base document which provides further detail. NPPG (Paragraph: 006 Reference ID: 18a-006-20140306) states: "While there is no requirement to do so, local planning authorities are encouraged to consider making clear and up to date information on their identified non-designated heritage assets, both in terms of the criteria used to identify assets and information about the location of existing assets, accessible to the public. In this context, the inclusion of information about non-designated assets in Local Plans can be helpful, as can the identification of areas of potential for the discovery of non-designated heritage assets with archaeological interest." Northumberland County Council supports the inclusion of this policy and considers that the policy is sufficiently robust both in its evidence and in its currently-drafted form.</p> <p>The first sentence of Policy 18 may be meaningless without qualification. It could, for example, require extensions and annexes to be in keeping with the existing building(s).</p>	The final list document is very long, and it was felt inappropriate to append the whole document to the Plan. The inclusion of the list on a suitable website may be the most appropriate way of referencing it as a document. Noted with thanks Policy 18 has been deleted and replaced with a different policy.
Northumberland County Council Northumberland County Council	<p>Please see comments made in respect of Policy 8(c) in relation to car parking. The comments provided in relation to Policy 8 also apply to Policy 18(d) with regard to parking within the curtilage. This is likely to conflict with paragraph 32 of NPPF which significantly restricts the circumstances in which development may be refused on transport grounds to those applying to developments that generate significant amounts of movement and where the residual cumulative impacts of development are severe. In the opinion of the Local Planning Authority the policy would fail the basic conditions because criterion c) and d) present conflict with paragraph 32 of NPPF which defines those circumstances where development should be prevented. The policy is not supported by appropriate evidence and therefore conflicts with national guidance (PPG ID 41-041-20140306). Policy 19 proposes to designate the school playing fields as local green space. Northumberland County Council is supportive of the retention of the field as a community resource.</p>	As the parking issue relates to the use of dwellings as holiday lets for multiple families/occupiers, a separate policy has been added, with regard to this type of development. The car parking issue is now covered in this policy. Support welcomed
Northumberland County Council	<p>It is difficult to identify many of the sites to be designated as local green space. While these are listed within the policy, they are not numbered, either within the policy itself or on the policies map. It would be helpful if these could be numbered, for example, 1-18 both within the policy and on the policies map. In addition, it would be helpful if some of the site names within the policy could be revised to provide absolute certainty (for example, the inclusion of street names where possible). In particular, "Seafield Primary School Playing Fields" would appear to actually be "Seahouses First School Playing Fields" and should be amended accordingly. The final paragraph of the policy should be amended as it should apply to SSSIs as well as European sites. The following modification is suggested: "Any proposals for development of Local Green Spaces would also need to ensure that their loss would not result in an increase in visitor pressure within the Northumbria Coast SPA/Ramsar site or other internationally or nationally important wildlife sites."</p>	Agreed. Numbers added and wording clarified
Northumberland County Council	<p>Policy 21 identifies proposals to provide small-scale new or improved visitor facilities which will be supported, subject to other policy requirements within the Plan. However, the Plan does not provide further details. Given that some of these proposals, particularly those at (a), (d) and (e), are quite specific, it may be helpful to indicate these on the Policies Map.</p>	The policy wording is clear, and the proposals do not have clear site boundaries, so it is difficult to show them specifically on the policies map. These are not intended to be site allocations - they are policies to support the development of community and tourism facilities in these general areas
Northumberland County Council	<p>The following clarifications are suggested to the final paragraph of this policy, as it should apply to all adverse effects and to SSSIs as well as European sites: "Any proposals for new or improved visitor facilities would need to demonstrate that they would avoid an adverse effect through an increase in visitor pressure within the Northumbria Coast SPA/Ramsar site or other internationally or nationally important wildlife sites."</p>	Agreed. Wording amended. This is not intended to be a site allocation. It merely supports the provision of car parking at the southern edge of Seahouses. Any planning application would be considered on its merits, and in line with other policies in the Development Plan. The policy intends to lend its support, and to give some material weight to the need for a car park in this area.
Northumberland County Council	<p>There is concern regarding the proposal for a new car park on the southern edge of the settlement boundary at Seahouses. This is a very specific proposal at a specific location and so is akin to a site allocation. There are significant landscape and ecological issues associated with this site which have not been addressed in the plan. Northumberland County Council supports Policy 22 to increase visitor travel by more sustainable means by improving footpaths and cycle ways. This is also likely to assist local residents to travel by more sustainable modes. Additionally, the policy states that these routes are shown on the Policies Map but they appear to have been omitted.</p>	Support welcomed. The footpaths will be shown on the Policies Map, and the route numbers clarified within the policy.
Northumberland County Council	<p>The following clarifications are suggested to the final paragraph of this policy, as it should apply to all adverse effects and to SSSIs as well as European sites: "Any proposals for creation and/or improvements of footpaths and cycleways would need to demonstrate that their improvement or creation would not result in an increase in visitor pressure within an adverse effect on the Northumbria Coast SPA/Ramsar site or other internationally or nationally important wildlife sites."</p>	Wording amended as suggested
Northumberland County Council	<p>Policy 23(c) identifies two sites at North Sunderland for employment use (one existing and one proposed). The policy states that these are shown on the Policies Map but this is not the case. Although Policy 23(b) does not refer to the Policies Map, it would be useful if the specific sites identified within Policy 23(b) were also included on the Policies Map.</p>	Agreed. This was an omission and the sites will be shown on the policies map.
Northumberland County Council	<p>The following clarifications are suggested to the final paragraph of this policy, as it should apply to SSSIs as well as European sites: "Any proposals for new or extended business and employment facilities would need to demonstrate that they would avoid an adverse effect on the integrity of internationally or nationally important wildlife sites."</p>	Wording amended as suggested

Northumberland County Council	<p>The following clarifications are required because landscape impacts are assessed through the preparation of LVIA's rather than landscaping plans and because the final sentence of the policy should apply to SSSIs as well as European sites: "Expansion of existing static caravan sites and the creation of new static caravan sites will not be supported. Proposals for bunkhouses, chalets, touring caravans and camping accommodation will be supported where they are small scale and can be accommodated without a negative impact on the local landscape. This will be determined through the submission of a landscaping plan Landscape and Visual Impact Assessment (LVIA). Proposals would need to demonstrate how their implementation will avoid an adverse effect on the integrity of internationally or nationally important wildlife sites." In terms of areas within the AONB, there is a comprehensive assessment of the landscape and visual impact of these items in Chapter 9 of the document entitled 'Landscape Sensitivity and Capacity Study', prepared for the Northumberland AONB Partnership in 2013. The document can be accessed via the following link: http://www.northumberlandcoastaonb.org/files/Downloads/6882-Sensitivity-Capacity-Study.compressed.pdf</p>	Wording amended as suggested
Northumberland County Council Northumberland County Council	<p>There are a number of issues relating to the Policies Map, particularly where references to the Map are made within individual policies but these are then not shown on the Map itself. Issues identified with the Policies Map are set out below:</p> <ul style="list-style-type: none"> Order of appearance in the legend: <ul style="list-style-type: none"> It would be helpful if the legend could be re-ordered so that the Neighbourhood Plan Boundary appears first, followed by the policies in order. 	Policies maps amended Noted.
Northumberland County Council	<ul style="list-style-type: none"> Policy 8: This policy is identified on the Policies Map as "Settlement Boundary". These are indicated on the Policies Map. However, Policy 8 also identifies linkages between wildlife corridors (see Policy 8(e)). These are not shown on the Policies Map. Since Policy 8 is already identified on the Policies 	Noted - final maps will be updated with all existing development included
Northumberland County Council	<ul style="list-style-type: none"> Map as "Settlement Boundary", these linkages will need to be differentiated as being separate, but also part of Policy 8; 	
Northumberland County Council	<ul style="list-style-type: none"> Policy 10: The Seahouses / North Sunderland Conservation Areas are identified in the legend on the Policies Map but the conservation areas themselves are not shown on the map; 	
Northumberland County Council	<ul style="list-style-type: none"> Policy 19: Please see comments provided in relation to Policy 19 with reference to the numbering of areas of Local Green Space both within the policy and on the Policies Map; 	
Northumberland County Council	<ul style="list-style-type: none"> Policy 21: Please see comments provided in relation to Policy 21. The policy identifies some specific sites but these are not shown on the Policies Map; 	
Northumberland County Council	<ul style="list-style-type: none"> Policy 22: The policy refers to specific footpaths which are identified on the Policies Map. However, Policy 22 is not included on the map legend, nor are these areas shown on the Policies Map; 	
Northumberland County Council	<ul style="list-style-type: none"> Policy 23: Policy 23 identifies employment sites which are, according to the policy text, included on the Policies Map. Policy 23 does not appear on the map legend, nor are the sites identified on the map itself. Please see comments provided under Policy 23 for more detail 	
Northumberland County Council	<p>Main Observations/Issues There appears to be some confusion within the document regarding the plan period. On the front page of the plan, this is stated as 2031; however, the header at the top of each page (including the front page) is shown as 2032</p>	
Northumberland County Council	<p>Throughout the Plan, there are references to "Plan Area", "Neighbourhood Plan Area" and "Neighbourhood Area". It would be helpful, for the avoidance of doubt, if one term could be used throughout the Plan.</p>	
Northumberland County Council	<p>In view of the withdrawal of the Core Strategy and the uncertainty as to the form and timing of its replacement, it is suggested that the section on this is redrafted as follows</p>	
Northumberland County Council	<p>"Northumberland County Council Local Plan (emerging)</p>	
Northumberland County Council	<p>1.5 Northumberland County Council is preparing a Local Plan for Northumberland. The Local Plan will contain updated strategic planning policies. Policies in the Neighbourhood Plan have been prepared having regard to the draft policies in the emerging Core Strategy and are closely aligned to those policies relevant to the Neighbourhood Area. Subsequent to preparation of the Neighbourhood Plan, the County Council resolved to withdraw the Core Strategy. In spite of this, it is considered that the scope and content of the Neighbourhood Plan is in general conformity with strategic policies in the saved elements of the Berwick upon Tweed Local Plan, as modified by national planning policy. There is nothing to suggest that a revised local plan covering Northumberland would radically alter the former Core Strategy policies insofar as the Northumberland Coast AONB is concerned.</p>	The health check proposed removing this paragraph, as it was felt more appropriate for a Basic Conditions statement than to be contained within a Neighbourhood Plan. This paragraph has now been removed.
Northumberland County Council	<p>1.6 Up to date evidence prepared by the County Council and used to support the formerly emerging Core Strategy has been used to inform policies proposed in this Plan. Evidence base documents used in preparing the Neighbourhood Plan are listed in Appendix B." In view of the withdrawal of the Core Strategy and the uncertainty as to the form and timing of its replacement, it is suggested that the first sentence of this paragraph is redrafted as follows:</p>	
Northumberland County Council	<p>" An indicative amount of new housing required for the Plan area (230 dwellings over the Plan period) is not set by the Neighbourhood Plan, but by the emerging Core Strategy that has now been withdrawn. In the absence of a revised Local Plan figure, it is considered that 230 could still be used given the level of developments already completed or 'in the pipeline' and given the aspirations for growth set out in this Neighbourhood Plan ."</p>	Agreed wording amended.
Northumberland County Council	<p>As the new County Council administration is looking to reduce the housing total, it is unlikely that a figure higher than 230 would be proposed for this sub-area. Were it to be lower, this would not create a problem in terms of general conformity, as neighbourhood plans are entitled to propose higher levels of development</p>	Noted
Northumberland County Council	<p>At the time of writing, these evidence base documents have been withdrawn along with the Core Strategy. However, the paragraph can remain as currently drafted, as the evidence was intended to inform all future plans and strategies and did not rely on the then emerging Core Strategy. There is a strong chance that these documents will be reinstated</p>	Noted
Northumberland County Council	<p>Check references throughout the Plan for use of uppercase letters in reference to 'Neighbourhood Plan Area'. Generally it would be more accurate to refer to this as the Neighbourhood Area since this relates specifically to the area designated and the area to which the Plan relates.</p>	Noted
Northumberland County Council	<p>It is suggested that the second sentence of this paragraph would make better sense if it were to read: They are shown on the Policies Map to ensure that proposals coming forward can be planned and designed having regard to what these designations are, and the level of protection afforded to them</p>	Agreed wording amended.
Northumberland County Council	<p>The caption below the photograph states that the subject is an Arctic Tern; however, the photograph is of a Little Tern rather than an Arctic Tern. The caption should be amended accordingly.</p>	Agreed wording amended.
Northumberland County Council	<p>In view of the withdrawal of the Core Strategy and the uncertainty as to the form and timing of its replacement, it is suggested that the section on this is redrafted as follows area in the now withdrawn Core Strategy for Northumberland is for 230 dwellings between 2011 and 2031."</p>	Agreed wording amended.
Northumberland County Council	<p>In view of the withdrawal of the Core Strategy and the uncertainty as to the form and timing of its replacement, it is suggested that the first sentence of this paragraph is redrafted as follows: "Seahouses is defined as a 'Service Centre' in the now withdrawn Northumberland Local Plan Core Strategy and this status also reflects the existing development plan (Add footnote here that states: The Berwick upon Tweed Local Plan encourages development in the settlement that maintains its role as a secondary centre for housing, employment and the provision of services). This means the majority of new development will be directed to Seahouses."</p>	Agreed wording amended.
Northumberland County Council	<p>It is noted that items mentioned in this paragraph as being depicted on the Policies Map - i.e. the two Seahouses / North Sunderland Conservation Area boundaries, and wildlife corridors. While these are included within the Legend on the Policies Map, they do not appear on the map itself.</p>	Noted. Policies maps being updated.
Northumberland County Council	<p>Typing error in first sentence. Sentence should be revised to read as follows: "Beadnell has over the last 20 years ..."</p>	Agreed wording amended.
Northumberland County Council	<p>Second line " disruptive " should read " disruptive ".</p>	Agreed wording amended.
Northumberland County Council	<p>Please see comment made in relation to Policy 8.</p>	
Northumberland County Council	<p>The disruptive parking referred to in paragraph 4.2 could be controlled via parking/waiting restrictions on the existing highway to the benefit of other road users.</p>	There is no disruptive parking referred to in Paragraph 4.2.

Northumberland County Council	The term "the elderly" is used in both paragraph 4.6 and Policy 16. It is suggested that this be removed and replaced with "older people".	Agreed. Policy 16 now deleted and incorporated into Policy 1.
Northumberland County Council	It is fully understood that the Neighbourhood Plan Group carried out local surveys of employers and the general public that indicated that new employment land was needed but this may need justification in a wider context. Consideration should be given to the inclusion of references to the employment land information available from the County Council. It is fully appreciated that the evidence base documents for the Core Strategy have currently been withdrawn from public view to reflect the withdrawal of the Core Strategy. Nevertheless, they contain much useful evidence on the site and the need or otherwise for more land. Some of this is relatively low key, even negative, on the need for additional land - notwithstanding the importance that it attaches to keeping the existing North Sunderland employment area in B1, B2 and B8 uses. The original Northumberland Employment Land-Review-January-2011.PDF) Land Review of January 2011 is available via the link below: http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Economy%20Retail%20Studies/2.%20ELR/ Employment-	Noted. However, the existing employment site is full, and the plan seeks to make provision for future employment need, by allocating a site for employment use.
Northumberland County Council	The overall recommendation of the 2011 Study was that the site should be retained for employment use. Subsequently, the Northumberland Local Plan Core Strategy Employment Land Review Update of October 2013 continued to place value on the importance of retaining the site, stating: "Site is largely b-class operators, with some recent incursion by other economic activity. The site plays important local role in the Coastal area as a location for b-class uses and the will continue to be protected for this role." (See link: http://northumberland-consult.limehouse.co.uk/file/2684333)	Noted. The neighbourhood Plan seeks to protect this site for employment use in Policy 23 c)
Northumberland County Council	A further document, entitled "Employment Land and Premises Demand Study" July 2015 (see link http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Economy%20Retail%20Studies/3.%20Employment%20Land%20Premises/Employment-Land-and-Premises-Demand-Study-July-2015.pdf) brings this evidence more up-to-date. It states that the North Sunderland site, whilst small, is the town's main industrial site and as such will meet the requirements of from small scale local occupiers. It does not see any substantial increase in demand as being likely but does see the possibility that the strong visitor and tourism economy may bring demand from support services. It notes that private sector speculative development is not viable. It also regards the high number of second homes as limiting market demand. As with previous studies it sees the importance of retaining the existing industrial estate in employment use but with no recommendation that additional land is needed.	Noted
Northumberland County Council	The Northumberland Employment Land Take-up Study 1999 – 2016 shows that there has been some relatively recent activity on the estate. (see link http://www.northumberland.gov.uk/NorthumberlandCountyCouncil/media/Planning-and-Building/planning%20policy/Studies%20and%20Evidence%20Reports/Economy%20Retail%20Studies/4.%20Employment%20Land%20Takeup/Employment-Land-Take-up-Study-1999-2016.pdf)	Noted.
Northumberland County Council	It is recommended that the proposal for additional land needs to be more substantially justified with reference to these studies - perhaps refuting their arguments that more land will not be needed through the Group's own local evidence. In addition, it is considered that additional evidence would be required to demonstrate that the new site can be delivered - e.g. land ownership issues etc. (NB the Employment Land Review noted the relative isolation of the existing North Sunderland site from the centre of the village).	Landowners have been contacted with regard to this site. The existing site is full, and the Neighbourhood Plan is seeking to support sustainable development. This means allowing for growth in the local economy.
Northumberland County Council	Paragraph 5.4 refers to the new site being on the Policies Map but it is not shown. The Policies Map should be amended accordingly.	Agreed. The policies map will be amended.
Northumberland County Council	In view of the withdrawal of the Core Strategy and the uncertainty as to the form and timing of its replacement, it is suggested that this paragraph is redrafted as follows: "The North Northumberland Coast Neighbourhood Plan will, in all likelihood be 'made' before a Local Plan is adopted. It may therefore be necessary to review the neighbourhood plan in light of any policy shifts."	Agreed wording amended.
Stephen Hall and Vicky Cordingley	We have studied the North Northumberland Coast Neighbourhood Plan and would like to register our support for the findings and proposals contained within the comprehensive suite of documents. In particular we are fully supportive of the proposed "Seahouses Settlement Boundary " which if implemented will go a long way to preserving the beauty of the current landscape on the approaches to the village and contribute to maintaining the ANOB status of the adjacent area.	Support welcomed
Yvonne Probert	The proposed neighbourhood plan is a commendable document that captures many of the issues and provides creditable solutions within the planning framework proposed. I welcome its creation and would like to support it going forward.	Support welcomed
Yvonne Probert	Introduction: The focus on people, place and prosperity is a good reflection of the issues and a constructive attitude for forward planning in the North Northumberland Coast area.	
Yvonne Probert	Vision and Objectives: I support the vision and the objectives as I feel they address many of the issues that are of Policy 1: Sustainability – agreeing that there will be a single focus for development along the coastal strip and proposing Seahouses as the service centre is a practical resolution.	Support welcomed
Yvonne Probert	Policy 2: Landscape and seascapes – The proposal for conservation is greatly needed along the coastal strip and enhancement of landscaping is much needed.	Support welcomed
Yvonne Probert	Policy 3: Habitats and species – I welcome this proposal but wonder if there is a need to consider more SSSI provisions in particular the dune systems at Bamburgh and Beadnell and potentially a marine conservation area.	Support welcomed
Yvonne Probert	Policy 4: Coastal management strip - Encouragement of tourism for economic benefit has a negative impact on the environment, especially the increase in walker along the coastal path and to the little terns nesting sites. In the coastal management policy can shoreline management plan be extended to include the coastal path? Or a separate management plan for the coastal path be added?	Policy 1 seeks to ensure that recreational pressure does not impact on the designated areas.
Yvonne Probert	Policy 5: Design in new developments – additional guidance for new buildings is needed. Could new designs include the limitation of glass frontages sea/open countryside facing properties? This would link into the Northumberland dark skies and lighting management plan.	Dark skies are referred to in the policy and supporting text. Limitation of glass frontages and countryside facing properties would be too prescriptive for a planning policy
Yvonne Probert	Policy 6: Shop front design – I support the proposal for the ANOB design guide being more widely included.	Support welcomed
Yvonne Probert	Policy 7: Outdoor Advertising – I agree with this proposal.	Support welcomed
Yvonne Probert	Policy 8: Development within settlements – This suggestion I strongly approve of, but enforcement is required (especially of inappropriate parking) to ensure this policy is effective.	Support welcomed
Yvonne Probert	Policy 9: Sustainable development outside of the settlement boundaries – Agree.	Support welcomed
Yvonne Probert	Policy 10: Seahouses and North Sunderland Conservation areas – Agree	Support welcomed
Yvonne Probert	Policy 11: Bamburgh Conservation areas – Agree	Support welcomed
Yvonne Probert	Policy 12: Historic Core of Beadnell – Agree	Support welcomed
Yvonne Probert	Policy 13: Non designated heritage assets – Agree	Support welcomed
Yvonne Probert	Policy 14: Principle Residence Housing – This policy in particular I welcome as it addresses the current imbalance between holiday lets and principle residence housing.	Support welcomed
Yvonne Probert	Policy 15: Local needs housing in hamlets – Agree	Support welcomed
Yvonne Probert	Policy 16: Housing mix and type – a mixed range and style of housing is a long-awaited addition to the coastal area and would reflect the true needs in the community.	Support welcomed although Policy 16 is now to be incorporated into Policy 1.
Yvonne Probert	Policy 17: Change of Use from holiday use to principle residence housing – Excellent policy and something much needed to reverse the current situation.	Support welcomed
Yvonne Probert	Policy 18: Extensions and annexes – Over development is a major issues and this policy is appropriate. Should this also include the limitation of glass frontages sea/open countryside facing properties? This would link into the Northumberland dark skies and lighting management plan.	See earlier comments on the same matter
Yvonne Probert	Policy 19: Local green space – This covers a range of sites, but can I clarify why the play area at Castle Green (Bamburgh), the bullring (Beadnell) and WI memorial garden (Beadnell) have been excluded?	Play area is included in Bamburgh (site boundary to be checked), the Bull ring and WI memorial gardens in Beadnell are already Village Green designated, so no need to have them as LGS.

Yvonne Probert	<ul style="list-style-type: none"> Policy 20: Assets of community value and community facilities – agree with the policy but why are the WI building (Beadnell), Fishing hut/heritage buildings (Beadnell) and the Cricket Pavilion (Bamburgh) excluded? 	<p>WI building is referred to in the supporting text, as is the cricket pavillion in Bamburgh. The fishing huts are not community facilities, as they are not used by the community. They are, however, heritage assets.</p>
Yvonne Probert	<ul style="list-style-type: none"> Policy 21: New tourist and community facilities – clarity on whether this would include the provision of all seasons' public toilets at key locations in each of the three settlements would be good? The encouragement of low-impact water sports facilities at Beadnell is positive addition, heritage hub at Bamburgh and the all-weather attraction at Seahouses. 	<p>Additional bullet point with regard to provision and/or improvements to public toilet facilities has been added to the list in Policy 21.</p>
Yvonne Probert	<ul style="list-style-type: none"> Policy 22: Footpaths and cycle ways in the plan area – Agree but a suggestion would be to aspire to providing a cycle way that could link the three parishes to neighbouring parishes (e.g. Newton and Belford) along the coastal strip to enhance the Sustrans Coast and Castles South (Route 1). 	<p>This goes beyond what the Neighbourhood Plan can achieve; it is not an issue that can be addressed by the neighbourhood plan.</p>
Yvonne Probert	<ul style="list-style-type: none"> Policy 23: Business and employment – Agree. 	<p>Support welcomed</p>
Yvonne Probert	<ul style="list-style-type: none"> Policy 24: Broadband Infrastructure – I agree with the minimisation of telecommunication equipment (e.g. masts) and utilising existing structures but better signal coverage for mobile phones is desperately needed as there are many black spots within the area. As someone who works from this area on occasions, remote access to effective mobile and Wi-Fi connections is essential for my business. 	<p>Noted. Policy 24 seeks to support new broadband and telecommunications infrastructure.</p>
Yvonne Probert	<ul style="list-style-type: none"> Policy 25: Caravans, Camping, Bunkhouses and Chalets – The expansion of static caravan sites needs to be curtailed so I agree with this policy. However, more consideration needs to be given to the mobile tourism offer, creation of more touring caravan, motorhome and tent sites will need to be created to accommodate the over demand that currently prevails. The location and impact of these sites on the natural environment will need to be scrutinised. Also the enforcement of illegal stayovers by mobile tourists (especially at the Wyndings in Bamburgh and the land south of the car park in Beadnell) needs addressing currently because of the over demand on existing provision. 	<p>Support welcomed. Touring caravans can be accommodated (up to 5) without the need for planning permission. Camping accommodation is supported within policy 25. Policy 25 is to be read alongside the rest of the policies in the plan. Other policies seek to ensure that designated sites are protected. Illegal stayovers cannot be a subject for planning policy.</p>
Yvonne Probert	<ul style="list-style-type: none"> Designated wild camping needs to be considered for inclusion to ensure conservation and landscapes are maintained. Many tourists walk the coastal path and camp on route, some are respectful but some leave behind a footprint like that of a festival site. The informative approach and enforcement of this needs to be considered as part of the proposal to protect the natural environment. 	<p>This is outside the scope of planning policy.</p>
Yvonne Probert	<ul style="list-style-type: none"> Both estate management (damaged styles, over grown footpaths, gates locked) and dune erosion rectification/protection need attention; can the plan propose that the landowners (National Trust, private land agents, farmers and family estates) are responsible for this? Or is this more about enforcement of existing duties? 	<p>This is outside the scope of planning policy. These are land management matters.</p>
Yvonne Probert	<ul style="list-style-type: none"> To conserve the villages' unique character new planning application should keep the profile of existing rooflines. It would not be within character to build a three story town house in the middle of an area where the majority of buildings are single story. E.g. developments around the Beadnell WI hall should be of a similar roofline of single story dwellings/buildings. 	<p>Further supporting information has been added to Policy 5 with regard to the importance of 'height' which has been raised by a number of other consultees.</p>
Yvonne Probert	<ul style="list-style-type: none"> The development of garden sites to create additional permanent structures (e.g. dwellings or buildings) needs addressing, as the general green attractiveness of the village locations are being lost by over development of gardens. 	<p>Much development within gardens can be carried out without the need for planning permission. Planning policy cannot be too prescriptive or restrictive. However, revised policy 5 now seeks to ensure that amenity space is not lost through overdevelopment of sites.</p>
Yvonne Probert	<ul style="list-style-type: none"> The over development of existing sites needs to defined in planning terms. Many single buildings are being bought and either developed extensively (e.g. one bedroom bungalow becoming a four bedroom house on the same footprint) or replaced by multiple developments (e.g. there was a recent planning application to demolish two dwellings and replace them with six dwellings on the same footprint). 	<p>Examples would be helpful, as well as further information on the negative impacts these developments have. The permanent occupancy policy will mean that any new housing will be for permanent occupancy. Policy 5 also has additional criteria to ensure that sufficient amenity space is provided in new development.</p>
Yvonne Probert	<p>Appendix A: non designated assets..... An addition of the Vintage AA telephone box at Beadnell on the B1340. Inclusion of the medieval old pier of Beadnell Harbour (only visible at low tide).</p>	<p>Both the AA telephone box and the old pier at Beadnell Harbour are Grade II listed. The non-designated heritage assets are those structures and buildings that are of historic interest, but are NOT already listed</p>
Yvonne Probert	<p>Finally: You've all done excellent work so far with the Neighbourhood Plan Thank you!</p>	<p>Support welcomed</p>

Mr G J Gray	I would like to register support for the Neighbourhood Plan as a settlement boundary seems essential in preserving landscape and views. I support the Plan	Support welcomed
Ailsa Mason 9 Hunton Close, Lymptstone, Exmouth, Devon	I am a resident of Beadnell Northumberland, currently living in Devon on a 2 year military draft. I have viewed the draft neighbourhood plan and proposed village boundary for Beadnell online. I wish to comment that I agree with both the plan and the boundary.	Support welcomed
Savills for Lord Crewe Trust	<p>Since publication of the Plan for consultation, there has been a change in one of the key County Council planning documents, with the recent withdrawal of the Core Strategy. The Plan states in paragraph 1.5 that 'Policies in the Neighbourhood Plan have been prepared having regard to the draft policies in the emerging Core Strategy and are closely aligned to those policies relevant to the Neighbourhood Area'. Given this statement and the fact that one of the 'basic conditions' for a neighbourhood plan relates to general conformity with the strategic policies in the development plan, it will be important for the Basic Conditions Statement to explain how the Plan meets the 'basic conditions' test, to allow it to proceed towards 'made' status. This is a point on which dialogue will be required between the Steering Group and Northumberland County Council to minimise any conflicts between policies in the Plan and the revised emerging Core Strategy.</p> <p>The Charity notes that one of the main issues that has come through to the Steering Group via earlier rounds of consultation relates to the number of holiday and second homes in the area and the impact this has upon the availability of housing for people in the local community. The Charity acknowledges that this is an issue facing the Plan area and they welcome the overall vision of the Plan, with its focus on re-invigorating a thriving community, with an emphasis on People, Place and Prosperity where people want to live, work and play. The Charity welcomes this positive vision for the Plan area and notes the statement in paragraph 2.6 that 'settlement boundaries have been drawn to ensure that development comes forward in those areas that are likely to have least impact on designated areas'. They do, however, have concerns regarding the extent of the proposed settlement boundary for Seahouses and how this will contribute to a sustainable pattern of development, as elaborated upon in the commentary on Policy 8. Comments on Plan Objectives. Objective 1 – the Charity welcomes the intention to secure new development that benefits communities and understands that a key challenge in delivering this will be to ensure an appropriate level of protection is provided for landscapes, seascapes etc. This is considered to be a particular challenge in the context of Seahouses, for the reasons expanded upon below on Objective 4 and Policy 8.</p> <p>Objective 4 – The Charity welcomes the intention to 'put the heart back into our communities' and to achieve this by providing enough of and the right type of housing to meet the needs of the local community. How this is to be achieved in Seahouses will be a key challenge for the Plan, noting that the vast majority of the area within the settlement boundary is AONB, where Policy 1 seeks to resist major development proposals. National Planning Policy Framework (NPPF) and the Plan both allow major development within the AONB in 'exceptional circumstances' and it is considered that given the relatively unique circumstances at Seahouses, the Plan needs to consider whether 'exceptional circumstances' exist that would justify allowing more than small-scale proposals only i.e. the lack of suitable alternatives outside the AONB.</p>	Noted. This paragraph and others will be amended following the withdrawal of the Core Strategy, which took place after the pre-submission consultation on the North Northumberland Coast Neighbourhood Plan had commenced.
Savills for Lord Crewe Trust	<p>Objective 5 – The Charity appreciates the need for local green spaces to provide for the recreational needs of the existing and growing communities, particularly in places like Seahouses where the majority of new development will be targeted. Not all sites are however appropriate for protection and further commentary is set out in response to Policy 19.</p> <p>Comments on Plan Policies. Policy 1 – Sustainable Development. This is an overarching policy that will apply to all types of development across the Plan area and is not land use specific. It is important, therefore, that this policy is fit for purpose and drafted in such a manner as to achieve the overall vision and individual objectives of the Plan. The references to 'small-scale' in the policy are considered potentially problematic. While the policy is supportive of new development in principle, this is caveated on such development being 'small-scale', which is likely to present particular issues at Seahouses, which the Plan states is a Service Centre likely to cater for the majority of new development (para 3.33). The plan glossary states that 'policy 1 does not set a numeric limit on the scale of housing development because this is likely to be seen as being overly prescriptive and potentially preventing otherwise acceptable development'. The Charity agrees with this statement but feels that the impact is lost somewhat by the subsequent confirmation in the glossary that 'the scale of development will be judged having regard to Government criteria established for differentiating between 'major' and 'minor' developments'. The Plan clarifies that minor developments are those involving between 1 and 9 units or on sites of less than 0.5 hectares, where unit numbers are not provided. The glossary confirms that schemes involving more than 9 dwellings are classed as major developments and should not normally be seen as small scale. Despite statements to the contrary, it is clear that the Plan does actually set a numeric limit on the scale of development supported by Policy 1, albeit this limit is to be found in the glossary and not the policy itself. It is suggested that Policy 1 is amended to remove any reference to 'small-scale' because this may deter investment, as the glossary notes, and it would leave a decision on the acceptability of scale to be considered by the decision maker on a case by case basis. Such an amendment would make the policy more positive and introduce a degree of flexibility currently lacking by reference to 'small-scale'.</p>	Support for vision of plan welcomed. Some changes to the settlement boundary at Seahouses have been proposed following a number of responses to the consultation.
Savills for Lord Crewe Trust	<p>The third paragraph states that major development in the AONB will not be permitted, unless in exceptional circumstances. The Charity appreciates that this statement reflects NPPF but considers that the Plan must revisit this issue if the wider objectives for Seahouses are to be realised, as discussed further in the commentary on Policy 8. The final paragraph of Policy 1 relates to potential impacts upon European sites designated for nature conservation interests. The policy sets out the circumstances where development will and will not be permitted in these areas and the expected level of information that will be needed to accompany planning applications.</p> <p>There would appear to be a conflict here that the Plan needs to address for Policy 1 to ensure consistency with other Plan objectives and Policies. In terms of residential development, This element of the policy seems to imply that only projects that are located 'within' European sites will be expected to undertake project-level HRA, although there is some ambiguity on this point. If this is indeed the intention of the policy, it would benefit from a slight rewording to make this position clearer, possibly along the lines of the following: 'Proposals for planning permission for development located within the coastal European sites that would result...' Without this clarity, there is a risk that the policy could be read as meaning that all proposals, irrespective of scale and location relative to European sites, will require project-level HRA. Paragraph 3.5 of the Plan, as currently drafted, implies exactly this scenario stating that further development that results in a net increase in residents will not be supported unless applicants can demonstrate that there will be no impact upon European sites. Given the emphasis in the Plan upon making the area an attractive place to live, work and play it is important that planning policies set appropriate and justifiable expectations of applicants, based upon scale of development proposed and location relative to any sensitive designations. The potential to require all future applicants to undertake project level HRA, as implied by paragraph 3.5, is considered to be potentially misleading and for clarification both this paragraph and Policy 1 should be modified to make it clear that the requirement for project-level HRA and restrictions on use apply to proposals located 'within' European sites only. Such modifications would bring this element of Policy 1 more in line with Policy 3, which deals specifically with Habitats and Species.</p>	<p>There have been some changes to wording. The word 'large-scale' has been removed. In the AONB, 'major' development will not be permitted, except in exceptional circumstances (para 116 of the NPPF). What constitutes 'major' development will be dealt with on a case by case basis, and this is explained further in the glossary. It will be possible to have small scale development that is still 'major'. The determination of what is 'major' development or not, is to with the impact of the development on the special qualities of the AONB, not solely on the scale of the development. The determination of whether 'exceptional circumstances' exist will again be managed on a case by case basis. It is not for the Neighbourhood Plan to define what 'exceptional circumstances' will be, much as it would not be for a Neighbourhood Plan to determine what 'exceptional circumstances' would apply in a Green Belt case, for instance.</p> <p>Noted.</p> <p>Small scale has been re-defined for clarity, as has the definition of 'major' within the context of the AONB. There is no reference to 'minor' development. The paragraph referring to large scale development has been removed, and placed in the supporting text, on the recommendation of the Examiner who carried out a 'Health Check' on the Plan. With regard to the definition of 'small-scale' - the same approach has been taken in Allendale, which is a similar area to this (in an AONB) and this plan passed examination. The definition of small-scale cannot be decisive, and is intended to assist in the interpretation, whilst not being prescriptive. The definition of small-scale has been brought into the main body of the text, as has the definition of 'major' development, to give clarity.</p> <p>The Neighbourhood Plan would not meet the basic conditions, if it were to apply a less stringent test than that set out in the NPPF for development in protected areas. There will be no change to this aspect of the policy.</p> <p>The wording referred to (which now resides in Policy 3) does not refer to development 'within' the European sites. It refers to the pressure put on the European sites by visitors or permanent residents - that is, the impact on the European sites. However, it is agreed that this wording could appear ambiguous, and the word 'within' has been changed to 'on', and other minor changes have been made to eliminate any ambiguity. It is exactly the scenario that is intended in paragraph 3.5 and this is as a result of the Environmental Report (which was also out to consultation along with the pre-submission Neighbourhood Plan). It is agreed that this places a significant and onerous requirement on any developer, and these policies have been amended as far as possible in line with comments from Natural England. However, in order to pass examination, the Plan must ensure it meets the Basic Conditions, and the mitigation requirements set out in the Environmental Report.</p>

Policy 2 – Landscapes and Seascapes This policy correctly seeks to ensure that landscapes and seascapes are considered as part of the planning application process. However, as worded it is considered that the Policy places an unjustified requirement on 'all proposals' within the Plan area to demonstrate how they respect identified features. This can only be achieved through the submission of a landscape appraisal or similar and while this level of information may be necessary for some proposals, it would seem unlikely that 'all proposals' (which presumably includes proposals for individual dwellings and extensions to existing dwellings) should be subject to such submission requirements. This may have the net effect of deterring investment in the Plan area. The policy should be modified to make its application more selective where impacts upon landscape and seascapes will be determining issues. The introductory section could be modified to state:- 'Where considered necessary, proposals in the Neighbourhood Plan area should.....'

Savills for Lord Crewe Trust

Savills for Lord Crewe Trust

Savills for Lord Crewe Trust

Savills for Lord Crewe Trust

Savills for Lord Crewe Trust

Savills for Lord Crewe Trust

Savills for Lord Crewe Trust

Policy 8 – Development within settlements The Charity welcomes the statement in paragraph 3.32 of the Plan that the aim of drawing settlement boundaries as proposed is to inject new life into settlements through the provision of new permanently occupied housing. Paragraph 3.33 develops this further and notes that Seahouses is defined as a 'Service Centre' in the Core Strategy (now withdrawn) 'which means that the majority of new development will be directed to Seahouses'. While it remains to be seen what form the revised Core Strategy takes, it is likely that Seahouses will retain a similar status given its relative scale to other settlements within the North Northumberland Coast. The Plan states that the importance of Seahouses as a Service Centre 'is reflected in the substantial amount of land that remains within the settlement boundary which could accommodate new housing development'. This is a slightly inaccurate statement because although there is a substantial amount of land within the settlement boundary that is undeveloped, the vast majority of this is within the designated AONB. While the Charity is comforted to note the status of Seahouses and the expectation that this settlement has the potential to accommodate a significant amount of new housing land (see para 3.34), this future vision of Seahouses need to be reconciled with the restriction upon development in the AONB set out in Policy 1. As already touched upon, Policy 1 states that major development (10 houses and above) in the AONB will not normally be permitted, unless in exceptional circumstances. As such, the Charity feels that Policy 1, as it relates to development in the AONB, and the pre-amble to Policy 8, as it relates to Seahouses, is in conflict and requires to be addressed in the next version of the Plan if Seahouses is to cater for the level of development anticipated by the Plan. One way to address this would be for the Plan to give further consideration to the 'exceptional circumstances' referred to in the NPPF that would potentially permit major development in the AONB, rather than limit development to small-scale proposals only, as Policy 8 currently does. Another option may be for the Plan to consider a masterplan for the longer term development of housing within Seahouses, which would ultimately deliver more than 10 units but could do so in a phased manner of incremental small-scale developments, something the Plan alludes to in paragraph 3.34. The Charity feels that there is a need for some further thought and work on this issue to ensure that the Plan sets the correct policy context to encourage the most appropriate and desirable level of new build development within Seahouses and the Charity would gladly take part in discussions to move matters forward if that was felt to be appropriate and helpful.

Comments on Seahouses Settlement Boundary The Charity notes the proposed settlement boundary for Seahouses. Given the statement in paragraph 3.34 of the Plan regarding the availability of a significant amount of new housing land to the east of Broad Road, they would query why land to the south western edge of the settlement, west of Islestone Drive is included in the settlement boundary. There appears to be no logical reason to extend the settlement boundary here apart from it being outside the AONB. Development at this location could potentially see development take place in the western extremity of the settlement, relatively distant from the main town centre and associated facilities. While the Charity appreciates that the proposed extension of the settlement boundary here does not equate to a formal land use allocation, the principle of development within the settlement is supported by Policy 8 and, as such, it is reasonable to assume that development may come forward at some point. The relative remoteness of this land from the rest of the settlement would appear to be at odds with paragraph 3.34 of the Plan which states that proposals for new development within Seahouses must ensure that they are well linked to the rest of the settlement through improvements to existing footpaths and rights of way and to ensure there is minimal reliance on the car for short journeys. The proposed extension to the settlement boundary at this location could lead to the creation of a new development, most probably residential, at the furthest point away from the main centre and therefore is unlikely to help achieve these objectives.

In addition to the earlier AONB specific comments, the Charity has related concerns to the reference in the Policy to support for 'small scale' development within settlements. While the Plan seeks to steer away from defining small scale, as per the discussions on Policy 1, it seems clear that this term relates to schemes of less than 10 units for residential developments, based upon the definitions in the glossary. Does this policy therefore introduce a presumption against housing developments within settlements of 10 units or more? If so, this would appear to set a restrictive policy context to development within Seahouses, which is considered to be at odds with the description of the settlement in the Plan as a 'Service Centre' with 'the potential to provide a significant amount of new housing land to the east of Broad Road'.

While the Charity raises these concerns directly in relation to Seahouses, Policy 8 is not settlement specific and the potential restriction on supporting small-scale growth only would apply to other settlements in the Plan area. As such, this issue merits further consideration with one option being to remove any reference to 'small-scale' in the introductory section of the Policy but to introduce 'scale' as a matter to be considered in the detailed assessment e.g. a possible new criteria (i)?

It is noted that the policy seeks to introduce a requirement for 'at least one car parking space per bedroom in all new residential development' as a means of reducing the impact of on-street parking on nearby streets. Paragraph 3.43 of the Plan notes that Policy 8 introduces a higher parking standard than currently set out by the County Council. The Charity is not convinced of the case for this new proposed standard to be applied across all settlements and all scales of development. The issue with car parking in the Plan area seems to be related to peaks in the tourist season when visitor numbers are high, and not related to the parking demands of permanent residents. Applying this increased standard to new residential development is unlikely to address the car parking issue, especially when the Plan and Policy 14 in particular seek to limit new build housing to principal residences only. A key tool to address on-street parking would appear to be the provision of new parking facilities within settlements and it is noted that Policy 8 specifically encourages such proposals. While the application of higher parking standards may be appropriate in some circumstances, it may be less desirable in other potentially more sensitive locations, e.g. conservation areas, where the provision of such a level of car parking may give rise to adverse environmental impacts. There is therefore a case for the Plan to consider introducing a more flexible approach to the application of this standard.

Finally, the Charity notes that Policy 8 makes specific reference to planning obligations being sought for improvements to Broad Road in Seahouses, as a result of new development to the east of Broad Road to make it safer for vehicles and pedestrians. The extent to which any development to the east of Broad Road gives rise to a justifiable need for such road works can only be ascertained through the consideration and determination of a planning application and it would seem inappropriate for the Plan to make specific reference to such improvements at this stage whenever the scale of residential development at this location is far from clear. This is particularly the case given the uncertainty about the scale of development that the Plan actually seeks to promote at this general location, which is within the AONB. On the one hand Policy 1 seeks to limit AONB development to small scale whereas the preamble to Policy 8 clearly feels Seahouses has a more strategic role to play in meeting future housing needs. The Charity feels further discussion with the Steering Group on this issue would be of benefit to ensure the most appropriate policy framework is established moving forward.

The wording has been amended to read: 'Development proposals within or affecting Landscape Character Areas...'. A single dwelling could have a significant impact on local landscapes, so it is likely that many proposals will indeed require the submission of relevant information. The policy does not require a 'landscape appraisal' per se, merely that it should demonstrate how it will respect the particular features of the LCA it is in, and these special features are identified in the policy itself, for additional clarity.

The word 'substantial' has been removed, as has the word 'significant'. Policy 1 does not define 'major' development as being 10 houses or above. In the context of the AONB, 'major development' is defined quite differently. (See glossary definition). There is no conflict with Policy 1 and Policy 8. The whole area within Seahouses is also within the AONB. Major development is determined on the impact of the development as to whether it is major or not. It is not for the Plan to define 'exceptional circumstances' - these are, as pointed out, already defined in the NPPF.

The methodology for defining the settlement boundaries included the aim of directing development towards least sensitive sites. The LCSS referred to in the methodology identified this area as being able to accommodate new housing development without significant landscape impacts, and the area is considered to be potentially less sensitive due to being outside the AONB. However, there has been no support for this part of the boundary, and the Neighbourhood Plan therefore proposes to re-draw the settlement boundary to exclude this land.

The definition of small-scale has been clarified in the body of the Plan. There could be a scenario where a small-scale development is still a 'major' development in the context of the AONB. The word 'significant' has been removed from the supporting text.

See earlier comments on the same matter

Agreed. The problem faced by parked cars for all three settlements was something that was raised during consultation on many occasions. However, as all new residences will be for permanent occupancy, it is considered that the one space per bedroom would in fact not manage the problem where it exists (in holiday accommodation with a number of visitors at one time). Instead, a policy is proposed which requires one space per bedroom for proposals for a change of use (where required) from C3 residential to a sui generis holiday let use.

Noted. Amendments have been made to some policies and the supporting text.

Savills for Lord Crewe Trust	<p>Policy 14 – Principal Residence Housing Whilst sympathetic to the concerns regarding the rising proportion of holiday cottages and second homes in the Plan area, the Charity is concerned as to whether the proposal for all new housing to be restricted in perpetuity to occupation as principal residences will necessarily be effective. Should such a policy depress the value of new housing, it is possible that existing housing stock, already in principal residence occupation becomes more sought after as second homes or holiday cottages leading to no change in the overall trend. Taking account of this possibility we would recommend that the policy is redrafted to allow for an element of flexibility in considering future housing proposals.</p>	No change. There is no evidence that a permanent occupancy approach will put more pressure on existing housing stock than there is already. This approach has been adopted in St.Ives, with success, and has succeeded legal challenge. This was one of the most important issues that was raised by residents, and it is essential that the Plan delivers permanent occupancy housing to ensure the vision for the Plan area is delivered.
Savills for Lord Crewe Trust	<p>Policy 16 – Housing Mix and Type The Charity welcomes the clear support for new housing proposals set out in this policy, for schemes located within settlement boundaries and involving principal residence accommodation. The second part of the first paragraph could, however, give rise to some confusion and it is considered that there would be merit in finishing this part of the Policy after the phrase ‘...a range of house types’. The reference in the second half of this paragraph to bedroom numbers, bungalows and housing for the elderly is considered to be too prescriptive. For example, would mixed developments incorporating 5 bedrooms not benefit from policy support as the policy does not mention 5-bedroom properties? Equally, would mixed developments providing a range of bedroom numbers but excluding housing specifically for the elderly not be supported? The retention of this element of the policy could have unintended consequences and it may be clearer for all stakeholders if the policy was amended as suggested above, with house types, bedroom numbers etc being considered on a case by case basis against a range of other material considerations including design, scale, traffic generation, car parking and heritage policies etc. The final sentence of this policy seems unnecessary and potentially confusing. What for example constitutes ‘larger scale development’? This is not defined in the glossary. Maybe the policy could be redrafted to state that ‘Residential developments comprising only...’. Another alternative may be to delete this section of the policy entirely and leave development in the AONB to Policy 1, which rules out ‘major development’ in the AONB, except in exceptional circumstances, consistent with paragraph 116 of NPPF.</p>	Agreed. This policy is being deleted, and has been incorporated into Policy 1.
Savills for Lord Crewe Trust	<p>Policy 19 – Local Green Space Policy 19 designates a number of locations as local green space, to be protected from development. The Charity notes that land to the east of Broad Road, referred to in the Policy as Seafield Playing Field, is identified in the Policy. The Charity does not object to the inclusion of the site in Policy 19 and recognises that it plays an important role currently for the community and could do so in the future should further residential development come forward to the east of Broad Road, as noted in paragraph 3.34 of the Plan. The Charity does, however, have concerns over the proposed allocation of land at Seafield Gardens as local green space. In the relevant green spaces background paper, this site is referred to as Seahouses Public Gardens and the narrative states that ‘the land was donated for public benefit and has local significance for recreational value, and as a place to sit close to the sea’. The Charity would like to make it clear that this area of land has not been donated for public benefits. It is currently the subject of a commercial lease and could have future value as an area capable of accommodating some further visitor or recreational facilities to complement the existing offering. The Charity therefore requests that this area of land is deleted from Policy 19 as an area of protected local green space.</p>	Agreed. Seafield Gardens has been removed from the list of Local Green Spaces. It is now defined as a recreational space, which could be developed for future visitor or recreational facilities to complement the existing offering.
Savills for Lord Crewe Trust	<p>Concluding Comments Overall, the Charity welcomes this pre-submission draft version of the Plan and particularly supports the overall Vision. There are however concerns over the proposed settlement boundary for Seahouses and the ability of the settlement to act as a Services Centre if limitations are placed upon development within the AONB. There are a number of suggested modifications to the Plan in this submission that may merit further dialogue and we would be delighted to continue our working relationship with the Steering Group through the next phases of the Plan preparation process. Northumberland Estates welcome the preparation of a Neighbourhood Plan in this area, and supports the Plan’s objectives of increasing the availability of housing in the area, including the provision of affordable housing. It is recognised that new housing development should be located where it will enhance or maintain the vitality of rural communities, and it is agreed that new housing development in the villages of Bamburgh, Beadnell and North Sunderland will contribute substantially to the vitality of these areas (Objective 4). It is welcomed that the Neighbourhood Plan has been positively prepared in the sense that it recognises that new development will and should come to the area in order to support the economy and create sustainable communities. Northumberland Estates welcome the Plan’s objective to provide sites for business, and again recognises the importance of employment and business opportunities to support rural communities such as those covered by the emerging Neighbourhood Plan (Objective 7).</p>	Support noted and welcomed. It is not the intention of the plan to place ‘limitations’ on development. Some modifications have been made.
Geo White, Nld Estates	<p>Policy 1: Sustainable Development Policy 1 seeks to ensure that new development is small-scale and supports the sustainability and viability of existing settlements. The Policy states that small-scale development will be supported which provides new principal residence dwellings (including affordable housing), local employment opportunities, new and expanded business premises, and social, community, leisure and educational facilities. Although Policy 1 does not specify what ‘small-scale’ means, ‘small-scale’ is defined in the Plan’s Glossary as being aligned to the Government criteria differentiating between ‘major’ and ‘minor’ development, which defines ‘minor’ development as less than 10 dwellings or a site area of less than 0.5 hectares. Northumberland Estates would point out that there are viability issues with small-scale development being the means to deliver principal occupancy and affordable housing. Restricting the occupancy of a private market dwelling and providing affordable housing reduces the final value of a development site, and therefore requiring small-scale development to deliver these types of housing could compromise the viability of the whole development and prevent it from coming forward at all. Major development is the vehicle by which principal occupancy and affordable housing can be delivered. A major development of a sufficient number of private dwellings will be viable to deliver a meaningful percentage of restricted occupancy and affordable dwellings. In order to deliver these types of housing, the Neighbourhood Plan should be more flexible to permit major development, and recognise that permitting major development is the only realistic way of securing principal occupancy and affordable housing, and thereby achieving the Plan’s objective of supporting the sustainability and viability of its communities.</p>	Support noted with thanks.
Geo White, Nld Estates	<p>The most recent Government guidance requires affordable housing provision for developments of more than 10 dwellings. On 28 November 2014 the Secretary of State for Communities and Local Government announced in a Written Ministerial Statement that there would not be a requirement to provide a contribution to affordable housing for developments of 10 dwellings or less. This announcement was subject to judicial review, and was upheld on 13 May 2016, giving legal justification to the policy of the Written Statement. Furthermore, the Government issued a Housing White Paper on 7 February 2017, which suggests that sites deliver a minimum of 10% affordable homes, but only on sites of 10 units or more. There is a clear precedent and expectation within Government Policy that affordable housing should only be delivered on sites of 10 or more dwellings, which is defined as a ‘major’ development site. The Neighbourhood Plan’s expectation that small-scale development (i.e. ‘minor’ development of less than 10 dwellings) is the vehicle by which affordable housing (and principal occupancy dwellings) will be delivered is unrealistic. It is not in accordance with Government guidance and will result in a Policy that is ineffective in that it will not deliver these types of housing, and it is not positively prepared in accordance with national planning policy. In order to generate the type of housing required in order to address the social problems facing the Neighbourhood Plan area (shortage of affordable homes and lack of permanent residents), it is considered that a greater level of acceptable and flexibility should be given to larger-scale development, as small-scale development is not required by national policy nor viable to deliver a meaningful number of affordable homes or permanent residents. Northumberland Estates suggests that Policy 1 is revised to support development of more than 10 units, and for it to recognise that this scale of development is the only way to achieve the sustainable and viable communities that the Policy is designed to create.</p>	Noted but do not agree. The principal occupancy approach is working in a number of areas already. The policy has been tested through the courts in St. Ives. No change.
Geo White, Nld Estates	<p>The written ministerial statement referred to sets a threshold for 5 dwellings in rural areas. The AONB classed as a rural area, and the most recent government guidance therefore requires affordable housing provision for developments of more than 5 dwellings, not 10. See comments above. No change.</p>	The written ministerial statement referred to sets a threshold for 5 dwellings in rural areas. The AONB classed as a rural area, and the most recent government guidance therefore requires affordable housing provision for developments of more than 5 dwellings, not 10. See comments above. No change.

Geo White, Nld Estates	<p>Policy 8: Development within the Settlements. Policy 8 states support for 'small-scale' development. Please see the above comments on small-scale development, as the same issue applies in that small-scale development will not deliver the type of housing (affordable and principal occupancy) that the Plan aims to provide. Although the Neighbourhood Plan does not allocate sites for development, it does define settlement boundaries for Bamburgh, Seahouses and Beadnell. Policy 8 specifies that development within the defined settlement boundaries will be supported. The defined settlement boundary for Beadnell is not considered to be up-to-date, as it does not include permitted development. A planning application for 45no. dwellings and access road (ref. no. 16/01688/OUT) was approved on 1 March 2017. The approved access road is outside of the Plan's proposed settlement boundary ('Proposed Site Plan with Access', no. SD-10.03 Rev E). Northumberland Estates suggest that the settlement boundary for Beadnell is revised to include the approved development, otherwise the access road will be constructed outside of the settlement area. Furthermore, it is suggested that the settlement boundary for Beadnell is revised to include the wider area of Beadnell Green, as shown on the plan ('Proposed Settlement Boundary') included with these representations. This is because the approved access road has been designed to not only serve the approved 45no. dwellings, but to also serve future development of Beadnell Green. As referenced in the planning application (16/01688/OUT), the access road and development of 45no. dwellings would enable the delivery of a wider plan for the area, including various facilities such as an enterprise hub (office space), community hall, allotment gardens, multi-use games area, car parking, and additional housing (please see the indicative masterplan included with these representations, entitled 'Masterplan as Proposed', no. SK-10.06 Rev A). It is suggested that the settlement boundary is extended to include Beadnell Green, so that this area can be developed in the future and land is designated for these facilities. The provision of development such as community facilities, leisure facilities, office space and housing would greatly contribute to the Plan's stated objectives for the area (for example Objective 6 Community Facilities/Policy 20 and Objective 7 Business Development/Policy 23). This would also support the delivery of development specified in Policy 1, namely local employment opportunities, new and expanded business premises, and social, community, leisure and educational facilities.</p>	The settlement boundary methodology document defines how boundaries were to be defined. It did not include access roads. No change. This is a 15 year Plan. There is a significant amount of development space included within the settlement boundary. Although an indicative master plan has been submitted, there is no clear commitment to the community facilities, leisure facilities or office space provided. Notwithstanding this, Policy 9 allows for 'exception sites', and small scale rural business and economic development proposals outside the settlement boundaries. The proposed settlement boundary would therefore not prevent these kinds of developments coming forward, subject to them complying with other policies in the NP. Policy 9 has been amended to include 'community facilities' in order to allow these aspects to be delivered should they be forthcoming.
Geo White, Nld Estates	<p>Policy 14. Policy 14 states that new housing development will only be supported where first and future occupation is restricted in perpetuity to ensure that each new dwelling is occupied only as a principal residence, secured via a S106 agreement. Northumberland Estates support the Plan's ambition of creating sustainable communities, and recognise the high level of second home ownership in the area which impacts upon the vitality and viability of the local communities. Northumberland Estates are proud to have been at the forefront of finding a solution to this problem in Northumberland. Having worked closely with Beadnell Parish Council, Northumberland Estates agreed to restrict all 45no. dwellings of application 16/01688/OUT for permanent occupancy. This is a new mechanism to secure permanent occupancy and has not been suggested by any other developer in the County, but Northumberland Estates are proud to be investing in the County's communities and taking a significant step towards redressing the imbalance within Beadnell between second home owners and local people. However, Northumberland Estates suggests that the wording of Policy 14 is too restrictive in that it only allows for new residential development if it provides principal occupancy housing. This is too restrictive and would not be viable for all housing development to be solely for permanent occupancy. Please see the comments above made in regard to Policy 1. Expecting small-scale development to deliver principal occupancy housing is unrealistic, and this type of housing should only be expected from development where it is financially viable to deliver. It is suggested that Policy 14 is revised in order to specify that principal residence housing should only be expected from development of at least 10 or more dwellings</p>	No change. There is no evidence that a permanent occupancy approach will put more pressure on existing housing stock than there is already. This approach has been adopted in St.Ives, with success, and has succeeded legal challenge. This was one of the most important issues that was raised by residents, and it is essential that the Plan delivers permanent occupancy housing to ensure the vision for the Plan area is delivered.
	<p>Northumberland Estates consider that there would be a benefit to Beadnell in allowing additional housing development for second-home owners (holiday homes). As recent trends and the property market has shown (for example the popularity of Beadnell Point), there is clearly a demand for holiday home accommodation in the Beadnell area. It is considered that actually encouraging further holiday home development in Beadnell (with restricted occupancy to holiday purposes only, not as a person's main place of residence) would have a positive impact on the rest of the village. For example, if Beadnell Point was extended to include a further 20-30no. holiday homes, it would provide the holiday home accommodation that people desire in the village of Beadnell. This would mean that existing housing stock in the village is not sold at inflated prices to second-home owners, as these houses would no longer be seen as the premium location for a holiday home (compared to a new build home adjacent to the beach) but would rather return these properties to be sold to local people wishing to permanently live in the village. This would have the effect of increasing the vibrancy and vitality of the community living in the existing housing stock in Beadnell, and create a hub of permanent residents in the village core. It is considered that this approach would complement the Plan's policy to restrict occupancy to permanent residency for new development, as it would encourage existing housing stock to be sold to permanent residents, rather than as holiday homes. Please see the plan (ref. no. SK-10.06 Rev A) which shows the suggested location for an extension to Beadnell Point as an area for specifically designated holiday homes.</p>	The Steering Group do not agree with this point. There is no evidence to show that providing more holiday homes is going to reduce the long term impact on existing residences being sold as holiday homes. No change.
Geo White, Nld Estates	<p>Policy 15 Policy 15 states that new dwellings and self-build plots in the hamlets will only be supported as local needs housing, and that the restriction to local need will be retained in perpetuity through a S106 agreement. It is unclear what this is trying to achieve – whether it means restricting occupancy for permanent residents, or securing an element of affordability for future occupants? Either way, it is considered that this is an unrealistic expectation to make on a single self-build dwelling. Restricting occupancy or requiring a discounted-market value sale would reduce the value of the dwelling, and therefore make the self-build potentially unviable for an individual to build, as it may prevent bank funding being available. It is suggested that the local needs restriction for new dwellings and self-build plots in the hamlet areas is removed from Policy 15. It is an unreasonable restriction to make, and it would deter individuals from building single plot dwellings and adding to the built environment and vitality of the smaller hamlets. It is also worth pointing out that in the majority of cases, a self-build dwelling will likely be retained for permanent occupancy and local need anyway, given that it will be custom-designed and intended for permanent use by the end user anyway. This is a likely scenario and does not need to be specified in planning policy.</p>	Agreed. The policy has been amended and refers single dwellings for principle residences.
Geo White, Nld Estates	<p>Since publication of the Plan for consultation, there has been a change in one of the key County Council planning documents, with the recent withdrawal of the Core Strategy. The Plan states in paragraph 1.5 that 'Policies in the Neighbourhood Plan have been prepared having regard to the draft policies in the emerging Core Strategy and are closely aligned to those policies relevant to the Neighbourhood Area'. Given this statement and the fact that one of the 'basic conditions' for a neighbourhood plan relates to general conformity with the strategic policies in the development plan, it will be important for the Basic Conditions Statement to explain how the Plan meets the 'basic conditions' test, to allow it to proceed towards 'made' status. This is a point on which dialogue between the Steering Group and Northumberland County Council is required to minimise any conflicts between policies in the Plan and the revised emerging Core Strategy.</p>	Noted. The Core Strategy was withdrawn while the Plan was at pre-submission consultation stage. The Basic Conditions Statement will address these issues in the submission Plan.
Savills - Armstrong	<p>The Trustees note that one of the main issues that has come through to the Steering Group via earlier rounds of consultation relates to the number of holiday and second homes in the area and the impact this has upon the availability of housing for people in the local community. The Trustees acknowledge that this is an issue facing the Plan area and they welcome the overall vision of the Plan, with its focus on re-invigorating a thriving community, with an emphasis on People, Place and Prosperity where people want to live, work and play. The Trustees welcome this positive vision for the Plan area and note the statement in paragraph 2.6 that 'settlement boundaries have been drawn to ensure that development comes forward in those areas that are likely to have least impact on designated areas'.</p>	Noted with thanks
Savills - Armstrong	<p>Objective 2 – should be amended to make it clear that application of the AONB Design Guide and AONB Management Plan objectives will only apply to developments in the AONB. Not all of the Plan area is within the AONB and it is important to clarify that AONB standards will not be applied to development outside of the AONB</p>	Agreed.
Savills - Armstrong	<p>Objective 4 – The Trustees welcome the intention to 'put the heart back into our communities' and to achieve this by providing enough of and the right type of housing to meet the needs of the local community.</p>	Support noted with thanks.

Savills - Armstrong	<p>Objective 7 – The Trustees support the objective to provide a positive framework for new and expanded business development to facilitate a diverse, local and year round economy.</p> <p>Policy 1 – Sustainable Development This is an overarching policy that will apply to all types of development across the Plan area and is not land use specific. It is important, therefore, this policy is fit for purpose and drafted in such a manner as to achieve the overall vision and individual objectives of the Plan. The references to ‘small-scale’ in the policy are considered potentially problematic. While the policy is supportive of new development in principle, this is caveated on such development being ‘small-scale’. In terms of residential development, the Plan glossary states that ‘policy 1 does not set a numeric limit on the scale of housing development because this is likely to be seen as being overly prescriptive and potentially preventing otherwise acceptable development’.</p>	Support noted with thanks.
Savills - Armstrong	<p>The Trustees agree with this statement but feel that the impact is lost somewhat by the subsequent confirmation in the glossary that ‘the scale of development will be judged having regard to Government criteria established for differentiating between ‘major’ and ‘minor’ developments’. The Plan clarifies that minor developments are those involving between 1 and 9 units or on sites of less than 0.5 hectares, where unit numbers are not provided. The glossary confirms that schemes involving more than 9 dwellings are classed as major developments and should not normally be seen as small scale. Despite statements to the contrary, it is clear that the Plan does actually set a numeric limit on the scale of development supported by Policy 1 and elsewhere, albeit this limit is to be found in the glossary and not the policies themselves.</p>	<p>Small scale has been re-defined for clarity, as has the definition of ‘major’ within the context of the AONB. There is no reference to ‘minor’ development. The paragraph referring to large scale development has been removed, and placed in the supporting text. The word ‘normally’ means that it is not prescriptive. There is a difference between ‘small-scale and major. How to consider “Major Development” within an AONB.</p> <p>The NPPG 6.3.2014 confirms: “Planning permission should be refused for major development in a National Park, the Broads or an Area of Outstanding Natural Beauty except in exceptional circumstances and where it can be demonstrated to be in the public interest. Whether a proposed development in these designated areas should be treated as a major development, to which the policy in paragraph 116 of the Framework applies, will be a matter for the relevant decision taker, taking into account the proposal in question and the local context. The Framework is clear that great weight should be given to conserving landscape and scenic beauty in these designated areas irrespective of whether the policy in paragraph 116 is applicable.”</p>
Savills - Armstrong	<p>It is suggested that Policy 1 is amended to remove any reference to ‘small-scale’ because this may deter investment, as the glossary notes, and it would leave a decision on the acceptability of scale to be considered by the decision maker on a case by case basis. Such an amendment would make the policy more positive and introduce a degree of flexibility currently lacking by reference to ‘small-scale’.</p>	The desire to have small-scale, incremental development was a key factor in the responses from the local community.
Savills - Armstrong	<p>In the third paragraph in the commentary on the AONB, it is considered that the words ‘or affecting its setting’ should be removed from the policy. The inclusion of these words are considered to be potentially overly restrictive and do not reflect what National Planning Policy Framework (NPPF) says regarding major development in the AONB. Paragraph 116 of NPPF does state that planning permission should normally be refused for major development in the AONB, unless in exceptional circumstances but it does not introduce a similar exclusion to development potentially affecting setting. The potential impact of a development on key views into and out of an AONB can be a material consideration in the assessment of a planning application and this is covered by the wording of policy 2. On this basis, the current wording of Policy 1 is considered to be potentially over restrictive, which could be rectified by the removal of the words ‘or affecting its setting’.</p>	Agreed - changes made.
Savills - Armstrong	<p>The final paragraph of Policy 1 relates to potential impacts upon European sites designated for nature conservation interests. The policy sets out the circumstances where development will and will not be permitted in these areas and the expected level of information that will be needed to accompany planning applications. This element of the policy seems to imply that only projects that are located ‘within’ European sites will be expected to undertake project-level HRA although there is some ambiguity on this point. If this is indeed the intention of the policy, it would benefit from a slight rewording to make this position clearer, possibly along the lines of the following:- ‘Proposals for planning permission for development located within the coastal European sites that would result...’</p> <p>Without this clarity, there is a risk that the policy could be read as meaning that all proposals, irrespective of scale and location relative to European sites, will require project-level HRA. Paragraph 3.5 of the Plan, as currently drafted, implies exactly this scenario stating that further development that results in a net increase in residents will not be supported unless applicants can demonstrate that there will be no impact upon European sites.</p> <p>Given the emphasis in the Plan upon making the area an attractive place to live, work and play it is important that planning policies set appropriate and justifiable expectations of applicants, based upon scale of development proposed and location relative to any sensitive designations. The potential to require all future applicants to undertake project level HRA, as implied by paragraph 3.5, is considered to be potentially misleading and for clarification both this paragraph and Policy 1 should be modified to make it clear that the requirement for project-level HRA and restrictions on use apply to proposals located ‘within’ European sites only. Such modifications would bring this element of Policy 1 more in line with Policy 3, which deals specifically with Habitats and Species.</p>	This part of Policy 1 has been removed to Policy 3. This wording was written by consultants who carried out the SEA and Environmental Report. Some amendments have been made following comments from Natural England.
Savills - Armstrong	<p>Policy 2 – Landscapes and Seascapes This policy correctly seeks to ensure that landscapes and seascapes are considered as part of the planning application process. However, as worded it is considered that the Policy places an unjustified requirement on ‘all proposals’ within the Plan area to demonstrate how they respect identified features. This can only be achieved through the submission of a landscape appraisal or similar and while this level of information may be necessary for some proposals, it would seem unlikely that ‘all proposals’ (which presumably includes proposals for individual dwellings and extensions to existing dwellings) should be subject to such submission requirements. This may have the net effect of deterring investment in the Plan area. The policy should be modified to make its application more selective where impacts upon landscape and seascapes will be determining issues. The introductory section could be modified to state:- ‘Where considered necessary, proposals in the Neighbourhood Plan area should.....’</p>	Amendments have been made to Policy 1 and Policy 3 for clarity.
Savills - Armstrong	<p>Policy 4 – Coastal Management and the Coastal Strip As currently drafted, this policy sends mixed messages. The first part of the policy makes it clear to prospective applicants that where they are considering proposals for development along the Coastal Strip, as defined on the Proposals Map, then those proposals must accord with the guidelines and principles set out in the Shoreline Management Plan. This part of the policy does not therefore prohibit development but directs prospective applicants to those documents that set the expectations for future development proposals. The second part of the policy is much more prohibitive and states that ‘new development will not be supported’, unless in exceptional circumstances or where the proposal is necessary for the management of natural habitats along the coastal strip. The Trustees consider that there is an inherent inconsistency in this policy, which sends mixed signals. The basic question to be addressed is whether or not this policy seeks to prevent development from taking place in the Coastal Strip unless in exceptional circumstances, or whether it seeks to ensure that the development that does take place is of a sufficiently high quality that respects the wider natural heritage and landscape? The Coastal Strip is not currently development free, although it is appreciated that the development that has taken place is limited in nature and often of an historic nature e.g. Bamburgh Castle. This does not mean that new appropriate development along the Coastal Strip should not, or cannot, take place. Matters to be addressed should relate to the type, scale and design of development proposed. Perhaps the policy could outline those types of development that may, in principle, be acceptable within the Coastal Strip and those that are unlikely to be supported?</p>	Changes have been made to this policy in relation to Health Check . Supporting text will be amended further to include recommended sentence from NCC>
Savills - Armstrong	<p>The first part of the policy makes it clear to prospective applicants that where they are considering proposals for development along the Coastal Strip, as defined on the Proposals Map, then those proposals must accord with the guidelines and principles set out in the Shoreline Management Plan. This part of the policy does not therefore prohibit development but directs prospective applicants to those documents that set the expectations for future development proposals. The second part of the policy is much more prohibitive and states that ‘new development will not be supported’, unless in exceptional circumstances or where the proposal is necessary for the management of natural habitats along the coastal strip. The Trustees consider that there is an inherent inconsistency in this policy, which sends mixed signals. The basic question to be addressed is whether or not this policy seeks to prevent development from taking place in the Coastal Strip unless in exceptional circumstances, or whether it seeks to ensure that the development that does take place is of a sufficiently high quality that respects the wider natural heritage and landscape? The Coastal Strip is not currently development free, although it is appreciated that the development that has taken place is limited in nature and often of an historic nature e.g. Bamburgh Castle. This does not mean that new appropriate development along the Coastal Strip should not, or cannot, take place. Matters to be addressed should relate to the type, scale and design of development proposed. Perhaps the policy could outline those types of development that may, in principle, be acceptable within the Coastal Strip and those that are unlikely to be supported?</p>	The policy is really about coastal management, and is intended to ensure that the provisions of the Shoreline Management Plan are brought into planning policy.

Savills - Armstrong	<p>Policy 8 – Development within settlements The Trustees note and welcome the proposed settlement boundary for Bamburgh. The proposed boundary will allow the settlement to cater for new housing development through settlement growth in appropriate locations while encouraging appropriate infill development within the settlement in appropriate locations, noted in paragraphs 3.38 – 3.40 of the Plan and the associated settlement background paper. The Trustees welcome the general spirit and aims and objectives of this policy and supporting text with the emphasis upon injecting new life into settlements through the provision of new permanently occupied housing leading to an increase in the number of permanent residents in the settlements. However, the detailed wording of the policy may cause some implementation issues that warrant further consideration. The policy specifically states that proposals for ‘small scale’ development will be supported within settlements. While the Plan seeks to steer away from defining small scale, as per the discussions on Policy 1, it seems clear that this term relates to schemes of less than 10 units for residential developments, based upon the definitions in the glossary. For non-residential schemes, the support would extend to schemes of 500sq.m or less, as defined in the Plan glossary. Does this policy therefore introduce a presumption against all developments within settlements that do not fall within the definition of ‘small-scale’? There is uncertainty on this matter that would warrant clarification to avoid any dubiety. One option to address this issue may be to remove any reference to ‘small-scale’ in the introductory section of the Policy but to introduce ‘scale’ as a matter to be considered in the detailed assessment e.g. a possible new criteria (i)? This would complement Policy 5 which is an overarching Policy relevant to all development proposals and includes ‘scale’ as an issue to be addressed in sub-criteria (a).</p>	The definition of small-scale has been clarified in the body of the Plan.
Savills - Armstrong	<p>It is noted that the policy seeks to introduce a requirement for ‘at least one car parking space per bedroom in all new residential development’ as a means of reducing the impact of on-street parking on nearby streets. Paragraph 3.43 of the Plan notes that Policy 8 introduces a higher parking standard than currently set out by the County Council. The Trustees are not convinced of the case for this new proposed standard to be applied across all settlements and all scales of development. The issue with car parking in the Plan area, and especially Bamburgh, seems to be related to peaks in the tourist season when visitor numbers are high, and not related to the parking demands of permanent residents. Applying this increased standard to new residential development is unlikely to address the car parking issue, especially when the Plan and Policy 14 in particular seek to limit new build housing to principal residences only. A key tool to address on-street parking would appear to be the provision of new parking facilities within settlements and it is noted that Policy 8 specifically encourages such proposals. While the application of higher parking standards may be appropriate in some circumstances, it may be less desirable in other potentially more sensitive locations, e.g. conservation areas, where the provision of such a level of car parking may give rise to adverse environmental impacts. There is therefore a case for the Plan to consider introducing a more flexible approach to the application of this standard.</p>	Agreed. The problem faced by parked cars for all three settlements was something that was raised during consultation on many occasions. However, as all new residences will be for permanent occupancy, it is considered that the one space per bedroom would in fact not manage the problem where it exists (in holiday accommodation with a number of visitors at one time). Instead, a policy is proposed which requires one space per bedroom for proposals for a change of use (where required) from C3 residential to a sui generis holiday let use.
Savills - Armstrong	<p>Policy 9 – Sustainable development outwith the settlement boundaries The Trustees generally welcome the approach to restricting development outside settlement boundaries, as identified in Policy 9. The policy makes reference to appropriate countryside uses being those defined in the NPPF. In paragraph 28, NPPF specifically notes rural tourism and leisure development as potentially appropriate countryside uses, which can contribute towards a prosperous rural economy. NPPF states that neighbourhood plans should support such uses. While it is appreciated that a key objective of the Plan is to diversify the economic base of the Plan area, it is recognised that tourism is the ‘mainstay of the local economy’ (para. 4.19). As such, it is suggested that rural tourism and leisure development should be specifically identified as categories of potentially acceptable uses outwith settlement boundaries, which will be supported, subject to assessment of detail on a case by case basis. This suggested modification of Policy 9 would bring it in line with NPPF and would complement Policy 21, which deals specifically with new tourist and community facilities.</p>	Policy 21 has been amended to state: Proposals to provide new or improved visitor facilities will be supported where they accord with policies elsewhere in the Plan including: [then follows the list]. This does not exclude other tourism/visitor developments. It is considered that Policy 21 offers enough support. Paragraph 28 would be considered alongside any policies in the Neighbourhood Plan in any event. No change.
Savills - Armstrong	<p>Policy 14 – Principal Residence Housing Whilst sympathetic to the concerns regarding the rising proportion of holiday cottages and second homes in the Plan area, the Trustees are concerned as to whether the proposal for all new housing to be restricted in perpetuity to occupation as principal residences will necessarily be effective. Should such a policy depress the value of new housing, it is possible that existing housing stock, already in principal residence occupation becomes more sought after as second homes or holiday cottages leading to no change in the overall trend. Taking account of this possibility we would recommend that the policy is redrafted to allow for an element of flexibility in considering future housing proposals.</p>	No change. There is no evidence that a permanent occupancy approach will put more pressure on existing housing stock than there is already. This approach has been adopted in St.Ives, with success, and has succeeded legal challenge. This was one of the most important issues that was raised by residents, and it is essential that the Plan delivers permanent occupancy housing to ensure the vision for the Plan area is delivered.
Savills - Armstrong	<p>Policy 16 – Housing Mix and Type The Trustees welcome the clear support for new housing proposals set out in this policy, for schemes located within settlement boundaries and involving principal residence accommodation. The second part of the first paragraph could, however, give rise to some confusion and it is considered that there would be merit in finishing this part of the Policy after the phrase ‘...a range of house types’. The reference in the second half of this paragraph to bedroom numbers, bungalows and housing for the elderly is considered to be too prescriptive. For example, would mixed developments incorporating 5 bedrooms not benefit from policy support as the policy does not mention 5-bedroom properties? Equally, would mixed developments providing a range of bedroom numbers but excluding housing specifically for the elderly not be supported? The retention of this element of the policy could have unintended consequences and it may be clearer for all stakeholders if the policy was amended as suggested above, with house types, bedroom numbers etc being considered on a case by case basis against a range of other material considerations including design, scale, traffic generation, car parking and heritage policies etc.</p>	Agreed. This policy is being deleted, and has been incorporated into Policy 1.
Savills - Armstrong	<p>The final sentence of this policy seems unnecessary and potentially confusing. What for example constitutes ‘larger scale development’? This is not defined in the glossary. Maybe the policy could be redrafted to state that ‘Residential developments comprising only....’. Another alternative may be to delete this section of the policy entirely and leave development in the AONB to Policy 1, which rules out ‘major development’ in the AONB, except in exceptional circumstances, consistent with paragraph 116 of NPPF.</p>	This policy is being deleted - section referred to will not be there.
Savills - Armstrong	<p>Policy 21 – New Tourist and Community Facilities The Trustees welcome the positive approach to the provision of new tourist and community facilities set out in this policy. However, the identification of only certain projects risks deterring potential investors from considering other facilities that may be acceptable in all other respects, but would technically be contrary to the terms of this policy as currently drafted. Bearing in mind the Plan considers the period to 2032, it would seem appropriate for this Policy to introduce a degree of flexibility to support proposals, in principle, not currently envisaged.new tourist and community</p>	Agreed. Wording has been amended to include listed proposals, but not exclude others.
	<p>In addition, the Trustees are not convinced that it is necessary to limit support for facilities to ‘small-scale’, defined in the glossary as developments involving the creation of 500sq.m of floorspace or less or on sites of less than 0.5hectares. We have already discussed matters relating to scale in the commentary on Policy 8 and made suggestions as to how it could be addressed. Similar comments apply to Policy 21. While the Trustees recognise that it may be appropriate in some circumstances to restrict development to such scales, there would appear to be no justification in policy terms to limit support to schemes of 500sq.m or less, especially if larger schemes can be demonstrated to be acceptable in land use and design terms and could give rise to demonstrable economic benefits. The question of scale is already addressed in Policy 5 and needs to be considered on a case by case basis for all planning applications so there appears to be no need to replicate this issue here. To address the issue of scale and broaden the scope of support, Policy 21 should be amended to introduce a more general but supportive introductory section outlining support for new tourist and community facilities within the Plan area, before going on to outline more specific support for the projects identified in sub-criteria (a) – (e). Such a new introductory paragraph could be drafted along the following lines:- ‘Proposals for new tourist and community facilities within the Plan area will be supported in principle, subject to a more detailed assessment against other relevant policies of this Plan’. The policy could then go on to state:- ‘In particular, the following proposals will be supported in principle.....’ The Trustees feel that given the importance of Bamburgh Castle to the visitor economy, Policy 21 should make specific reference to potential improvements or additions to the offering here and that this warrants a specific new bullet point, as follows:- F). Improvements or additions to visitor facilities at Bamburgh Castle.</p>	Agreed - small scale has been removed.
		Agreed. Bullet point added.

Savills - Armstrong	<p>Finally, the last paragraph of the Policy sets a requirement that 'any proposals for new or improved visitor facilities need to demonstrate that they would avoid an adverse effect on the Northumbria Coast SPA/Ramsar site, or other internationally important wildlife sites. The Trustees recognise that such issues may be a relevant consideration for some planning applications but to set this as a requirement for all proposals within the Plan area is considered to be unjustified. It is possible that proposals that come forward for new tourist or community facilities may be distant from and have no linkages to such designations. To require such proposals to undertake potentially expensive and laborious survey and assessment work seems unnecessary. The objectives behind this part of the policy duplicate the aims of Policy 3, which relates specifically to Habitats and Species. Where relevant, proposals for new tourist and community facilities would need to be considered against the requirements of this policy, so there would appear to be no need to duplicate such a test in Policy 21. It is therefore suggested that this element of Policy 21 is deleted.</p>	Agreed. All policies will be read alongside Policy 3. Duplication in a number of policies has been removed.
Savills - Armstrong	<p>Policy 23 – Business and Employment. The Trustees welcome the supportive stance to new business and employment facilities in the Policy but would again query the necessity of restricting this to 'small-scale' proposals. As discussed in relation to other policies, consideration should be given to removing references to 'small-scale' from this Policy, safe in the knowledge that scale is a matter that requires to be addressed on a case by case basis through Policy 5. The Trustees are particularly pleased to see that sub-criteria (b) makes specific reference to supporting proposals for business related uses at the Duckett and Bamburgh Hall Farm, albeit the reference to small scale should be deleted. A further comment relates to the final sentence, which sets a requirement for 'any' proposal for new or extended businesses to demonstrate they would avoid impacts upon internationally important wildlife sites. Concerns about this aspect of the policy are the same as those set out in the earlier commentary on Policy 21. For the reasons advocated above in the commentary on Policy 21, it is suggested that this aspect of Policy 23 is also deleted.</p>	Agreed - small scale has been removed.
Savills - Armstrong	<p>Concluding Comments. Overall, the Trustees welcome this pre-submission draft version of the Plan and particularly support the overall Vision as well as the various stated objectives. However, it is considered that refinements to the various Plan policies are needed in order to send clear messages to all stakeholders and remove any ambiguity about policy interpretation.</p>	Noted.
Geo F White for Carr Dunn	<p>These comments have considered the Submission Document and supporting evidence and assessed compliance against the National Planning Policy Framework (March 2012)(NPPF) specifically paragraph 184. The comments have regard to whether the Plan meets the 'basic conditions' and other matters as set out in paragraph 8 of schedule 4B to the Town and Country Planning Act 1990, applied to neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004.</p>	Noted.
Geo F White for Carr Dunn	<p>The landowners own and farm land to the south of North Sunderland comprising approximately 18.748 ha of land to the south of South Lane, as outlined in on the plan at Appendix A. Some of this land has been promoted for residential development through the Northumberland Strategic Housing Land Availability Assessment (SHLAA) and through the now revoked Northumberland Local Plan - Core Strategy. There is an outline planning application for residential development on 1.6 ha of this land currently pending determination reference 17/01819/OUT.</p>	Noted
Geo F White for Carr Dunn	<p>The land promoted through the SHLAA are site references 1175, 1176, 1177, 1178, 1179, and 1180, shown in figure 1. The base plan and SHLAA are somewhat out of date in that Site 1175 has been developed as seven houses and is almost complete and Site 1178 has been developed as an extension to the cemetery. Sites 1180 and 1179 are the subject of a planning application awaiting determination. There is currently an outline planning application for residential development with all matters reserved reference 17/018/19/OUT awaiting determination by Northumberland County Council. The application site comprises SHLAA sites 1179 and 1180 of approximately 1.6 ha of land to the south of St Cuthbert Close, outlined in red on the plan at Appendix B. It is anticipated that the planning application will be determined in October 2017.</p>	Noted
Geo F White for Carr Dunn	<p>The Parish Council has been supportive of the application subject to conditions relating to the provision of permanent occupancy housing and affordable housing to be secured by a S106 legal agreement. Comments are attached at Appendix C.</p>	Noted.
Geo F White for Carr Dunn	<p>Comments from the Area of Outstanding Natural Beauty Partnership (Appendix B) have requested additional information which has been provided in the form of a shadow Habitats Regulation Assessment to assist in assessing the potential impact of the proposed development on the Natura 2000 sites along the Northumberland Coast. In addition to address concerns regarding the potential impact on the AONB landscape which can be controlled through the determination of the reserved matters, the landowners have indicated they would be willing to enter into a design brief for the site to address the heights of buildings, materials and designs to ensure the proposed development has regard to the AONB design Guidance.</p>	Noted.
Geo F White for Carr Dunn	<p>The Plan indicates that it and the policies within it, "have been prepared having regard to the draft policies in the emerging [Northumberland] Core Strategy and are closely aligned to those policies relevant to the Neighbourhood Area (paragraph 1.5). However the Northumberland Core Strategy has on 5th July 2017 been withdrawn by the County Council along with the entire supporting evidence base. The Plan is now therefore in advance of the Core Strategy and may in some aspects be 'superseded' by the Core Strategy in due course. The Plan therefore needs to be sufficiently flexible to react positively and rapidly to change, to provide a plan led approach to meet the objectively assessed needs of the plan area following the approach of the presumption in favour of sustainable development. To meet these criteria the Plan needs to demonstrate that it has been positively prepared and reflects the best available and up to date evidence base. This will need to be addressed as the Plan progresses, currently the reliance on the withdrawn core Strategy and evidence base places significant questions over the soundness of the Plan.</p>	The presumption in favour of sustainable development does not apply in AONBs. The Plan did not rely on the Core Strategy, although it was aligned with it. The Basic Conditions report will clarify how the NP meets the Basic Conditions as set out in the relevant legislation. Support welcomed
Geo F White for Carr Dunn	<p>The Vision for the area as set out in paragraph 2.3 is supported. Paragraph 2.6 makes reference to settlement boundaries "having been drawn to make to ensure that development comes forward in those areas that are likely to have the least impact on designated areas. A key element of this has been to protect the coastal areas and concentrate new development inland, and away from protected sites". Whilst this approach is supported the actual settlement boundary for North Sunderland as detailed on the Proposals Map does not wholly reflect this approach</p>	Comments noted.
Geo F White for Carr Dunn	<p>3.4 Land to the south of North Sunderland is identified by the Plan as a landscape sensitive to development. This land is within the AONB which of itself requires a sensitive, but not prohibitive, approach to new development. The land proposed for inclusion within the settlement boundary as detailed on the Plan at Appendix D is inland which addresses a significant concern for the Plan which seeks to direct development away from the coastal strip (land to the east of the B1340) road. The land is screened from important views along the coastal route (B1340 Road) into Seahouses from the south. Development in this area would assist in assimilating recent development (some of which does not meet with the aims of the AONB design guide) into the landscape and would provide the opportunity for a strong landscaped shelter belt which would in time provide an effective visual screen and link to the existing landscaping to the west of the B1340. Good design of this area with sympathetic materials and landscaping, when read against the existing backdrop of development, would not result in a harmful impact on the long distance views from the southeast.</p>	Comments noted.
Geo F White for Carr Dunn	<p>3.5 The proposed settlement boundary along South Lane should be amended to include land already developed as an extension to the cemetery, include land to permit the future extension of the settlement including provision for additional cemetery land and a modest extension to the settlement for residential development including the land currently subject of planning application reference 17/01819/OUT.</p>	The methodology for defining the settlement boundaries included the aim of directing development towards least sensitive sites. This area was identified as having high landscape sensitivity. Noted with thanks
Geo F White for Carr Dunn	<p>The objectives of the Plan are broadly supported.</p>	
Geo F White for Carr Dunn	<p>Policy S1 seeks to focus the majority of future development in the settlement of Seahouses (including North Sunderland); this is supported. However, the policy seeks to restrict development within the AONB to 'small scale' seeking to limit this to the narrow interpretation of scale set out by the process to consider planning applications as 1-9 dwellings or where the number of dwellings is not defined as land areas of less than 0.5 ha. This is not supported and is unjustified.</p>	Noted.

Geo F White for Carr Dunn	<p>The majority of Seahouses lies within the AONB and the propose settlement boundary has been drawn tightly to existing development in the AONB. As such the Plan is seeking to restrict all future development in Seahouses to small scale (as defined by the Plan). In addition the policy requires the small scale development to be permanently occupied and provide for affordable housing. The policy should be amended to reflect the provisions of the National Planning Guidance and indicate the appropriate threshold levels for the provision of affordable housing. It should also reflect that in some circumstances the viability of small scale sites may not allow for the total restriction to permanently occupied dwellings and include for a percentage of permanently occupied housing subject to viability.</p>	Noted. No change. See earlier comments in relation to permanent occupancy policy.
Geo F White for Carr Dunn	<p>Restricting development on land in the AONB to solely small scale will potentially miss the opportunities of scale offered by major development in the provision of a range and mix of housing and tenure types, the provision of affordable housing, open space and the viability to contribute towards infrastructure requirements</p>	A development that is small-scale could still be 'major' as defined in NPPG in relation to AONBs. There appears to be a misunderstanding of the application of the word 'major' in the AONB context. Small-scale is what people would like to see come forward. 'Major' could be small-scale as well, as 'major' is defined by the impact it has on the surrounding area, not on the scale of the development.
Geo F White for Carr Dunn	<p>The approach of Policy S1 is not fully in accordance with the NPPF. The NPPF indicates that great weight should be given to conserving landscape and scenic beauty in the Areas of Outstanding Natural Beauty (AONB), which has the highest status of protection in this regard. Paragraph 116 of the NPPF requires there to be 'exceptional circumstances' for allowing 'major' development in a designated area including AONBs where it can be demonstrated that they are in the public interest. There are three bullet points which require assessment:</p> <ul style="list-style-type: none"> • The need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; • The cost of, and scope for, developing elsewhere outside of the designated area, or meeting the need for it in some other way; and • Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderation. 	Policy 1, with some amendments, is in accordance with the NPPF. It has been checked by a qualified Examiner in the form of a Health Check, and had rigorous examination by the County Council Planning Department. It is considered that Policy 1 (with some small amendments) will be a robust policy and will meet the Basic Conditions.
Geo F White for Carr Dunn	<p>The NPPF does not set out a definition of 'major development' in the AONB it is a matter for the decision maker taking into account the proposal in question and the local context. Development could be major development (as defined by the Plan) which in a local context may not be of a scale excessive for a settlement the size of Seahouses/North Sunderland, and may be of a scale which will assist in maintaining local services and facilities. The Policy needs to be sufficiently flexible to allow for consideration of such development within the settlement boundaries.</p>	See previous comments in relation to 'major' development
Geo F White for Carr Dunn	<p>Case law has established that whether a development in the AONB is major is a judgement for the decision maker having specific regard to the 'local context', this approach is reflected in the glossary of the Plan but is not clear in the Policy which refers to 'small, large and major scales of development'. No definition is included in the glossary for 'large scale' although it is recognised that this refers to areas outside of the AONB</p>	The section which refers to 'large scale' has been removed and placed in the supporting information following the advice of an Examiner during the Health Check of the Plan.
Geo F White for Carr Dunn	<p>Northumberland County Council has recently granted planning consent for a 'major' residential planning application in Beadnell where it was accepted the provision of housing for permanent occupancy was an exceptional circumstance. This approach should be reflected in Policy S1 which as currently worded requires permanent occupancy on small scale development, but fails to acknowledge that major development could also provide for this opportunity which may make it acceptable development within the AONB. The second bullet point requires consideration of: the cost of, and scope for, developing elsewhere outside of the designated area, or meeting the need for it in some other way. The AONB designation extends to the whole of the built up area of North Sunderland and Seahouses. Past residential development including allocated sites in the Berwick-upon-Tweed local plan all lie within the AONB. All of the sites identified within the Northumberland SHLAA lie within the AONB excepting one site to the north of North Sunderland reference 1298 which has been assessed, due to a range of issues as 'unsuitable'. It is therefore clear that opportunities to develop outside of the AONB but still being well connected to the settlement are limited. The proposed extension of the settlement boundary to the west of Seahouses to include agricultural land clearly for residential purposes seeks to include land which has not been promoted through the Northumberland SHLAA. The Plan does not provide sufficient evidence that the land is indeed suitable, available and deliverable to meet the needs of the settlement into the future. Further detailed assessment of all potential sites to meet the settlements needs should be undertaken and the settlement boundary drawn to provide for a range and choice of potential sites for future housing development in the period to 2031.</p>	Noted. But the purpose of the Plan is to deliver future development of 100% permanent occupancy on all development. It would not be an exceptional circumstance test, as it is will be required anyway.
Geo F White for Carr Dunn	<p>The third bullet point requires consideration of: any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. The Plan's proposal to require all planning application to assess the potential impact of the proposed development on the Natura 2000 sites is accepted.</p>	The land was not allocated, and the tests of suitability, availability and deliverability therefore did not apply. The settlement boundary has nevertheless been re-drawn to exclude this land as there was no support for its inclusion.
Geo F White for Carr Dunn	<p>In addition the policy does not take into account the potential cumulative impact of development. A well designed major (using the plans definition of more than 10 dwellings) development is more likely to have the economies of scale to assist in meeting the Plans objectives through the provision of permanent occupied housing, affordable housing and open spaces than a collection of small scale developments which are potentially less viable in the same location. This should be addressed by the Policy.</p>	Noted.
Geo F White for Carr Dunn	<p>Whilst the plan does not allocate sites for development it has indicated a settlement boundary which essential limits the areas for future development. There needs to be more flexibility in the settlement boundary to provide for a range and choice of potential development sites to meet the future needs of the area. The settlement boundary should be extended to include land to the south of south Lane as detailed on the plan at Appendix D.</p>	The Plan does not define 'major' as being over 10 dwellings. Definition of 'major' has been further clarified. This is an indicative example of where it is 'likely' to be considered to be major.
Geo F White for Carr Dunn	<p>Paragraph 3.32 should make reference to the provision of a 'minimum of' a further 100 new homes. The indicative (now withdrawn) figure of 230 new homes over the plan period provided by the Core Strategy is a target not a ceiling to development. Additional evidence is required to demonstrate the substantial amount of land available in Seahouses referred to in paragraph 3.33 to meet future housing needs. A robust assessment of these sites their availability and deliverability is not evidenced in the Plan or background evidence. Indeed as referenced above the land included within the Plan for future residential development to the west of the settlement has not been assessed by the Northumberland SHLAA, and no evidence has been provided as to whether the site is genuinely available and developable. In contrast sites to the south of settlement whilst in the AONB have been assessed by the SHLAA as suitable, available and deliverable. These sites should be included within a revised settlement boundary.</p>	No change. This area was not included because it was considered a sensitive area in landscape terms. A clear methodology was used, and it would be inappropriate to 'pick and choose' when to apply it.
Geo F White for Carr Dunn	<p>This policy refers to small scale development within settlement boundaries. As set out in the paragraphs above the settlement boundaries associated with this policy should be amended to include land to the south of North Sunderland to allow for greater flexibility in the provision of future residential development in Seahouses the main settlement and service area in the Neighbourhood Plan area.</p>	The majority of the Plan area is within the AONB. The presumption in favour of development does not apply in the AONB as it does in other areas. There is no requirement for a neighbourhood plan to allocate sites. The figure identified in the (now withdrawn) Core Strategy is no longer directly relevant. The site to the west has now been excluded from the settlement boundary as there was no support for the inclusion of this area.
Geo F White for Carr Dunn	<p>Policy 14 – Principal Residence Housing. Whilst Policy 14 is supported in principle, the policy should be amended to include for 'subject to viability'. In some instances a combined development proposal of affordable housing and open market housing including a significant percentage of permanent occupancy housing may be the most viable option for delivering the site</p>	No change. This area was not included because it was considered a sensitive area in landscape terms. A clear methodology was used, and it would be inappropriate to 'pick and choose' when to apply it.
Geo F White for Carr Dunn	<p>Policy 16 – Housing mix and type The wording of this policy requires clarification as it refers to 'larger scale development', no definition of large scale is provided for in the Glossary.</p>	This would weaken the policy, and render it ineffective. This policy approach has been tried and tested in the Courts (see previous comments on Policy 14). Policy 16 is being deleted, and the relevant information about type and mix of housing incorporated into Policy 1.

Annex A: Neighbourhood Plan Consultation Bodies for North Northumberland Coastal Area Neighbourhood Plan

Consultation Body	Organisation
Local Planning Authority	Northumberland County Council
Local Planning Authority	Northumberland County Council
The Coal Authority	The Coal Authority
Homes and Communities Agency	Homes and Communities Agency
Natural England	Natural England
The Environment Agency	The Environment Agency
Historic Buildings and Monuments Commission for England	Historic England
Network Rail Infrastructure Limited	Network Rail Infrastructure Limited
Highways England	Highways England
Relevant Primary Care Trust	NHS Northumberland Clinical Commissioning Group
Any person who owns or controls electronic communications apparatus situated in any part of the area of the local planning authority	Avonline
	British Telecommunications Plc.
	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2
	EE
	Three
	Virgin Media Limited
Any person to whom the electronic communications code applies	Wildcard Networks
	CTIL (Cornerstone Telecommunications Infrastructure Limited) Acting on behalf of Vodafone and O2
	EE
Any person to whom a licence has been granted	Three
	Northern Powergrid

Consultation Body	Organisation
under section 6(1)(b) and (c) of the Electricity Act 1989.	National Grid
Any a person to whom a licence has been granted under section 7(2) of the Gas Act 1986.	Northern Gas Networks
Sewerage undertaker	Northumbrian Water Limited
Water undertaker	Northumbrian Water Limited
Marine Management Organisation	Marine Management Organisation

Consultation Body	Organisation
Adjoining Parish Councils in Northumberland	Adderstone with Lucker Parish Council
	Ellingham Parish Council
	Belford with Middleton Parish Council
	Newton-by-the-Sea Parish Council
Sustrans	Sustrans
Voluntary Bodies some or all of whose activities benefit all or any part of the neighbourhood area*	
	Beadnell Women's Institute
	Save Beadnell Association
	Beadnell Community Volunteers
	Beadnell Sailing Club
	Seahouses & District Cancer Research & Relief Fund
	National Trust
	Scouts/Cubs?
	North Sunderland Football Club
	WI
	Seahouses GC
	Harbour
	SDT
	RNLI
	Rotary
	Probus
	Hostel
	Seahouses Social Club

Consultation Body	Organisation
	Bamburgh Womens Institute
	Ladies who Lunch
	Coffee Stop
	Cricket Club
	Croquet Club
	Bamburgh Pavilion Association
	Abbeyfield
	Bamburgh Castle Golf Club
	Fish and Chip lunch
	Bamburgh Heritage Trust
	Seahouses Gardening Club
	Festive Lights
	Seahouses Outdoor Bowls Club
	Belford Medical Practice
	Bondgate Medical Practice
	The Old Parish of Bamburgh Local History Archive
Bodies which represent the interests of different religious groups in the neighbourhood area	

Consultation Body	Organisation
	St Ebbas Church Beadnell
	Seahouses Methodist Church
	St Paul's Church
	RC Church
	St Aidan's Church
Bodies which represent the interests of persons carrying on business in the neighbourhood area	
	Beadnell Harbour Fishermen's Society
	Northumberland Estates
	North Northumberland Tourist Association
	Lord Crewe's Charity
	Bamburgh Castle Estates
Bodies which represent the interests of disabled persons in the neighbourhood area	
	Age UK Northumberland
	Bell View Belford
	Alzheimers Society
	Berwick & District Office
	Broad Rd housing
Bodies who have requested to be notified of neighbourhood plans in Northumberland	The Theatres Trust
	SSA Planning

North Northumberland Coastal Area Neighbourhood Plan January 2015

Consultation Statement: Appendix D - Responses to the Vision, Objectives and Housing Needs Survey

This report was generated on 06/01/15, giving the results for 416 respondents to the Vision, Objectives and Housing Needs Survey.

Recognising that our area was once the beating heart of the Kingdom of Northumbria, we want to re-invigorate this thriving community with an emphasis on people, place and property to create three vital villages where people will want to live, work and play for centuries to come:

Analysis...: Recognising that our area was once the beating heart of t...

Filter.....: All Respondents

Recognising that our area was once the beating heart of t...

Agree

We agree whis this vision

In order to achieve this the villages will have to grow to the size of Alnwick to provide the houses and employment for those that would elect to live here. "place" needs to come first, even if that means restrictions in the numbers who allect to settle here.

and in facct England! The non-underlined list applies to anywhere in the world!

Excellent

The vision is great but i think it will be an impossible dream. The big problem is no work in less people are prepaired to come here and start up a businesses, we wont need housing. My nerighbour who worked in Anlnwick has now had to travel everydy to Newcastle his place of work has moved. The lad down the street has also had to move, his firm has now moved. My eldest grandosn was thrilled when he was accpeted on an apprenticeship in Berwick at the archives, he learned nothing and left often delivering leaflets around Berwick, He is now at College.

I agree with this statement, however, we have to watch we do not go back in time. The village has grown with tourism but must not be fully overtaken by tourism. Younger generations need to be able to stay and work here. No more holiday homes to be built housing for young couples & those who wish to downsize.

Totally Agree!

We don't want out of town complex areas which provide shops etc as it will make our area like a ghost town.

"Centuries ro come" is very ambitious what the likely life of the plan?

Perhaps "tourism" needs to be mentioned here as it is vital to the area to keep it vibrant andprosperous. E.g. add on at end "and acknowledging the role tourism plays in keeping the are vibrant"

I agree that there should be an emphasis on ensuring the three villages offer residential oppurtunities as a priority

We agree with this statement

Sounds interesting but perhaps difficult to implement

In theory sounds good, my first thoughts are what are the job oppurtunities going to be in the area?

Within the area, is several sites of special S.S.'s, generally the whole coast is also an AONB , which is so one of the main reasons visitors come to the area, so please limit housing development with current village boundaries!

Exclusivity is a major attraction. Unwarranted expansion would denigrate both the value and beauty of the area.

I agree with the vision. The challenge will be to bring it alout whilst retaining the charachter of the local area.

As well as the above emphasis should be placed on visiting as the tourism aspect is vital for income to the area.

We agree with these comments

Recognising that our area was once the beating heart of the Kingdom of Northumbria, we want to re-invigorate this thriving community with an emphasis on people, place and property to create three vital villages where people will want to live, work and play for centuries to come:

Analysis...: Recognising that our area was once the beating heart of t...

Filter.....: All Respondents

Recognising that our area was once the beating heart of t...

Unfortunately I was not aware of any problem at present. People already want to live here. Part of the attraction is it sparsely populated and not industrialised and as a consequence employments limited. Also there are abundant opportunities for play in this area.

It would seem to make sense economically to designate one area within the 3 Parish councils to develop sites for businesses. Commuting the short distance to work from the other parishes would be reasonable & would allow the development of the other two as places where people want to live and want to come to on holiday away from a business environment

Agree. Needs to improve roads, rail and buses. Car parking should be free in town centres.

I believe the primary aim of the local plan should be support and promote local businesses, both existing and new e.g. through tax breaks, grants etc. this would increase investment and employment opportunities leading to the multiplier effect people spend more which makes the area more prosperous hence need for affordable housing.

Please do not spoil the coast line with developments there is plenty of land small is beautiful

If you can create thriving tourism then go for it but a lot of the attraction of the area is the fact that it is undeveloped.

We agree with this but would want to acknowledge and build upon the individual character, extensive history and outstanding physical beauty of the three villages.

Concerns re the definition of a "vital" village

Totally agree - Community has been missing for a long time.

Communities should adapt as well as preserve the best of their pasts. They need to change with the times to survive the face of developments and an exodus of their young people to Towns and Cities

Nice idea but area needs more services and facilities. Closing Library was a bad decision - a step backwards better roads & pavements - that are cleaned & maintained. No more housing estates & drainage can't cope!

Now tourism is well established in our area more emphasis needs to be placed on securing a better future of employment opportunities for local residents. Affordable housing is all very well but youngsters on minimum wages have little opportunities of housing the high deposits required. We also need to provide housing for the elderly so that they can remain in their local community.

I fully support the vision to reinvigorate the community - beating heart?

Living in the area is good however there is a shortage of permanent jobs available, Along with poor transport links.

This is the ideal 'work' could be a problem.

Creating jobs / attracting businesses is key to making people want to stay in the area. Seems no point in creating housing for local people if the jobs are not here. What comes first a local population of good employable people or the jobs to attract them.

But we have to appreciate that tourism is our most significant asset at the present time.

Recognising that our area was once the beating heart of the Kingdom of Northumbria, we want to re-invigorate this thriving community with an emphasis on people, place and property to create three vital villages where people will want to live, work and play for centuries to come:

Analysis...: Recognising that our area was once the beating heart of t...

Filter.....: All Respondents

Recognising that our area was once the beating heart of t...

Fine.

New businesses should be encouraged to provide employment year round thus encouraging people to live in the area.

Beadnell is a great place to live, but too many people wanting to ruin the coastline by trying to build on the coastal side of the road this would spoil a place of outstanding natural beauty.

We need to maintain the villages and retain the areas natural beauty and history and therefore I would not like to see property built or extended on the coastline.

Without employment the 3 areas will decline. The focus of your effort should be to create an environment where businesses can thrive with homes that workers including entrpreneurs want to live in. Disconnecting busines growth to housing growth is doomed to be a half thought through plan.

Excellent vision

I agree with the vision but to achieve i there needs to be a real commitment to change and an understanding that the villages must modernise and be part of a new Northumberland.

Agree with vision and hence need to protect our environment by enforcing the AONB management plan & Design mode.

On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree) (Affordable housing)

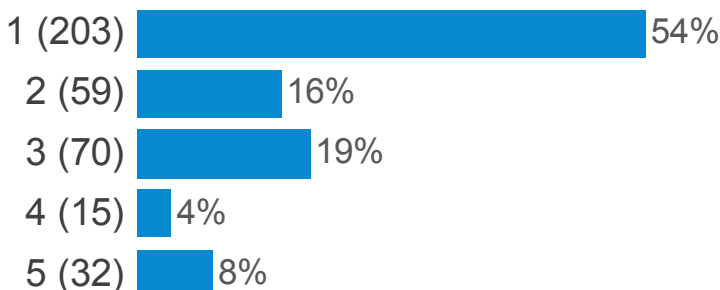
Analysis...: Affordable housing

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree)



On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree) (Housing for year round occupation)

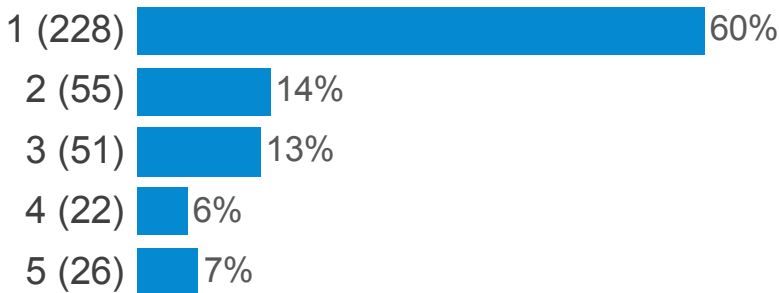
Analysis...: Housing for year round occupation

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree)



On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree) (Sites for business)

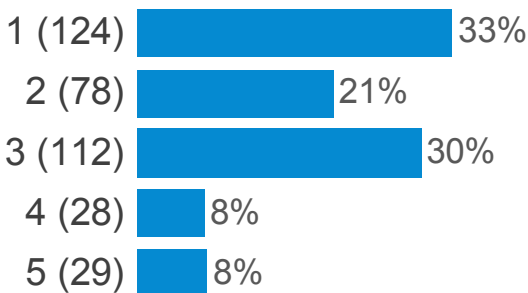
Analysis...: Sites for business

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree)



On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree) (Parking)

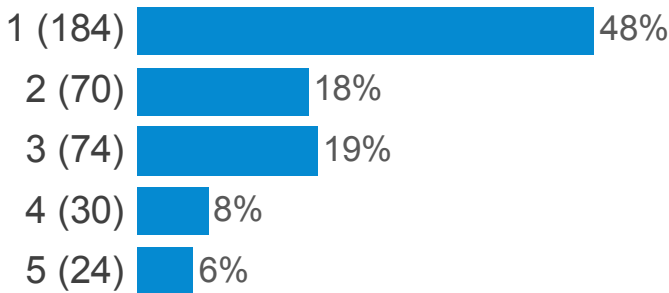
Analysis..: Parking

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree)



On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree) (Housing for the elderly)

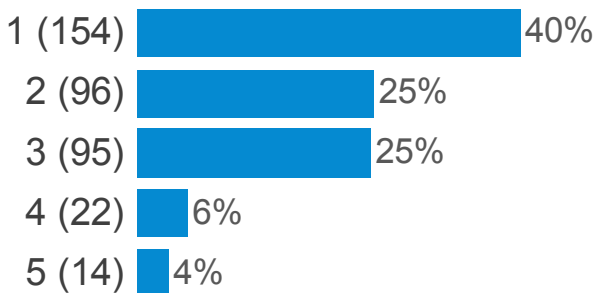
Analysis..: Housing for the elderly

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree)



On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree) (The size and scale of individual developments)

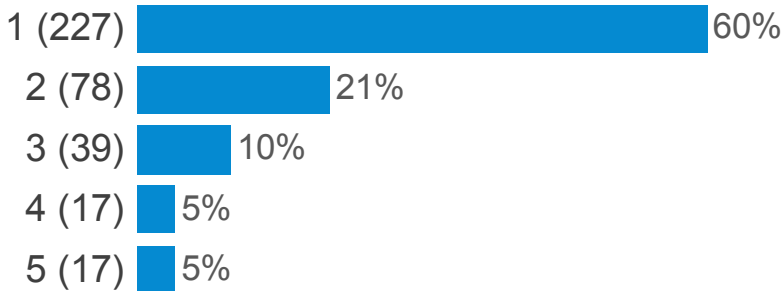
Analysis...: The size and scale of individual developments

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree)



On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree) (Style, look and feel of developments)

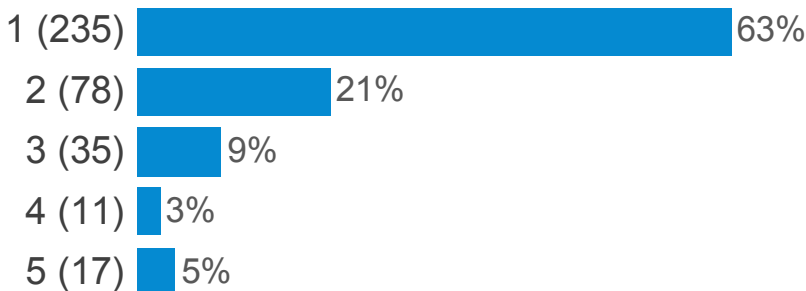
Analysis...: Style, look and feel of developments

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree)



On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree) (Suitability of housing and business developments)

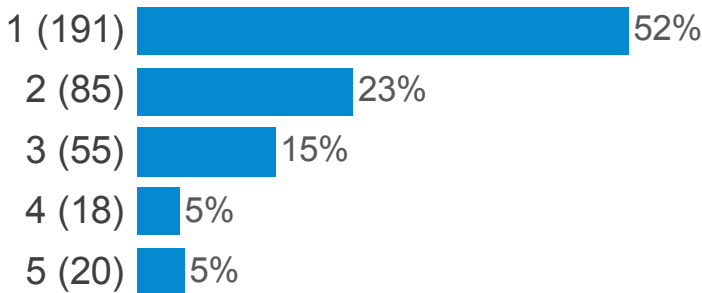
Analysis...: Suitability of housing and business developments

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree)



On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree) (Scale and type of tourism developments)

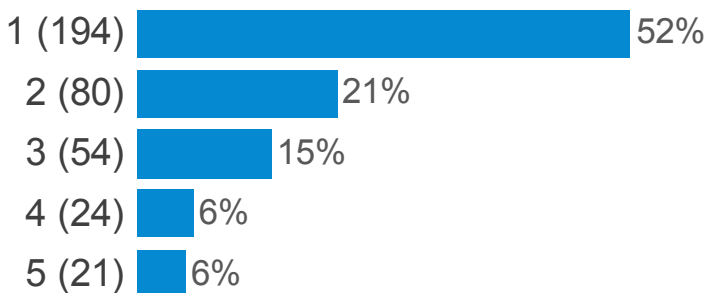
Analysis...: Scale and type of tourism developments

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: On the scale below please indicate the level to which you agree with the following objectives for the plan. (1= Strongly Agree, 5=Strongly Disagree)



Please write any comments on the objectives provided or suggestions for additional objectives to be incorporated into the plan in the space below.

Analysis...: Please write any comments on the objectives provided or s...

Filter.....: All Respondents

Please write any comments on the objectives provided or s...

As a holiday let owners we recognise the need to create an economy that is not merely seasonal

Please write any comments on the objectives provided or suggestions for additional objectives to be incorporated into the plan in the space below.

Analysis...: Please write any comments on the objectives provided or s...

Filter.....: All Respondents

Please write any comments on the objectives provided or s...

Beadnell has lost inetity. From 3 hotels -now 1 and 2 Shops - now 1. Over building 2nd homes for the rich. Not enough for OAP's and Youn people who need housing. We are catering for visitors and not locals who need help. Berwick Councils Roads and Pathways not cared for out for money, taxes and not taking interest in locals.

Conservation of green spaces to retain rural/village character

See 1.1 I know this isn't what you want to hear! I firmly believe, based on my own experience, that young people will lead a better life, with more oppurtunities for a meaning full carrer if they move away for their working lives. The time to return is after that. I have met so many frustrated and dissilusioned young people living here. Funds need to be provided to allow most rural kids to go to college or University to give them the chance to have a toe hold in cities. There will be some jobs here but never enough to meet demands as the population growa.

The natural beauty of the area and it's heritage is iriplaceable if spoiled or compromised. All plans need to be mindful of this. Especially development on any size & scale. Lack of affordable housing is a problem too.

Although it is a natural and easy to blame owners for a lack of affordable housing and a lack of year round occupation it seems to me (as a second home owner) that this misses the point. if there were no second home owners in Beadnell presumably the place would cease excist, as in its current form it is economically non-viable. I would welcome suitable business and tourism development which would pay enough to make housing affordable to the employees rather than the management second home development which is happening at the moment

Build more 1 bedroom flats/houses and free up family homes. There are a lot of houses for sale

I would like to see the the outdoor Bowiling Club get much better room as the sports & community centre was started and paid for by the residents of Seahouses

As long as evidence of need is gathered & analyzed

Affrodable housing. There are alot of houses in Seahouses which could have this problem. Dustan View for instance if these houses havd been put right years agothey would have been good for elderly people, no gardens, near the shops + Doctors, but they have been all sold off and are now Holiday Cottages . Seahouses is no longer as place for young peeople,, its achievement village now. I was born here and have lived in the same house for 58 years up, I could have done with a smaller house we are so central couldn't have been in a better spot.

I realise that tourism is a main part of village life today, but we must try and create jobs and careers to attract the local younger generation to stay here and make these communicates similiar to what they used to be. Shopping facillities should also be looked at as we are currently "Held hostage" by the Co-ops prices and goods!

It is a matter of serious concern that the developments permitted in Bamburgh over the last 20 years have resukted in a preponderance of the new houses being usede as holiday lets or second homes with very few new permanent residents. With house prices so high there are few young families with the children in the village. If one projects this pattern of devlopment forward another 20 years Bamburgh could become nothing more than a Holiday resort where the only residents are there to provide services ro the visitor. In other words the village could be destroyed as a cmmunity. Action needs to be taken to ensure that young families are able to live her and maintain the village as a community into the long term future.

Please write any comments on the objectives provided or suggestions for additional objectives to be incorporated into the plan in the space below.

Analysis...: Please write any comments on the objectives provided or s...

Filter.....: All Respondents

Please write any comments on the objectives provided or s...

No more expowision or development of caravan sites Affordable Housing must perfect the minimum wage and the seasonal effect of jobs (which are few and for between) in the area,

Too many second homes!

Dual the A1! Limit new housing developments as most become yet more holiday homes. There are plenty already, too many will spoil the area.

No more housing is required other than for the elderley . The main purpose of a plan should be to give guidance as above.

Improve roads connecting to the A1. More legislation & control on parking - especially on the Main street in Seahouses & in Bamburgh generally.

Sites for business - needs to be watched very carefully especially at the top end of our village

Housing built for the elderly is often allocated to people out of the area or young people

Although affordable housing is talked about widley. Most of new housing is luxur and large. Planning Seems hard to understand when improvments to existing homes is refused yet we habe a new build seaiside Beadnell how on earth did this happen (White Rock)

Specific restrictions of further expansio of caravan parks. Affordable housing must remail affordable.

There is quite enough accomodation for tourism (We are swamped)

Affordable housing should be priced at a multiplier of local average earnings and should have a covernant so that it can not be sold for more than the same multiplier of existing local average earnings. I believe this area desperately needs a care home - there are mant elderly people in these villages - when unable to manage on their own thay have to be moved out to Alnwick or Berwic. Thus leavinfg friends & relatives who find it difficult to visit because of the vagaries public transport. I have personal experience of this problem

These all seem very paudible objectives of course the challenge will be how to handle inevitable trade-offs. Without access to paid employment it is difficult to pay market prices for homes like here all year round etc. Special emphasis needs to be put on job creation & supporting businesses eg get superfast broadband here pdq / attention to transport links would also help.

It is important not to spoil the area with developments like wind farms, solar farms etc. But to keep the natural feelof the countryside and coastline as tourist come here to get away from things like that there should be more facilities for the amount of people who come to the area in the summer like better cycle paths-Seahouses to bamburgh should have a path. There should also be a dog wardens to cope with the amount of dogs there are and dog mess. I think the car parks should still have a charge, so tha money can be used to create things.

There is already good guidance on the lack of developments from the AONB

Places for young people to meet are important. Leisure for the teenagers should be part of the "vision"

Affordable housing needs to be for local people only - problens can occur when people are moved to the area from area such as Leeds or Teeside. (We have seen this happen in Harrogate)

Please write any comments on the objectives provided or suggestions for additional objectives to be incorporated into the plan in the space below.

Analysis...: Please write any comments on the objectives provided or s...

Filter.....: All Respondents

Please write any comments on the objectives provided or s...

Improved public transport i.e. worker friendly (times) to Alnwick and Berwick.
Enhanced Social Services at Chathill,

If you are providing affordable housing for year round occupation then this should encompass provision for elderly.

Houses for single people, just because they are not married or have children some people would like a house or flat, they don't want to live with their parents all their life

There is no point in building new houses without upgrading the road infrastructure. With the news of A1 dualling about to be announced, there is no point bringing traffic to the area unless a new road to the coast is built by passing houses and hamlets situated on the existing cartracks. The current minor roads are totally inadequate to support higher levels of traffic that increased housing, business and tourism would bring.

Affordable housing should be restricted to those who live here : a part of the purchase should specify the fact - and not allow speculators to buy a property at lower price then sell on. There are areas in the country who state properties for people who must live there.

The main objectives seem to be affordable housing but we are not sure who wants/needs these houses and where they would work here in Seahouses / North Sunderland there are around 50 houses for sale and some for many years. It is always the apparently affordable ones which do not sell - presumably they are not wanted by either locals or holiday home owners. If 600 more houses are built in the area where will jobs be provided? and can these communities really cope with the growth.

Police Anti-Social Behaviour (eg on Double Yellows/Pavements etc) Use of red lines & cameras

It is important that "affordable housing" remains so: unlike the situation in High Field where 70% of the housing is second home - or bought to let.

We as a village need jobs these are of the most important issues

Shared ownership does not work in Seahouses!

Housing, affordable or otherwise is fine. But young people especially require good, maintainable, well paid employment opportunities. What about revisiting the possibility of a Marina at Seahouses / North Sunderland Harbour? or would the heritage intensity get in the way again?

RE: Section 5 Housing a) Planning permission for new development should include a requirement that at least 50% of new homes should be "affordable housing". b) Planning permission should be required to use a home for "Holiday Letting" purposes i.e. Change of use. Too many in the local area - many of the villages are ghost villages in winter.

I agree that more affordable housing is needed but careful consideration will need to be implemented to prevent them being bought up by people wishing to make a profit etc. Parking is a major concern in Bamburgh in particular. Consideration needs to be given to make sure that all the current properties have planning rights. Tourists parking needs increasing and perhaps even park and ride schemes implemented.

Please write any comments on the objectives provided or suggestions for additional objectives to be incorporated into the plan in the space below.

Analysis...: Please write any comments on the objectives provided or s...

Filter.....: All Respondents

Please write any comments on the objectives provided or s...

We are strongly opposed to any further development along Seaward Coastal side of the road at any point in the 3 parishes. The area has a huge amount of protection from AONB and several similiar bodies and we consider such protection to be of paramount importance in the neighbourhood plan.

It is important that affordable housing whether to buy or to let remains affordable for village residents. The dwellings should nopt be used as second homes! If there is a large development planned e.g. extending the caravan park and Kingsfield there should be a referendum in the village before it gets too far in the planning process.

To encourage visits to the area car parking needs to be looked into urgently.

Parking needs to be looked at in all vikllages away from our main Car Parks. Tourist season puts great strain on residential area to the extent that at times it is impossible to park next to your own property and deliverys can be particually difficult.

Protect: Long Nanny, Tughall Pool, Annstead & Bay, Monk's House Pool, Stag rocks, Budle Bay, Beadnell Bay etc. DO NOT OVER DEVELOP! Otherwise you destroy what makes it special. the Survey deems only to be orrientated around housing.

More planning strategies need to take account of older couples and their needs. People are living longer and there is insufficient analysis of the needs of olde rpeople leading to a lack of appropriate objectives which relate to them.

Keep Beadnell as leisure destination - Adequate housing & facillities already available - No need for further expansion - same applies to Bamburgh & North Sunderland. Seahouses to continue as business centre of region with expansion planning as required.

I think it is really important that you retain the character of the villages so development should be small and in keeping with traditional builds. Tourism is really important to the area but should not dominate the villages.

More full time jobs. More Non-Tourism employment. Allotments in Beadnell

Parking - a charge should bbe implemented I don not agree that a no parking fee helps toursim or business. Just lost revenue.

This is a village we wish it to remain this eay without sites for businesses or Holiday homes.

Would have thought the above objectives were already part of considerations in new planning.

Please keep our coastline intact with no further development next to the sea

A. Affordable housing to be mandartory on any development exceeding five units. B. Affordable housing to be leased - Not sold. C. Housing for elderly to be mix of types in order to reflect health and fitness for prospective residents.

Future developments should be permanent residential occupation only!

Please write any comments on the objectives provided or suggestions for additional objectives to be incorporated into the plan in the space below.

Analysis...: Please write any comments on the objectives provided or s...

Filter.....: All Respondents

Please write any comments on the objectives provided or s...

1.2 Housing for year round occupation is not something the Council can influence. A house can be bought by anyone who may choose to be there 2 days a year e.g. Casita in Eadnell. You are pushing rope through this one! Parking: Bamburgh DIRE - needs another car park to the NW of the village by the church. Elsewhere ok. Business - no where to work - move away. Housing for the elderly - required in the Seahouse area. Planning - what a disgrace the current situation is. A mini Cramlington near the beach at Beadnell. Second home owners - are not happy to let owners. I am fed up of being treated as the pariahs of society in this area. I spend in the area and participate in events and you get full Council Tax out of me. You should treat us better!

Did not find the section "to introduce guidance on" easy to answer. Who would use guidance? Where would it be found? The aspect of "play" was not covered in objectives. P.S. You ask second home owners their opinion on about improvements & planning but not me - a resident!

Tourism is an important issue in our area, hence there has to be a number of places to keep visitors, however this should not be the reason to make the cost of first time buyers out of reach

What persuades small, medium businesses to locate in the area?

Affordable housing most important, but must be permanent occupation, far too many holiday homes we need to sustain village life 12 month PE Annum

Is the infrastructure capable of coping with additional development i.e sewerage, health care, schools, shops, transport

How do we ensure that year round occupation is not abused re. avoid another Kingsfield or Beadnell. Consider methods of curtailing the profitability of Coops so that villages feel able to shop locally. Can this be done without opening up who would put pressure on them existing small businesses. Get the main infrastructure fully sorted before any more building starts i.e roadsurfaces, sewage, lighting. Could something be done to attract / retain small businesses. Why is there no MKM, start up businesses.

All of the above sounds good but my concern is who decides what the guidance should be? How will it be decided, what sorts of sites/businesses are needed, will it be on the basis of "build it and they will come" i.e business parks - there are lots of these lying empty around the North East close to good rail and road networks e.g. Silverlink near the Tyne tunnel or they are knocking them down near Durham City as they have been empty for years and become eye sore.

There seems to be enough affordable housing within the properties that existed before the new build holiday / second homes in Beadnell and the massive expansion of the caravan site in Seahouses if affordable housing developments take place due to an increase of the local population then this must be for locals and not to be bought as 2nd homes / holiday rentals. As I plan to retire here see section 5 speed limit along St Aldens and parking on double yellow lines must be enforced.

There is too much tourist development in the area which leaves an unbalanced community in the months October to March. More accommodation for locally born families and more vigorous financial support to businesses. No more wind farms.

Please write any comments on the objectives provided or suggestions for additional objectives to be incorporated into the plan in the space below.

Analysis...: Please write any comments on the objectives provided or s...

Filter.....: All Respondents

Please write any comments on the objectives provided or s...

Regarding A1.2 i find it impossible to answer the first section of questions without knowing wha the demand is. As far as the second set is concerned let us avoid schemes of identical hoouses which is what I believe 2 and 3 would go for. On parking , as an elderly person without a disabled parking permit I would be unable to shop in the village.

Guidance on housing design is critical to ensure development is in keeping with the local charachter and enhances it. Guidance on potential sites for development would also be important we need to plan to ensure development is located in the best places.

Suggest concentration of development on infill and where defined by strong boundaries such as existing developments and roads. Avoid extension of development into countryside and agricultural land

Affordable housing for local people to live in bot for 2nd homes.

Fill in areas which are derelect. Check on never occupied houses. Make safer footpaths for walkers and cyclists to keep them off the road.

Local governemnt has destroyed the village concept of Seahouses with recent totally unsuitable developments. Developments must continue otherwise the village will stagnate but for goodness sake keep it respectful. A multitude of second homes and questionable building techniques is not the way forward people with a bit of money think they own th eplace and can buy/sell/develop to the detriment of the village. Enough his Enough!.

Is there a real need for affordable housing. If there is I would support it but in my experience the vast majority of the houses have been brought up as second homes and rapidly sold on as second homes in Beadnell. Your just creating a soul-less farmer estate. Don;t destroy more green fields for more homes to stand empty!

Maintain the natural beauty of the area. Keep a strict eye on the maintenance of the dunes and the beaxch so they are not destroyed by human interference. They are a sea defence. People visit the area because of its beauty, please, please lets maintain its beauty. 20mph speed restriction on all roads in Beadnell. 50mph speed limit between Beadnell & Seahouses and Seahouses & Bamburgh. Enforce the parking on Harbour road.

Affordable housing for local people should be a very high priority. Safe crossing places in Bamburgh need to be addressed with some urgency. Speed of traffic through the village is a danger to both residents and visitor pedestrians.

Need social housing & not too many holiday lets.

Employment oppurtunities for young people?

We have enough 2nd homes in Seahouses.

The area is now swamped with caravan sites development and in future should be restricted. The financial advantage to village is minimal as site occupants purchase most of their goods cheaper elsewhere.

I feel the beautiful villages and attractions are being spoilt by over development. Tourism is very important income for the area, I agrree new development is needed but this should be in suitable areas building new communities with affordable housing and work.

Please write any comments on the objectives provided or suggestions for additional objectives to be incorporated into the plan in the space below.

Analysis...: Please write any comments on the objectives provided or s...

Filter.....: All Respondents

Please write any comments on the objectives provided or s...

To develop support services for vulnerable people (Including home care). To encourage, use /employment, Local people, develop the oppurtunities for apprenticeships in support services. Also encourage the use of local tradesman when building new housing and busines premises. (Please refer to the value act)

Suitable particulary for church and shopping required before any more tourist development. Post office facillities required. Pavements required.

Increase in affordable housing should be focused on proven need.

Provide a suitable community centre as a hub for both residents and visitors, Provide electric power "points" in main car parks to encourage visitors parking off local streets and provide a service for electric cars and mobile homes. Provide "Aires" sewage disposal units in main car parks for mobile homes users to keep beaches effluent free.

Poinless to allow village to 'spread', keep it compact.

Bus services, Libary, Pedestrian access in village centres

Beadnell in particulatr has an over occupation of second/holiday housing. Encouragement of greater primary residence should be made , possibly with more local business being helped set up.

Local services cannot cope with over development re Roads / water etc. Peaceful charachter of area must be protected. No development on existing agrultural land except area Broad road - Selfield caravan park. No more static caravan sites / camping sites - leisure sites - as an example the Lincolnshire Coastal Villages / towna attract niche industry to provide better paid jobs - Having businesses paying min wage will not improve the community quality small housing developments - both privste and social - not mixed.

Whilst i share the vision about "re-invigerating the thriving community", I am concerned that the area will be allowed to expand to the extent that it loses its charachter.

Housing for the elderly should be central allowing residents close to local amenities.

Not in favour of further development

Parking on pavements is a real problem

Protection of the AONB is vital to achieving the vision & by this i understand you to mean the construction of primary dwellings and business rather than seasonal occupation.

Alongside housing, paths and walkways e.g. Swinhoe to Beadnell pnly partially patheds & makes for a haxardous journey. ANP speed limits in housing areas backed up by traffic calming measures.

More sustainable employment needed for the whole year round. More protections on Holiday homes.

Although the plan is specifically about housing, the poor local infrastructure is a concern poor roads (potholes!), poor public transport services (and exspensive!), not many leisure facilities and few shops therre doesn't seem to be a lot to attract people to live here apart from our beautiful landscapes and coastline, which we must preserve at all costs.

Also later for essential services.

Limit the number of affordable homes bought for the sole purpose of holiday lets.

Urgent need for more affordable housing.

Please write any comments on the objectives provided or suggestions for additional objectives to be incorporated into the plan in the space below.

Analysis...: Please write any comments on the objectives provided or s...

Filter.....: All Respondents

Please write any comments on the objectives provided or s...

Residential care for the elderly

Decent public Tennis courts in Beadnell/Seahouses/Bamburgh

There is a very limited need in Bamburgh for affordable housing as we are becoming a community of elderly people. Somehow we need to find a solution to the massive increase in homes that when come to the market get swapped up as either second or holiday homes.

Tourism and the service industries are vital to ensure economic prosperity of the villages. This needs to be developed in harmony with the beautiful areas of coast and countryside.

While it is important to encourage the tourist trade we need year round opportunities for the local working age population and also accommodation for them to form a community with family & friends. No area can exist on tourism alone or with only an ageing population.

No development on the coastal strip. Make the villages dementia friendly. More accommodation for the elderly with warden access to enable elderly residents to stay in the area. No more holiday homes which has disrupted our lives by noise, litter, inconsiderate parking and having no neighbours.

Any new developments, particularly second home developments should only be in areas which do not impact on the area of outstanding natural beauty and should not impair the wonderful character of the area.

This village needs to keep the young families here!! Holiday cottages and second homes need to be looked at very carefully and parking is an absolute disgrace for the full time residents who live here all year round.

Businesses can be of all types - home based, or larger. The majority of employees work in the businesses of less than 10 people. Think how you can make availability of small business sites available near to new housing. In Bamburgh there are very few business sites. In Seahouse there are more but few linked to the new digital, creative and knowledge industries. It is critical to build quality homes with designs that complement the area.

To maintain the area as an area of outstanding natural beauty. If you don't have this you destroy the income stream from the 'vision'.

It is difficult to offer any meaningful comment without understanding the proposed context or indeed the detail of such guidance.

Short of Coffee shop in Beadnell. (Always being asked by visitors)

Affordable housing & housing for permanent residency to live in perpetuity. Building proposals must not reduce existing available parking. Car parking policy which provides adequate car parking for all new planning applications. Community facilities to be protected and enhanced i.e library, allotments.

Protect character of what is important to the community i.e Coastline, landscape, heritage & the environment.

Red Flag

Analysis...: Red Flag
Filter.....: All Respondents
Options.. : Transposed
Cells.....: Analysis %, Respondents
Text.....: Red Flag



Comments:

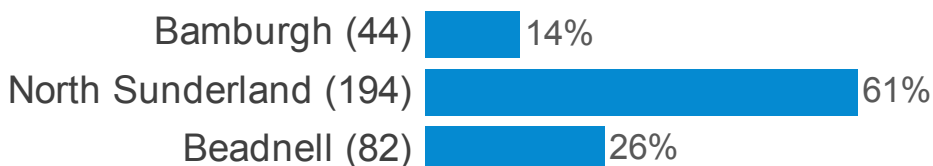
Analysis...: Comments:
Filter.....: All Respondents

Comments:

- Did not tick 3 boxes on A1.2
- Did not answer all of A1.2
- Didn't answer all of A1.2
- Didnt answer all ove A1.2
- Section E Only!
- Did not answer all questions on A1.2
- A1.2 not answered all questions
- A1.2 Didn't tick all boxes
- A1.2 Didnt tick all boxes
- A1.2 Didnt tick al boxes
- A1.2 Didn't tick all boxes
- A1.2 Didnt tick all boxes
- A1.2 didnt tick all boxes
- A1.2 Didnt tick all boxes
- A1.2 Didnt tick all boxes

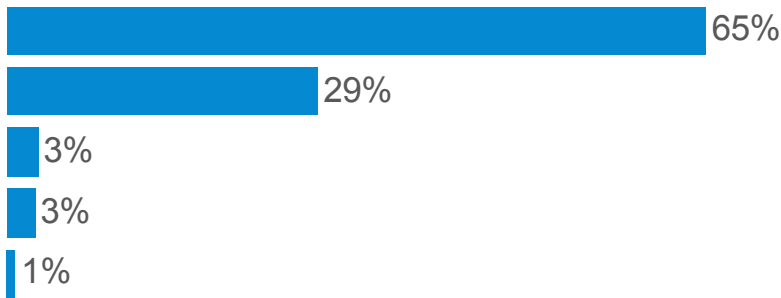
We would like to map the general distribution of responses to the survey therefore please refer to the map of North Northumberland Coastal Area Parishes and indicate Parish you live in (please tick 1 box only).

Analysis...: We would like to map the general distribution of response...
Filter.....: All Respondents
Options.. : Transposed
Cells.....: Analysis %, Respondents
Text.....: We would like to map the general distribution of responses to the survey therefore please refer to the map of North Northumberland Coastal Area Parishes and indicate Parish you live in (please tick 1 box only).



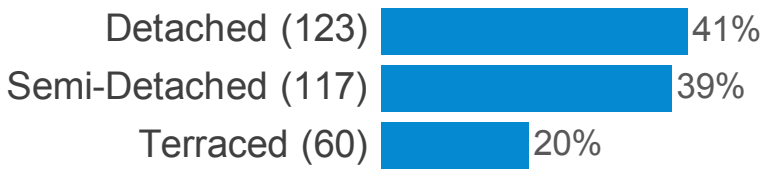
Is your current accommodation: (please tick 1 box only)

Analysis..: Is your current accommodation: (please tick 1 box only)
Filter.....: All Respondents
Options.. : Transposed
Cells.....: Analysis %, Respondents
Text.....: Is your current accommodation: (please tick 1 box only)



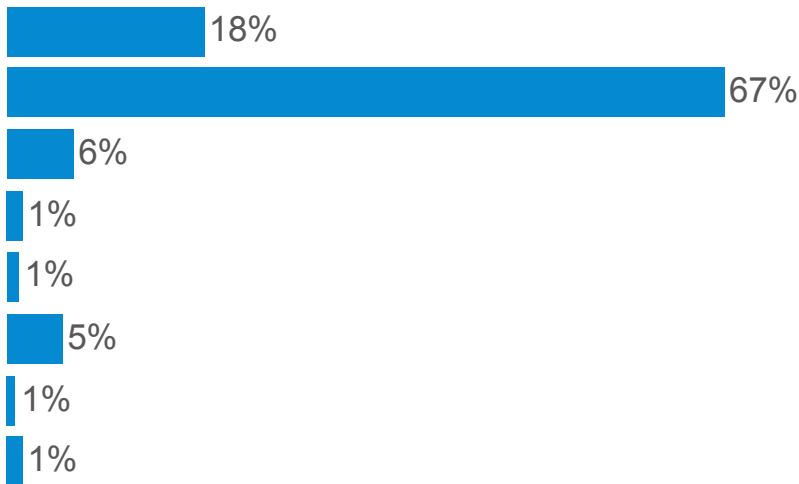
If your accommodation is a house or bungalow is it;

Analysis..: If your accommodation is a house or bungalow is it;
Filter.....: All Respondents
Options.. : Transposed
Cells.....: Analysis %, Respondents
Text.....: If your accommodation is a house or bungalow is it;



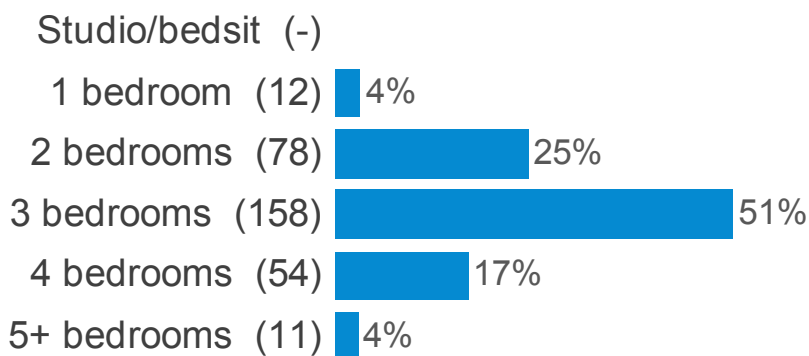
Is your present home: (please tick 1 box only)

Analysis...: Is your present home: (please tick 1 box only)
Filter.....: All Respondents
Options.. : Transposed
Cells.....: Analysis %, Respondents
Text.....: Is your present home: (please tick 1 box only)



How many bedrooms are in your present home: (please tick 1 box only)

Analysis...: How many bedrooms are in your present home: (please tick ...
Filter.....: All Respondents
Options.. : Transposed
Cells.....: Analysis %, Respondents
Text.....: How many bedrooms are in your present home: (please tick 1 box only)



How many Males of each age group currently live in your household? (please complete the table) ()

Analysis..:

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Males of each age group currently live in your household? (please complete the table)

1 (-)

2 (-)

3 (-)

4 or more (-)

How many Males of each age group currently live in your household? (please complete the table) (Under 15)

Analysis..: Under 15

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Males of each age group currently live in your household? (please complete the table)

1 (12)  71%

2 (5)  29%

3 (-)

4 or more (-)

How many Males of each age group currently live in your household? (please complete the table) (16-20)

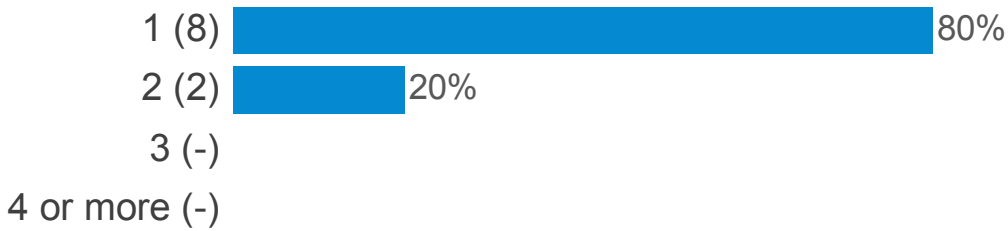
Analysis..: 16-20

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Males of each age group currently live in your household? (please complete the table)



How many Males of each age group currently live in your household? (please complete the table) (21-30)

Analysis..: 21-30

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Males of each age group currently live in your household? (please complete the table)



How many Males of each age group currently live in your household? (please complete the table) (31-40)

Analysis..: 31-40

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Males of each age group currently live in your household? (please complete the table)



How many Males of each age group currently live in your household? (please complete the table) (41-50)

Analysis..: 41-50

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Males of each age group currently live in your household? (please complete the table)



How many Males of each age group currently live in your household? (please complete the table) (51-60)

Analysis..: 51-60

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Males of each age group currently live in your household? (please complete the table)



How many Males of each age group currently live in your household? (please complete the table) (61-70)

Analysis..: 61-70

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Males of each age group currently live in your household? (please complete the table)



How many Males of each age group currently live in your household? (please complete the table) (71-80)

Analysis...: 71-80

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Males of each age group currently live in your household? (please complete the table)



How many Males of each age group currently live in your household? (please complete the table) (81+)

Analysis...: 81+

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Males of each age group currently live in your household? (please complete the table)



How many Females of each age group currently live in your household? (please complete the table) ()

Analysis..: B1.6b

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Females of each age group currently live in your household? (please complete the table)

- 1 (-)
- 2 (-)
- 3 (-)
- 4 or more (-)

How many Females of each age group currently live in your household? (please complete the table) (Under 15)

Analysis..: Under 15

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Females of each age group currently live in your household? (please complete the table)



How many Females of each age group currently live in your household? (please complete the table) (16-20)

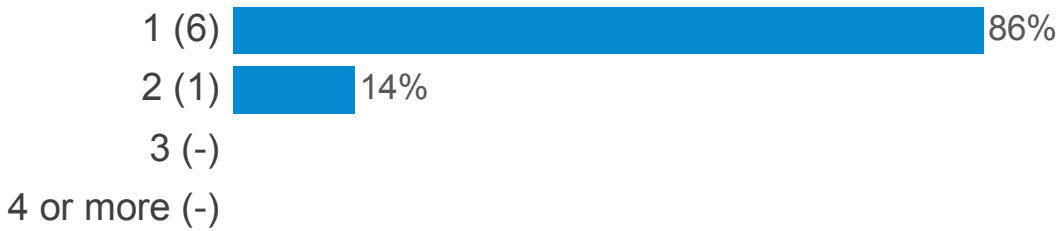
Analysis..: 16-20

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Females of each age group currently live in your household? (please complete the table)



How many Females of each age group currently live in your household? (please complete the table) (21-30)

Analysis..: 21-30

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Females of each age group currently live in your household? (please complete the table)



How many Females of each age group currently live in your household? (please complete the table) (31-40)

Analysis..: 31-40

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Females of each age group currently live in your household? (please complete the table)



How many Females of each age group currently live in your household? (please complete the table) (41-50)

Analysis..: 41-50

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Females of each age group currently live in your household? (please complete the table)



How many Females of each age group currently live in your household? (please complete the table) (51-60)

Analysis..: 51-60

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Females of each age group currently live in your household? (please complete the table)



How many Females of each age group currently live in your household? (please complete the table) (61-70)

Analysis..: 61-70

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Females of each age group currently live in your household? (please complete the table)



How many Females of each age group currently live in your household? (please complete the table) (71-80)

Analysis...: 71-80

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Females of each age group currently live in your household? (please complete the table)



How many Females of each age group currently live in your household? (please complete the table) (81+)

Analysis...: 81+

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many Females of each age group currently live in your household? (please complete the table)



Please indicate your overall level of satisfaction with the North Northumberland Coastal Area Parishes as a place to live. (please tick 1 box only)

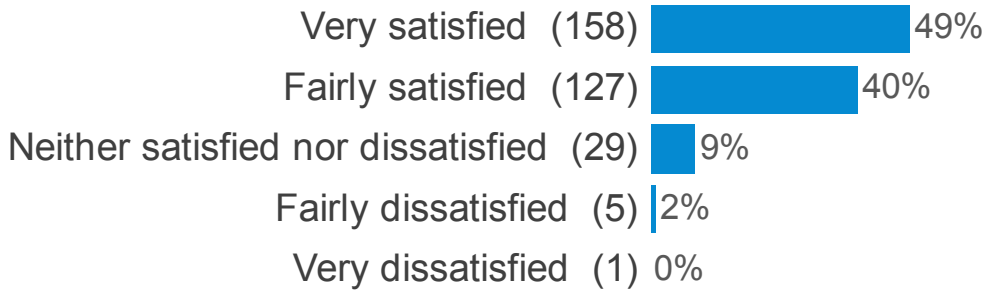
Analysis...: Please indicate your overall level of satisfaction with t...

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Please indicate your overall level of satisfaction with the North Northumberland Coastal Area Parishes as a place to live. (please tick 1 box only)



In your opinion, which of the following statements are most important when planning new housing in the North Northumberland Coastal Area Parishes? (please tick up to 3 boxes)

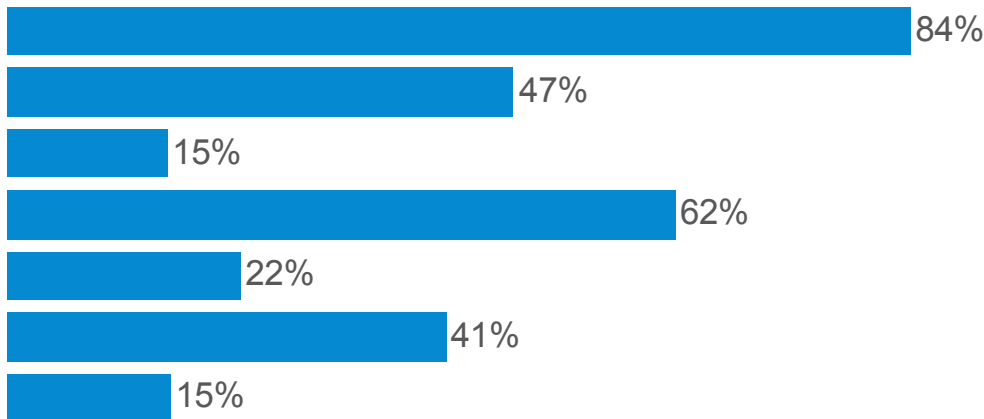
Analysis...: In your opinion, which of the following statements are mo...

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: In your opinion, which of the following statements are most important when planning new housing in the North Northumberland Coastal Area Parishes? (please tick up to 3 boxes)



We would like new affordable housing to be made available for people in need who have a personal local connection with the area. What do you think are the most important factors that define that local connection? (please tick up to 2 boxes)

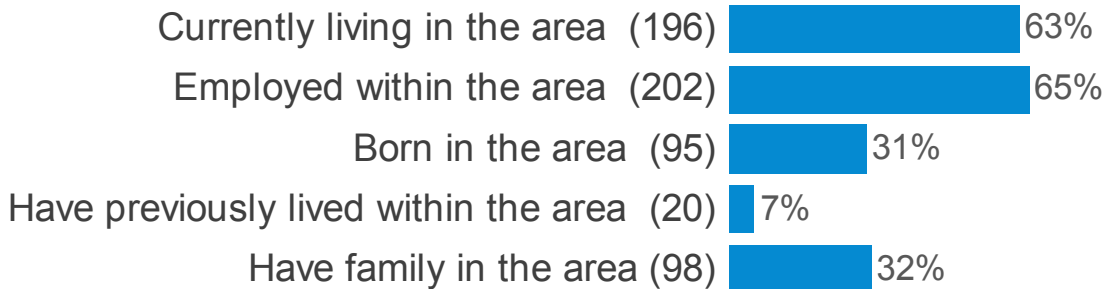
Analysis...: We would like new affordable housing to be made available...

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: We would like new affordable housing to be made available for people in need who have a personal local connection with the area. What do you think are the most important factors that define that local connection? (please tick up to 2 boxes)



Does any member of your existing household have a disability or limiting long term illness? (If the answer is no please proceed to question 15)

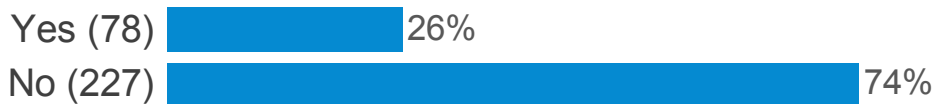
Analysis...: Does any member of your existing household have a disabili...

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Does any member of your existing household have a disability or limiting long term illness? (If the answer is no please proceed to question 15)



What is the nature of the disability or limiting long-term illness? (please tick all that apply)

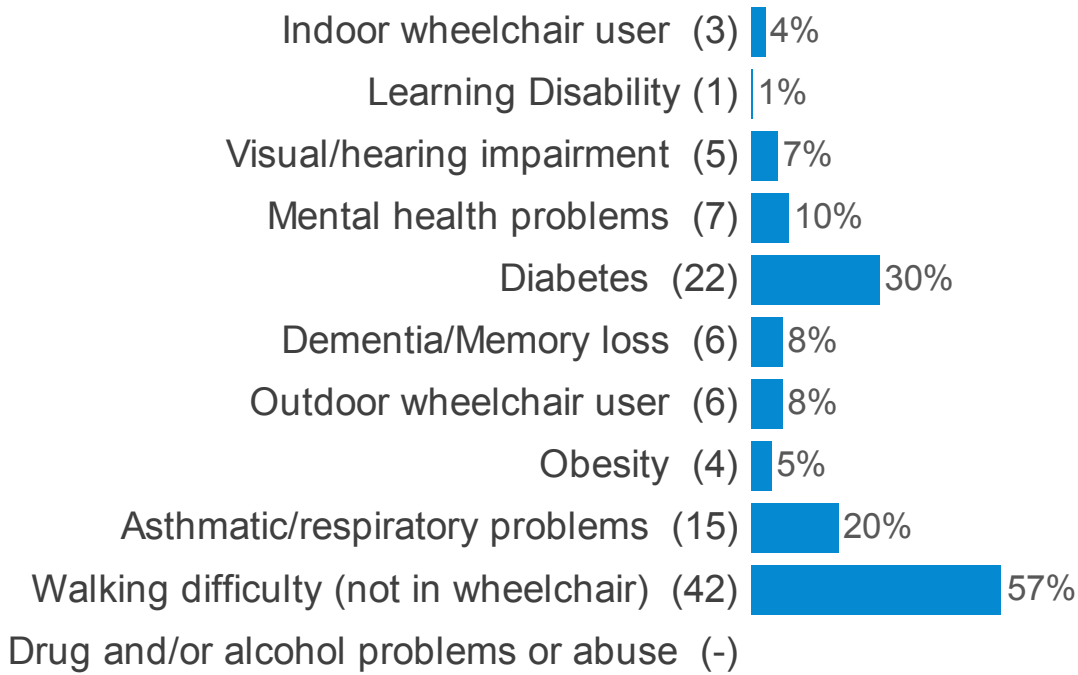
Analysis.: What is the nature of the disability or limiting long-ter...

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the nature of the disability or limiting long-term illness? (please tick all that apply)



Other (Please State)

Analysis...: Other (Please State)
Filter.....: All Respondents

Other (Please State)

- Spinal Damage
- Speech
- Arthritis and Back trouble
- Transplant Kidney disease
- Epilepsy & chronic renal failure
- Cardioascular
- Heart Disease
- Stooped bcak
- Arthritis
- Epilepsy
- Rheumatoid Axlithrities
- Heart Problems
- Stroke
- Stroke
- Old age
- Cancer , Rheumatoid Arthritis
- A.F.
- Arthritis
- Arthritis and Cancer surgery.
- Scooter

Is your current household intending to move, or is any member of your current household intending to, or likely to require their own accommodation within the next 5 years? (please tick 1 box only)

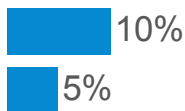
Analysis...: Is your current household intending to move, or is any me...

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Is your current household intending to move, or is any member of your current household intending to, or likely to require their own accommodation within the next 5 years? (please tick 1 box only)



Red Flag

Analysis...: Red Flag
 Filter.....: All Respondents
 Options.. : Transposed
 Cells.....: Analysis %, Respondents
 Text.....: Red Flag



Comments:

Analysis...: Comments:
 Filter.....: All Respondents

Comments:

- N/A

- B1.8 ticked all boxes. B1.11 Outdoor wheelchair user in future and partially obese.
 B1.12 looking to downsize

- n/a

- B1.8 ticked 4 boxes

- Only ticked 2 boxes on B1.8

- Only ticked 1 box on B1.8

- Did not tick yes/or no on B1.10

- Ticked 3 boxes on B1.9

- B1.8 ticked more than 3 boxes

- B1.10 ticked yes didnt specify disability

- B1.6 Answered as Holiday Let

- B1.8 Ticked 5 boxes

- B1.12 Didnt tick anything

- B2.8 We do not agree that there is any need for new housing . beadnell is full of unoccupied houses as they come on th market they need to be purchased and let out by housing associations to local people.

- B1.8 Ticked more than 3 boxes

- B1.8 Ticked 4 boxes

- B1.9 Ticked 3 boxes

- B1.8 & 1.9 Ticked all boxes

- B1.8 & 1.9 Ticked all boxes

How many people of each of the following age groups are in need of new housing? ()

Analysis..: C1.1

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many people of each of the following age groups are in need of new housing?

- 1 (-)
- 2 (-)
- 3 (-)
- 4 or more (-)

How many people of each of the following age groups are in need of new housing? (Under 15)

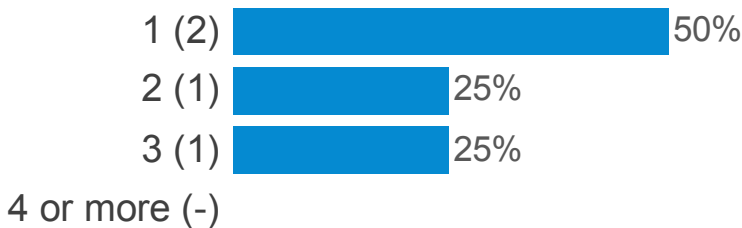
Analysis..: Under 15

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many people of each of the following age groups are in need of new housing?



How many people of each of the following age groups are in need of new housing? (16-20)

Analysis..: 16-20

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many people of each of the following age groups are in need of new housing?



**How many people of each of the following age groups are in need of new housing?
(21-30)**

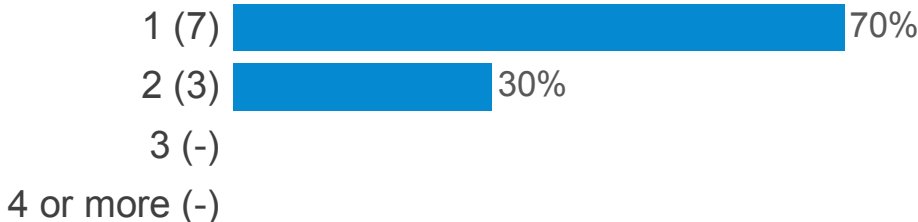
Analysis..: 21-30

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many people of each of the following age groups are in need of new housing?



**How many people of each of the following age groups are in need of new housing?
(31-40)**

Analysis..: 31-40

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many people of each of the following age groups are in need of new housing?



**How many people of each of the following age groups are in need of new housing?
(41-50)**

Analysis..: 41-50

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many people of each of the following age groups are in need of new housing?



**How many people of each of the following age groups are in need of new housing?
(51-60)**

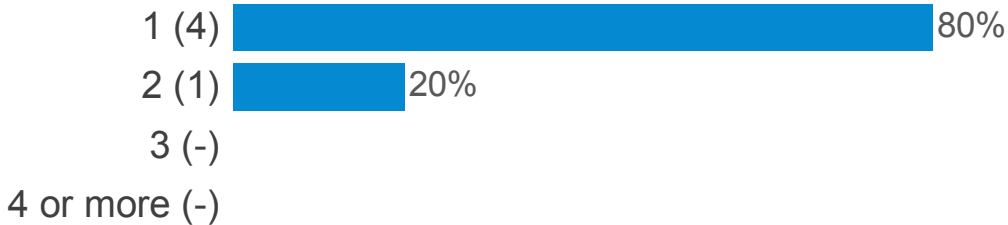
Analysis..: 51-60

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many people of each of the following age groups are in need of new housing?



**How many people of each of the following age groups are in need of new housing?
(61-70)**

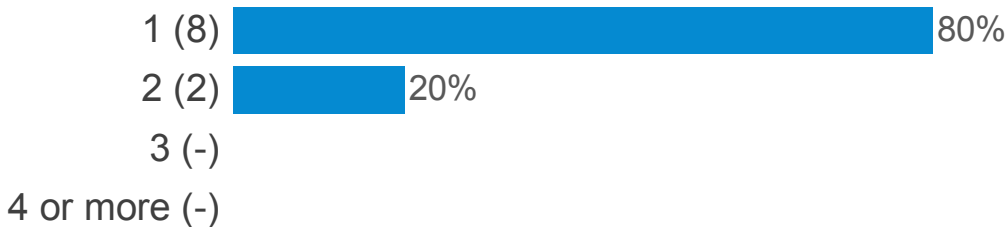
Analysis..: 61-70

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many people of each of the following age groups are in need of new housing?



**How many people of each of the following age groups are in need of new housing?
(71-80)**

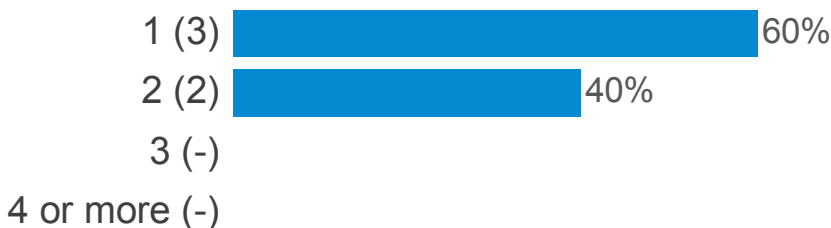
Analysis..: 71-80

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many people of each of the following age groups are in need of new housing?



How many people of each of the following age groups are in need of new housing? (81+)

Analysis..: 81+

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many people of each of the following age groups are in need of new housing?



What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (Too many bedrooms in current accommodation)

Analysis..: Too many bedrooms in current accommodation

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)



What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (Too few bedrooms in current accommodation)

Analysis..: Too few bedrooms in current accommodation

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)



What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (Unable to afford current rent/mortgage repayments)

Analysis..: Unable to afford current rent/mortgage repayments

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)



What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (Current accommodation poorly adapted for accessibility, or disability needs)

Analysis..: Current accommodation poorly adapted for accessibility, or disability needs

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)



What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (Currently renting, but would like to buy)

Analysis..: Currently renting, but would like to buy

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)



What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (To pursue further or higher education)

Analysis..: To pursue further or higher education

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)

Whole household moving (-)

New household forming (1)  100%

What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (To start an independent household)

Analysis..: To start an independent household

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)

Whole household moving (2)  17%

New household forming (10)  83%

What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (Isolation/feeling isolated)

Analysis..: Isolation/feeling isolated

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)

Whole household moving (8)  100%

New household forming (-)

What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (Current accommodation has poor access to shops and services)

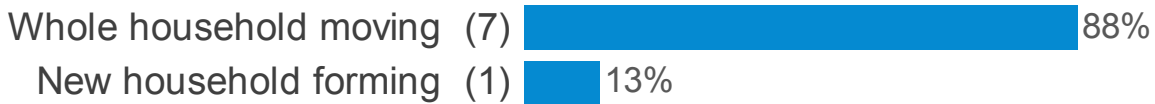
Analysis..: Current accommodation has poor access to shops and services

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)



What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (Current accommodation has poor access to employment opportunities)

Analysis..: Current accommodation has poor access to employment opportunities

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)



What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (To be closer to work)

Analysis..: To be closer to work

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)



What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (To seek accommodation which is suitable to work from home)

Analysis..: To seek accommodation which is suitable to work from home

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)



What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (Current accommodation is in a poor state of repair)

Analysis..: Current accommodation is in a poor state of repair

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)



What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (Family reasons)

Analysis..: Family reasons

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)



What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (Forced to move (e.g due to repossession or loss of tied accommodation etc.))

Analysis...: Forced to move (e.g due to repossession or loss of tied accommodation etc.)

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)

Whole household moving (1)  100%

New household forming (-)

What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (Energy bills or fuel cost too high)

Analysis...: Energy bills or fuel cost too high

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)

Whole household moving (4)  100%

New household forming (-)

What are the household’s reasons for seeking alternative accommodation? (please tick all that apply) (Retirement)

Analysis...: Retirement

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What are the household’s reasons for seeking alternative accommodation? (please tick all that apply)

Whole household moving (5)  100%

New household forming (-)

Other reason (please specify)

Analysis...: Other reason (please specify)
Filter.....: All Respondents

Other reason (please specify)

- _____
Larger indoor & outdoor space
- _____
Move to Care / Nursing home
- _____
Don;t like living in "holiday let land"
- _____
To much development in area
- _____
Wouls like to move out of village and into countryside
- _____
Better area
- _____
Summer nigh ttime parking B&B holiday home
- _____
Summer nigh ttime parking B&B holiday home
- _____
Lack of decentr regualr public transport and to many holiday homes
- _____
Change house to bungalow
- _____
Seeking Sheltered Accomodation.

Where is the households preferred location for new accommodation? (please tick 1 box per type of household only) (Within the North Northumberland Coastal Area Parishes)

Analysis...: Within the North Northumberland Coastal Area Parishes
Filter.....: All Respondents
Options.. : Transposed
Cells.....: Analysis %, Respondents
Text.....: Where is the households preferred location for new accommodation? (please tick 1 box per type of household only)



Where is the households preferred location for new accommodation? (please tick 1 box per type of household only) (Outside of the North Northumberland Coastal Area Parishes, but within Northumberland)

Analysis...: Outside of the North Northumberland Coastal Area Parishes, but within Northumberland
Filter.....: All Respondents
Options.. : Transposed
Cells.....: Analysis %, Respondents
Text.....: Where is the households preferred location for new accommodation? (please tick 1 box per type of household only)



Where is the households preferred location for new accommodation? (please tick 1 box per type of household only) (Outside of Northumberland)

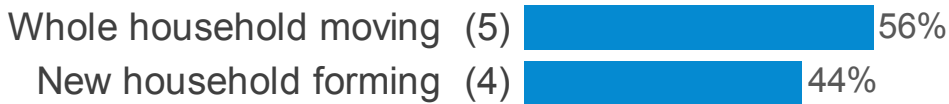
Analysis...: Outside of Northumberland

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Where is the households preferred location for new accommodation? (please tick 1 box per type of household only)



Red Flag

Analysis...: Red Flag

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Red Flag



Comments:

Analysis...: Comments:

Filter.....: All Respondents

Comments:

Sorry N/A

n/a

Answered Section C after ticking no on Section B

Answered C1.1 But ticked no one intends to move on previous section

What tenure is required by each moving and/or newly forming household? (please tick all that apply) (Owner occupation)

Analysis...: Owner occupation

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What tenure is required by each moving and/or newly forming household? (please tick all that apply)



What tenure is required by each moving and/or newly forming household? (please tick all that apply) (Tied to employment)

Analysis..: Tied to employment

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What tenure is required by each moving and/or newly forming household? (please tick all that apply)

Whole household moving (-)

New household forming (-)

What tenure is required by each moving and/or newly forming household? (please tick all that apply) (Shared equity)

Analysis..: Shared equity

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What tenure is required by each moving and/or newly forming household? (please tick all that apply)

Whole household moving (-)

New household forming (-)

What tenure is required by each moving and/or newly forming household? (please tick all that apply) (Private rented)

Analysis..: Private rented

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What tenure is required by each moving and/or newly forming household? (please tick all that apply)

Whole household moving (3)  43%

New household forming (4)  57%

What tenure is required by each moving and/or newly forming household? (please tick all that apply) (Housing association rented)

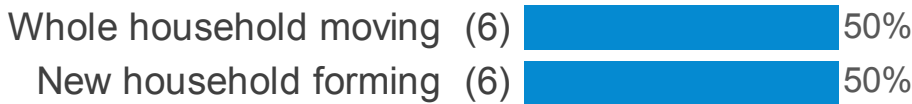
Analysis..: Housing association rented

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What tenure is required by each moving and/or newly forming household? (please tick all that apply)



What tenure is required by each moving and/or newly forming household? (please tick all that apply) (Council rented)

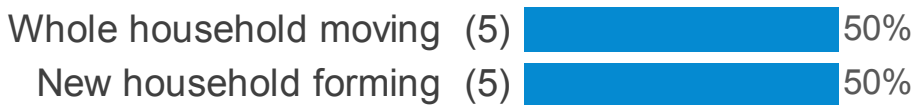
Analysis..: Council rented

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What tenure is required by each moving and/or newly forming household? (please tick all that apply)



What type of accommodation would be most preferable for each household? (please tick all that apply) (Detached house)

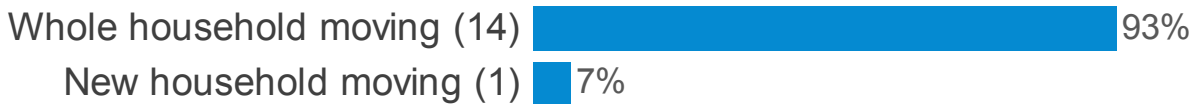
Analysis..: Detached house

Filter.....: All Respondents

Options.. : Transposed

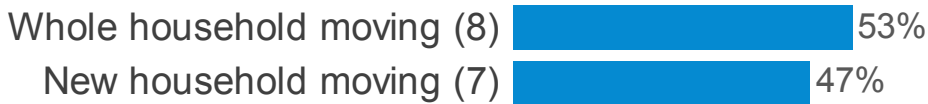
Cells.....: Analysis %, Respondents

Text.....: What type of accommodation would be most preferable for each household? (please tick all that apply)



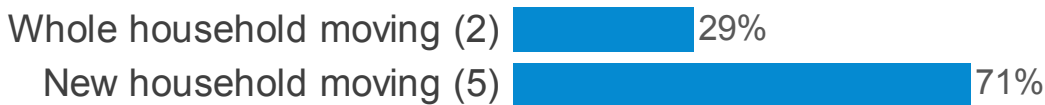
What type of accommodation would be most preferable for each household? (please tick all that apply) (Semi-detached house)

Analysis..: Semi-detached house
Filter.....: All Respondents
Options.. : Transposed
Cells.....: Analysis %, Respondents
Text.....: What type of accommodation would be most preferable for each household?
(please tick all that apply)



What type of accommodation would be most preferable for each household? (please tick all that apply) (Terraced house)

Analysis..: Terraced house
Filter.....: All Respondents
Options.. : Transposed
Cells.....: Analysis %, Respondents
Text.....: What type of accommodation would be most preferable for each household?
(please tick all that apply)



What type of accommodation would be most preferable for each household? (please tick all that apply) (Flat , maisonette or apartment (Purpose build block of flats or tenement))

Analysis..: Flat , maisonette or apartment (Purpose build block of flats or tenement)
Filter.....: All Respondents
Options.. : Transposed
Cells.....: Analysis %, Respondents
Text.....: What type of accommodation would be most preferable for each household?
(please tick all that apply)



What type of accommodation would be most preferable for each household? (please tick all that apply) (Flat, maisonette or apartment (part of a converted or shared house including bedsits))

Analysis...: Flat, maisonette or apartment (part of a converted or shared house including bedsits)

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What type of accommodation would be most preferable for each household? (please tick all that apply)

Whole household moving (-)

New household moving (-)

What type of accommodation would be most preferable for each household? (please tick all that apply) (Detached bungalow)

Analysis...: Detached bungalow


Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What type of accommodation would be most preferable for each household? (please tick all that apply)

Whole household moving (11)  92%

New household moving (1)  8%

What type of accommodation would be most preferable for each household? (please tick all that apply) (Semi-detached bungalow)

Analysis...: Semi-detached bungalow

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What type of accommodation would be most preferable for each household? (please tick all that apply)

Whole household moving (8)  80%

New household moving (2)  20%

What type of accommodation would be most preferable for each household? (please tick all that apply) (Terraced Bungalow)

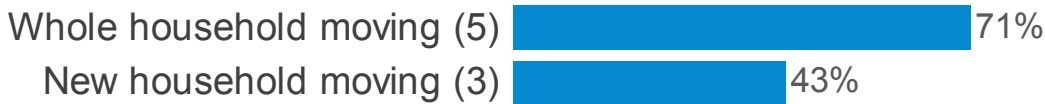
Analysis..: Terraced Bungalow

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What type of accommodation would be most preferable for each household?
(please tick all that apply)



What type of accommodation would be most preferable for each household? (please tick all that apply) (Caravan)

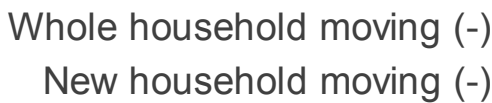
Analysis..: Caravan

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What type of accommodation would be most preferable for each household?
(please tick all that apply)



What type of accommodation would be most preferable for each household? (please tick all that apply) (Flat, maisonette or apartment (in a commercial building e.g. over a shop))

Analysis..: Flat, maisonette or apartment (in a commercial building e.g. over a shop)

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What type of accommodation would be most preferable for each household?
(please tick all that apply)



How many bedrooms are required? (please tick all that apply) (Studio/bedsit)

Analysis...: Studio/bedsit

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many bedrooms are required? (please tick all that apply)

Whole household moving (-)

New household forming (-)

How many bedrooms are required? (please tick all that apply) (1 Bedroom)

Analysis...: 1 Bedroom

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many bedrooms are required? (please tick all that apply)

Whole household moving (3)  43%

New household forming (4)  57%

How many bedrooms are required? (please tick all that apply) (2 Bedroom)

Analysis...: 2 Bedroom


Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many bedrooms are required? (please tick all that apply)

Whole household moving (7)  54%

New household forming (6)  46%

How many bedrooms are required? (please tick all that apply) (3 Bedroom)

Analysis...: 3 Bedroom

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many bedrooms are required? (please tick all that apply)

Whole household moving (12)  71%

New household forming (5)  29%

How many bedrooms are required? (please tick all that apply) (4 Bedroom)

Analysis..: 4 Bedroom

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many bedrooms are required? (please tick all that apply)



How many bedrooms are required? (please tick all that apply) (5+ Bedroom)

Analysis..: 5+ Bedroom

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How many bedrooms are required? (please tick all that apply)



Does either household require additional support in the form of any of the following; (please tick 1 box per household) (Sheltered housing)

Analysis..: Sheltered housing

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Does either household require additional support in the form of any of the following; (please tick 1 box per household)



Does either household require additional support in the form of any of the following; (please tick 1 box per household) (Nursing or residential home)

Analysis..: Nursing or residential home

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Does either household require additional support in the form of any of the following; (please tick 1 box per household)

Whole household moving (-)

New household forming (-)

Does either household require additional support in the form of any of the following; (please tick 1 box per household) (Independent accommodation with visiting support)

Analysis..: Independent accommodation with visiting support


Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Does either household require additional support in the form of any of the following; (please tick 1 box per household)

Whole household moving (1)  50%

New household forming (1)  50%

Does either household require additional support in the form of any of the following; (please tick 1 box per household) (Live-in carer)

Analysis..: Live-in carer

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Does either household require additional support in the form of any of the following; (please tick 1 box per household)

Whole household moving (-)

New household forming (-)

Does either household require additional support in the form of any of the following; (please tick 1 box per household) (No support needed)

Analysis..: No support needed

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Does either household require additional support in the form of any of the following; (please tick 1 box per household)



If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply) (Unable to afford to buy a home)

Analysis..: Unable to afford to buy a home

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply)



If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply) (Unable to afford to rent a home)

Analysis..: Unable to afford to rent a home

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply)



If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply) (Lack of affordable housing in the area I want to live)

Analysis..: Lack of affordable housing in the area I want to live

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply)



If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply) (Cannot move due to health problems)

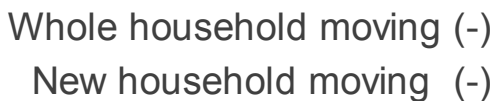
Analysis..: Cannot move due to health problems

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply)



If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply) (Lack of suitable property types in North Northumberland Coastal Area Parishes)

Analysis..: Lack of suitable property types in North Northumberland Coastal Area Parishes

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply)



If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply) (Family or personal reasons)

Analysis..: Family or personal reasons

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply)



If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply) (Location of employment)

Analysis..: Location of employment

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply)

- Whole household moving (-)
- New household moving (-)

If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply) (Unable to afford fees and/or deposit to buy)

Analysis..: Unable to afford fees and/or deposit to buy

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply)



If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply) (Unable to afford fees and/or deposit/bond to rent)

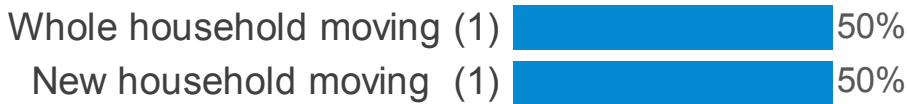
Analysis..: Unable to afford fees and/or deposit/bond to rent

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply)



If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply) (Financial problems (e.g. debt))

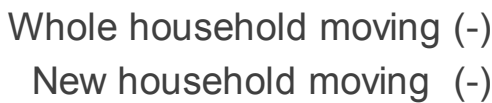
Analysis..: Financial problems (e.g. debt)

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply)



If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply) (Do not wish to move from school catchment area)

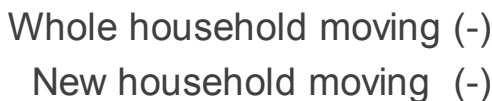
Analysis..: Do not wish to move from school catchment area

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: If you wish to move but are not able to, which of the following reasons are preventing you? (please tick all that apply)



Other (Please Specify)

Analysis...: Other (Please Specify)
Filter.....: All Respondents

Other (Please Specify)

Nearing retirement 61 years old got massive mortgage until 70 years old need to move to reduce paymenrs to a reasonable standard.

Unable to sell share of property due to the S106 preventing 100% ownership therefore [prospective buyers are unable to obtain mortgage.

n/a

What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only) (Under £10,000)

Analysis...: Under £10,000
Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only)

Whole household moving (2)  100%

New household moving (-)

What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only) (£10,001 - £15,000)

Analysis...: £10,001 - £15,000
Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only)

Whole household moving (3)  75%

New household moving (1)  25%

What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only) (£15,001 - £20,000)

Analysis..: £15,001 - £20,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only)

Whole household moving (-)

New household moving (1)  100%

What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only) (£20,001 - £25,000)

Analysis..: £20,001 - £25,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only)

Whole household moving (4)  67%

New household moving (2)  33%

What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only) (£25,001 - £30,000)


Analysis..: £25,001 - £30,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only)

Whole household moving (3)  60%

New household moving (2)  40%

What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only) (£30,001 - £35,000)

Analysis..: £30,001 - £35,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only)



What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only) (£35,001 - £40,000)

Analysis..: £35,001 - £40,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only)



What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only) (£40,001 - £50,000)

Analysis..: £40,001 - £50,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only)



What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only) (£50,001 - £75,000)

Analysis..: £50,001 - £75,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only)



What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only) (Above £75,000)

Analysis..: Above £75,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate annual household income of each moving and/or newly forming household? (please tick 1 box per type of household only)



What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only) (No savings)

Analysis..: No savings

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only)



What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only) (Less than £1,000)

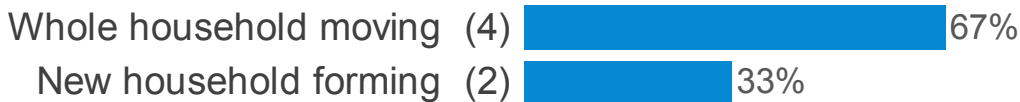
Analysis...: Less than £1,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only)



What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only) (£1,001 - £5,000)

Analysis...: £1,001 - £5,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only)



What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only) (£5,001 - £10,000)

Analysis...: £5,001 - £10,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only)



What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only) (£10,001 - £20,000)

Analysis..: £10,001 - £20,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only)

Whole household moving (-)

New household forming (-)

What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only) (£20,001 - £30,000)

Analysis..: £20,001 - £30,000


Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only)

Whole household moving (1)  50%

New household forming (1)  50%

What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only) (Over £30,000)

Analysis..: Over £30,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: What is the approximate amount of current savings of each moving and newly forming household which are available to spend on accommodation? (please tick 1 box per type of household only)

Whole household moving (6)  100%

New household forming (-)

Is each household supported by the income of 1 person or by 2 or more people? (please tick 1 box per type of household only) (1 person's income)

Analysis..: 1 person's income

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Is each household supported by the income of 1 person or by 2 or more people?
(please tick 1 box per type of household only)



Is each household supported by the income of 1 person or by 2 or more people? (please tick 1 box per type of household only) (2 or more people's income)

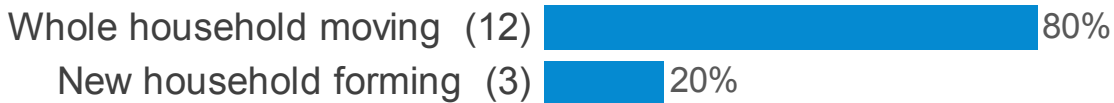
Analysis..: 2 or more people's income

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Is each household supported by the income of 1 person or by 2 or more people?
(please tick 1 box per type of household only)



When do you plan to move? (please tick 1 box per type of household only) (Within 1 year)

Analysis..: Within 1 year

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: When do you plan to move? (please tick 1 box per type of household only)



When do you plan to move? (please tick 1 box per type of household only) (Between 1 and 2 years)

Analysis..: Between 1 and 2 years

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: When do you plan to move? (please tick 1 box per type of household only)



When do you plan to move? (please tick 1 box per type of household only) (Between 2 and 3 years)

Analysis..: Between 2 and 3 years

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: When do you plan to move? (please tick 1 box per type of household only)



When do you plan to move? (please tick 1 box per type of household only) (Between 3 and 5 years)

Analysis..: Between 3 and 5 years

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: When do you plan to move? (please tick 1 box per type of household only)



Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (Not looking to buy)

Analysis...: Not looking to buy

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)



Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£100,000 or less)

Analysis...: £100,000 or less

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)



Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£100,001-£150,000)

Analysis...: £100,001-£150,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)



Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£150,001-£200,000)

Analysis..: £150,001-£200,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)



Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£200,001-£250,000)

Analysis..: £200,001-£250,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)



Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£250,001-£300,000)

Analysis..: £250,001-£300,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)



Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£300,001-£350,000)

Analysis..: £300,001-£350,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)



Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£350,001-£400,000)

Analysis..: £350,001-£400,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)



Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£400,001-£450,000)

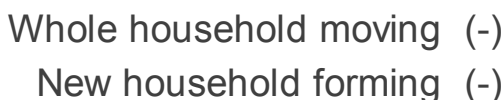
Analysis..: £400,001-£450,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)



Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£450,001-£500,000)

Analysis..: £450,001-£500,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)

Whole household moving (-)

New household forming (-)

Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£500,001-£600,000)

Analysis..: £500,001-£600,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)

Whole household moving (-)

New household forming (-)

Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£600,001-£700,000)

Analysis..: £600,001-£700,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)

Whole household moving (-)

New household forming (-)

Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£700,001- £800,000)

Analysis...: £700,001- £800,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)



Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£800,001- £900,000)

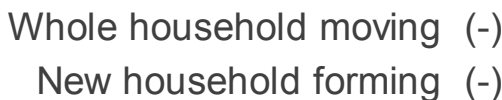
Analysis...: £800,001- £900,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)



Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (900,001-£1,000,000)

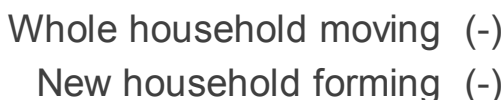
Analysis...: 900,001-£1,000,000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)



Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only) (£1,000,001 or more)

Analysis...: £1,000,001 or more

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to spend on a property with or without a mortgage? (please tick 1 box per household only)

Whole household moving (-)

New household forming (-)

Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only) (Not looking to rent)

Analysis...: Not looking to rent

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only)

Whole household moving (9)  100%

New household forming (-)

Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only) (£350 or less)

Analysis...: £350 or less

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only)

Whole household moving (2)  33%

New household forming (4)  67%

Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only) (£351-£400)


Analysis...: £351-£400

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only)

Whole household moving (3)  60%

New household forming (2)  40%

Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only) (£401-£450)

Analysis...: £401-£450

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only)

Whole household moving (-)

New household forming (-)

Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only) (£451-£500)

Analysis...: £451-£500

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only)

Whole household moving (-)

New household forming (2)  100%

Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only) (£501-£550)

Analysis...: £501-£550

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only)



Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only) (£551-£600)

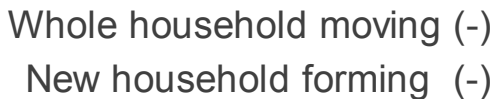
Analysis...: £551-£600

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only)



Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only) (£601-£700)

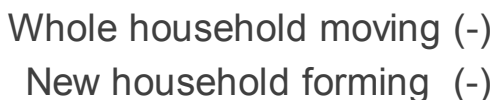
Analysis...: £601-£700

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only)



Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only) (£701-£800)

Analysis...: £701-£800

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only)

Whole household moving (-)

New household forming (-)

Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only) (£801-£900)

Analysis...: £801-£900

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only)

Whole household moving (-)

New household forming (-)

Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only) (£901-£1000)

Analysis...: £901-£1000

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only)

Whole household moving (-)

New household forming (-)

Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only) (£1001 or more)

Analysis...: £1001 or more

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Which price range reflects the maximum amount each household could realistically afford to pay in rent per month? (please tick 1 box per type of household only)

Whole household moving (-)

New household forming (-)

Who is in need of housing? (please tick 1 box per type of household only) (A single adult)

Analysis...: A single adult

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Who is in need of housing? (please tick 1 box per type of household only)

Whole household moving (5)  63%

New household forming (4)  50%

Who is in need of housing? (please tick 1 box per type of household only) (A family with children)

Analysis...: A family with children

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Who is in need of housing? (please tick 1 box per type of household only)

Whole household moving (4)  100%

New household forming (-)

Who is in need of housing? (please tick 1 box per type of household only) (A single elderly person)

Analysis..: A single elderly person

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Who is in need of housing? (please tick 1 box per type of household only)



Who is in need of housing? (please tick 1 box per type of household only) (An adult couple)

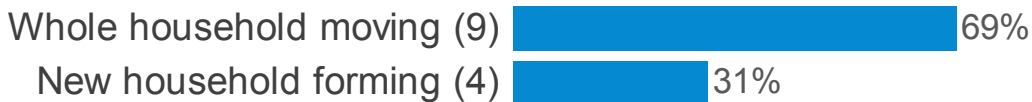
Analysis..: An adult couple

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Who is in need of housing? (please tick 1 box per type of household only)



Who is in need of housing? (please tick 1 box per type of household only) (3 or more adults)

Analysis..: 3 or more adults

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Who is in need of housing? (please tick 1 box per type of household only)



Who is in need of housing? (please tick 1 box per type of household only) (An elderly couple)

Analysis..: An elderly couple

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Who is in need of housing? (please tick 1 box per type of household only)



Who is in need of housing? (please tick 1 box per type of household only) (Other)

Analysis..: Other

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Who is in need of housing? (please tick 1 box per type of household only)



Is either household on the Northumberland Homefinder register? (please tick 1 box per type of household only) (Whole household moving)

Analysis..: Whole household moving

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Is either household on the Northumberland Homefinder register? (please tick 1 box per type of household only)



Is either household on the Northumberland Homefinder register? (please tick 1 box per type of household only) (New household forming)

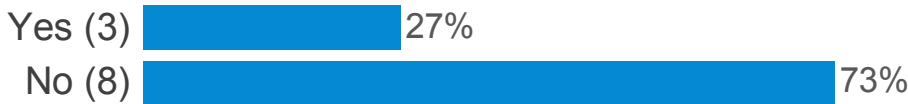
Analysis..: New household forming

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Is either household on the Northumberland Homefinder register? (please tick 1 box per type of household only)



Red Flag

Analysis..: Red Flag

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Red Flag



Comments:

Analysis..: Comments:

Filter.....: All Respondents

Comments:

Sorry N/A

N/A

D1.6 ,(Must of income goes on council tax and mortgage) D1.7 (Savings at the moment but need to pay off interest fully. Mortgage of £60k in 8 1/2 years time

As a couple we have lived in Seahouse for 26 years our children have lived here all ther elives now at ages 23 and 26 they have had to move out of the area for jobs and houses

Do you let out your second home? (Please tick the most appropriate)

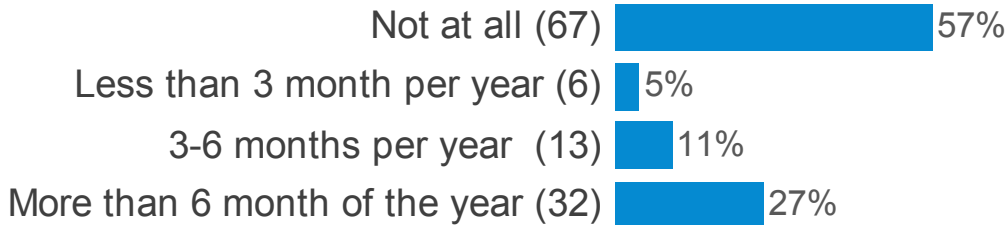
Analysis...: Do you let out your second home? (Please tick the most ap...

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Do you let out your second home? (Please tick the most appropriate)



How long have you owned a second home in the area?

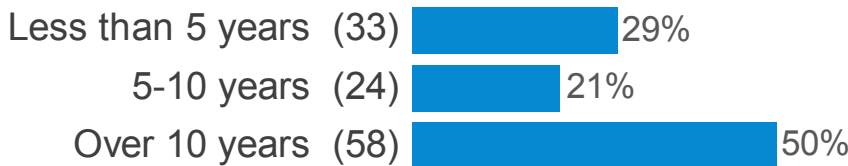
Analysis...: How long have you owned a second home in the area?

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: How long have you owned a second home in the area?



Why did you buy a second home in this area (Please tick all that apply);

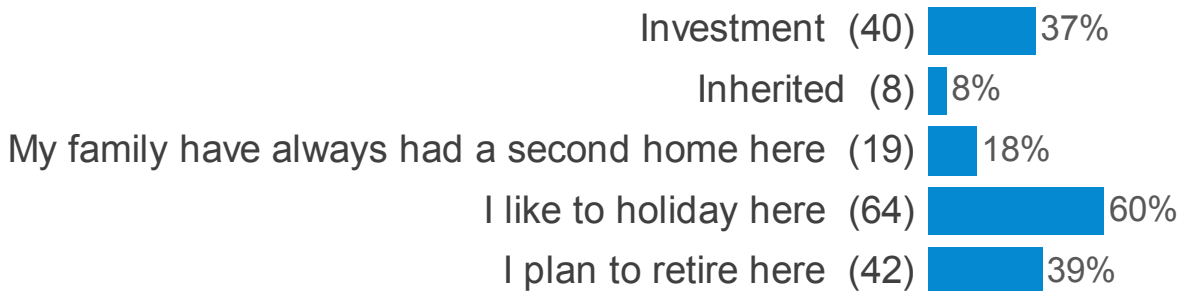
Analysis...: Why did you buy a second home in this area (Please tick a...

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Why did you buy a second home in this area (Please tick all that apply);



Other (Please specify)

Analysis...: Other (Please specify)

Filter.....: All Respondents

Other (Please specify)

I studied in Newcastle and loved to be here, not "holiday". I would have been here more if it had not been for inability to work easily form here.

Or move her before retirement

I like to visit on regular monthly intervals

Family use only. No rental or hire in 20 years.

Personal reasons

Lon term investments (let to tennant)

We have been enjoying holidayshere for over 10 years & continue to spend as much time as we can with family.

Improved Parking and Toilet facilities within the Beadnell and Seahouses areas. Including parking for the disabled.

We bought it as a home but our circumstances changed now we rent it out.

For 30-40 years before we rented a holiday homes

Family lives in the area & its a base for us to use when we visit

We love Seahouses

It is an ideal location for relaxation

Quality of life

Extended family all live here,

Grew up here.

Have taken family holidays in the area for over 50 years.

Love areas beauty

As a base for w/e leisure activities

Generations of my fably have had caravans and the retired to the area.

Bought property to allow an old aunt to live rent free and for our own use.

I have been visiting for 27 years

Never holidayed abroad always spent money in this area.

It is a great experience for the grandchildren

We live here whenever we are not working 2-3 days per week.

In your opinion how could the area be improved? (Please answer in the space provided below)

Analysis...: In your opinion how could the area be improved? (Please a...

Filter.....: All Respondents

In your opinion how could the area be improved? (Please a...

It would be good to see more employment oppurtunities that are not dependent on tourism, which would help to support the economy outside the holiday season. This would have the affect of improving facillities for all (e.g Shops that didnt reduce opening hours dramatically)

Year round public transport - not everyone is able to drive. Teenagers in household and disabled.

In your opinion how could the area be improved? (Please answer in the space provided below)

Analysis...: In your opinion how could the area be improved? (Please a...

Filter.....: All Respondents

In your opinion how could the area be improved? (Please a...

By encouraging suitable business and tourism development so that the area is not almost exclusively dependent on the economy from second home owners (Which it is - I pay more Council Tax on my three bedroom property here than my four bedroom one in London.

Better parking especially in 'Old' Seahouses location. More business investment, more marketing of the area.

1. Better parking facilities 2. Free parking facilities 3. Council adopting 'non-adopted' roads in the area 4. Positively promoting tourism

More businesses, Less holiday homes or restriction on. Points system for buying properties to allow young families to get more of a chance. Cycle Paths around Bamburgh area.

Ensure parking gives adequate access to shops & pubs / restaurants - i.e. do not to reduce its flow super fast broadband, More Dog friendly eating places

Seahouses - remove red cobbles on Main Street before somebody is killed. They are mistaken for Zebra Crossings. Seahouses becoming too busy will lose all its character soon.

Easier access to Police and Emergency Services. Better / Faster access to Broadband. Better control of housing developments

Local Bus to Alnwick coming into village. (West Fleetham)

Better infrastructure with regards to roads and repairs. Better sea defences and planning for such

Speed signs on Harbour Road, it is like a race track

The key (as I said earlier) is more jobs not in a seasonal industry like tourism, but proper stable jobs which would bring whole families here or stop the young ones going with improved information technology this could be based on innovation, consultancy, creative arts, R & D etc. Maybe review what is here already and use it to build as a specific target industry to leverage current assets networks etc.

Suggest that holiday tenants ought not to be the same building as owners only - their desires are potentially opposite and friction arises - we have 1 flat in a building of 8 flats half of them are "rentals" - half or not!

The area is perfect for my requirements so does not need any improvements

A train station nearer to the area. Sports centre / swimming pool with concessionary prices for the over 60's and families visiting the area. Cycling hire centre with such a lovely selection of biking routes to be tried.

Encourage small retailers in Seahouses, so many have gone. Better roads links - A1 upgrade

Fish & Chip Shop owners to take responsibility for the mess created in the centre of Seahouses at busy times.

More accessible leisure businesses on coast improved community facilities small business development.

More litter/waste bins - e.g. near seats along front

More Cycle Paths especially Coastal paths e.g. between Seahouses & Bamburgh. Designated Parking spaces needed along the coastal road - entrance to Seahouses (from Bamburgh) needs to be much tidier and inviting. Litter and dog fouling still a problem in Seahouses area. Bamburgh needs new toilet block. Train Station at Belford would be good.

In your opinion how could the area be improved? (Please answer in the space provided below)

Analysis...: In your opinion how could the area be improved? (Please a...

Filter.....: All Respondents

In your opinion how could the area be improved? (Please a...

don't really think more homes are needed certainly for 2nd home owners. If local people benefit then yes we would support the local people and area. We certainly appreciate everything we have here as 2nd home owners and will continue to do so for many years.

Beadnell is an area that sells itself. Previous development have, by the evidence of their site, scale and lack of sympathy with each other, not necessarily been developed with a locality feel. New developments must be affordable, sympathetic and fit for long term use by all.

Provide more dog poo bins. Provide free high street parking during winter months i.e: Nov-Mar. Which will be very helpful to people who live in there all the time.

No

More facilities for locals which are affordable

It cannot leave the natural environment alone

Provide proper Cycle ways i.e. use of redundant railway tracks (Roads in area are not suitable for Cycling)

Stop building yet more empty houses provide services for residents e.g. Health Services, Post Office, Shops

Better infrastructure i.e restaurants & shops better refuse collection - could we have local dumps in Beadnell?

More affordable housing and greater housing supply. More Playgrounds facilities for children. Better traffic calming/speed control.

Only develop if the infrastructure is also be developed

Just fine as it is.

Bamburgh is lovely there is a need for affordable housing for families that live there and more parking during the busy tourist season.

It would be nice, (and convenient) to have a couple of additional shops in the village perhaps a cafe

Solution needed for on-going parking problems, especially in height of tourist season

More parking available through the season, Leisure pool accessible to visitors and residents

Nothing, I love it as it is

Any further development should retain the character of the existing traditional building style.

it needs to be conserved this is what attracts visitors who provide vital income for the area

The roads round the back of Taylor Street, George Street and Jubilee place are a disgrace really & should be re-surfaced.

Add a second carriageway to the A1

There is a good mix of shops & restaurants in the area but opening times could be longer especially in the summer. In Seahouses make more of the seafood that is available in restaurants & pubs. The Parish Council are doing a great job, well done.

In your opinion how could the area be improved? (Please answer in the space provided below)

Analysis...: In your opinion how could the area be improved? (Please a...

Filter.....: All Respondents

In your opinion how could the area be improved? (Please a...

Dualling th A1 (Although I recognise this is a national, governmental issu, not PC). All new developments must meet the requirements of building for life. Excellence in development design is a must.

Affordable housing must be within the budget of average wage of the area. Decent affordable housing out of reach of most families

Speed limits between Bamburgh / Seahouses / Beadnell on coast road of 50mph. Speed limit at Harbour road, Beadnell 20mph.

Cheaper Buses!

The problem of on street parking leading from the villagfe along Main street to North Sunderland needs to be addressed. Speeding at the entrances to the villages needs to addressed. A footpath between Seahouses and Bamburgh the same as between Seahouses & Beadnel would be advantageous.

Encourage small businesses to locate here. Improve broadband, electricity supplies (Still cuts) So that businesses can funciton. Ban Jet Skis from the area BEFORE a child is mangled. Many other counties have, and that is why they come here!

Investing more mone in tourism - Visitor centre - somewhere to go when weather bad. A decent supermarket with parking facilities. Allowing parking on one side of road only - all year in Seahouses Main Street.

See annotations in Section 1. Mobile reception is shocking and therefore discourages tourists and new residents. Other border villages encourage residents to respect the law and the community with particular refference to SPEED. The National Trust must begin to work with the Community rather than itself.

Improve toilet & changing facillities for beach users. Provide more parking. Stop drivers parking on front in Beadnell as it is not an attractive sight for visitors to drive down to the car park & see them all getting changed - & I don't own a ouse on Front ! new housing should have a costal feel not look likr houses on city developments.

Strict speed control along the B13AD between Seahouses centre and Broad road. Enforce the no parking on double yellow lines in Seahouses. Both of the above cause a danger to pedestrians walking along the pavement and crossing the road..

Dogs off leashes at peak times of year.

Unsure, but develoment needs to be carefully thought out. People come to this area for its tranquility, quietness and natural beauty. Perhaps housing developments can be smaller houses, aimed at starter/retirement homes and hopefully more affordable.

Steets and roads in the old parts of seahuses (north of harbour) all need to be adapted by the Council. Once this has happened the quality and overall status of the town will be vastly improved.

Stricklty control building. No further building on coastal side of road in Seahouses / Beadnell realisticlypriced affordable homes for locals earning low wages.

Much better control of design and density of new developments. Beadnell has sufered from lack of "style" in buildiings.

Easier access to beach in Bamburgh particually at the cricket pavillion end, where older people and children have difficulty walkuing over rocky track.

No more Gift shops. No more fast food shops.

In your opinion how could the area be improved? (Please answer in the space provided below)

Analysis...: In your opinion how could the area be improved? (Please a...

Filter.....: All Respondents

In your opinion how could the area be improved? (Please a...

Hust inherited the family home . Intend to rent out after repairs but my fathers wish was no holiday lets and no one from outside the immediate area. Alnwick, Wooler and Berwick. We need to bring back people in to the area working 12 months per year and put a stop to any more holiday homes and short season employment.

Hust inherited the family home . Intend to rent out after repairs but my fathers wish was no holiday lets and no one from outside the immediate area. Alnwick, Wooler and Berwick. We need to bring back people in to the area working 12 months per year and put a stop to any more holiday homes and short season employment.

So many second homes now in area impossible to rent out our home on muon as we would like. Lots of new homes but no supporting infrastructure. Very few people living year round. I struggle to recognise people needing affordable housing.

20mph speed restriction in Beadnell on all roads but especially Harbour road. Enforce no parking on Harbour road. Cars park on the pavement, causing a danger to pedestrians and wheel chair users have to go on to the road. No more motorised water sport development in Beadnell Bay. There should be an age restriction equivalent to a driving i.e 17 years for all motorised water craft, Jet skis, Motor boats.

No more building.

Why was this question not asked in Sections 1 & 2

Dont feel improvements are needed, like it the way it is, small, quiet, rural area.

Better public transport with access to rail services

Area has become more and more popular over last 30years even winter is busy with tourists - need more parking facilities out of villages.

Although the population of beadnell is low more permanent year round residents might be encouraged if other businesses could be resuaded to set up,. This help local shop be better stocked

Parking in main steet allowed after end of September as everyone ignores it anyway.

Very little needs to be done to improve the area, just maintain roads, litter picking.

By developing the area as little as possivle and retaining its wild, unspoilt character. I see the area as being primarily a tourist area and whilst I can happily support small traders and maybe cottage type industries that serve local business, I believe that to expand business authority beyond the range would be detremental to the charachter of the area.

Preventing the kind of development that has been costructed over recent years.

Improved public transport in summer to reduce our dependency . Limit scale of future development to prevent over development of areas. Measures to encourage range and type of local businesses which community could support.

Less caravans - or certainly No more public parking. Where will cars park or the new football field on Broad road - was parking ever considered? Seahouses.

Better shop.

Too many people allow their dogs to foul on pavements. This needs to be improved. The pier is particularly bad.

In your opinion how could the area be improved? (Please answer in the space provided below)

Analysis...: In your opinion how could the area be improved? (Please a...

Filter.....: All Respondents

In your opinion how could the area be improved? (Please a...

The area is beautiful and that is it's biggest asset and it needs protecting. I understand the issues surrounding affordable housing - It is not unique to this area at all, the problem is no jobs, no light industry - Nothing to keep 18-30 year olds here. Affordable housing has to dovetail with permanent jobs.. We only rent because we have too! as there are no jobs to support a move but we always support local businesses.

The area could be improved by not allowing any more developments being built.

We no longer have a community spirit in the village, most of the houses are holiday homes, with strangers renting these houses every week giving us a feeling of isolation. Developers have exploited this area to the detriment of the permanent residents. We need to encourage more permanent residents, locals to stay, and more businesses to offer employment, To bring back the community spirit. When a permanent resident dies or moves away their house is sold everytim as a holiday home which reduces again the amount of permanent villagers.

More footpaths for walkers

Better selection of supermarkets and more entertainment for poor weather days.

Improve the quality of the tourism offer. More quality hotels, quality restaurants, improved public transport.

Too much building going on, restrict parking along sea ward side towards Beadnell Hartburn.

So many new developments in Beadnell should stop ASAP before ruining its natural beauty.

Better upkeep of communal areas, e.g Grass verges. Improvements to Seahouse Main Street in respect of parking issues. It's too much of a 'Bottle neck' in summer period.

Improvements in the area will only be made with community involvement. The neighbourhood plan is the first stage in this process and it's success will rest on the size of the community involvement, whether it is through individuals, organisations, developers or businesses.

Increased litter picking & bin emptying in summer. New buildings & refurbishments inkeeping with the local vernacular. Creation of conservation areas within Beadnell. Improved parking. Improved signage. Toilets open in Winter. More grass cutting.

Improved broadband, shops, toilets, car parking.

Improve car parking in Seahouses

Do you have any suggestions or comments on planning guidance for the area? (Please answer in the space provided below)

Analysis...: Do you have any suggestions or comments on planning guidance...

Filter.....: All Respondents

Do you have any suggestions or comments on planning guidance...

Creation of premises for start up businesses

Create more work opportunities for ordinary, average local people - They would then stay within the area and enlarge the 52 week per year community.

To preserve irreplaceable natural assets and heritage to encourage high quality commercial outlets, Employment of local people to be priority.

Do you have any suggestions or comments on planning guidance for the area? (Please answer in the space provided below)

Analysis...: Do you have any suggestions or comments on planning guida...

Filter.....: All Respondents

Do you have any suggestions or comments on planning guida...

As above

Planning guidance - licensing legislation is not adhered to in local pubs especially Seahouses - Late night noise + lockins disturb holiday makers and young children are asleep. More monitoring is required. Respect for traditional houses should be maintained & not allow high storey/level developments.

NO

No more large developments only one property at a time. Priority given to families i.e. points system.

Keep beaches Dog friendly all year round. Incentivise local businesses so that we retain family run businesses so that we retain family run Butchers, Delhis/ Green grocers and newsagents etc. Avoid big franchise businesses like Costa Coffee / Starbucks / Macdonalds.

Stop estate development in the area. Covenant on green field development, restricting useage. All areas have too many holiday makers / second homes in relation to permanent residents.

It should be out of the question to build directly above shoreline,

More affordable housing and fewer executive homes and fewer executive homes that are used 2-3 weeks per year this is turning Beadnell into a ghost town during the out of season months.

I am lucky my house is on the sea front but more houses the sea front will spoil the look.

And then support in creative ways? (The business "pods" at Wooler are a good example? maybe do something similar) Please consider the aesthetics for any development as well as functionality though to try and improve the visual impression as a whole. The Hiotch Potch of styles in the centre of Seahouses that have been allowed over the last few years have really not helped to make the place attractive.

Quality standards need to be high so that the reputation of the area is enhanced. Ensure that the rental sector is segregated wherever possible from the owner /retired sector,

Please do not approve any plans which may spoil the area by way of increasing traffic congestion or commercial businesses

To keep the rural exquisite beauty of the area so any future developments compromise the area and not spoil this lovely area. I know other energy sources are required to fossil fuels but the wind farms need to be sited blend in with the community area not stand out (try green and not silver paint)

We are very happy in the quality of this development and the way it's design.

Restrict large estate new builds as developers. Don't build for community needs. No more wind farms to blight the natural beauty. Ensure future developers make a community investment, eg in Settle for Booths to build a new supermarket they provided a new primary school!

Can't access website document advises to consult.

RE: The large green area on St. Ebba's Way. Maybe a play area for skateboards, bikes, scooters etc. to reduce the activity on Longbeach drive which can be and is dangerous and noisy for residents.

Do you have any suggestions or comments on planning guidance for the area? (Please answer in the space provided below)

Analysis...: Do you have any suggestions or comments on planning guida...

Filter.....: All Respondents

Do you have any suggestions or comments on planning guida...

Please ensure appropriate balance of development with green space, community facilities, access and future - proof this area for the centuries to come you mention at the start of this survey.

No

More facilities for locals which are affordable

No more Holiday Estates

Provide Temporary seasonal car parking especially in Bamburgh

Stop giving planning permission for housing its destroying the village of Beadnell.

We appreciate there is a negative side to 2nd home owners and there is a need for houses for local people

Any new housing needs to fit in with the older properties so that the look of the village is not spoilt.

No more developments in the village similar to estates behind the mizon head . Keep housing in keeping with the area & keep property developers at bay

Respect & keep green belt areas

See Above.

Protect the coastline. Don't allow buildings too close to the cliff edges to prevent more erosion.

No McDonalds please!!! Seahouses should remain the constant that it is. Its own identity is so important - it's charm, the people make it what it is. Don't spoil it with fast roads & chain food outlets.

The objectives of the Neighbourhood plan would perhaps be best concentrated on improving and extending the existing business opportunities in North Sunderland. An increase in affordable housing linked to increased business opportunities in an area which already has the basic infrastructure, schools, doctors etc on the doorstep. Without a vastly improved public transport any affordable housing development in Bamburgh or Beadnell would prove unsustainable for many families.

All new development reflects the character of the area this can introduce modern design but not "off the shelf".

Keep developments small and in keeping with local area and not like the Viking development which in my opinion is an eyesore and over dominates the harbour.

The lack of local services for the three parishes mean that focussing on the needs of the elderly is inappropriate . The elderly would be better served by the facilities in the large nearby towns (Alnwick, Berwick) The three parishes need to concentrate on employment opportunities, allowing young families to live & work in the area & keep it alive rather than turning it in to a large retirement community.

Housing first lived in Beadnell in 1939 the area has too many second homes. The second highest parish in the whole country.

No further building of houses in Beadnell save for shared equity houses for local use on small scale.

No

There should be more low cost housing awarded to local people with adequate parking spaces. To encourage diversification in businesses to provide more year round employment.

All planning & Development should respect the history & the beauty of the area

Do you have any suggestions or comments on planning guidance for the area? (Please answer in the space provided below)

Analysis...: Do you have any suggestions or comments on planning guida...

Filter.....: All Respondents

Do you have any suggestions or comments on planning guida...

The current mentality seems to be: Bamburgh: Keep it posh. Seahouses: Tourist honey pot, keep it brash. Beadnell: one shop, one pub, one hotel, and a mish mash of uncontrolled housing, its ruined anyway lets not try here. Please help Beadnell get a better proportion of facilities to people. There isn't even a cafe.

More affordable homes for young people & families.

Too much time spent discussing developments that are "unworthy" of discussion and do not adhere to AONB. i.e. links house / John Wall development. Re-define affordable housing and over the medium term ensure that these properties "remain affordable"

Keep housing developments small & coastal in feel. Recognise there should be a limit to the number of houses if these villages are to retain their village-ness which attracts the tourist. Focus on Tourism as your main business. Give areas of beach to Kit Surfers and restrict them - it's going to get bigger a sport & so they should be encouraged but not at the expense of other beach users. Put on buses to take visitors to and from in summer more regular - walkers enjoy walking on way & busing back vice versa. Give new tourist businesses a chance.

Call a halt to any further extension of the caravan parks. What is needed is increased full time employment and not just reliance on seasonal tourism.

As above - attached to an existing community with good road links.

As above. Due to the overall status of Seahouses this is a urgent requirement prior to the building of affordable houses.

No more building on the coastal path which would destroy many scenic views. This would also be detrimental to tourism/

We need jobs, full time jobs and a good transport service when I moved here 50 yrs ago we never shopped out at the village we need Aldi, Lidl, Asda something similar to, come here and it is not a village any longer it's a small town. I would not come here to live now.

Waste of time nobody listens.

As a very high percentage of 2nd homes are rented out as holiday lets why are they not taxed as businesses? They are generating an income for the owners and taking away housing stock for those born and working in our area who are increasingly finding prices out of their bracket.

As a very high percentage of 2nd homes are rented out as holiday lets why are they not taxed as businesses? They are generating an income for the owners and taking away housing stock for those born and working in our area who are increasingly finding prices out of their bracket.

Try to minimise development, recognise where the areas strengths are.

No more house building. Appoint a person to oversee the safety of people in the sea and all on the beach in Beadnell Bay, this will enforce the rules and regulations clearly written on to the notice in the car park at the entrance to the beach, there have been some near misses by people not sticking to the rules.

Local developments should be restricted to ensure the beauty and unspoilt nature of the area is maintained. It's the reason we want to be here in the first place.

Do you have any suggestions or comments on planning guidance for the area? (Please answer in the space provided below)

Analysis...: Do you have any suggestions or comments on planning guida...

Filter.....: All Respondents

Do you have any suggestions or comments on planning guida...

Parking Discs (free) (as pay enough council tax for home owners to allow to stop). Locally and often otherwise take trade to large supermarkets or online shopping. (Especially had to park in village in summer months + people not stopping - out on beaches + we dont want to payto park while calling to the butcher or grocers for everyday things),

Allow the parish councils to control planning and development

Planning consents to favour permanent or part time occupation if it could be possible.

Amuseum of the area with activities for children incorporated.

I believe that there are laready to many holiday homes, which has the affect of making affordable housing out of reach for the budget of local offspring wanting to live in the area, I am horrified and totally opposed to the attempts by (financially driven) property developers whose sole aim is to profit by capultalising on our beautiful coastline. In addition I feel there should be very strict guidelines regarding the type of design and materials used in buildings. Everything in our power should be done to preserve the character of the area.

See E1.4 Don't demonise second home owners. Many of us really love the place and wanr ro see it flourish and support measures to achieve this.

Please do not spoil the area it is precious. Don't take away green land. Make sure ne whousing estates are at least mixed locals not all holiday homes. I have known this area all my life.

Reduce buy to let schemes. Only sell / build for those people going to live in the property. Do not build on coastline. There are plenty of new homes in area but people can't afford them because banks not giving out mortgages.

No new housing estates for holiday homes.

It's important to retain the character of the area.

Be careful regarding the tendency to planning to have full glass apex windows - totally contray to 'Northumberland Dark Night Sky's' and minimul light polloution - this has the potential to develop year round tourist industry - which would provide local jobs at least in the hospitallity industries.

No more building on the coast. It is a place of outstanding beauty and should not be spoilt.

What is needed is somethingf to encourage retired people to move into the area and in particular for older residents to remain in the village, such as sheltered housing.

Less gaudy signs on shops.

Planning permission for new developments should only be allowed on land which has been built upon in recent times. The uniquely beautiful area must not be impaired by spurions developments such as the one that was proposed at Buddle Farm.

Maintain the coastline aspects of all villages as they are - they blend in- further development on the coastal side on approaches will affect the character of the villages.

Do no live in the past.

Try to be more inkeeping with coastal village. Many new houses are totally out of character.

Do you have any suggestions or comments on planning guidance for the area? (Please answer in the space provided below)

Analysis...: Do you have any suggestions or comments on planning guida...

Filter.....: All Respondents

Do you have any suggestions or comments on planning guida...

Not to let rich people with influence try to ruin our stunning coastline. Introduce rules on use of jet skis and powerboats before someone is killed in Beadnell.

The planning process must respect the importance of the coastal boundary. The coastline is recognised as such by its inclusion in the AONB and its designation of the highest environmental importance. Planning guidance must reflect this and restrictions on further development to the east side of the B1340 road through Bamburgh and Seahouses, and harbour road in Beadnell, should be included.

No new building on the coastal slope anywhere in the three parishes. Protect character of heritage assets - listed or not. Protection of green spaces. Stop the villages becoming holiday camps. The over supply of holiday lets is affecting the lives of permanent residents, especially the elderly.

Please try to retain the current character of the villages

Red Flag

Analysis...: Red Flag

Filter.....: All Respondents

Options.. : Transposed

Cells.....: Analysis %, Respondents

Text.....: Red Flag

Comments:

Analysis...: Comments:

Filter.....: All Respondents

Comments:

Analysis...: Comments:

Filter.....: All Respondents

Comments:

From the amount of information we have "been allowed" to submit this does not really permit us to air out views on many more points within the survey

B2.9 Affordable housing has not worked well in Beadnell. Kennedy Green houses are rented by wealthy families mostly with 2 cars or vans able to buy in 10 years at an enormous discount all very unfair to most villagers.

Please publish the number of surveys despatched and duly completed. This will give everyone an idea of the community's genuine interest with our future.

Open a nice coffee shop in Beadnell cark or even in the lime kilns - great attraction. I think there are too many restrictions on developing tourist attractions. We need a balance someone opening a Cafe on a beach, Tastefully done would be a benefit I think. Tynemouth has one that works without destroying the pleasure of walkers. Let some events happen on the beach. The area draws tourists to my mind these are where the work will come, so be brave + embrace them. Be at forefront of what is offered to tourists, be brave.